

Urban Planning Committee Minutes

Monday 15 June 2004

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Urban Planning Committee Minutes

**Minutes of the Meeting held on
Monday 15 June 2004 at 6.04pm**

Present: His Worship the Mayor, Councillor Rundle, ex-officio (part R1)
Councillor David Shoebridge (Chair from Item R1))
Anthony Boskovitz
John Comino (Chair to start of Item R1)
Christopher Dawson
Keri Huxley
Isabelle Shapiro

Staff: C Bluett (Manager – Strategic Planning)
A Coker (Director – Planning & Development)
L Windle (Manager – Governance)

Also in Attendance: Nil

Leave of Absence

Leave of Absence previously granted by Council: Nil

Apology: An apology was received and accepted from Councillor Martin and Leave of Absence granted.

Late Correspondence

Late correspondence was submitted to the committee in relation to Items: R1

Declarations of Interest

Nil

Items Decided by this Committee using its Delegated Authority (Items D1 to D1)

Item No: D1 Delegated to Committee
Subject: **Confirmation of Minutes of Meeting held on 31 May 2004**
Author: Les Windle – Manager Governance
File No: See Council Minutes
Reason for Report: The Minutes of the Meeting of 31 May 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.

(Huxley/Boskovitz)

Resolved:

That the Minutes of the Urban Planning Committee Meeting of 31 May 2004 be taken as read and confirmed.

**Items with Recommendations from this Committee
Submitted to the Council for Decision (Item R1)**

Item No: R1 Recommendation to Council
Subject: **Draft State Environmental Planning Policy (Application Of Development Standards) 2004 And Associated Draft Planning Guideline**
Author: Chris Bluett - Manager Strategic Planning
File No: 696.G
Reason for Report: To respond to the recommendation of the Urban Planning Committee made on 31 May 2004 regarding *Draft State Environmental Planning Policy (Application of Development Standards) 2004*

Note: **Late correspondence was tabled at the meeting from the Vaucluse Progress Association.**

Note: **Mr M Rolfe from the Vaucluse Progress Association and Mrs M Clarke from the Rose Bay Residents Association addressed the meeting.**

(Huxley/Comino)

Recommendation

1. That a submission on *Draft SEPP (Application of Development Standards) 2004* and the associated Draft Planning Guideline be made to the Department of Infrastructure, Planning and Natural Resources incorporating the following comments:
 - (a) Support in general for the *Draft SEPP* and *Draft Planning Guideline*.

(b) Request that clause 7(3) be amended to read:

7(3) For the purpose of subclause 2(a), a better environmental planning outcome will not be demonstrated unless the element of the proposed development that is inconsistent with the relevant development standard:

(a) is necessary because of unusual site characteristics, or

(b) comprises any one or more of the following, which is above and beyond that which could have been achieved had the development standard been complied with:

(i) exceptional design quality, including any one or more of:

- a positive response and contribution to the area's desired future character; or*
- appropriate scale and form, having regard to the area's desired future character; or*
- sustainable development features addressing matters such as water conservation, energy efficiency and thermal comfort, or*

(ii) improved amenity for adjoining properties and properties in the immediate vicinity of the proposal's site; or

(iii) social benefit to the community, or

(iv) economic benefit to the community,

(c) in the case of an existing building is development that does not increase in any way an existing departure from a development standard, or any one or more of the above.

(c) Clarification of the information that a council should maintain under clause 12 of the Draft SEPP. In this regard whether the information listed under the heading in the Draft Guidelines "monitoring and plan review" should relate to clause 12, not clause 11.

(d) A request that the Guideline be amended by removing reference to variation of development standards through use of an objection under the policy.

2. That the Committee's recommendation proceed to the Council meeting on 15 June 2004 as a matter of urgency as the closing date for submissions is 18 June 2004.

There being no further business the meeting concluded at 6.30pm.

We certify that the pages numbered 933 to 937 inclusive are the Minutes of the Urban Planning Committee Meeting held on 15 June 2004 and confirmed by the Urban Planning Committee on 28 June 2004 as correct.

Chairperson

Secretary of Committee