



Urban Planning Committee

Agenda: *Urban Planning Committee*

Date: *Monday, 13 September 2004*

Time: *6.00pm*

Outline Of Meeting Protocol & Procedure:

- The Chairperson will call the Meeting to order and ask the Committee/Staff to present apologies or late correspondence.
- The Chairperson will commence the Order of Business as shown in the Index to the Agenda.
- At the beginning of each item the Chairperson will ask whether a member(s) of the public wish to address the Committee.
- If person(s) wish to address the Committee, they are allowed four (4) minutes in which to do so. Please direct comments to the issues at hand.
- If there are persons representing both sides of a matter (eg applicant/objector), the person(s) against the recommendation speak first.
- At the conclusion of the allotted four (4) minutes, the speaker resumes his/her seat and takes no further part in the debate unless specifically called to do so by the Chairperson.
- If there is more than one (1) person wishing to address the Committee from the same side of the debate, the Chairperson will request that where possible a spokesperson be nominated to represent the parties.
- The Chairperson has the discretion whether to continue to accept speakers from the floor.
- After considering any submissions the Committee will debate the matter (if necessary), and arrive at a recommendation (R items which proceed to Full Council) or a resolution (D items for which the Committee has delegated authority).

Delegated Authority (“D” Items):

- To require such investigations, reports or actions as considered necessary in respect of matters contained with the Business Agendas (and as may be limited by specific Council resolutions).
- Confirmation of Minutes of its Meeting.
- Any other matter falling within the responsibility of the Urban Planning Committee and not restricted by the Local Government Act or required to be a Recommendation to Full Council as listed below:

Recommendation only to the Full Council (“R” Items):

- Such matters as are specified in Section 377 of the Local Government Act and within the ambit of the Committee considerations.
- Broad strategic matters, such as:-
 - Town Planning Objectives; and
 - major planning initiatives.
- Matters not within the specified functions of the Committee.
- Matters requiring supplementary votes to Budget.
- Urban Design Plans and Guidelines.
- Local Environment Plans.
- Residential and Commercial Development Control Plans.
- Rezoning applications.
- Heritage Conservation Controls.
- Traffic Management and Planning (Policy) and Approvals.
- Commercial Centres Beautification Plans of Management.
- Matters requiring the expenditure of moneys and in respect of which no Council vote has been made.
- Matters reserved by individual Councillors, in accordance with any Council policy on "safeguards" and substantive changes.

Committee Membership:

7 Councillors

Quorum:

The quorum for a committee meeting is 4 Councillors.

WOOLLAHRA MUNICIPAL COUNCIL

Notice of Meeting

9 September 2004

To: The Mayor, Councillor Rundle, ex-officio
Councillor David Shoebridge (Chair)
Anthony Boskovitz
John Comino
Christopher Dawson
Keri Huxley
Julian Martin
Isabelle Shapiro

Dear Councillors

Urban Planning Committee Meeting – 13 September 2004

In accordance with the provisions of the Local Government Act 1993, I request your attendance at a Meeting of the Council's **Urban Planning Committee** to be held in the **Committee Room, 536 New South Head Road, Double Bay, on Monday 13 September 2004 at 6.00pm.**

Gary James
General Manager

Meeting Agenda

Item	Subject	Pages
1	Leave of Absence and Apologies	
2	Late Correspondence	
3	Declarations of Interest	

Items to be Decided by this Committee using its Delegated Authority

D1	Confirmation of Minutes of Meeting held on 30 August 2004	1
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Items to be Submitted to the Council for Decision with Recommendations from this Committee

R1	Advanx Site Redevelopment – 833.G/Advanx	2
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Item No: D1 Delegated to Committee
Subject: **Confirmation of Minutes of Meeting held on 30 August 2004**
Author: Les Windle, Manager – Governance
File No: See Council Minutes
Reason for Report: The Minutes of the Meeting of Monday 30 August 2004 were previously circulated. In accordance with the guidelines for Committees' operations it is now necessary that those Minutes be formally taken as read and confirmed.

Recommendation:

That the Minutes of the Urban Planning Committee Meeting of 30 August 2004 be taken as read and confirmed.

Les Windle
Manager - Governance

Item No: R1 Recommendation to Council
Subject: **Advanx Site Redevelopment**
Author: Team Leader Urban Design
File No: 833.G/Advanx
Reason for Report: To seek endorsement of the submission to the City of Sydney on the Stage 1 Development Application of the Advanx site

Recommendation:

1. That the report on the Masterplan and Stage 1 Development Application of the Advanx site in Darlinghurst (**Annexure 5**) be submitted to the City of Sydney.

Background

The City of Sydney has received a Masterplan and Stage 1 Development Application for the Advanx Tyre and Rubber Site in Darlinghurst. The site occupies approximately half of the block bounded by Neild Avenue, Boundary Street, McLachlan Avenue and New South Head Road. Neild Avenue and Boundary Street form the western boundary of the Woollahra Municipality. On 15 July 2004, the City of Sydney sent a copy of the plans and Statement of Environmental Effects (SEE) to Woollahra Council seeking comments on the proposed development.

CPG Developments Pty Ltd, the developers of the Advanx site, provided Woollahra Councillors and staff with a briefing of the proposal on 16 August 2004. At that briefing it was decided that Woollahra Council would make a submission to the City of Sydney on the proposed scheme.

The Central Sydney Planning Committee will consider a report on the Advanx Site Masterplan and Stage 1 Development Application in mid November or early December 2004.

Proposed Development

The proposed development is for mixed use, and comprises 217 dwellings in the form of 192 apartments and 25 terraces and 1,957m² of non-residential floor space. The site area is approximately 1.1 hectares. The proposal includes an internal courtyard and pedestrian access through the site. The Advanx Assembly Hall is to be conserved with a change of use for commercial purposes. There is basement carparking with access from both McLachlan Avenue and Neild Avenue.

The development consent is sought for Stage 1 of a “staged consent” pursuant to Section 80(4) of the EP&A Act. Stage 1 has the following parameters:

- demolition of existing factory buildings including part of heritage listed buildings fronting Neild Avenue,
- site remediation and bulk earthworks,
- land uses,
- building envelopes for:
 - 2 and 3 storey terraces at the corner of Neild Avenue and Boundary Street;
 - two x 6 storey residential; apartment buildings with ground floor commercial uses fronting McLachlan Avenue;

- one x three storey residential building central to the site;
 - one x 10 storey residential apartment building with ground floor commercial uses fronting Neild Avenue.
- on-site car parking
 - vehicular and pedestrian access arrangements; and
 - public domain plan.

A copy of “Table B: Relevant Project Statistics” (SEE) is attached as **Annexure 1**. A copy of reduced scale drawings of the Stage 1 DA is attached as **Annexure 2**.

The Stage 2 DA would seek consent for the design of individual buildings, associated carparking, access and public domain construction works.

Notification within Woollahra Municipality

The City of Sydney has sent notification of the Masterplan and Stage 1 DA to owners of properties in Paddington and Edgecliff. The mail-out area is attached as **Annexure 3**.

A copy of the Statement of Environmental Effects and an A3 set of plans were available for review at our Customer Services counter. The full set of plans could only be viewed at Sydney City Council’s One Stop Shop or Kings Cross Neighbourhood Service Centre. The closing date for submissions was 6 August 2004.

Submission from the Paddington Society

The Paddington Society has provided a copy of their submission to the City of Sydney on the Masterplan and Stage 1 DA. A copy of their submission is attached as **Annexure 4**.

The Society objects to the proposal on the grounds that it does not comply with :

1. The objectives of the Mixed Use Zoning under the South Sydney Council LEP 1998,
2. The height limit of 12 metres under the South Sydney Council DCP 1997,
3. The floor space ratio of 2:1 under the South Sydney Council DCP 1997,
4. The Design Excellence provisions of the Sydney City LEP 1996, and
5. The principles of SEPP 65

Summary of key points in Woollahra Council’s submission to City of Sydney

The redevelopment of the Advanx site is significant to Woollahra Council as two of its frontages are on Woollahra’s boundary with the City of Sydney. In addition, the site is immediately adjacent to the open space area of Rushcutters Bay Park, Weigall Sportsground and White City, which is regarded as a major open space resource for the Municipality and a gateway to the eastern suburbs.

The submission (**Annexure 5**) appraises the Masterplan and Stage 1 Development Application in terms of those issues that are pertinent to Woollahra Municipality. These include proposed uses, the site’s context including its proximity to the Paddington Conservation Area and open space/parkland, and impacts on local traffic, recreational facilities and infrastructure. It is noted that the proposed residential, commercial and retail uses comply with the objectives for the Mixed Use Zoning under South Sydney Council LEP 1998 (**Annexure 6**).

The submission identifies the main areas of concern as follows:

1. The inclusion of a ten storey residential flat building on Neild Avenue is regarded as a non-contextual design response. The proposed height of this building is inconsistent with prevailing heights on the lower slopes of Darlinghurst and its built form does not reinforce the topography. It would obscure views of the Darlinghurst slopes and ridgeline when viewed from the east and overshadow Weigall Sportsground in winter.
2. To be a true public benefit, the proposed through-site link should have 24 hour access, active street frontages along its length with clear sightlines, and be open to the sky. The internal courtyard would function as private open space and not form a useful component of the public domain.
3. Home/office spaces on Neild Avenue should be designed for flexibility of use.
4. Corner treatment of Neild Avenue and Boundary Street requires a more substantial building that addresses the street and reinforces the corner.
5. The built form on Neild Avenue should form a strong edge to the parkland/open space.
6. There is a need to consider the impact of the Cross City Tunnel on traffic volumes in McLachlan and Neild Avenues and Boundary Street. It may be appropriate to re-introduce a two-way traffic system into these streets.
7. The proposed density of the development exceeds the permissible floor space ratio. This has implications on the scale of the development and will impact on existing recreational facilities and infrastructure.

Conclusion

Woollahra Council's submission requests the City of Sydney refuse consent for the Advanx Site Masterplan and Stage 1 DA. The reason for this request is that the proposed scale and density represents an overdevelopment of the site. It will not achieve a good urban design outcome and will place a strain on existing infrastructure and facilities in the Rushcutters Bay area.

The submission also requests that Woollahra Council through a joint Councillor Committee structure be provided with the opportunity of having input towards the development of an alternative scheme for the Advanx site.

It is recommended that the attached report (**Annexure 5**) be submitted to the City of Sydney for consideration by the Central Sydney Planning Committee in the determination of the Development Application of the Advanx site.

Margaret Zulaikha
Team Leader Urban Design

Allan Coker
Director Planning and Development

ANNEXURES:

Annexure 1	Table of relevant project statistics (SEE)
Annexure 2	Reduced scale drawings of Masterplan and Stage 1 DA
Annexure 3	Map of mail-out area
Annexure 4	Paddington Society submission to City of Sydney
Annexure 5	Woollahra Council submission to City of Sydney on Advanx site DA
Annexure 6	South Sydney LEP Mixed Use Zone 10: Objectives