



Urban Planning Committee

Agenda: *Urban Planning Committee*

Date: *Monday 8 August 2011*

Time: *6.30pm*

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).

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.

Delegated Authority (“D” Items)

- To require such investigations, reports or actions as considered necessary in respect of matters contained within the Business Agendas (and as may be limited by specific Council resolutions).
- Confirmation of the Minutes of its Meetings.
- 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 above.
- Statutory reviews of Council's Delivery Program and Operational Plan.

Committee Membership:

7 Councillors

Quorum:

The quorum for a committee meeting is 4 Councillors.

WOOLLAHRA MUNICIPAL COUNCIL

Notice of Meeting

4 August 2011

To: Her Worship The Mayor, Councillor Isabelle Shapiro ex-officio
Councillors Chris Howe (Chair)
Lucienne Edelman (Deputy)
Nicola Grieve
Ian Plater
David Shoebridge
Malcolm Young
Toni Zeltzer

Dear Councillors

Urban Planning Committee Meeting – 8 August 2011

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 **Thornton Room (Committee Room), 536 New South Head Road, Double Bay, on Monday 8 August 2011 at 6.30pm.**

Gary James
General Manager

Additional Information Relating to Committee Matters

Site Inspection

Other Matters

Meeting Agenda

Item	Subject	Pages
1	Leave of Absence and Apologies	
2	Late Correspondence Note Council resolution of 27 June 2011 to read late correspondence in conjunction with the relevant Agenda Item	
3	Declarations of Interest	

Items to be Decided by this Committee using its Delegated Authority

D1	Confirmation of Minutes of Meeting held on 25 July 2011	1
----	---	---

Items to be Submitted to the Council for Decision with Recommendations from this Committee

R1	Draft Woollahra Section 94A Development Contributions Plan 2011	2
----	---	---

Item No: D1 Delegated to Committee
Subject: **Confirmation of Minutes of Meeting held on 25 July 2011**
Author: Les Windle, Manager – Governance
File No: See Council Minutes
Reason for Report: The Minutes of the Meeting of Monday 25 July 2011 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 25 July 2011 be taken as read and confirmed.

Les Windle
Manager - Governance

Item No: R1 Recommendation to Council

Subject: **Draft Woollahra Section 94A Development Contributions Plan 2011**

Author: Anne White – Senior Strategic Planner

File No: 1180.G

Reason for Report: To report on the public exhibition of the Draft Woollahra Section 94A Development Contributions Plan 2011 and obtain Council's approval of the Draft Plan which will repeal the Woollahra Section 94A Development Contributions Plan 2009.

Recommendation

1. That the Draft Woollahra Section 94A Development Contributions Plan 2011 contained in annexure 1 of the report to the Urban Planning Committee meeting of 22 August 2011 be approved.
2. That the Woollahra Section 94A Development Contributions Plan 2011 come into effect on the date notice of the approval is published in the Wentworth Courier.

Background

A section 94A development contributions plan is a means of collecting levies for infrastructure by conditions of development consent. Levies are based on the estimated cost of development. The levying of funds is authorised by Section 94A of the *Environmental Planning and Assessment Act 1979* (the Act).

Monies collected under the plan help fund public amenities and services as listed in the schedule of works in the plan. The provision of these public amenities and services support the future growth of Woollahra and include projects such as upgrading our parks, providing public art, improvements to roads and the building of new community facilities such as libraries.

Woollahra Council's current section 94A development contributions plan was approved on 8 February 2010 and commenced operation on 17 February 2010. The schedule of works included in the current plan needs updating as some projects have been completed, and additional projects identified. The current plan is therefore out of date, and a new plan is required.

This matter was reported to the Urban Planning Committee on 14 June 2011 and on 27 June 2011 the Council resolved:

- A. *That the Council resolve to prepare a contributions plan to authorise the imposition of conditions under Section 94A of the Environmental Planning and Assessment Act 1979.*
- B. *That the Draft Woollahra Section 94A Development Contributions Plan 2011 as contained in Annexures 1 and 2 of the report to the Urban Planning Committee meeting on 14 June 2011, subject to the amendments outlined in the memorandum to the Council Meeting on 27 June 2011, be endorsed for the purpose of public exhibition.*

A copy of the report presented to the Urban Planning Committee on 14 June 2011 can be found at **Annexure 1**. A copy of the Draft Woollahra section 94A plan 2011 placed on exhibition can be found at **Annexure 2**.

The Draft Woollahra section 94A development contributions plan 2011 (the Draft Plan) will repeal the current Woollahra section 94A development contributions plan. The body of the new plan remains largely as the 2009 plan, with some minor changes. The key changes in the Draft Plan are to the list of supporting documents and the summary of works schedule.

The summary of works schedule

The money Council collects under section 94A is allocated towards the cost of public amenities and services. These must be listed in the works schedule contained within the plan. To ensure the plan is kept up to date, this schedule of works must be regularly reviewed. The schedule within the current plan was created in 2009 and a number of these projects have been completed, whilst almost 100 new projects have been identified as required. The schedule of works within the Draft Plan has been updated to reflect these changes.

The schedule of works in the Draft Plan lists approximately 250 projects (including the 50 new projects). These are divided into 6 categories:

- Community facilities program
- Environmental works program
- Council properties program
- Infrastructure renewal program
- Open space improvements program
- Business centres and the harbourside projects.

Public exhibition

The Draft Plan was prepared with input from a number of Council divisions, including Technical Services, Community Services and Planning and Development

The Draft Plan was placed on public exhibition over the period 6 July 2011 to 3 August 2011.

The exhibition took place in the Council's main offices in Double Bay, within the Customer Service area. Copies of the Draft Plan were available free of charge. A copy of the Draft Plan and explanatory material was placed on the Council's website for the duration of the exhibition period. An information brochure was also included as part of this exhibition period.

Notice of the public exhibition was placed in the Wentworth Courier editions of 6 July, 13 July, 20 July and 27 July 2011.

The public exhibition was carried out in accordance with the manner required by the *Environmental Planning and Assessment Act 1979* (the Act) and the *Environmental Planning and Assessment Regulations 2000* (the Regulations).

Submissions

No submissions were received during the exhibition period, and no changes are proposed to the Draft Plan (which can be found at **Annexure 2**).

Next stages for considering the Draft Plan

Clause 31 of the Regulation sets out the next stages in the process. The Council may:

- approve the plan in the form in which it was publicly exhibited, or
- approve the plan with such alterations as the Council thinks first, or
- may decide not to proceed with the plan.

Public notice of the Council's decision must be made within 28 days of the decision. Where the Council decides not to proceed with the Draft Plan the notice must set out the reasons for the decision.

A development contributions plan comes into effect on the date that the public notice of its approval appears in a local newspaper or on a later date specified in the notice.

Conclusion

The Draft Plan has been prepared and exhibited in the manner required by the Act and Regulation.

No submissions were received, and there are no alterations proposed to the exhibited Draft Plan.

We recommend approval of the Draft Plan as exhibited.

This new Plan will ensure that monies collected are appropriately spent on public amenities and services as listed in the updated schedule of works in the plan.

Allan Coker
Director Planning and Development

Chris Bluett
Manager Strategic Planning

Anne White
Senior Strategic Planner

Annexures

1. Report to Urban Planning Committee meeting on 14 June 2010;
2. Draft Woollahra Section 94A Development Contributions Plan 2011

**POLITICAL DONATIONS DECISION MAKING FLOWCHART
FOR THE INFORMATION OF COUNCILLORS**

