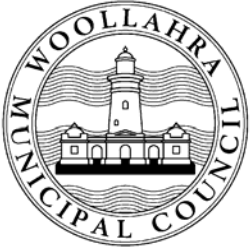


# Urban Planning Committee



**Agenda:** *Urban Planning Committee*

**Date:** *Monday 14 December 2009*

**Time:** *5.00pm*

## **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 (“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

10 December 2009

To: His Worship The Mayor, Councillor Andrew Petrie ex-officio  
Councillors Chris Howe (Chair)  
Peter Cavanagh  
Lucienne Edelman (Deputy)  
Ian Plater  
David Shoebridge  
Malcolm Young  
Toni Zeltzer

Dear Councillors

### **Urban Planning Committee Meeting – 14 December 2009**

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 **Council Chambers, 536 New South Head Road, Double Bay, on Monday 14 December 2009 at 5.00pm.**

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	
3	Declarations of Interest	

### **Items to be Decided by this Committee using its Delegated Authority**

D1	Confirmation of Minutes of Meeting held on 30 November 2009	1
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### **Items to be Submitted to the Council for Decision with Recommendations from this Committee**

R1	The Opportunity sites and section 62 consultation for the Woollahra Principal Local Environmental Plan – 1064.G Principal LEP	2
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**Item No:** D1 Delegated to Committee  
**Subject:** **Confirmation of Minutes of Meeting held on 30 November 2009**  
**Author:** Les Windle, Manager – Governance  
**File No:** See Council Minutes  
**Reason for Report:** The Minutes of the Meeting of Monday 30 November 2009 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 November 2009 be taken as read and confirmed.

Les Windle  
Manager - Governance

**Item No:** R1 Recommendation to Council

**Subject:** **THE OPPORTUNITY SITES AND SECTION 62 CONSULTATION FOR THE WOOLLAHRA PRINCIPAL LOCAL ENVIRONMENTAL PLAN**

**Author:** Jacquelyne Jeffery - Team Leader Strategic Planning

**File No:** 1064.G Principal LEP

**Reason for Report:** To confirm the list of sites that will be the subject of specific consultation when Council's planners commence community consultation for Woollahra's new Principal Local Environmental Plan under section 62 of the *Environmental Planning and Assessment Act 1979* (the Act).

## **Recommendation**

That the list of opportunity sites, as set out in Table 1 of the report to the Urban Planning Committee on 14 December 2009, be made available for public comment as part of the section 62 consultation for the preparation of the Woollahra Principal Local Environmental Plan.

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## **1. Background**

On 12 October 2009 the Urban Planning Committee considered a report on the consultation model for the preparation of Woollahra's new Principal Local Environmental Plan (LEP). Consequently, on 2 November 2009 Council resolved—

*Noting the proposed gazettal date is no earlier than March 2011, that Council endorse the consultation model for the draft Woollahra Principal LEP provided at Annexure 1 of the report to the Urban Planning Committee meeting on 12 October 2009 subject to the section 62 consultation also include consultation with residents of any other targeted sites.*

The section 62<sup>1</sup> consultation model as recommended in the planner's report to Council did not propose consultation with residents on the targeted sites. The Urban Planning Committee amended that recommendation to include all the targeted sites for consultation.

The targeted sites referred to in the resolution are the opportunity sites presented at the Strategic Planning Working Party (SPWP) meetings of 18 June 2009, 9 July 2009, 6 August 2009 and 5 November 2009.

The opportunity sites are locations where we have established a sound planning justification to increase development potential of the land (by increasing the maximum building height and floorspace ratio, and also at some locations, by rezoning to allow residential flat buildings or mixed use developments) to meet the State Government's housing target for Woollahra.

## **2. Purpose of the report**

We seek Council's approval to consult the community on the list of opportunity sites (identified in **Table 1** below) as part of the section 62 consultation for preparing the Woollahra Principal LEP.

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<sup>1</sup> section 62 of the *Environmental Planning and Assessment Act 1979*

### 3. Does Council have to identify opportunity sites for increased development potential?

Council must identify sites for increased development potential as Council has to demonstrate that the new Woollahra Principal LEP has the capacity to meet the housing targets set by the State Government in the draft East Subregional Strategy.

We have identified the latent capacity in the business and medium density residential zoned land across the LGA under the current Woollahra LEP 1995, and estimate that the existing planning control framework could reasonably yield 1,300 new dwellings if that land is developed to its highest and best potential. However, this means our dwelling capacity has a shortfall of approximately 875 new dwellings.

To meet the State Government's housing targets we have sought to identify suitable locations for increasing development potential—the result is the opportunity sites, which are estimated to yield 1,000 new dwellings.

### 4. List of opportunities sites

The opportunity sites were discussed at the SPWP meetings. These are listed in **Table 1** below.

<b>Table 1—The Opportunity Sites</b>	
<p><b>Bellevue Hill</b></p> <ul style="list-style-type: none"> <li>Cooper Park bowling green: 9A Cooper Park Road</li> </ul>	<p><b>Rose Bay</b></p> <ul style="list-style-type: none"> <li>646–692 Old South Head Road (between Dudley Road and Fernleigh Road)</li> <li>740–760 New South Head Road and 1–9 Caledonian Road</li> <li>Ian Street car park: 16–18 Dover Road</li> <li>12–30 Albemarle Avenue</li> <li>1A, 1–19 Beresford Road and 609–613 New South Head Road</li> </ul>
<p><b>Double Bay</b></p> <ul style="list-style-type: none"> <li>6–12 Leura Road</li> <li>315–333 and 349–359 New South Head Road and 5–7 Manning Road</li> </ul>	
<p><b>Edgecliff</b></p> <ul style="list-style-type: none"> <li>Edgecliff Centre: 203–233 and 235–285 New South Head Road</li> <li>Eastern Gateway: 240–246 New South Head Road (Thane Building)</li> <li>Western Gateway: 2–14 New Beach Road and 73–79 New South Head Road (service station site)</li> </ul>	<p><b>Vaucluse</b></p> <ul style="list-style-type: none"> <li>Vaucluse Village: 1–7 Hopetoun Avenue, 22A–24 New South Head Road, 1 Petrarch Avenue (land at edge of Vaucluse Village) and 77 New South Head Road (car wash site)</li> <li>30–58 Old South Head Road (between Clarendon Street and Captain Pipers Lane)</li> </ul>
<p><b>Paddington</b></p> <ul style="list-style-type: none"> <li>Sydney Grammar School tennis courts: 33 Neild Avenue</li> <li>27–31 Neild Avenue (Department of Housing)</li> <li>Scottish Hospital: 74 Brown Street</li> <li>Hampden Precinct: 15–21 Hampden Street, 10A, 10 and 23 Royston Street, 10 Cecil Street and 8 Soudan Lane</li> <li>52 Hopewell Street</li> <li>12–14 Wentworth Street and 36 Jersey Road</li> <li>444 Oxford Street and 22 George Street</li> </ul>	<p><b>Woollahra</b></p> <ul style="list-style-type: none"> <li>1–11 Edgecliff Road and 118 Old South Head Road</li> <li>Woollahra Station: Edgecliff and Wallaroy Road</li> <li>30–36 Moncur Street (Department of Housing)</li> <li>38–178 Oxford Street (between Queen Street and Ocean Street)</li> </ul>
NB: There are no opportunity sites in Darling Point or Point Piper.	



These sites were identified following critical planning analysis of all land within the Woollahra local government area (LGA). There is sound planning justification to increase development potential at each of these locations (i.e. by increasing the maximum building height and floorspace ratio, and in some by rezoning to allow residential flat buildings or mixed use developments).

The urban design and planning justifications used to assess the suitability of the opportunity sites are—

- Increased development potential will be in context with the existing character of surrounding development.
- Increased development potential will reflect the desired future character of the area.
- Increased development potential is consistent with an adjoining Council's controls (for land on the LGA boundary).
- Controls provide a suitable built form transition between adjoining zones (eg between low and medium density residential zones).
- Topography secures reasonable solar access and views to adjoining areas.
- Lot orientation secures reasonable solar access and views within the site and to adjoining areas.
- Proximity to centres to facilitate access to public transport and services.
- Proximity to public transport nodes.
- Proximity to main road.

The opportunity to change the planning controls on the opportunity sites was discussed at the SPWP meetings of 18 June 2009, 9 July 2009, 6 August 2009 and 5 November. Councillors attending these SPWP meetings provided broad, but not unreserved, support to investigate an increase of development potential on these sites.

A summary of each site, including the possible height, floorspace ratio and zone changes that will be made available to the public under section 62 consultation is provided in **annexure 1**.

## **5. Consultation under section 62 of the Act**

In identifying the opportunity sites, we have tried to find a suitable balance between protecting local character and providing for increased housing opportunities; and we have worked hard to limit the extent of change to only 24 locations.

Notwithstanding, we recognise that some of our approaches for change will raise particular interest or concern within the community.

The section 62 consultation allows us to test our approach to achieving the housing targets, listen to community views on the opportunity sites and possible planning changes, as well as seek ideas on other potential sites suitable for increased development potential.

Section 62 of the Act<sup>2</sup> requires that when preparing the draft Principal LEP, Council must consult with public authorities, adjoining local councils and other persons as Council determines.

Our consultation under section 62 will be consistent with the Act, and also the consultation model adopted by Council on 2 November 2009, which is to—

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<sup>2</sup> The Draft Woollahra Principal LEP is being prepared under the plan making provisions of the *Environmental Planning and Assessment Act 1979* which were in place prior to recent amendments to the Act.

- target public authorities about State Government policy direction and asset management
- raise awareness within the community that Council is preparing a draft Principal LEP
- target adjoining local councils about subregional policy matters and LGA boundary issues
- inform the community about Council's key planning directions for preparing the draft Principal LEP, which are to:
  - take a translation approach by largely converting the current controls Woollahra Local Environmental Plan 1995 (WLEP 95) into the new LEP
  - provide capacity for 2,175 new dwellings to meet the State Government's housing target set out in the draft East Subregional Strategy<sup>3</sup>
- focus increased density on the centres, especially Edgecliff; and avoid changes to the low density residential areas
- consult the community and target stakeholders on key strategy and policy changes that may be proposed in and around Edgecliff
- consult the community and stakeholders on the targeted sites (i.e. the opportunity sites identified at the SPWP meetings).

We expect that consultation activities, such as information sessions and meetings with key stakeholders, will commence in February 2010 after school holiday break. General information about Woollahra's new draft Principal LEP will be available on the website by the end of this year. The website information will seek to raise awareness about the new LEP and inform the community of key planning directions, such as the housing targets we must meet to comply with the State Government's draft East Subregional Strategy.

Submissions received during section 62 consultation will be reported to Council. The submissions, along with other planning considerations, will help inform Council when finalising the draft Principal LEP that will then be adopted for further public exhibition under section 66 of the Act.

## 6. Conclusion

Following a critical urban design and planning analysis of all sites across the Woollahra LGA we have identified 24 locations where there is sound planning justification to allow for increased development potential. We refer to these sites as the opportunity sites.

This report seeks confirmation that the opportunity sites, as listed in **Table 1** of this report, which are further summarised in **annexure 1**, may be made available for public comment as part of the section 62 consultation for the preparation of the Woollahra Principal Local Environmental Plan.

The section 62 consultation presents us with a wonderful opportunity to put our ideas to the community and listen to their views, which will then inform the preparation of Woollahra's new Principal LEP.

Jacquelyne Jeffery  
Team Leader Strategic Planning

Chris Bluett  
Manager Strategic Planning

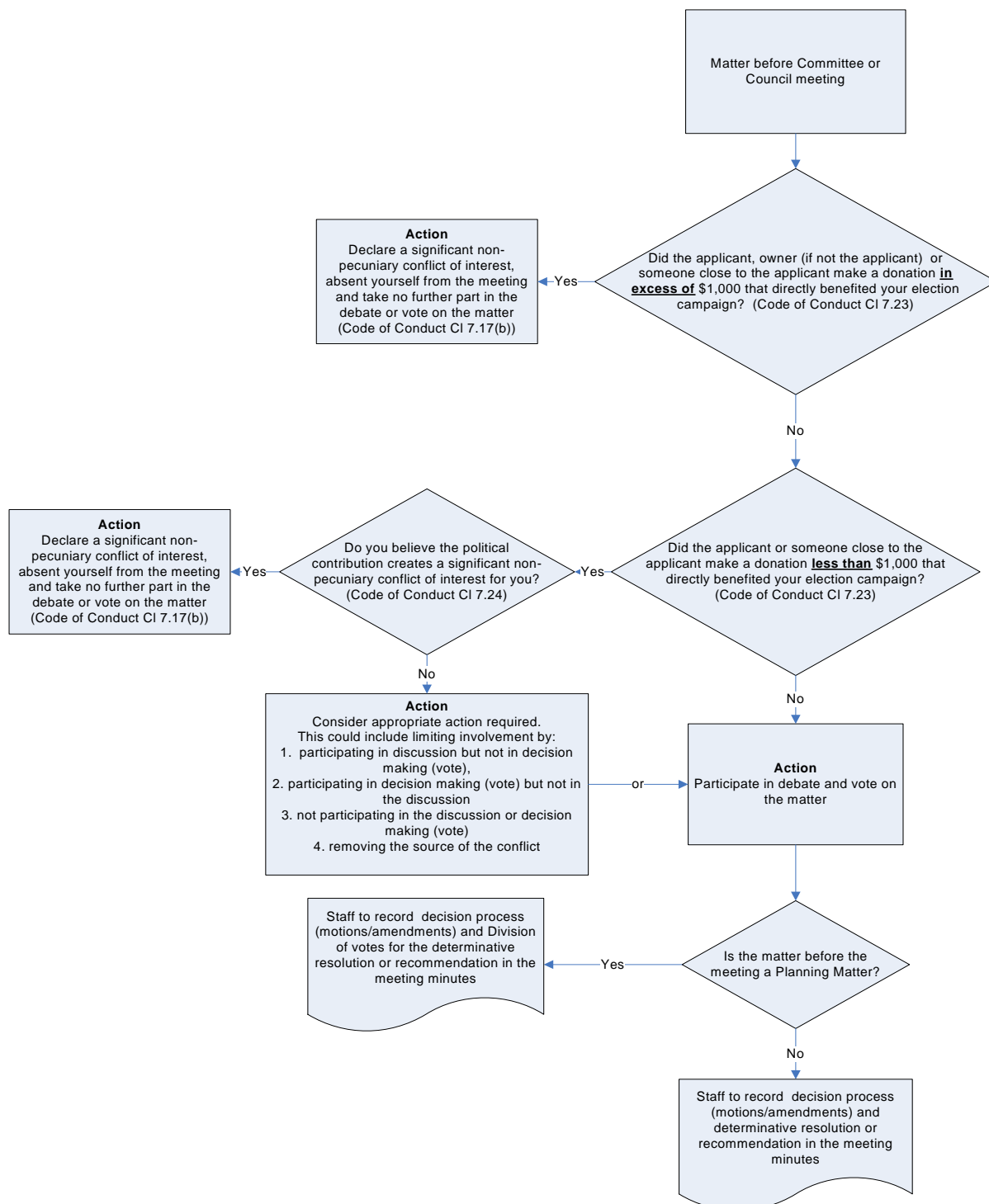
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<sup>3</sup> The figure of 2,175 represents 75% of the total housing target of 2,900 additional dwellings required by the year 2031 in the draft East Subregional Strategy.

## **Annexure**

**Annexure 1:** Opportunity sites—Summary information on each site, including the proposed height, floorspace ratio and zone that will be made available to the public under section 62 consultation (November 2009): *Distributed separately*

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



# Urban Planning Committee

## 14 December 2009

### Item R1

### Annexure 1—

#### *Opportunity sites—*

*Summary information on each site, including the proposed height, floorspace ratio and zone that will be made available to the public under section 62 consultation (November 2009)*

Note—In this summary, all references to the possible new zone use Standard Instrument zone names (which we will use when preparing the new Principal LEP).

The zone equivalents between the zone names used in the Woollahra LEP 95 and the Standard Instrument are as follows:

#### **Woollahra LEP 95**

2(a) Residential  
2(b) Residential  
3(a) General Business  
3(b) Special Business  
3(c) Neighbourhood Business Centre  
5 Special Use  
6 Open Space

#### **Standard Instrument**

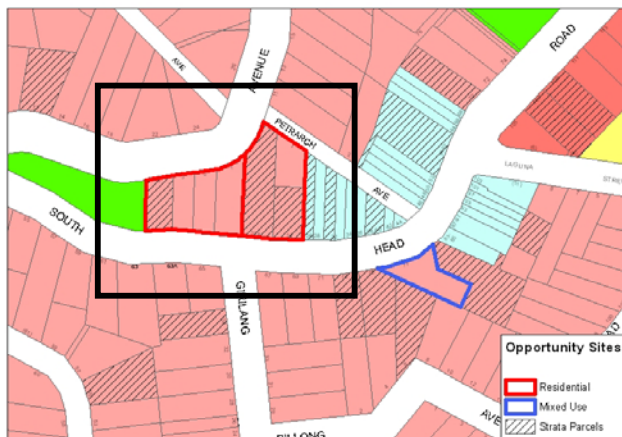
R2 Low Density Residential  
R3 Medium Density Residential  
B2 Local Centre  
B4 Mixed Use  
B1 Neighbourhood Centre  
SP2 Infrastructure  
RE1 Public Recreation and  
RE2 Private Recreation

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24.	Western Gateway: 73–79 New South Head Road, Edgecliff (service station site) .....	14
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**1. Vaucuse Village: 1–7 Hopetoun Avenue, 22A–24 New South Head Road, 1 Petrarch Avenue, Vaucuse**

This opportunity site contains seven parcels zoned 2(a) Residential. Situated on the site are four dwelling houses and 3 RFBs. The site is located at the north western edge of the Vaucuse neighbourhood centre and adjoins public open space.



Controls for discussion under section 62 consultation—

Zone	2(a) Residential	to	R3 Medium Density Residential
FSR	0.55:1	to	0.875:1
Height	9.5m	to	11m (3 storeys)
<b>Net yield* = 6</b>			

Key justifications for planning change—

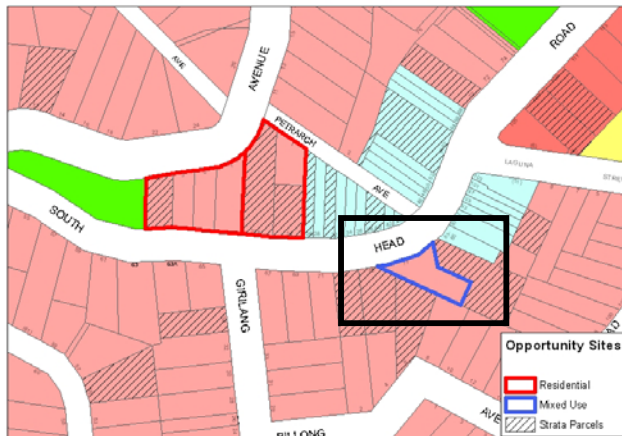
- Existing RFBs are non-conforming uses in the 2(a) zone.
- Existing RFBs developed up to 3 storeys make a positive contribution to the amenity and character of the area.
- Promoting RFBs in this location will provide a suitable building form transition from the Vaucuse centre and will be in context with existing development at this location along New South Head Road.



\* Net yield figures provided are estimates only

### Vaocluse Village: 77 New South Head Road, Vaocluse (car wash site)

This opportunity site contains one parcel zoned 2(a) Residential and is currently used as a car wash. The site is located at the south western edge of the Vaocluse neighbourhood centre and adjoins RFBs to the west and east.



Controls for discussion under section 62 consultation—

Zone	2(a) Residential	to	B1 Neighbourhood Centre
FSR	0.55:1	to	0.875:1
Height	9.5m	to	11.3m (3 storeys)
<b>Net yield* = 9</b>			

Key justifications for planning change—

- Existing car wash is a non-conforming use in the 2(a) zone and detracts from the amenity of the area.
- Rezoning the site to B1 Neighbourhood Centre will enhance and better define the edge of the Vaocluse centre.
- Promoting a mixed use development up to three storeys in this location will provide a suitable building form transition from the Vaocluse centre to the adjoining residential zone.

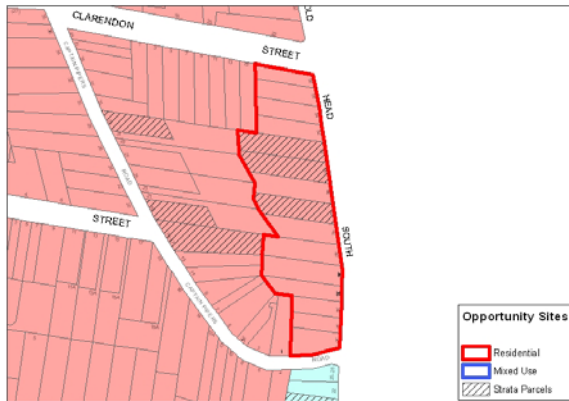


\* Net yield figures provided are estimates only



## 2. 30–58 Old South Head Road, Vacluse (between Clarendon Street and Captain Pipers Lane)

This opportunity site contains 15 parcels zoned 2(a) Residential. Situated on these parcels are 12 dwelling houses and three RFBs. The site is located along the western side Old South Head Road; the boundary of Waverley Council is immediately to the east.



Controls for discussion under section 62 consultation—

Zone	2(a) Residential	to	R3 Medium Density Residential
FSR	0.55:1	to	1:1
Height	9.5m	to	11m (3 storeys)
<b>Net yield* = 19</b>			

Key justifications for planning change—

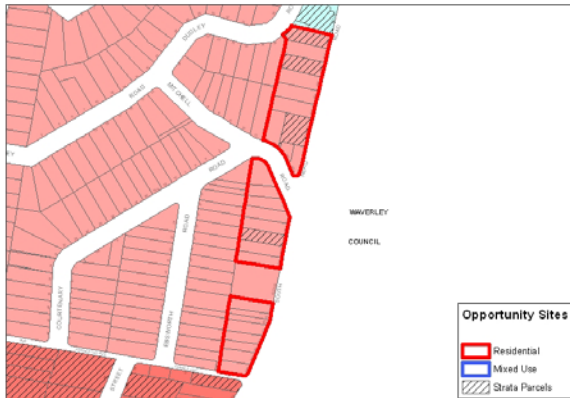
- Existing RFBs are non-conforming uses in the 2(a) zone.
- Area is characterised by older building stock and the amenity will be improved by redevelopment. Redevelopment is significantly limited under the current zone.
- Rezoning the site to Zone R3 will be consistent with the planning controls and character of development encouraged by Waverley Council on opposite side of Old South Head Road.



\* Net yield figures provided are estimates only

### 3. 646–692 Old South Head Road, Rose Bay (between Dudley Road and Fernleigh Road)

This opportunity site contains 26 parcels zoned 2(a) Residential. Situated on these parcels are 22 dwelling houses and 4 RFBs. The site is located along the western side Old South Head Road; the boundary of Waverley Council is immediately to the east.



Controls for discussion under section 62 consultation—

Zone	2(a) Residential	to	R3 Medium Density Residential
FSR	0.55:1	to	1:1
Height	9.5m	to	11m (3 storeys)
<b>Net yield* = 36</b>			

Key justifications for planning change—

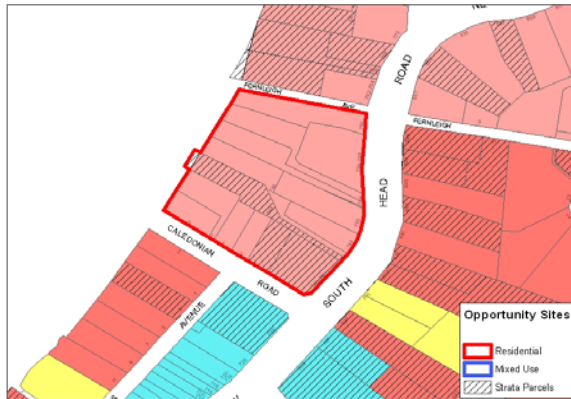
- Existing RFBs are non-conforming uses in the 2(a) zone.
- Area is characterised by older building stock and the amenity will be improved by redevelopment. Redevelopment is significantly limited under the current zone.
- Rezoning the site to Zone R3 will be consistent with the planning controls and character of development encouraged by Waverley Council on opposite side of Old South Head Road.



\* Net yield figures provided are estimates only

#### 4. 1–9 Caledonian Road and 740–760 New South Head Road, Rose Bay

This opportunity site contains 14 parcels zoned 2(a) Residential. Situated on these parcels are 11 dwelling houses and 3 RFBs. The site is located along the western side of New South Head Road and extends to the harbour.



Controls for discussion under section 62 consultation—

Zone	2(a) Residential	to	R3 Medium Density Residential
FSR	0.55:1	to	1:1
Height	9.5m	to	14.4m (4 storeys)
<b>Net yield* = 24</b>			

Key justifications for planning change—

- Existing RFBs are non-conforming uses in the 2(a) zone.
- Existing RFBs developed up to five storeys contribute to the amenity and character of the area and provide a suitable building form transition from the Rose Bay town centre.
- Rezoning the site to Zone R3 will be in context with the current character of this location along the New South Head Road frontage and will have minimal impacts on views and solar access to adjoining properties.



\* Net yield figures provided are estimates only

## 5. Ian Street car park: 16–18 Dover Road, Rose Bay

This opportunity site contains two parcels zoned 5 Special Uses. The site is owned by Council and used as a public car park.

The car park contains 53 spaces and services the Rose Bay town centre.



Controls for discussion under section 62 consultation—

Zone	5 Special Use	to	B2 Local Centre
FSR	—	to	2:1
Height	9.5m	to	14.7m (4 storeys)
<b>Net yield* = 22</b>			

Key justifications for planning change—

- The Department of Planning requires that Council review's all 5 Special Use zoned land and seek to apply a standard zone (usually a residential and or business zone).
- Rezoning the site to B2 Local Centre will be consistent with the nearby sites that also present to the corners of the roundabout. The zone will permit a range of uses on the site including public car parking and mixed use development.
- It is likely that the community will be concerned about possible loss of car parking facilitated by the rezoning. Council will need to ensure that any future redevelopment of the site made provision for public car parking within the site, or was transferred to another site within the centre.

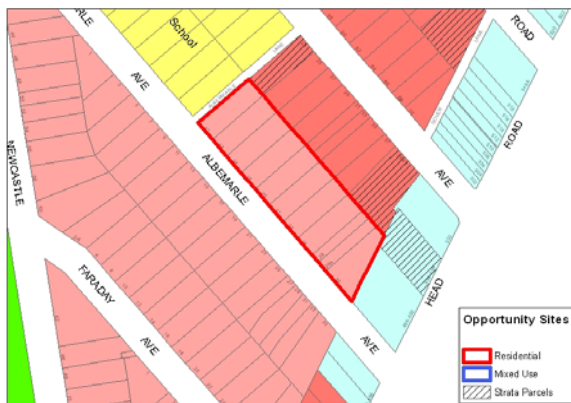
\* Net yield figures provided are estimates only



## 6. 12–30 Albemarle Avenue, Rose Bay

This opportunity site contains 11 parcels zoned 2(a) Residential. Situated on these parcels are 11 dwelling houses. The site is located along the north eastern side Abermarle Avenue.

The rear boundary of the site directly abuts land zoned 2(b) Residential that has frontage to Wilberforce Avenue. There is a tension between the dwelling houses and recent proposals for RFBs on the adjoining 2(b) zoned land. This tension is likely to continue as land in Wilberforce is redeveloped for RFBs.



Controls for discussion under section 62 consultation—

Zone	2(a) Residential	to	R3 Medium Density Residential
FSR	0.55:1	to	0.75:1
Height	9.5m	to	11m (3 storeys)
<b>Net yield* = 9</b>			

Key justifications for planning change—

- Rezoning the site to Zone R3 Medium Density Residential will establish the road as the buffer and provide a better transition between the low and medium density zones.
- The site is well located to the Rose Bay centre at Old South Head Road and access to public transport and services.



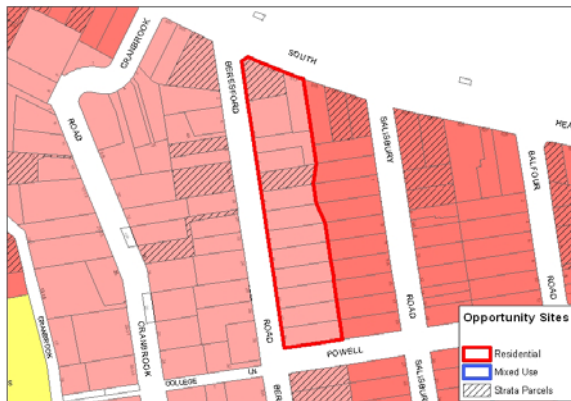
View to the north east from Albemarle

\* Net yield figures provided are estimates only

## 7. 1–19 Beresford Road and 609–613 New South Head Road, Rose Bay

This opportunity site contains 14 parcels zoned 2(a) Residential. Situated on these parcels are 12 dwelling houses and 2 RFBs. The site is located along the eastern side Beresford Road.

The rear boundary of the site directly abuts land zoned 2(b) Residential that has frontage to Salisbury Road. The rear boundary does not provide an optimal interface for transitioning between two zones.



Controls for discussion under section 62 consultation—

Zone	2(a) Residential	to	R3 Medium Density Residential
FSR	0.55:1	to	1:1
Height	9.5m	to	11m (3 storeys)
<b>Net yield* = 9</b>			

Key justifications for planning change—

- Rezoning the site to Zone R3 Medium Density Residential will establish the road as the buffer and provide a better transition between the low and medium density zones.
- This part of Beresford Road is characterised by significant street trees. The height and scale of the trees will minimise visual impacts of RFBs up to three storeys in this location.



View to south east from New South Head Road

View to the north east from Beresford Road and Powell Road

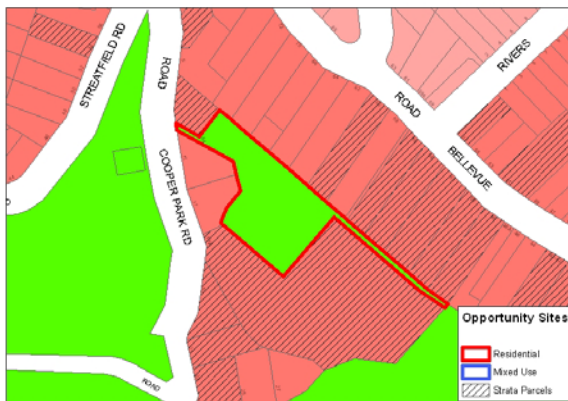


\* Net yield figures provided are estimates only

## 8. Cooper Park bowling green: 9A Cooper Park Road, Bellevue Hill

This opportunity site contains one parcel zoned 6 Open Space. The site is owned by Council. The site is land locked by surrounding low and medium density residential development.

Access to the site is restricted and the matter of vehicular access to the site will need to be satisfactorily resolved to allow redevelopment of any type on the site.



Controls for discussion under section 62 consultation—

Zone	6 Open Space	to	R3 Medium Density Residential
FSR	—	to	0.75:1
Height	—	to	9.5m (2 storeys)
<b>Net yield* = 16</b>			

Key justifications for planning change—

- The site is vacant and has not operated as a bowling green since Council took ownership. Notwithstanding, there are ongoing maintenance costs to Council, associated with security, demolition of buildings and vandalism etc.
- There are few sites in Woollahra of this size that are undeveloped. The site presents an opportunity to provide for a reasonable sized medium residential redevelopment, subject to resolution of access issues.
- It is likely the community will be concerned about the loss open space facilitated by the rezoning. Council will need to ensure that monies derived from the redevelopment of the site is directed back to other community open space provisions.

\* Net yield figures provided are estimates only

## 9. Sydney Grammar School tennis courts: 33 Neild Avenue, Paddington

This opportunity site contains one parcel zoned 2(b) Residential. The site is owned by Sydney Grammar School and is occupied by six tennis courts despite the residential zone.

In 2007 Council resolved to consider an open space zone on this land. The Department of Planning has advised that they do not generally support rezoning school land to open space zones.



Controls for discussion under section 62 consultation—

Zone	2(b) Residential	to	No change
FSR	0.625:1	to	1.5:1
Height	9.5m	to	14.4m (4 storeys)
<b>Net yield* = 28</b>			

Key justifications for planning change—

- Housing NSW as part of their s62 submission for land owned at 27–31 Neild Avenue, Paddington, requested that Council review the development controls of the Sydney Grammar School Site to ensure consistency with the development standards proposed in the Housing NSW planning submission.
- We must consider and address public authority requests under section 62 consultation.
- The site is located to the north of Lawson Street and any increase in built form would have minimal impacts on the residential area to the south.
- Increasing height and FSR will provide planning controls that were more consistent with the character of development encouraged by Sydney City Council on the opposite side of Neild Avenue.

\* Net yield figures provided are estimates only



## 10. 27–31 Neild Avenue, Paddington (Department of Housing accommodation)

This opportunity site contains one parcel zoned 2(b) Residential. The site is owned by the Department of Housing and contains older style part 3 to 5 storey buildings that contain low cost accommodation.



Controls for discussion under section 62 consultation—

Zone	2(b) Residential	to	No change
FSR	0.625:1	to	1.5:1
Height	9.5m	to	14.4m (4 storeys)
<b>Net yield* = 36</b>			

Key justifications for planning change—

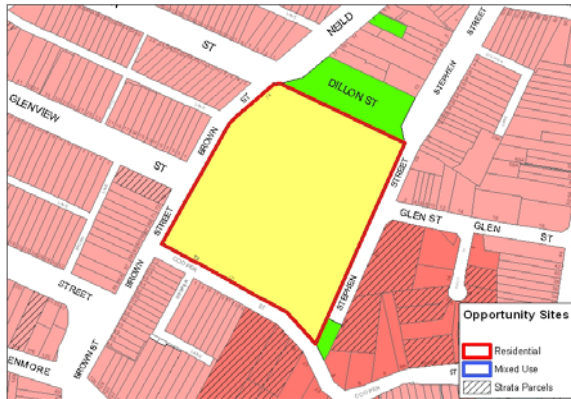
- The Department of Housing requested an increase of FSR on this site and in particular, identified an intention to redevelop the land to provide a more contemporary style of affordable housing, pending an increase in the FSR.
- We must consider public authority requests under section 62 consultation.
- Redevelopment of the site by the Department of Housing will increase the supply of low cost accommodation in the LGA.
- The site is located to the north of Lawson Street and any increase in built form will have minimal impacts on the residential area to the south.
- Increasing height and FSR will provide planning controls that were more consistent with the character of development encouraged by Sydney City Council on the opposite side of Neild Avenue.



\* Net yield figures provided are estimates only

## 11. Scottish Hospital: 74 Brown Street, Paddington

This opportunity site contains one parcel zoned 5 Special Uses. The site is owned by the Presbyterian Aged Care contains various older style buildings up to four storeys. The site is currently used for aged care accommodation.



The site contains heritage items and significant trees. A Conservation Management Plan will need to be prepared to guide future redevelopment on this site.

Controls for discussion under section 62 consultation—

Zone	5 Special Use	to	R3 Medium Density Residential
FSR	—	to	1.5:1
Height	9.5m	to	14.4m (4 storeys)
<b>Net yield* = 131</b>			

Key justifications for planning change—

- The Department of Planning requires that Council review's all 5 Special Use zoned land and seek to apply a standard zone (usually a residential and or business zone).
- Rezoning the site to R3 Medium Density Residential is consistent with the predominant surrounding zone, and will permit the current use.
- Opportunity to establish site specific development controls that address the heritage significance and trees on the site and facilitate public access across the site.



\* Net yield figures provided are estimates only

**12. Hampden Street Precinct: 15–21 Hampden Street, 10A, 10 and 23 Roylston Street, 10 Cecil Street and 8 Soudan Lane, Paddington**

This opportunity sites contains 20 different parcels zoned 2(b) Residential, located around the Hampden Street precinct. These sites are purpose built non-residential buildings and contain uses ranging from light industrial to art galleries.



Controls for discussion under section 62 consultation—

Zone	2(b) Residential	to	No change
FSR	0.875:1	to	1.5:1
Height	9.5m	to	11m (3 storeys)
<b>Net yield* = 25</b>			

Key justifications for planning change—

- Existing commercial uses are non-conforming uses in the 2(b) zone.
- The redevelopment of these sites will enable the provision of high quality and innovative architectural styles through adaptive reuse of the existing buildings.

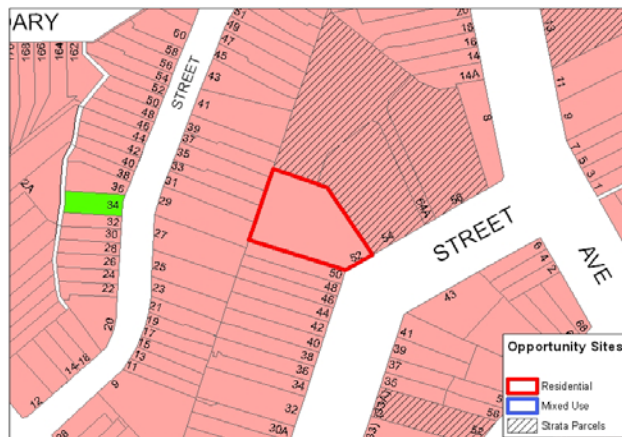


\* Net yield figures provided are estimates only



### 13. 52 Hopewell Street, Paddington

This opportunity site contains one parcel zoned 2(a) Residential and is currently used as a car smash repairer. The site is directly located between single dwelling houses to the south and west and an older style three storey RFB to the north east.



Controls for discussion under section 62 consultation—

Zone	2(a) Residential	to	R3 Medium Density Residential
FSR	—	to	1.5:1
Height	9.5m	to	No change
<b>Net yield* = 5</b>			

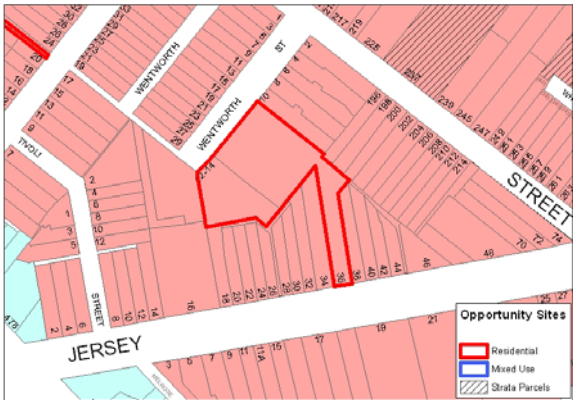
Key justifications for planning change—

- Existing car smash repairs in a non-conforming use in the 2(a) zone.
- Promoting a RFB in this location will provide a suitable building form transition from the existing three storey RFB to the dwelling houses.
- Promoting a RFB on this site will provide a development from that is more consistent with the character of the area.

\* Net yield figures provided are estimates only

**14. 12–14 Wentworth Street and 36 Jersey Road, Paddington**

The site contains two parcels zoned 2(a) Residential. Located on the site is a commercial/warehouse type facility, which presents as a two storey building with high ceilings.

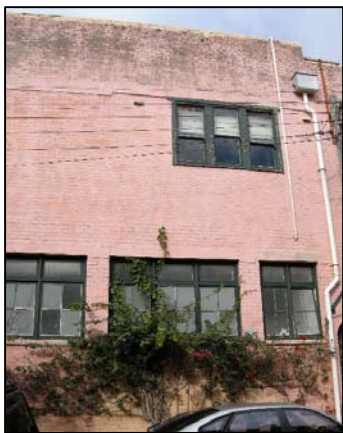


Controls for discussion under section 62 consultation—

atZone	2(a) Residential	to	R3 Medium Density Residential
FSR	—	to	1.5:1
Height	9.5m	to	11m (3 storeys)
<b>Net yield* = 11</b>			

Key justifications for planning change—

- The commercial warehouse use is a non-conforming use in the 2(a) zone.
- The site offers an excellent opportunity for an adaptive residential reuse.
- The site is well located to Oxford Street and access to public transport and services.

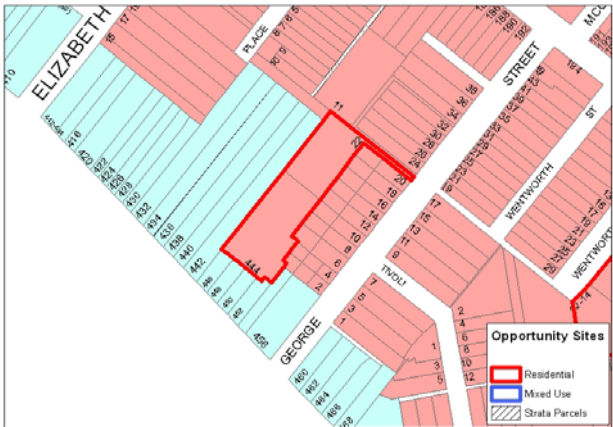


\* Net yield figures provided are estimates only

**15. 444 Oxford Street and 22 George Street, Paddington**

The site contains two parcels zoned 2(a) Residential. The majority of the site is undeveloped, and utilised for car parking only.

The site does not have direct frontage to Oxford or George Streets but is under the same ownership as the directly adjoining properties at 446 – 452 Oxford Street.



Controls for discussion under section 62 consultation—

Zone	2(a) Residential	to	B4 Mixed Use
FSR	0.5:1	to	1:1
Height	9.5m	is	No change
<b>Net yield* = 6</b>			

Key justifications for planning change—

- The existing 3(a) zone boundary terminates at 442 Oxford Street, it is reasonable to extend the business zone to 444 Oxford Street.
- The site is largely undeveloped and could be readily redeveloped for residential purposes or part of a mixed use development in association with the properties at 444 – 452 Oxford Street.
- The site is well located to Oxford Street and access to public transport and services.

\* Net yield figures provided are estimates only

## 16. 1–11 Edgecliff Road and 118 Old South Head Road, Woollahra

This opportunity site contains six parcels zoned 2(b) Residential. Land at 1-3 Edgecliff Road contains shops on the ground floor with an RFB above, and behind. Land at 5-11 Edgecliff Road consists of individual shops with the potential for storage or residential uses above and behind and 118 Old South Head Road is operating as a Caltex Service Station.



Controls for discussion under section 62 consultation—

Zone	2(b) Residential	to	B1 Neighbourhood Centre
FSR	0.625:1	to	2:1
Height	9.5m	is	14.7m (4 storeys)
<b>Net yield* = 16</b>			

Key justifications for planning change—

- Existing retail uses are non-conforming uses in the 2(b) Residential zone but will be permissible in the B1 Neighbourhood Centre Zone.
- The creation and recognition of a neighbourhood centre in this location will help sustain its future for local residents.
- Redeveloped of this site, in particular the corner service station site could improve amenity and facilitate opportunity for a place making building in this prominent location.

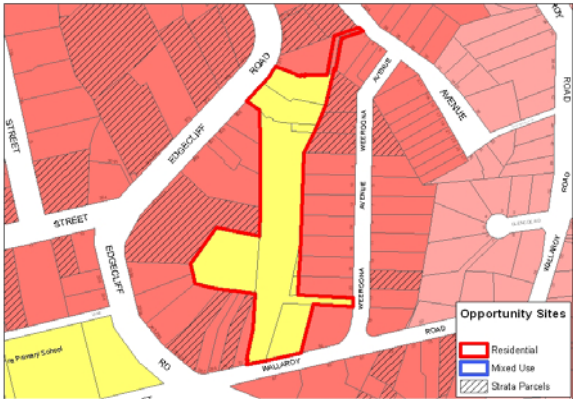


\* Net yield figures provided are estimates only



**17. Edgecliff and Wallaroy Road, Woollahra  
(land associated with the Woollahra Station)**

This opportunity contains 13 parcels with the majority zoned 5 Special Uses, whilst four small parcels in the north east corner of the site (which provide access) are zoned 2(b) Residential. The site is known as the old “Woollahra Station” site and contains a rail corridor, inactive station platform as well open space off Edgecliff Road that is accessible to the public.



Controls for discussion under section 62 consultation—

Zone	Part 5 Special Use and 2(b) Residential	to	Part R3 Medium Density and RE1 Public Recreation
FSR	—	to	0.75:1
Height	9.5m	to	11m (3 storeys)
<b>Net yield* = 35</b>			

Key justifications for planning change—

- Railcorp has advised that the station is not proposed to become operational.
- The Department of Planning requires that Council review all 5 Special Use zoned land and apply a standard zone (usually that of the surrounding land use zone, in this case 2(b) Residential).
- Rezoning the site to R3 Medium Density Residential is consistent with the predominant surrounding zone.

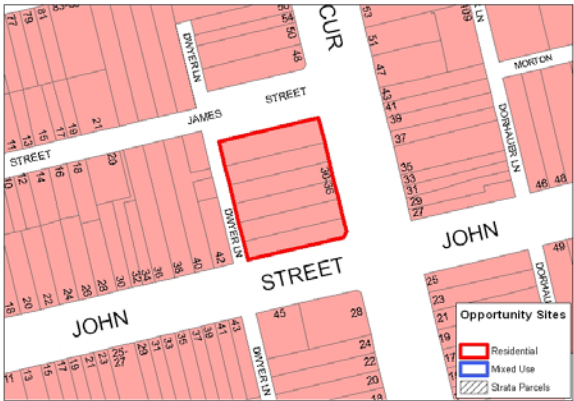


\* Net yield figures provided are estimates only



**18. 30–36 Moncur Street, Woollahra**

This opportunity site contains six parcels zoned 2(a) Residential. The site is owned by the Department of Housing and contains two older style three storey buildings that contain low cost accommodation.



Controls for discussion under section 62 consultation—

Zone	2(a) Residential	to	No change
FSR	—	to	1.7:1
Height	9.5m	to	11m (3 storeys)
<b>Net yield* = 16</b>			

Key justifications for planning change—

- The Department of Housing requested an increase of FSR on this site and in particular, identified an intention to redevelop the land to provide a more contemporary style of affordable housing, pending an increase in height.
- We must consider and address all public authority requests under section 62 consultation.
- Redevelopment of the site by the Department of Housing will increase the supply of low cost accommodation in the LGA.

\* Net yield figures provided are estimates only

## 19. 38–178 Oxford Street, Woollahra

This opportunity site is characterised by two storey Victorian terraces. The building condition of these sites ranges from poor to excellent. The eastern end of the strip contains some RFBs. At the Queen Street end there are some non conforming commercial uses operating in the Residential 2(a) and Residential 2(b) zones such as car repair stations.



The site is located within the Woollahra Heritage Conservation Area (HCA) and contains two contributory items. Changes to the current controls could impact on the heritage value and the perception of the entire HCA as it is introduced from Oxford Street.

Controls for discussion under section 62 consultation—

Zone	2(a) and 2(b) Residential	to	R3 Medium Density Residential
FSR	0.875:1	to	2:1 – 3:1
Height	9.5m	to	14.7m (4 storeys)
<b>Net yield* = 53</b>			

Key justifications for planning change—

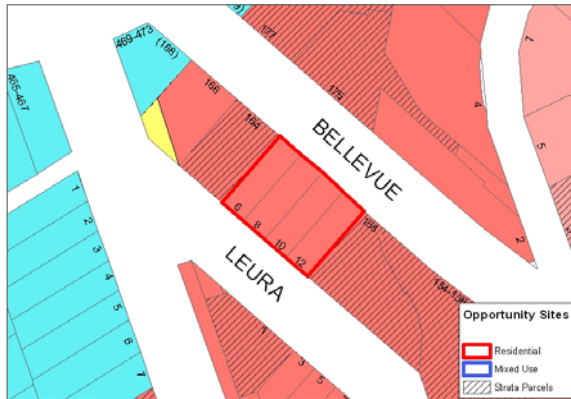
- Council identified opportunity to investigate increased height and FSR in this location.
- Due to the orientation of the lots, RFBs at four storeys will not have any overshadowing impacts on adjoining residential areas.
- Redevelopment of buildings in poorer condition will improve the amenity of the area.
- Opportunity to implement no car housing at this location which is well serviced by public transport.



\* Net yield figures provided are estimates only

## 20. 6–12 Leura Road, Double Bay

This opportunity site contains four parcels zoned 2(b) Residential. These parcels contain single dwelling houses. Directly adjoining this site to the north west and south east are RFBs up to six storeys, and on the southern side of Leura Street is another RFB.



Controls for discussion under section 62 consultation—

Zone	2(b) Residential	to	No change
FSR	0.625:1	to	2.5:1
Height	9.5m	to	17.8m (5 storeys)
<b>Net yield* = 8</b>			

Key justifications for planning change—

- RFBs are the predominant building form and define the character of the area.
- Reasonable to provide for redevelopment opportunities that are consistent with the prevailing context.
- The site is well located to the Double Bay centre and access to public transport and services.

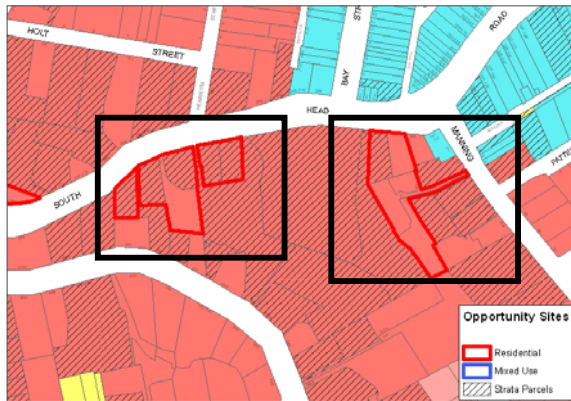


\* Net yield figures provided are estimates only



## 21. 315–333 and 349-359 New South Head Road, and 5-7 Manning Road, Double Bay

This opportunity site contain various parcels zoned 2(b) Residential. These parcels predominantly contain single dwelling houses, and some are in very poor condition. Surrounding development includes RFBs up to eight storeys.



Controls for discussion under section 62 consultation—

Zone	2(b) Residential	to	No change
FSR	0.625:1 – 0.875:1	to	1:1
Height	8.5 – 12m	to	14.4m (4 storeys)
<b>Net yield* = 30</b>			

Key justifications for planning change—

- Site contains older building stock.
- RFBs are the predominant building form and define the character of the area.
- Reasonable to provide for redevelopment opportunities that are consistent with the prevailing context.
- Redevelopment presents opportunity to improve the pedestrian amenity along this part of New South Head Road.
- The site is well located to the Double Bay centre and access to public transport and services.

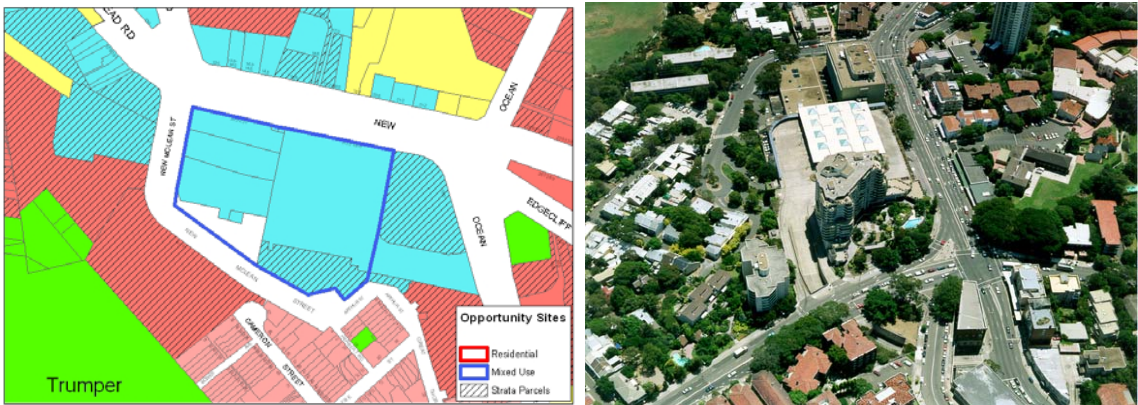


\* Net yield figures provided are estimates only

**22. Edgecliff Centre: 203–233 and 235–285 New South Head Road, Edgecliff**

This opportunity site contains Edgecliff Station, bus interchange, commercial premises such as offices, a retail component of shops and supermarkets and car parking.

Existing building forms are up to eight storeys. The urban form does not have high amenity, accessibility to the public transport areas needs upgrading and the function of shopping centres could be greatly improved.



Controls for discussion under section 62 consultation—

Zone	3(a) Business General	to	No change
FSR	2.5:1	to	6.05:1
Height	26m	to	53m (17 storeys)
	58m (AHD)		

**Net yield\* = 400**

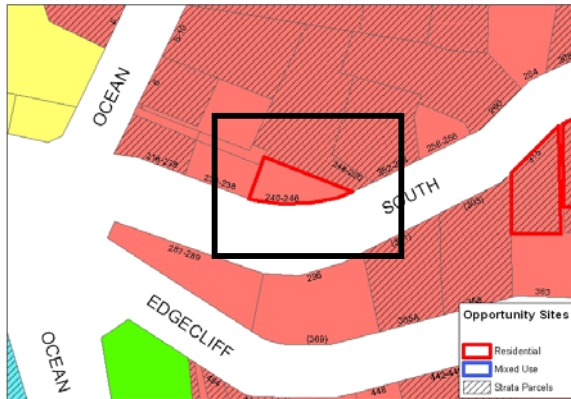
Key justifications for planning change—

- Increasing density at Edgecliff Centre is consistent with the well established best planning practice of increasing development potential in centres to promote more sustainable and public transport oriented development.
- High dwelling yield from a single opportunity site with the potential to meet 40% of the growth required (on top of our latent capacity) to meet the draft East Subregional Strategy.
- This is a central pillar of our housing strategy, and most importantly helps us protect the residential areas from significant change.
- Redevelopment will unite two sites that currently function separately, improving the retail experience and customer amenity.
- Opportunity to implement no car housing at this location which is well serviced by public transport.
- Urban design analysis (including overshadowing and view analysis) undertaken by consultants demonstrates that increased height and FSR can be reasonably accommodated on this site.

\* Net yield figures provided are estimates only

### 23. Eastern Gateway: 240–246 New South Head Road, Edgecliff (Thane Building)

This opportunity site contains one parcel. The site is occupied by the Thane Building which contains commercial uses including a car dealer. This two storey building poorly addresses New South Head Road and provides no weather protection for pedestrians.



Controls for discussion under section 62 consultation—

Zone	2(b) Residential	to	B4 Mixed Use
FSR	0.875:1	to	4.8:1
Height	9.5m	to	24.9m (part 6 to 7 storeys)
<b>Net yield* = 19</b>			

Key justifications for planning change—

- Increasing density at within 400m of Edgecliff Centre is consistent with the well established best planning practice of increasing development potential in centres to promote more sustainable and public transport oriented development.
- Urban design analysis (including overshadowing and view analysis) undertaken by consultants demonstrates that increased height and FSR can be reasonably accommodated on this site.



\* Net yield figures provided are estimates only



## 24. Western Gateway: 73–79 New South Head Road, Edgecliff (service station site)

This opportunity site contains two parcels. The site is occupied by a service station directly adjoining the car wash at 81-83 New South Head Road. The site is located at the entrance to the Woollahra LGA and presents an opportunity to provide a sense of entry to Woollahra.



Controls for discussion under section 62 consultation—

Zone	3(b) Business Special	to	B4 Mixed Use
FSR	1.25:1	to	1.65:1
Height	12m	to	21.8m (6 storeys)
<b>Net yield* = 35</b>			

Key justifications for planning change—

- Current uses on this site detract from the amenity of the gateway to Woollahra.
- The site is located in a prominent location, providing a gateway to Woollahra. The built form controls on this site must reflect this gateway significance.
- Redevelopment will clearly identify land for development and required for open space (at 81-83 New South Head Road) to ensure that visual and open space links are established between Weigall Sportsground and Rushcutters Bay Park.
- Urban design analysis (including overshadowing and view analysis) undertaken by consultants demonstrates that increased height and FSR can be reasonably accommodated on this site.



\* Net yield figures provided are estimates only

### Western Gateway: 2–14 New Beach Road, Edgecliff

This opportunity site contains one parcel and is occupied by an older style mixed use development containing residential units and a car repair station. The building is under one ownership and is not strata titled. This presents an opportunity for redevelopment.



Controls for discussion under section 62 consultation—

Zone	3(c) Business Neighbourhood	to	B4 Mixed Use
FSR	0.5:1 – 1.25:1	to	3.65:1
Height	12m	to	21.8m (6 storeys)
<b>Net yield* = 10</b>			

Key justifications for planning change—

- Redevelopment of this site would develop its presence as a gateway site.
- Urban design analysis (including overshadowing and view analysis) undertaken by consultants demonstrates that increased height and FSR can be reasonably accommodated on this site.



\* Net yield figures provided are estimates only