

MINUTES OF KU-RING-GAI PLANNING PANEL HELD ON WEDNESDAY, 11 JUNE 2008

Present: Elizabeth Crouch (Chairperson)
Kerry Bedford
Bill Tsakalos

Staff Present: General Manager (John McKee)
Director Corporate (John Clark)
Director Development & Regulation (Michael Miocic)
Director Strategy (Andrew Watson)
Manager Urban Planning (Antony Fabbro)
Team Leader Urban Planning (Craig Wyse)
Strategic Transport Engineer (Joseph Piccoli)

The Meeting commenced at 5.00pm

DECLARATIONS OF INTEREST

The Chairperson adverted to the necessity for the Ku-ring-gai Planning Panel members and staff to declare a Pecuniary Interest/Conflict of Interest in any item on the Business Paper.

No Interest was declared.

ADDRESSES TO THE PANEL

The following members of the public addressed the Ku-ring-gai Planning Panel on items not on the Agenda:

Deborah Palmer
Anne Carroll

DOCUMENTS CIRCULATED TO THE PANEL

The Chairperson adverted to the documents circulated in the Ku-ring-gai Planning Panel Members' papers and advised that the following matters would be dealt with at the appropriate time during the meeting:

Late Items: Minutes from the Chairperson - Refer CM.1 - Ku-ring-gai Draft Town Centres Local Environmental Plan

Refer PT.1 - Petition to Increase the FSR of Precinct L (Draft Gordon Town Centre LEP & DCP) from 1:1 to 1.3:1 - (Sixteen [16] Signatures)

CONFIRMATION OF MINUTES

[sItem]

PP32 **Minutes of Ku-ring-gai Planning Panel**

~S06347|John Clark|Corporate|Confirmation of KPP Minutes of 28 May 2008|NA|~

File: S06347

Meeting held 28 May 2008
Minutes numbered PP28 to PP31

Resolved:

(Moved: Kerry Bedford/Bill Tsakalos)

That Minutes numbered PP28 to PP31 circulated to Panel members were taken as read and confirmed as an accurate record of the proceedings of the Meeting.

CARRIED UNANIMOUSLY

[eItem]

MINUTES FROM THE CHAIRPERSON

[sItem]

PP33 **Ku-ring-gai Draft Town Centres Local Environmental Plan**

File: S06523
~S06523|Andrew Watson|Strategy|Ku-ring-gai Draft Town Centres Local Environmental Plan|Minutes from the Chairperson|~

The Planning Panel has been working with Council staff for several months gaining an understanding of the way in which the various town centres function, the work carried out by Council in the preparation of the Draft Town Centres LEP, and the detail of the various studies that were carried out in support of the draft LEP that Council prepared. This has involved briefings with Council staff and consultants, discussions with various stakeholders groups and developers, and of course walking visits to the various town centres.

The Panel is confident that the principles underpinning the work that Council has prepared for its draft Town Centres LEP are sound from a planning, transport, and urban design perspective. This work will form the basis for the Panel's future work. One of the key outstanding issues that the Panel has to address, however, is the "interface" issue. This was a significant planning issue which was not able to be resolved prior to establishment of this Panel. The "interface" is at the heart of so many of the issues that the community and other stakeholders have raised with the Panel. At the interface, the issues of heritage, environmental protection, traffic management, overshadowing, good urban design, and providing a suitable transition to lower scale forms of housing all come together. Dealing with the interface is of such importance to the future of the town centres, and a key to delivering real housing choice, that the Panel feels that it is not appropriate for it to be separated

from planning for the whole of the town centre areas. For this reason, the Panel will not proceed with the proposed two staged approach to finalising planning for the town centres.

It is also important to note that even though there is a draft Stage I LEP before the Panel today for consideration, there is a considerable amount of work still ahead if the Panel were to continue with the two stage process. The Panel is of the view that its time, and that of Council staff, is best focused on finalising a comprehensive solution for town centres planning. Similarly, given the long and complex plan making process experienced to date, the Panel wants to ensure that any LEP moving forward would not be subject to a challenge as to its validity.

The draft LEP appearing in this agenda paper should be seen as a baseline for building a comprehensive town centres LEP as soon as is practicable; a comprehensive LEP which deals with all the planning issues which remain to be addressed in respect of the town centres. The Panel will build on Council's existing work with a view to maximising the opportunities for revitalisation of the town centres. Existing planning for the town centres is a significant building block on which the Panel, working cooperatively with Council staff, intend to go forward.

Many of you here today were intending to speak on the draft Stage I Town Centres LEP. While you are still at liberty to do so, given the Panel's decision not to proceed with the Stage 1 LEP, but to progress a comprehensive approach, there may be no immediate need for you to do so. Be assured, however, the Panel will continue to have an open relationship with the community and will continue to provide opportunities for public involvement as a comprehensive town centres LEP is finalised over the coming months.

Resolved:

(Moved: Kerry Bedford/Bill Tsakalos)

That staff continue to prepare a comprehensive Ku-ring-gai Town Centres Draft Local Environmental Plan for the whole of the Town Centres included in the Environmental Planning and Assessment (Ku-ring-gai Planning Panel) Order 2008 dated 29 February 2008 as resolved by the Panel at its meeting of 12 March 2008 for consideration by the Panel and that a revised timetable for preparation of the LEP be presented to the Panel for consideration at its next meeting.

CARRIED UNANIMOUSLY

[eItem]

PETITIONS

[sItem]

PP34

Petition to Increase the FSR of Precinct L (Draft Gordon Town Centre LEP & DCP) from 1:1 to 1.3:1 - (Sixteen [16] Signatures)

File: S06347

~S06347|Andrew Watson|Strategy|Petition To Increase The FSR Of Precinct L (Draft Gordon Town Centre LEP & DCP) From 1:1 To 1.3:1 - (Sixteen [16] Signatures)|Petition|~

"Petition presented by Gordon Residents

We, the undersigned landowners and residents of Mt William Street, Pearson Avenue and Burgoyne Street, Gordon object to the current FSR applied to Precinct L, within the Draft LEP & DCP of Gordon Town Centre, Ku-ring-gai.

Under the Draft LEP & DCP, despite being listed as an R4 (High Density) zone, rezoning for this precinct proposes to establish an FSR of only 1:1.

This is inconsistent with the other R4 zones under the Draft LEP & DCP and has the impact of reducing the potential redevelopment dwelling yield and substantially devaluing all the properties in the Precinct due to the lack of economic viability in redeveloping the land.

We request that the FSR for Precinct L be lifted to 1.3:1 consistent with the FSR of adjoining areas and other R4 zones within the Ku-ring-gai area."

Resolved:

(Moved: Bill Tsakalos/Kerry Bedford)

That the Petition be received and referred to the appropriate officer of Council for attention.

CARRIED UNANIMOUSLY

[eltem]

Standing Orders were suspended to consider the following item after a Motion moved by the Chairperson, Elizabeth Crouch & Kerry Bedford was CARRIED UNANIMOUSLY

GENERAL BUSINESS

[sltem]

PP35

Ku-ring-gai Draft Town Centres Local Environmental Plan - Stage 1

File: S06523

~S06523|Craig Wyse|Strategy|Ku-ring-gai Draft Town Centres Local Environmental Plan - Stage 1|Standard Report|~

The following members of the public addressed the Panel:

**Sally Cogle
David Ryan
Tom Krause**

**Ross Magee
Andrew Sweeney
Warwick Butt
Katie Pacca
Dr Sandra Van Der Water**

To present to the Planning Panel a revised draft Town Centres Local Environmental Plan (LEP) which incorporates relevant amendments under Stage 1 of the Panel's adopted town centres plan making process.

Resolved:

(Moved: Kerry Bedford/Bill Tsakalos)

That the report on the Ku-ring-gai Draft Town Centres Local Environment Plan - Stage 1 be received and noted.

CARRIED UNANIMOUSLY

[eItem]

PRESENTATION

[sItem]

PP36 **Community Information Session: Overview of Parking Management Plans for Ku-ring-gai Town Centres**

~S06051|Joseph Piccoli|Strategy|Community Information Session: Overview of Parking Management Plans for Ku-ring-gai Town Centres|NA|~

File: S06051

Presentation by Joseph Piccoli, Strategic Transport Engineer

Resolved:

(Moved: Chairperson, Elizabeth Crouch/Kerry Bedford)

- A. That the presentation on Community Information Session - Overview of Parking Management Plans for Ku-ring-gai Town Centres be received and noted.
- B. That the Planning Panel express thanks to Joseph Piccoli, Strategic Transport Engineer for his presentation.
- C. That the presentation be placed on Council's website for the public to peruse.

CARRIED UNANIMOUSLY

[eItem]

The Meeting closed at 5.55pm

The Minutes of the Ku-ring-gai Planning Panel held on 11 June 2008 (Pages 1 - 6) were confirmed as a full and accurate record of proceedings on 25 June 2008.

Chairperson