

Urban Planning Committee

Agenda: *Urban Planning Committee*

Date: *Monday 22 September 2014*

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).

Recommendation only to the Full Council:

- 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.
- Planning Proposals and Local Environment Plans.
- Residential and Commercial Development Control Plans.
- Rezoning applications.
- Heritage Conservation Controls.
- 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:

- 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

18 September 2014

To: Her Worship the Mayor, Councillor Toni Zeltzer ex-officio
Councillors Anthony Boskovitz
Ted Bennett
Peter Cavanagh
Luise Elsing
James Keulemans
Greg Levenston
Anthony Marano
Katherine O'Regan
Andrew Petrie
Matthew Robertson
Deborah Thomas
Elena Wise
Susan Wynne
Jeffrey Zulman

Dear Councillors

Urban Planning Committee Meeting – 22 September 2014

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 22 September 2014 at 6.00pm.**

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 8 September 2014 | 1 |
|----|---|---|

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

| | | |
|----|--|----|
| R1 | Double Bay Working Party – 1262.G | 2 |
| R2 | Controls for Excavation under Woollahra Residential Development Control Plan 2003 – 900.G | 24 |

Item No: D1 Delegated to Committee
Subject: **Confirmation of Minutes of Meeting held on 8 September 2014**
Author: Ailsa Crammond, Acting Manager - Governance
File No: See Council Minutes
Reason for Report: The Minutes of the Meeting of Monday 8 September 2014 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 8 September 2014 be taken as read and confirmed.

Ailsa Crammond
Acting Manager - Governance

Item No: R1 Recommendation to Council
Subject: **DOUBLE BAY WORKING PARTY**
Author: Allan Coker – Director Planning and Development
File No: 1262.G
Reason for Report: To update the Council on the matters which have been considered by the Double Bay Working Party.

Recommendation: That Council note:

- A. the minutes of the Double Working Party meetings held on 20th May, 17th July and 26th August 2014.
- B. that the working party is now progressing the development of a Strategic Action Plan for Double Bay.

1. Introduction

At its meeting held on 11 November 2013 Council resolved:

- “1. *Council resolve to prepare a strategic action plan setting out further strategies and actions for the continuing revitalisation of Double Bay.*
2. *Council establish a working party comprising selected Councillors and key stakeholders, membership to be determined by the Mayor and reporting to the Urban Planning Committee, to oversee the preparation and implementation of the strategic action plan.*
3. *The strategic action plan include a process for further testing and implementing the planning strategies for Double Bay arising from the Delivering a Sustainable Future City Program.*
4. *Council participate in the Future Cities Collaborative at a cost of no more than \$25,000 for 1 year, subject to it being able to negotiate an appropriate mix of services which will guide and assist Council in preparing and implementing the strategic action plan for Double Bay and for other similar precincts.*
5. *Council thank the US Studies Centre and in particular Professor Ed Blakely and his team for their initiative in setting up the Delivering a Sustainable Future City Program and sharing their expertise and knowledge with all participants.”*

2. Establishment of the Double Bay Working Party

In accordance with the above resolution the Mayor, in April 2014, appointed the following persons to the Double Bay Working Party.

Councillors: Cr Toni Zeltzer (Mayor/Chair)
Cr Deborah Thomas
Cr James Keulemans
Cr Katherine O’Regan

Business: Mr Greg Solomon (Double Bay Chamber of Commerce)
Ms Alison McKenzie (Bay Street Residents Association)
Ms Christine McDiven

Property Owners: Mr Lesli Berger
Mr Byron Rose

Strategic Advice: Professor Edward Blakely, University of Sydney

The Mayor subsequently requested that Ms Gabrielle Upton also be invited to participate.

The inaugural meeting of the Double Bay Working Party was held on Tuesday 20 May 2014 and has met on three occasions.

The delay in establishing the working party was due to the fact that staff were fully committed to supporting the Activate Oxford Street project throughout December 2013 to April 2014.

3. Double Bay Working Party meetings

This section provides a short summary of the matters that have been considered by the working party at each of its meetings.

3.1 1st meeting held on 20 May 2014

At the inaugural meeting of the working party staff explained the terms of reference and operational arrangements, including the applicability of Council's Code of Conduct. The terms of reference are attached as **annexure 1**. Following those formalities Professor Blakely facilitated a discussion about the future vision for Double Bay.

Allan Coker also presented the strategies which were developed through the Delivering a Sustainable Future City Program.

The minutes of the inaugural meeting are attached as **annexure 2**.

3.2 2nd meeting held on 17 July 2014

At this meeting Professor Blakely led a discussion on the need for a distinctive identity or branding. David Faulks, from Generation Alliance, presented the work thus far undertaken in response to a brief from the Chamber of Commerce on developing a new brand for Double Bay. It was concluded that the vision statement needed to be refined and that the working party needed to move into the preparation of strategic principles.

The minutes of the meeting held on 17th July are attached as **annexure 3**.

3.3 3rd meeting held on 26 August 2014

David Faulks from Generation Alliance provided an overview of the further work which had been undertaken to develop the brand strategy for Double Bay. Working from key words used to describe the personality, values and essence of Double Bay he presented the following narrative:

“Generations of people identify with Double Bay. It is an inviting and sophisticated community that draws on its European heritage to create business and service blended with high-end shopping and signature culinary and cultural experiences in a naturally beautiful environment.”

The proposed narrative and branding appeared to be well received by members of the working party.

Professor Blakely explained that we should now draw on the work which has been done on the brand strategy, particularly the proposed place story for Double Bay. He explained that this work should inform the development of themes and strategies. Professor Blakely suggested that the working should move to developing the strategic action plan. He suggested that a template document be set up and sent around to working party members so that each member can contribute to the preparation of strategies and actions.

The minutes of the meeting held on 26 August are attached as **annexure 4**.

4. Current position

On 12 September 2014 a template document was sent to the members of the working party with a request that working party members describe at least three (3) strategies they would like to see as part of the Strategic Action Plan for Double Bay. The template is attached as **annexure 5**.

In preparing the themes for the template I had regard to:

- The concept of placemaking being a holistic process that draws together all actions and strategies for a place into one document.
- The branding strategy which has been presented to the Double Bay Working Party and subsequent discussions and responses to the draft branding proposal.
- Some themes which were developed at the working party meeting on 26 August 2014, and
- The need to ensure that the template will accommodate the strategies that arose from the Delivering a Sustainable Future City (DSFC) Program.

The themes included in the template are:

1. **Place Governance** (about how the place is holistically managed)
2. **People** (about all the things we need for people to do and experience)
3. **Planning for place** (about planning and about improving the built environment)
4. **Identity and image** (about building on the Double Bay brand)
5. **Business Operation** (about improving business capacity)

The DSFC program strategies can be accommodated in a logical manner within the above themes. The DSFC were outlined in a report to the Urban Planning Committee on 28/10/13 and are summarised as:

- Gateway entries
- Double Bay as an arts and cultural precinct
- Street activation
- Connectivity and movement
- An increased residential population
- Improved sustainability (energy and water)
- Leveraging from the Kiaora Lands project
- A new cinema for Double Bay

Most of the DSFC program strategies will be accommodated within theme 3, Planning for Place.

The next meeting of the working party will be held on 24 September 2014. The focus of this meeting will be to collate appropriate strategies and projects as the first stage in preparing the strategic action plan. To assist this process considerable work has already been done in house to put a suitable plan together. This plan will also be tabled for comment.

5. Conclusion

The Double Bay working party has provided valuable input into the development of a new vision and place story for Double Bay. This vision and place story will now inform the preparation of themes, strategies and actions for a new strategic action plan as envisaged by the Council's resolution of 11 November 2013.

Allan Coker
Director Planning and Development

Annexures

| | |
|------------|---|
| Annexure 1 | Double Bay Working Party Terms of Reference |
| Annexure 2 | Minutes of the inaugural meeting of the working party held on 20 May 2014 |
| Annexure 3 | Minutes of the meeting of the working party held on 17 July 2014 |
| Annexure 4 | Minutes of the meeting of the working party held on 26 August 2014 |
| Annexure 5 | Double Bay Strategic Action Plan template |

Item No: R2 Recommendation to Council
Subject: **CONTROLS FOR EXCAVATION UNDER WOOLLAHRA RESIDENTIAL DEVELOPMENT CONTROL PLAN 2003**
Author: Patrick Robinson - Manager Development Control
File No: 900.G
Reason for Report: Notice of Motion

Recommendation:

THAT the Urban Planning Committee notes:

1. Research indicates that the volumetric excavation controls introduced on 12 September 2012 have delivered a modest reduction in excavation impact.
2. Caution needs to be applied to the interpretation of excavation trends because of a range of factors which influence excavation.
3. The volumetric excavation controls do not apply to ancillary structures such as detached garages, swimming pools and the like.
4. The volumetric excavation controls contained in RDCP 2003 will be translated, in a modified form, into part B3.6 of the new comprehensive DCP together with other changes to ensure consistency with other provisions of the new DCP.

1.0 Background

At its meeting of 10 February 2014 Council resolved:

That a report be prepared to go to the Strategic Planning Committee within three months on the Residential DCP in relation to the controls for excavation. This review to assess the impact of the new controls introduced in September 2012 including whether there has been a reduction in total amount of soil excavation and whether the controls adequately cover the full scope of development works such as garages.

This report responds to that Motion.

2.0 Development Control Framework for Excavation Works

2.1 Statutory Controls

Excavation associated with development and related applications is regulated by the *Environmental Planning and Assessment Act* (1979) (the Act) and the Woollahra Local Environmental Plan 1993 (WLEP) as follows:

cl.2 Objectives

...

(l) in relation to excavation of land -

- (i) to minimise any impact on the amenity of the neighbourhood,*
- (ii) to protect the natural foreshore areas including the visually and ecologically significant beaches, inter-tidal rock formations, vegetation, rock faces, shelves and outcrops,*
- (iii) to protect trees and significant vegetation and the native flora and fauna, and*
- (iv) to avoid potential damage to neighbouring public and private land and buildings which may result from the proposed excavation works, ...*

cl.18. Excavation of Land

- (1) *When considering an application of consent for development involving the excavation of any land, the Council shall have regard to how that excavation may temporarily or permanently affect:*
 - (a) *the amenity of the neighbourhood by way of noise, vibration, dust or other similar circumstances related to the excavation process, and*
 - (b) *public safety, and*
 - (c) *vehicular and pedestrian movements, and*
 - (d) *the heritage significance of any heritage item that may be affected by the proposed excavation and its setting, and*
 - (e) *natural landforms and vegetation, and*
 - (f) *natural water runoff patterns.*
- (2) *The Council may decline to grant such consent unless it has considered specialist reports, including geotechnical reports, structural engineering reports, hydrology reports and dilapidation reports of properties which may be affected by the proposed excavation.*
- (3) *Consent for an excavation may be granted when consent is granted for any other development proposal for the carrying out of which the excavation is necessary.*

2.2 Non- Statutory Controls

Non-statutory controls relevant to excavation are generally contained in the Woollahra Residential DCP (RDCP) and the Paddington, Woollahra and Watsons Bay Heritage Conservation Area DCPs.

The principal purpose of these DCP controls is to provide guidance on the following matters to the persons proposing to carry out development and to the consent authority for any such development:

- (a) *giving effect to the aims of any environmental planning instrument (EPI) that applies to the development,*
- (b) *facilitating development that is permissible under any such instrument,*
- (c) *achieving the objectives of land zones under any such instrument.¹*

This report will examine excavation trends only to applications affected by the RDCP. This is because Amendment No. 4 detailed below only relates to that DCP.

Controls relevant to excavation under the RDCP are as follows:

Part 5 - General Controls

cl. 5.2 – Building size and location:

...

- *Limit site coverage and excavation of new buildings, ...*

¹ See s.74AB of the Act

Site Excavation

C5.2.15 The building footprint is designed to minimise excavation, including cut and fill. The footprint shall adhere to the setback controls and no substantial excavation shall occur outside this footprint.

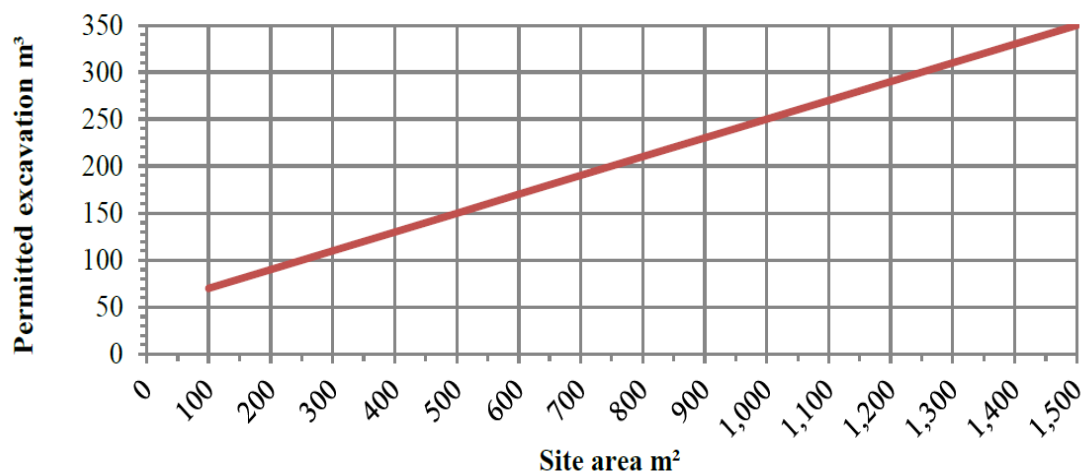
C.5.2.16 The outer edge of excavation required to construct the development including all excavation for piling and all sub-surface walls shall not be less than 1.5m from a front, side or rear boundary.

C5.2.17 To minimise excavation, including cut and fill, on sloping sites and to encourage good quality internal environments, any habitable room of a dwelling must have at least one external wall fully above existing ground level.

Amendment No. 4 to the (WRDCP) commenced on 12 September 2012. That amendment introduced further guidelines as to the amount of excavation that may be carried out in association with residential dwellings and residential flat buildings:

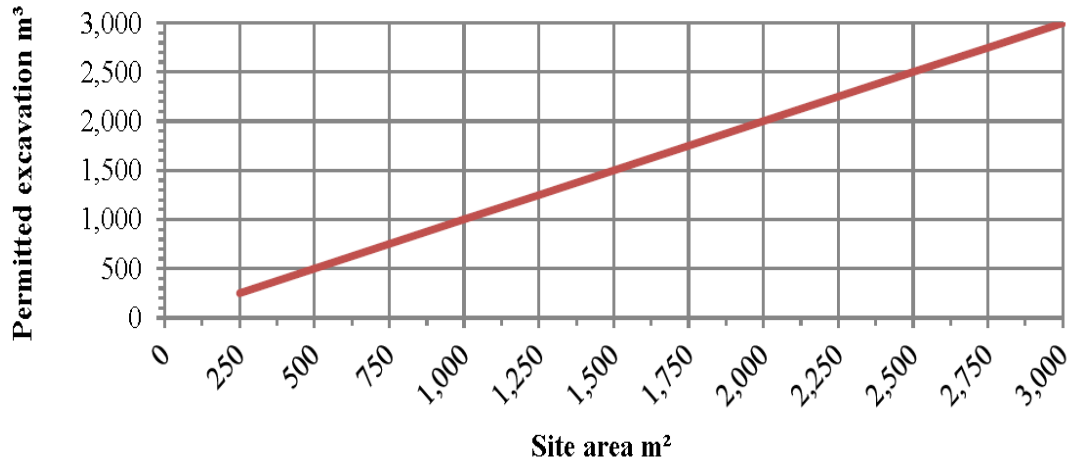
C5.2.17A. The volume of material measured in situ, to be excavated from below existing ground level in connection with a site used as a single dwelling or dual occupancy is not to exceed the column shown on the sliding scale in figure 5.2.11 A

Figure 5.2.11A



C5.2.17B The volume of material measured in situ to be excavated from below existing ground level, in connection with a site used as a residential flat building, is not to exceed the volume shown on the sliding scale in figure 5.2.11B

Figure 5.2.11B



Flexibility is provided for sloping sites pursuant to the following clause:

C.5.2.17C An allowance may be made in respect to the volumes shown in figures 5.2.11A and 5.2.11B for sites sloping up from the street access point (i.e. where the difference in levels between the point of vehicular entry to the site and any part of the land represents a gradient of greater than 1:8), where the development satisfies all other excavation controls.

Finally, it is noted that the WRDCP provides savings and transitional provisions.

1.7.1 Woollahra Residential DCP 2003 (Amendment No.4) – Excavation, does not apply to development applications, applications to modify consents under section 96 of the Act, and applications for the review of determinations under sections 82A of the Act, that were made prior to but not determined by or on the date of commencement of Woollahra Residential DCP 2003 (Amendment No 4) – Excavation.

The relevance of the savings and transitional provisions is that we need to compare applications lodged before and after 12 September 2012.

For convenience the clauses introduced in relation to Amendment No.4 will be referred hereafter as the *excavation volumetric controls*.

3.0 Response to the Notice of Motion

The notice of motion, in précis, asks two discrete questions, being:

1. Have the volumetric controls achieved a general reduction in excavation?
2. Do the volumetric controls relate to the whole of excavation work associated with a development or related application?

Sections 3.1 and 3.2 respond to those questions.

3.1 Have the Volumetric Controls Achieved a General Reduction in Excavation?

The first question, which on its face appears straightforward, has required a manual review of a substantive number of individual cases in order that a meaningful response to that enquiry is

delivered. Yet the sample set, whilst as expansive as possible, remains a sample and it is not claimed that every application involving such excavation has been captured. Notwithstanding, the sample set provides the best indication of how the excavation volumetric controls have impacted on the quantum of excavation approved since the coming into operation of the volumetric controls on 12 September 2012.

3.1.1 Methodology

To provide a statistically robust analysis of the amount of excavation being consented to over time it was necessary to measure variations in the volume of excavation over a considerable time period. That period was January 2010 to March 2014. After that date it was found that applications, which involved significant excavation, which were complex in nature, had not been determined at the time the sample set was gathered.

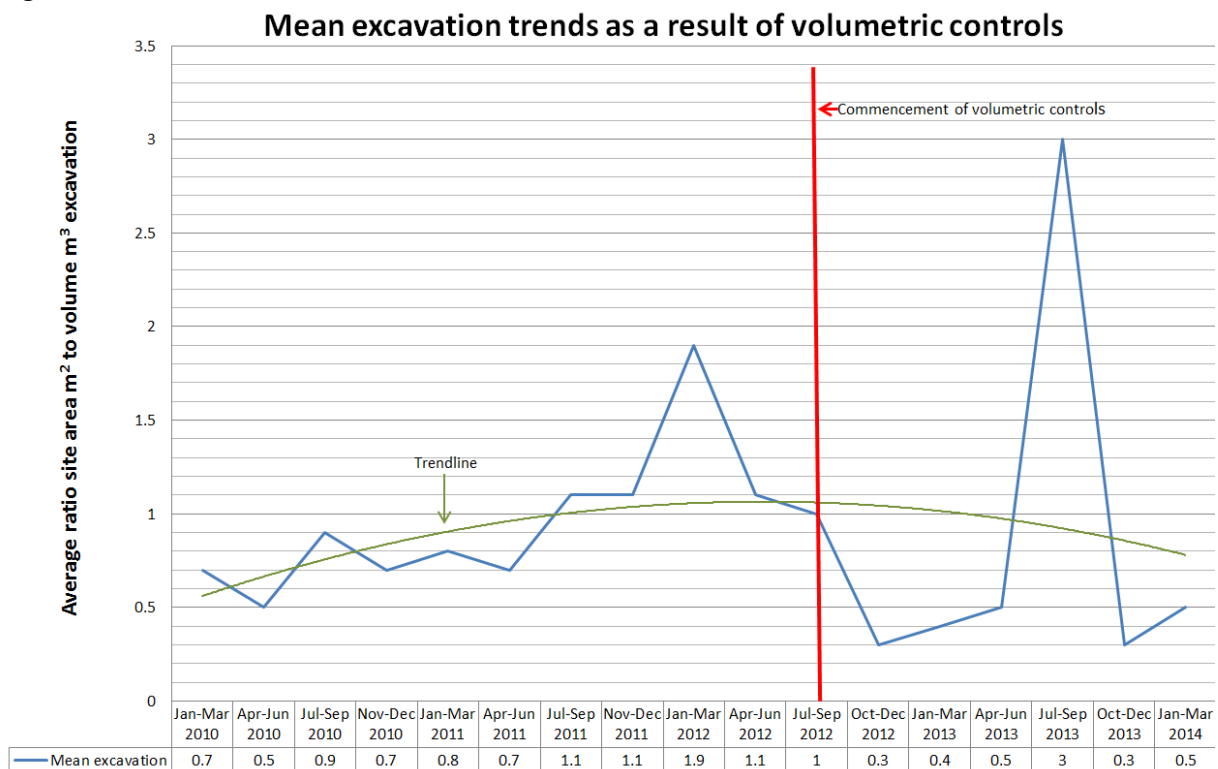
The final sample set contains some 87 approved development applications. To be included in the sample set those consents needed to involve a quantum of excavation which would be relevantly affected by the excavation volumetric controls, irrespective of whether those controls were in force at the time of determination.

In order to present the sample in a rational manner, the volume of excavation was compared to the total area of land subject of the development consent. It will be understood that excavation volume is measured in metres cubed which is a different form of measurement to site area, being metres squared. Consequently, to maintain the statistical integrity of the comparison a ratio of site area to volume of excavation (site area m^2 : excavation volume m^3) was employed (see **Annexures 1 & 2**).

3.1.2 Outcomes

Figure 2.2.1 below condenses the sample set into a graphical representation of the mean² volume of excavation as a ratio of site area over a 51 month period by quarter (see **Annexure 1**).

Figure 2.1.1.



² Mean is a statistic that measures the average of a set of quantities. A mean is sensitive to being skewed by extreme individual quantities in any data set.

The mean line was significantly skewed in the July/September 2013 quarter by an atypical event in the sample set (an extreme event³). In that period a residential flat building at 535-537 New South Head Road, Double Bay was consented to with a ratio of site area (m²) to excavation volume (m³) of 1:4.1. This event resulted in an unusually high average ratio of 1:3.0 for that period. (see **Annexure 1**).

In order to provide an accurate view of the impact of the volumetric controls, and due to that extreme event, a polynomial⁴ trend-line was employed. That trend line indicates that excavation has slowly decreased since the volumetric controls were introduced in September of 2012. However, the ratio of excavation to site area is higher than it was in the January/March 2010 period.

Importantly, as in any analysis of a sample no matter how extensive, correlation does not necessarily reflect causality. Thus, although the most likely explanation of the gradual and admittedly moderate reduction in excavation is the introduction of the excavation volumetric controls, that conclusion is not definitive. Other factors which could have influenced excavation trends include:

- changing demands for subterranean car parking, storage areas, home theatres, etc.
- the economic cycle, including fluctuations in interest rates and building costs
- the number of approvals on flat and steep land.

3.2 Does the Drafting Effectively Relate to the Whole of Development Works, Particularly Garages?

The answer to whether a detached garage, or any other ancillary development to a dwelling, dual occupancy or residential flat building is affected by the volumetric excavation controls is no. Any excavation associated with those uses may not be calculated as part of the excavation volume. However, garages and the like which are attached to a residential development and form part of the excavation are affected and must be calculated as excavation volume.

That response relies on a number of definitions contained in Part 6 of the RDCP. Those are:

| | |
|-----------------------------------|--|
| <i>Ancillary structure</i> | <i>means a building or structure other than a dwelling house, dual occupancy mixed development, residential flat buildings or other housing type, but including sheds, pool houses, detached garages, gazebos, separate laundries, pagodas, swimming pools and pergolas</i> |
| <i>Dual occupancy</i> | <i>means two dwellings on a single allotment of land in the form of either a) one building containing two dwellings and known as an 'attached dual occupancy'; or b) two separate buildings comprising an 'ancillary dwelling' and a 'principal dwelling', collectively known as a 'detached dual occupancy'</i> |
| <i>Dwelling</i> | <i>means a room or suite of rooms occupied or used or so constructed or adapted to be capable of being occupied or used as a separate domicile.</i> |
| <i>Dwelling house</i> | <i>means a building containing one but not more than one dwellings on one allotment of land.</i> |

³ Statistically an extreme event is a single outcome in the sample set which is so incongruent that it is distinguished as a significant outlier from that sample.

⁴ A polynomial trend-line is a curved regression line (R²) that is used when data fluctuates significantly or contains extreme events

Residential flat building means a building containing two or more dwellings but does not include a building specifically defined elsewhere in the Woollahra LEP 1995 (as amended).

Clauses C5.2.17A and C5.2.17B refer to single dwellings (dwelling houses) dual occupancies and residential flat buildings. Those clauses do not make reference to ancillary structures. Ancillary structures are separately defined. Therefore, they must be excluded from the volumetric excavation controls. Notwithstanding, such ancillary works are unlikely to add significantly to excavation volume in development proposals and their exclusion is deemed reasonable.

4.0 Draft Comprehensive Development Control Plan (DCP)

A new comprehensive DCP has been prepared to accompany Draft Woollahra LEP 2014 which was adopted by Council on 11/8/14. There will be a final briefing on the draft DCP at a meeting of the Strategic Planning Working Party on 2 October 2014. The draft DCP will be presented to the Urban Planning Committee on 7/10/14.

In view of the findings of this report the volumetric excavation controls will be translated into a new Part B3.6 of the Comprehensive DCP. Part B3.6 will also contain various changes to ensure that the excavation controls will be consistent with other provisions of the plan.

5.0 Conclusion

Section 3.1 of the report analyses excavation trends in development consents before and after the coming into force of the excavation volumetric controls and finds that the gradual reduction of excavation as a ratio of site areas generally correlates to the introduction of those controls. Therefore, it is reasonable, on the basis of the trend line in figure 2.1.1 to conclude that the introduction of the excavation volumetric controls have delivered a general, albeit moderate mitigation of excavation impact of excavation as provided under the objectives (excavation) pursuant to cl. 2 of the WLEP (refer section 2.1 above).

However, some caution needs to be applied to the trend line because there are probably other factors which influence the amount of excavation and because the trend line at best shows only a modest reduction. It will also be noted that excavation as a ratio to site area is no less now than it was in January/March 2010.

Notwithstanding the difficulties in reaching a firm conclusion about the success of the volumetric controls the evidence indicates that they have operated to curb a growing trend in excavation from January 2010 to September 2012. For this reason it is proposed to translate the volumetric controls of RDCP 2003 into the new Comprehensive DCP.

In relation to the second question asked in the resolution, the drafting of the excavation volumetric controls do not capture all excavation likely to occur as a result of a development proposal. Those areas not controlled relate to ancillary development as defined by the WLEP which are generally minor and do not, significantly detract from the purpose of the excavation volumetric controls.

Patrick Robinson
Manager Development Control

Allan Coker
Director Planning and Development

Annexures:

1. Analysis of Data by Quarter from January 2010 to March 2014
2. Sample Set of Development Applications

Annexure 1

Development Applications Involving Statistically Significant⁵ Excavation Measured as a Ratio of Site Area (m²) to Volume of Excavation (m³).

| Calender Year Quarters | Average Site Area: Volume Excavation |
|------------------------------------|---|
| Jan 2010 – Mar 2010 | 1:0.7 |
| Apr 2010 –Jun 2010 | 1:0.5 |
| Jul 2010–Sep 2010 | 1:0.9 |
| Nov 2010–Dec 2010 | 1:0.7 |
| Average for 2010 | 1:0.7 |
| | |
| Jan 2011–Mar 2011 | 1:0.8 |
| Apr 2011–Jun 2011 | 1:0.7 |
| Jul 2011–Sep 2011 | 1:1.1 |
| Nov2011–Dec2011 | 1:1.1 |
| Average for 2011 | 1:0.9 |
| | |
| Jan 2012–Mar 2012 | 1:1.9 |
| Apr 2012 –Jun 2012 | 1:1.1 |
| Jul 2012–11 Sep 2012 ⁶ | 1:0.6 |
| Commencement of Amendment 4 | |
| 12 Sep 2012 (balance) | 1:0.4 |
| Oct 2012–Dec 2012 | 1:0.3 |
| Average for 2012 | 1:0.9 |
| | |
| Jan 2013–Mar 2013 | 1:0.4 |
| Apr 2013–Jun 2013 | 1:0.5 |
| Jul 2013–Sep 2013 | 1:3.0 ⁷ |
| Oct 2013–Dec 2013 | 1:0.3 |
| Average for 2013 | 1:1.1 |
| | |
| Jan 2014 –March 2014 | 1:0.5 |

⁵ This analysis has excluded minor excavation for such works as footings, moderate cut and fill for site levelling which would not require a volumetric analysis in any assessment.

⁶ This period splits the normal yearly quarter at the point that DAs submitted would be assessed against the provisions of WRDCP – Amendment 4 which came into effect on 12 September 2012.

⁷ This is the period in which the residential flat building for 535-537 New South Head Road, Double Bay was approved with a site area to excavation volume of 1:4.

Annexure 2

| Type of Development | Date Lodged (Month/year) | Address | Ratio Site Area m ² : Excavation m ³ |
|---------------------------|--------------------------|---|---|
| Calender Year 2010 | | | |
| Dwelling-house | Jan 2010 | 6-8 Carrara Road, Vaucluse | 1:1.2 |
| Dwelling-house | Feb 2010 | 25 Wentworth Road, Vaucluse | 1:0.7 |
| Dwelling-house | Mar 2010 | 2 Courtenay Road, Rose Bay | 1:0.2 |
| Alterations and additions | Apr 2010 | 22 Southerland Crescent, Darling Point | 1:0.6 |
| Alterations and additions | April 2010 | 8 Hopetoun Avenue, Vaucluse | 1:0.2 |
| Dwelling-house | Apr 2010 | 7 March Street, Bellevue Hill | 1:0.4 |
| Alterations and additions | May 2010 | 61 Kambala Road, Bellevue Hill | 1:0.1 |
| Dwelling-house | May 2010 | 18-29 Carlotta Road, Double Bay | 1:0.5 |
| Alterations and additions | Jun 2010 | 73A Victoria Road Bellevue Hill | 1:0.1 |
| Alterations and additions | Jun 2010 | 40 Wentworth Road, Vaucluse | 1:1.4 |
| Alterations and additions | Jul 2010 | 17 Rosemont Avenue, Woollahra | 1:0.8 |
| Dwelling-house | Jul 2010 | 23 Serpentine Parade, Vaucluse | 1:2.4 |
| Dwelling-house | Jul 2010 | 33 Parsley Road, Vaucluse | 1:0.6 |
| Dwelling-house | Aug 2010 | 64 Edward Street, Woollahra | 1:0.6 |
| Alterations and additions | Sep 2010 | 14-14A Pacific Street, Watsons Bay | 1:0.7 |
| RFB three storeys or over | Oct 2010 | 7 Loftus Road, Darling Point | 1:2.3 |
| Dwelling-house | Nov 2010 | 50 Wentworth Road, Vaucluse | 1:0.7 |
| Dwelling-house | Nov 2010 | 34 Vaucluse Road, Vaucluse | 1:0.6 |
| Alterations and additions | Dec 2010 | 861 New South Head Road, Rose Bay | 1:0.1 |
| Alterations and additions | Dec 2010 | 14A Victoria Road, Bellevue Hills | 1:0.1 |
| Dwelling-house | Dec 2010 | 40 Kambala Road, Bellevue Hills | 1:0.6 |

| Type of Development | Date Lodged (Month/year) | Address | Ratio (Site Area m² : Excavation m³) |
|----------------------------|---------------------------------|---|---|
| Calendar Year 2011 | | | |
| Dwelling-house | Jan 2011 | 24A Victoria Road, Bellevue Hills | 1:1.3 |
| Alterations and additions | Feb 2011 | 91 John Street, Woollahra | 1:0.2 |
| Alterations and additions | Feb 2011 | 8 Court Road, Double Bay | 1:0.4 |
| Dwelling-house | Feb 2011 | 35 Warren Road, Bellevue Hills | 1:2.1 |
| Alterations and additions | Apr 2011 | 178 Queen Street Vaucluse | 1:0.7 |
| Alterations and additions | Apr 2011 | 148 Old South Head Road, Vaucluse | 1:0.3 |
| RFB under three storeys | Apr 2011 | 250 Old South Head Road, Bellevue Hills | 1:2.4 |
| Alterations and additions | Apr 2011 | 70 Salisbury Road, Bellevue Hills | 1:0.5 |
| Dwelling-house | May 2011 | 44 Wolseley Road, Point Piper | 1:0.5 |
| Alterations and additions | Jun 2011 | 41 Streatfield Street, Bellevue Hill | 1:0.2 |
| Dwelling-house | Jun 2011 | 58 Balfour Road, Bellevue Hills | 1:0.3 |
| Dwelling-house | Jun 2011 | 76 Wolseley Road, Point Piper | 1:0.6 |
| Dwelling-house | Aug 2011 | 9 Hillside Avenue, Vaucluse | 1:0.2 |
| Dwelling-house | Aug 2011 | 8 Gilliver Avenue, Vaucluse | 1:0.5 |
| Dwelling-house | Aug 2011 | 6 Wentworth Road, Vaucluse | 1:0.1 |
| RFB under three storeys | Aug 2011 | 691 New South Head Road, Rose Bay | 1:1.3 |
| RFB three storeys or over | Aug 2011 | 20 Bellevue Road, Bellevue Hills | 1:3.4 |
| Alterations and additions | Oct 2011 | 93 Victoria Road, Bellevue Hills | 1:0.2 |
| Alterations and additions | Nov 2011 | 3A Buckhurst Avenue, Point Piper | 1:0.3 |
| Dwelling-house | Nov 2011 | 55 Bundarra Road, Bellevue Hill | 1:0.7 |
| Alterations and additions | Dec 2011 | 13 Kalgoa Road, Bellevue Hills | 1:0.2 |
| Dwelling-house | Dec 2011 | 42 Wolseley Road, Point Piper | 1:3.5 |

| Type of Development | Date Lodged (Month/year) | Address | Ratio (Site Area m² : Excavation m³) |
|----------------------------|---------------------------------|---|---|
| RFB under three storeys | Dec 2011 | 55A Darling Point Road, Darling Point | 1:1.4 |
| RFB under three storeys | Dec 2011 | 8 Longworth Avenue, Point Piper | 1:1.4 |
| Calender Year 2012 | | | |
| Dwelling-house | Feb 2012 | 9 Boambillee Avenue, Vaucluse | 1:0.1 |
| Dwelling-house | Feb 2012 | 166 Hopetoun Avenue, Vaucluse | 1:0.1 |
| RFB three storeys or over | Feb 2012 | 315- 317 New South Head Road, Double Bay | 1:4.2 |
| RFB three storeys or over | Feb 2012 | 321 New South Head Road, Double Bay | 1:4.2 |
| Dwelling-house | Mar 2012 | 53 Village High Road, Vaucluse | 1:0.7 |
| Alterations and additions | Apr 2012 | 23 Suttie Road, Bellevue Hills | 1:0.8 |
| Alterations and additions | Apr 2012 | 10 Fitzwilliams Road Vaucluse | 1:0.2 |
| Dwelling-house | Apr 2012 | 61 Wentworth Road, Vaucluse | 1:0.4 |
| Alterations and additions | May 2012 | 45 Bulkara Road, Bellevue Hills | 1:1.0 |
| Dwelling-house | May 2012 | 4-4a Bellevue Gardens, Bellevue Hills | 1:0.7 |
| RFB three storeys or over | May 2012 | 7 Banksia Road, Bellevue Hills | 1:3.3 |
| Alterations and additions | Jun 2012 | 17 Rush Street, Woollahra | 1:0.3 |
| Alterations and additions | Jun 2012 | 18A Ginahgullah Road Bellevue Hill | 1:0.6 |
| RFB under three storeys | Jun 2012 | 26 Carlisle Street, Rose Bay | 1:2.1 |
| Alterations and additions | Jul 2012 | 5 Nulla Street, Vaucluse | 1:0.1 |
| Alterations and additions | Aug 2012 | 74 Beresford Road, Bellevue Hill | 1:0.1 |
| Alterations and additions | Aug 2012 | 19 Arthur Street Bellevue Hill | 1:0.5 |
| Alterations and additions | Aug 2012 | 10 Streatfield Road Bellevue Hill | 1:0.1 |
| Alterations and additions | Aug 2012 | 18 Albert Street, Edgecliff | 1:1.1 |

| Type of Development | Date Lodged (Month/year) | Address | Ratio (Site Area m² : Excavation m³) |
|---|---------------------------------|---|---|
| Post amendment No. 4 (12 September 2013) | | | |
| Alterations and additions | Sep 2012 | 4 Dudley Road Rose Bay | 1:0.3 |
| Alteration and additions | Sep 2012 | 25 Bulkara Road, Bellevue Hills | 1:0.2 |
| Alterations and additions | Nov 2012 | 93 Wentworth Road Vaucluse | 1:0.3 |
| Alterations and additions | Jan 2013 | 40 Fitzwilliam Road, Vaucluse | 1:0.5 |
| Alterations and additions | Feb 2013 | 97 Wolseley Road, Point Piper | 1:0.4 |
| Alterations and additions | Mar 2013 | 45 Cove Street, Watsons Bay | 1:0.4 |
| Alterations and additions | Mar 2013 | 22 Fairfax Road, Bellevue Hill | 1:0.1 |
| Dwelling-house | Mar 2013 | 9 Ebsworth Road, Rose Bay | 1:0.3 |
| Dwelling-house | Mar 2013 | 6 Dumarsq Road, Rose Bay | 1:0.6 |
| Alterations and additions | Apr 2013 | 34 Wollaroy Road, Woollahra | 1:0.1 |
| Alterations and additions | Apr 2013 | 55 Bundarra Road, Bellevue Hill | 1:1.0 |
| Alterations and additions | Jun 2013 | 29B Wentworth Street, Point Piper | 1:0.4 |
| Alterations and additions | Jun 2013 | 29 Vaucluse Road Vaucluse | 1:0.8 |
| Dwelling-house | Jun 2013 | 1B Rawson Road, Rose Bay | 1:0.3 |
| Alterations and additions | Jul 2013 | 6 Pinehill Street, Double Bay | 1:0.3 |
| Alterations and additions | July 2013 | 1A Wolseley Road, Point Piper | 1:0.1 |
| Alterations and additions | July 2013 | 34B Latimer Road, Bellevue Hill | 1:0.6 |
| RFB three storeys or over | Sep 2013 | 535-537 New South Head Road, Double Bay | 1:4.1 |

| Type of Development | Date Lodged (Month/year) | Address | Ratio (Site Area m² : Excavation m³) |
|--|---------------------------------|---|---|
| Alterations and additions to a residence | Oct 2013 | 32 Giralang Avenue Vaucluse | 1:0.3 |
| Alterations and additions to a residence | Nov 2013 | 1A Wentworth Road, Point Piper | 1:0.1 |
| Alterations and additions to a residence | Dec 2013 | 127 Wallis Street, Woollahra | 1:0.1 |
| Alterations and additions to a residence | Jan 2014 | 55 New Beach Road, Darling Point | 1:1 |
| Alterations and additions to a residence | Feb 2014 | 25 Bulkara Road Bellevue Hill | 1:0.1 |

Political Donations – matters to be considered by Councillors at Meetings

