

# Urban Planning Committee

**Agenda:** *Urban Planning Committee*

**Date:** *Tuesday 7 October 2014*

**Time:** *5.30pm*

### **Outline of Meeting Protocol & Procedure:**

- The Chairperson will call the Meeting to order and ask the Committee/Staff to present apologies or late correspondence.
- The Chairperson will commence the Order of Business as shown in the Index to the Agenda.
- At the beginning of each item the Chairperson will ask whether a member(s) of the public wish to address the Committee.
- If person(s) wish to address the Committee, they are allowed four (4) minutes in which to do so. Please direct comments to the issues at hand.
- If there are persons representing both sides of a matter (eg applicant/objector), the person(s) against the recommendation speak first.
- At the conclusion of the allotted four (4) minutes, the speaker resumes his/her seat and takes no further part in the debate unless specifically called to do so by the Chairperson.
- If there is more than one (1) person wishing to address the Committee from the same side of the debate, the Chairperson will request that where possible a spokesperson be nominated to represent the parties.
- The Chairperson has the discretion whether to continue to accept speakers from the floor.
- After considering any submissions the Committee will debate the matter (if necessary), and arrive at a recommendation (R items which proceed to Full Council) or a resolution (D items for which the Committee has delegated authority).

### **Recommendation only to the Full Council:**

- 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

29 September 2014

To: Her Worship the Mayor, Councillor Toni Zeltzer ex-officio  
Councillors Katherine O'Regan (Chair)  
Ted Bennett  
Anthony Boskovitz  
Luise Elsing  
James Keulemans  
Deborah Thomas (Deputy Chair)  
Jeff Zulman

Dear Councillors

### **Urban Planning Committee Meeting – 7 October 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 Tuesday 7 October 2014 at 5.30pm.**

Gary James  
General Manager

# **Additional Information Relating to Committee Matters**

**Site Inspection**

**Other Matters**

## Meeting Agenda

<b>Item</b>	<b>Subject</b>	<b>Pages</b>
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 22 September 2014	1
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### **Items to be Submitted to the Council for Decision with Recommendations from this Committee**

R1	Draft Woollahra Development Control Plan 2014 – Request to Endorse the Draft DCP for Public Exhibition – 1078.G (Draft Woollahra DCP) <b>*Note Annexure 1 – Distributed Under Separate Cover</b>	2
R2	Double Bay Working Party – 1262.G	54

**Item No:** D1 Delegated to Committee  
**Subject:** **Confirmation of Minutes of Meeting held on 22 September 2014**  
**Author:** Ailsa Crammond, Acting Manager – Governance  
**File No:** See Council Minutes  
**Reason for Report:** The Minutes of the Meeting of Monday 22 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 22 September 2014 be taken as read and confirmed.

Ailsa Crammond  
Acting Manager - Governance

**Item No:** R1 Recommendation to Council

**Subject:** **Draft Woollahra Development Control Plan 2014 - Request to Endorse the Draft DCP for Public Exhibition**

**Author:** Jacquelyne Della Bosca – Team Leader Strategic Planning

**File No:** 1078.G (Draft Woollahra DCP)

**Reason for Report:** To obtain Council's approval to publicly exhibit the Draft Woollahra Development Control Plan 2014.

## Recommendation

That Council resolve to prepare and publicly exhibit the Draft Woollahra Development Control Plan 2014, provided at **Annexure 1** of the report to the Urban Planning Committee meeting on 7 October 2014, consistent with the requirements of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*.

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## 1. Summary

On 11 August 2014, Council resolved to proceed with the Draft Woollahra Local Environmental Plan 2014 (LEP), which will replace the existing Woollahra LEP 1995. The Draft LEP has been submitted to the NSW Department of Planning and Environment with a request that the Minister for Planning and Environment approves and makes the LEP. This process will take several months and likely to be done this year.

With the repeal of Woollahra LEP 1995, all existing development control plans (DCPs) must be brought under the umbrella of a new Woollahra LEP 2014. This is done through the preparation, exhibition and approval of a new DCP. Section 74C(2) of the *Environmental Planning and Assessment Act 1979* (the Act) requires that only one DCP may apply in respect of the same parcel of land. This is best achieved by preparing a comprehensive DCP which merges our current DCPs.

To that end, we have prepared the Draft Woollahra DCP 2014 as provided at **Annexure 1**.

While the Draft LEP is being considered by the Department and the Minister, Council needs to publicly exhibit and finalise the Draft DCP so that it is ready to commence when the LEP commences.

The Draft DCP applies to the whole local government area. The Draft DCP is based on Council's existing DCPs, reflecting much of the existing content, but also includes some substantial new policy content, as well as other changes to update, enhance, fine-tune or rationalise the controls.

This report identifies the key changes proposed in the Draft DCP, and recommends that Council endorse the Draft LEP for the purpose of public exhibition.

## 2. Approach to the review of the current DCPs

A DCP is a non-statutory document prepared by Council to guide development. A DCP contains detailed planning and design guidelines to control development, and gives effect to a council's LEP, which is the statutory document that sets the broad planning aims and objectives and establishes land use, height and density.

Council currently has 27 DCPs. Some of these DCPs were prepared in the last five years, but many were originally prepared over 10 years ago, and some of the DCPs are over 15 years old. Although most of the existing controls are effective and relevant, others are inconsistent with current best practice or legislation. A review of these existing DCPs is therefore timely.

In reviewing the DCPs we have sought to reflect much of the existing content, however, not all content has been carried over into the Draft DCP, and there is also a substantial amount of new policy content in the Draft DCP.

Where we have made more significant changes, these have generally been in response to:

- Requirements in the Act, including:
  - section 74BA which states that the principal purpose of a DCP is to give effect to the aims of the LEP, facilitate development that is permissible, and achieve the objectives of land zones under the LEP;
  - section 74C(2) which states that only one DCP may apply in respect of the same parcel of land; and
  - section 74C(5) which states that a provision of a DCP (whenever made) has no effect to the extent that it is the same or substantially the same as a provision in any LEP or State Environmental Planning Policy (SEPP) applying to the same land, or is inconsistent or incompatible any LEP or SEPP.
- State and Commonwealth legislative and regulatory frameworks, SEPPs and other guidelines.
- Changes to the LEP, arising from the adoption of the Standard Instrument<sup>1</sup>.
- Council resolutions and NOMs as recorded in the Delivery Program and Operational Plan (DPOP) and listed in **Annexure 2**.
- Meetings with Council's Strategic Planning Working Party (an advisory group of Councillors). Seven meetings on the Draft DCP have been held since February this year. A list of these working party meetings and the key issues discussed is provided in **Annexure 3**.
- One meeting with Council's Paddington Working Party (an advisory group of Councillors, heritage group representatives and residents) on timber cottages.
- Submissions received to the exhibition of the Draft Woollahra LEP 2013.
- Discussions with Council staff from Community Development, Building and Compliance, Development Control, Engineering Services, Open Space and Trees, and Strategic Planning teams.
- Current assessment practice and development consents issued by Council over the last five years.
- Current and emerging planning, demographic and development issues.

Having regard to the above considerations, the Draft DCP has been prepared and is ready for public comment.

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<sup>1</sup> All councils in NSW are required to prepare a new LEP based on a format prescribed in the *Standard Instrument (Local Environmental Plans) Order 2005* (the Standard Instrument). The Standard Instruments establishes a template for the LEP, prescribing the standard form and content of the LEP, including standard zones, planning clauses and a dictionary of land use and planning terms.

### 3. Draft Woollahra DCP 2014

The Draft DCP is provided at **Annexure 1**. It contains seven parts, and comprises chapters within each part.

The content structure of the Draft DCP is illustrated in the table below. The table also identifies the relationship of each chapter in the Draft DCP to the existing DCPs, to indicate where much of the policy content has been drawn from.

Draft Woollahra DCP 2014	Existing DCP suite
<b>Part A: Introduction and Administration of the DCP</b>	
A1 Introduction	
A2 Advertising and Notification	Advertising and Notification DCP 2007
A3 Definitions	
<b>Part B: General Residential</b>	
B1 Residential Precincts	} Woollahra Residential DCP 2003
B2 Neighbourhood Heritage Conservation Areas	
B3 General Development Controls	
<b>Part C: Heritage Conservation Areas</b>	
C1 Paddington HCA	Paddington HCA DCP 2008
C2 Woollahra HCA	Woollahra HCA DCP 2003
C3 Watsons Bay HCA	Watsons Bay HCA DCP 2003
<b>Part D: Business Centres</b>	
D1 Neighbourhood Centres	} Neighbourhood Centres DCP 2009
D2 Mixed Use Centres	
D3 General Controls for Neighbourhood and Mixed Use Centres	
D4 Edgecliff Centre	Edgecliff Commercial Centre DCP 1995
D5 Double Bay Centre	Double Bay Centre DCP 2002
D6 Rose Bay Centre	Rose Bay Centre DCP 2000
<b>Part E: General Controls for all Development</b>	
E1 Parking and Access	Parking DCP 2011
E2 Stormwater and Flood Risk Management [NEW]	
E3 Tree Management [NEW]	
E4 Contaminated Land	Contaminated Land DCP 2010
E5 Waste Management	Site Waste Minimisation and Management DCP 2010
E6 Sustainability [NEW]	
E7 Signage	Exempt and Complying DCP 2005 <i>Some content moved to Woollahra LEP and some covered by Codes SEPP<sup>2</sup></i>
E8 Adaptable Housing	Access DCP 2004
<b>Part F: Land Use Specific Controls</b>	
F1 Child Care Centres	Child Care Centres DCP 2006
F2 Educational Establishments	Educational Establishments DCP 2012
F3 Licensed Premises [NEW]	
F4 Telecommunications	Telecommunications and Radiocommunications DCP 2004
<b>Part G: Site-specific Controls</b>	
G1 Babworth House, Darling Point	Babworth House DCP 1999 (103 Darling Point Road, Darling Point)
G2 Kilmory, Point Piper	Kilmory DCP 2002 (6 Wentworth Street, Point Piper)
G3 Hawthornden, Woollahra	Hawthornden DCP 1996 (6-12 Roslyndale Avenue, Woollahra)
G4 9a Cooper Park Road, Bellevue Hill	9a Cooper Park Road, Bellevue Hill DCP 2014
G5 3-9 Sisters Lane, Edgecliff	13 Albert Street, Edgecliff DCP (Monte Oliveto) 2000
G6 4A Nelson Street and 118 Wallis Street, Woollahra	118 Wallis Street, Woollahra DCP 1995
G7 Former Royal Women's Hospital, Paddington	188 Oxford Street, Paddington and Part Lot 1 DP 215537 DCP 1997

<sup>2</sup> State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

#### 4. Key changes proposed in the Draft DCP

As identified in section 2 of this report, the preparation of the Draft DCP has provided us with the opportunity to review the current DCP controls to ensure that Council's planning controls are relevant, efficient and effective.

As a result, the Draft DCP seeks to introduce substantial new policy for some matters, as well as make some significant changes to existing policy. Some of the most substantial and significant departures from the current controls are listed below, (and also further explained in **Annexure 4** of this report):

- **Draft DCP, Chapter B3 General Residential Controls**—This chapter introduces new building envelope and floorplate controls that will apply to dwelling houses, semi-detached dwellings, dual occupancies and attached dwellings. These envelope and floorplate controls will apply instead of floor space ratio (FSR) controls, as the Draft LEP does not apply FSRs to land zoned R2 Low Density Residential or to certain uses, including dwelling houses, in the R3 Medium Density Residential zone under clause 4.4(3) of the Draft LEP.
- **Draft DCP, Chapter E2 Stormwater and Flood Risk Management**—The controls in this chapter increase the existing freeboard<sup>3</sup> level from 0.3m for habitable floors and 0.15m for non-habitable floors to 0.5m and 0.3m respectively.

The chapter also introduces estuary planning levels (EPLs) to reflect recent coastal inundation modelling identified in the Estuary Planning Levels Report, (August 2014) by Cardno. The EPLs reflect the likely extreme water levels along the foreshore of Sydney Harbour that generally occur during an intense ocean storm. Time limit consents may be imposed where it is not possible or practical to meet the EPLs to take into account sea level rise.

- **Draft DCP, Chapter E3 Tree Management**—This chapter establishes new approval mechanisms for undertaking works to trees. Trees are currently protected by Council's Tree Preservation Order (TPO), however, under changes introduced by the Draft LEP required by the Standard Instrument, works to trees will now require development consent or a tree permit.

Also, the consent of the tree owner will not be required to prune branches that extend over a property boundary, provided the application only requires a permit. These processes will replace the existing TPO system.

- **Draft DCP, Chapter E4 Signage**—This chapter introduces controls to restrict the external painting of a building in corporate colours. Branding a building by painting the facade in the business corporate colours generally involves bright or primary colours. Such colours, when painted over large areas on a building or above the awning level, can be loud and distracting and often do not provide a well-mannered and thoughtful contribution to the streetscape.

Where a particular colour or combination of colours used to paint a building has the effect of a sign promoting a particular business, that work may be taken as a painted wall sign. In the Draft DCP, a painted wall sign is then limited to 5m<sup>2</sup> in a business zone or 2.5m<sup>2</sup> in a residential zone or HCA.

- **Draft DCP, Chapter E5 Sustainability**—This chapter introduces new controls that require office developments over 1,000m<sup>2</sup> to achieve a minimum 4 star rating under NABERS (National Australian Built Environment Ratings System). These controls will apply to new development and significant alterations and additions. To demonstrate the 4 star rating, the applicant will need to submit with the DA an Ecologically Sustainable Development Statement or Evidence of a Commitment Agreement.

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<sup>3</sup> Freeboard is an amount that is added to the flood level of a building. The freeboard provides a factor of safety, allowing for model inaccuracies, and localised variations and influences on stormwater flood levels.

- **Draft DCP, Chapter F3 Licensed Premises**—This chapter introduces controls for pubs, small bars, restaurants, and other businesses that require a licence under the *Liquor Act 2007*. The controls seek to achieve a more consistent approach to determining trading hours and operating conditions for licensed premises, and are based on the risk rating of the premises.

In addition to the above list, there are hundreds of other changes in the Draft DCP, many of which are minor in nature. Given the existing DCPs are collectively over 1,600 pages, and the Draft DCP is over 1,400 pages, it is not practical to identify all the changes between these documents. Notwithstanding, some of the other key changes in each chapter of the Draft DCP have also been identified and summarised in **Annexure 4** of this report.

These changes seek to produce a set of DCP controls that comply with the requirements of the Act, give effect to the aims of the new Draft LEP, establish effective and practical controls, produce good development outcomes, and facilitate a more efficient assessment process.

## 5. Public exhibition of Draft Woollahra DCP 2014

The Draft DCP is the culmination of significant research and consultation with Councillors and staff across Council. The exhibition of the Draft DCP provides an opportunity for community and interest groups, and Government agencies to review the draft controls and provide comment.

The *Environmental Planning and Assessment Regulation 2000* (the Regulation), Part 3, Division 2, sets out the statutory requirements for exhibiting a draft DCP. Amongst other things, the Regulation specifies that a draft DCP must be publicly exhibited for at least 28 days.

If Council adopts the recommendations of this report we propose to exhibit the Draft DCP for approximately 12 weeks, from early November 2014 until the end of January 2015.

We are mindful that the school term finishes around 5 December 2014. Commencing the exhibition in November will ensure that people receive the notification well before the school holidays commence, providing reasonable time to consider the Draft DCP and decide if they would like to make a submission. Submissions will be accepted up until the end of January 2015.

### 5.1 Approach to notification

The notification of the Draft DCP will include the following:

- **Wentworth Courier**—Details of the exhibition will be notified regularly in the Wentworth Courier during the exhibition period.
- **Council website**—Details of the exhibition will be placed on Council's dedicated website established for the Woollahra LEP and Draft DCP. This website will be accessible through Council's homepage.
- **Letter to all property owners and occupiers**—A letter on Council letterhead and a fact sheet on the Draft DCP exhibition will be sent to all property owners and occupiers.
  - Each property owner will receive this information in an envelope labelled with the property owner's name and mailing address as contained in Council's rates database delivered by Australia Post.
  - Each property will receive this information in an envelope labelled 'To the resident from Woollahra Council' in a separate letterbox drop. This will be completed by a company that can distribute the material across the municipality and has a GPS tracking system to record and confirm the distribution route.

- **Key stakeholders**—A letter on Council letterhead and a fact sheet on the Draft DCP exhibition will be sent to key stakeholders including public agencies, adjoining councils, community and resident groups, business groups, schools, industry professionals, and anyone who made a submission to the exhibition of the Draft LEP on a DCP matter.

Strategic Planning staff will be available to answer questions Monday to Friday during the exhibition period. Staff will also hold information sessions on the new residential building envelope and floorplate controls. These will be tailored for planners, architects and other industry practitioners, but residents and others may also attend.

## 6. Conclusion

The Draft DCP has been prepared having regard to the matters identified in Council's DPOP, as well as the statutory provisions of the Act and the Regulation.

It is important that the Draft DCP is progressed as a priority so that it is ready to commence by the time the Draft LEP is approved by the Minister, as once the new Woollahra LEP commences Council's existing 27 DCPs will not comply with the legislative requirement that only one DCP must apply to a parcel of land.

To that end, we seek Council's approval to exhibit the Draft Woollahra DCP 2014, as provided at **Annexure 1**.

We will exhibit the Draft DCP for a period of 12 weeks commencing in November 2014. The exhibition will provide us with the opportunity to seek feedback on the changes proposed by the Draft DCP, particularly on the key changes identified in Section 4 of this report.

Submissions to the exhibition will be reported to the Urban Planning Committee in February 2015. We anticipate that shortly thereafter, Council's new LEP and DCP will take effect.

Jacquelyne Della Bosca  
Team Leader Strategic Planning

Chris Bluett  
Manager Strategic Planning

Allan Coker  
Director Planning and Development

## Annexures

1. Draft Woollahra Development Control Plan 2014 for exhibition  
**(Distributed under separate cover)**
2. Council resolutions and NOMs in the Delivery Program and Operational Plan in relation to the preparation of the Draft Woollahra DCP
3. Strategic Planning Working Party meetings held in relation to the preparation of the Draft Woollahra DCP
4. Summary of key changes in each of chapter of the Draft DCP

## ANNEXURE 2

### COUNCIL RESOLUTIONS AND NOTICES OF MOTIONS IN THE DELIVERY PROGRAM AND OPERATIONAL PLAN RELATING TO THE PREPARATION OF THE DRAFT WOOLLAHRA DCP

DPOP action number and action	Response
<b>4.1 Encourage and ensure high quality planning and urban design outcomes</b>	
<p>4.1.1.4 Prepare new DCP for Edgecliff Commercial Centre, as part of the new comprehensive DCP.</p>	<p>Additional DCP controls for the Edgecliff Centre (zoned B2 Local Centre) and the New South Head Road corridor (zoned B4 Mixed Use) have been prepared.</p> <p>These controls are in Draft DCP Part D Business Centres, Chapter D2 Mixed Use Centres and Chapter D4 Edgecliff Centre.</p>
<p>4.1.1.5 Finalise the development of a Stormwater and Flood Risk DCP for adoption by Council.</p>	<p>New DCP controls for stormwater and flood risk have been prepared. These controls were reported to the Urban Planning Committee on 10 June 2014, and then adopted by Council for exhibition on 23 June 2014.</p> <p>These controls are in Draft DCP Part E, Chapter E2 Stormwater and Flood Management.</p>
<p>4.1.1.6 Prepare a report on suitable trees for specific areas as part of LEP and DCP reviews. [Refer NOM 9/03/2009].</p>	<p>The Standard Instrument template does not allow for the provision of tree lists within an LEP.</p> <p>The Draft DCP does not include a list of suitable trees for specific areas. Council's Open Space and Trees Management Team advise that this is not good practice.</p> <p>Tree selection needs to be undertaken on a site-by-site basis, having regard to the specific context of the site.</p>
<p>4.1.1.8 Provide suitable options in new comprehensive DCP to require electric charging points in new residential development. [Refer to decision 30/01/2012].</p>	<p>New DCP controls to encourage the installation of electric vehicle charging points have been prepared.</p> <p>These controls are in Draft DCP Part E, Chapter E1 Parking and Access.</p>
<p>4.1.1.7 and 4.1.1.19 Review advertising sign provisions as part of preparing new comprehensive DCP. [Refer to decision 28/11/2011]. Prepare a report to the Urban Planning Committee reviewing the design principles, guidelines and controls relating to signage and advertising in commercial areas with particular consideration given to the guideline control relating to the permissible sign areas. [Refer NOM 26/08/2013].</p>	<p>New DCP controls for signage and advertising have been prepared. These seek to restrict the external painting of a building in corporate colours. A complementary control has been inserted into the DCP controls for business centres stating that the colour of the building facade is not to be intrusive or unreasonably dominant, and that bright colours, corporate colours or fluorescent colours are to be avoided.</p> <p>The main controls are in Draft DCP Part E, Chapter E7 Signage.</p>

DPOP action number and action	Response
<p>4.1.1.20 Prepare a report to the Urban Planning Committee reviewing the current desired future character objectives relevant to the precinct(s) which fall within the area bounded by the Bellevue Hill ridge and Rose Bay harbour. [Refer NOM 9/9/2013].</p>	<p>A review of the character statements for the precincts in the areas described in the NOM was carried out. A revised statement has been prepared. The statement envisages a range of dwelling styles which are currently evident in the area, and describes a variety of building forms, heights and roof styles.</p>
<p>4.1.1.23 In preparing the new Comprehensive DCP, that staff review the appropriateness of roof terraces in all areas of the municipality. The review is to deal with traditional roof terraces and terraces that are inserted within a roof plane, which occurs when a roof space is used for habitable purposes. The review is to consider the effectiveness of existing planning controls for all types of roof terraces having regard to potential impacts such as, but not limited to, loss of privacy to buildings and open spaces, noise transmission and loss of views.</p>	<p>New DCP controls for roof terraces have been prepared. Terraces proposed within existing pitched roof dwellings must not project beyond the existing roof profile. Terraces on roofs of three storey dwelling houses are not encouraged and will be calculated as part of the floorplate, which will limit incentives to convert roof areas to terraces.</p> <p>The controls are in Draft DCP Part B, Chapter B3 General Development Controls.</p>
<p>4.1.1.39 That a report be brought to the Urban Planning Committee on the options available for amending Council's planning controls and other requirements for subdivision so that in addition to meeting minimum allotment sizes and objectives for those standards, consideration can be given to:</p> <ol style="list-style-type: none"> <li>1. The nature of proposed development which may be carried out on the subdivided lots, including its scale, form and intensity, and</li> <li>2. The possible impacts of that proposed development.</li> </ol> <p>The report is to include whether controls and requirements are possible within the new Principal LEP, consolidated DCP or DA Guide or a combination of these documents.</p>	<p>Controls for subdivision, lot sizes, height, and floor space ratios were examined as part of the preparation of Draft Woollahra LEP 2014. Where necessary, changes were made to reflect the existing built form and best practice building standards.</p> <p>Building envelope and setback controls were examined as part of the preparation of the Draft DCP, significant changes were made to the building envelope controls particularly to land uses in the R2 Low Density Residential zone, and minor refinements made to the setback controls.</p>

DPOP action number and action	Response
<p>4.1.1.40 That a report be brought to the Urban Planning Committee that evaluates the merits of a "Licensed Premises DCP" for the Woollahra Municipality.</p> <p>Such a DCP would consider all licensed venues and include plans for regulating: Appropriate trading hours for different types of premises and by location; Requirements for noise control; Where 'small bars' are appropriate; Documentation requirements for applications; How we deal with the cumulative social and amenity impacts of licensed premises.</p>	<p>New controls for licensed premises have been prepared. The controls seek to achieve a more consistent approach to determining trading hours and operating conditions for licensed premises, and are based on the risk rating of the premises.</p> <p>These controls were reported to the Urban Planning Committee and then adopted by Council for exhibition on 12 August 2013 as part of the new DCP.</p> <p>The controls are in Part F, Chapter F3 Licensed Premises.</p>
<p><b>4.2 Promote sustainable design in future private and public development</b></p>	
<p>4.2.1.1 Include sustainability principles within the consolidated DCPs.</p>	<p>An objective of the Draft DCP is to “promote ecologically sustainable development”. A chapter on sustainability has been established. Amongst other things, the chapter introduces new controls that require office developments over 1,000m<sup>2</sup> to achieve a minimum 4 star rating under NABERS (National Australian Built Environment Ratings System).</p> <p>The controls are in Draft DCP Part E, Chapter E6 Sustainability.</p>
<p>4.2.1.2 &amp; 4.2.1.5 Report on possible amendments to all heritage conservation area DCPs that would encourage the installation of solar electricity and solar hot water panels and in particular that do not provide blanket opposition to the installation of solar panels simply because they can be seen from the public domain. [Refer NOM 12/11/2007].</p> <p>Review DCPs to incorporate controls for solar systems having regard to provisions in SEPP (Infrastructure) 2007. [Refer to NOM 27/8/2007 and to decisions 24/5/2010 and 14/2/2011].</p>	<p>New DCP controls for solar energy systems, including solar hot water systems, have been prepared. The controls seek to minimise visual impact and view loss from installation of these systems.</p> <p>The controls are in Draft DCP Part E, Chapter E6 Sustainability.</p>
<p>4.2.1.3 Amend DCPs to restrict installation of desalination plants. [Refer decision of 27/1/2009].</p>	<p>New DCP controls for desalination plants have been prepared. Desalination plants are to be avoided. Desalination plants are not an appropriate water management option because they are an energy intensive and inefficient method for providing fresh water.</p> <p>The controls are in Draft DCP Part E, Chapter E6 Sustainability.</p>

DPOP action number and action	Response
<p>4.2.1.4 Develop a policy and controls for sea level rise. [Refer NOM 11/5/2009].</p>	<p>Draft Chapter E2 Stormwater and Flood Management, introduces estuary planning levels (EPLs) to reflect recent coastal inundation modelling identified in the Estuary Planning Levels Report, (August 2014) by Cardno. The EPLs reflect the likely extreme water levels along the foreshore of Sydney Harbour that generally occur during an intense ocean storm. Time limit consents may be imposed where it is not possible or practical to meet the EPLs to take into account sea level rise.</p> <p>These controls were reported to the Urban Planning Committee and then adopted by Council for exhibition on 23 June 2014.</p> <p>These controls are in Draft DCP Part E, Chapter E2 Stormwater and Flood Risk Management.</p>
<p><b>4.3 Protect local heritage and residential amenity, including protection of significant architecture and the natural environment</b></p>	
<p>4.3.1.1 Prepare additional heritage controls for Oxford Street Paddington.</p>	<p>Additional controls have been prepared for commercial buildings to protect the heritage significance of Oxford Street.</p> <p>These controls are in Draft DCP Part C, Chapter C1 Paddington HCA.</p>
<p>4.3.1.9 Prepare a report investigating all options for strengthening heritage protections for timber cottages in Paddington; recommending the best option for providing such protection; and recommending how such an option be best implemented with urgency, including any associated costs. [Refer NOM 23/9/2013].</p>	<p>New controls for timber cottages have been prepared to provide greater protection to these cottages.</p> <p>These controls are in Draft DCP Part C, Chapter C1 Paddington.</p> <p>Note: Further work is being undertaken with the Paddington Working Party in relation to timber cottages. Additional controls may be proposed at a later date.</p>
<p><b>4.4 Encourage diversity in housing choice to suit a changing population</b></p>	
<p>4.4.1.1 Review DCPs with consideration to diverse housing choice.</p>	<p>Draft Woollahra LEP 2014 establishes the permissible land uses, and provides for a range of dwelling types in the residential and business zones. The Draft DCP will facilitate development that is permissible under the LEP.</p>
<p><b>4.5 Support and enhance the form and function of the local village atmosphere</b></p>	
<p>4.5.1.1 and 4.5.1.2 Ensure new DCPs include built form controls that are crafted to protect the important qualities of each precinct/area. In a new DCP ensure that built form controls are crafted to protect the important qualities of each precinct/area.</p>	<p>A desired future character statement has been inserted for residential precincts, neighbourhood centres and mixed uses centre.</p> <p>These controls are in Draft DCP Part B, Chapter B1 Residential Precincts and Chapter B2 Neighbourhood HCAs and Part D, Chapter D1 Neighbourhood Centres and Chapter D2 Mixed Use Centres.</p>

### ANNEXURE 3

#### STRATEGIC PLANNING WORKING PARTY MEETINGS HELD IN RELATION TO THE PREPARATION OF THE DRAFT WOOLLAHRA DCP

Date	Content
11 February 2014	Outline of consolidated DCP Approach to reviewing the DCPs Draft DCP Part B - General Residential Chapters on Residential precincts, Neighbourhood heritage conservation areas and General development controls Site specific chapters for Babworth House, Bishopscourt, Kilmory, Hawthornden and 9a Cooper Park Road
26 February 2014	Draft DCP Part F - Land Use Specific Controls Chapters on Child Care Centres, Educational Establishments, Licensed Premises, Telecommunications
8 April 2014	Draft DCP Part C - Heritage Conservation Areas Chapters on Paddington HCA, Woollahra HCA, Watsons Bay HCA Site-specific chapters for 13 Albert Street, 118 Wallis Street, 188 Oxford Street, White City
5 May 2014	Draft DCP Part E- General Development Controls Chapter on Stormwater and Flood Management
July meeting cancelled	Draft Part D - Business Centres Chapters on Neighbourhood and Mixed use centres, Edgecliff Centre, Double Bay Centre and Rose Bay Centre  Note: The meeting was cancelled due to anticipated low attendance. The Draft DCP chapters and presentation were distributed and Councillors invited to contact staff if they wanted a one-on-one briefing.
27 August 2014	Draft DCP Part B - General Residential Revised building envelope and floorplate controls
8 September 2014	Draft DCP Part E - General controls for All Development Chapters on Parking and access, Tree management, Contaminated land, Waste management, Sustainability, Signage, Adaptable housing
2 October 2014	Overview of Draft Woollahra DCP  Recap of key changes and responses to Council resolutions and notices of motions.

**Item No:** R2 Recommendation to Council  
**Subject:** **Double Bay Working Party**  
**Author:** Allan Coker – Director Planning and Development  
**File No:** 1262.G  
**Reason for Report:** To advise the Council on the matters which were discussed at the Double Bay working party meeting held on 24 September 2014 and to present a number of priority projects for consideration.

**Recommendations:**

- A. THAT Council note the minutes of the Double Working Party meeting held on 24<sup>th</sup> September 2014.
- B. That the projects identified in Table 1 to this report be progressed as additional Actions within the relevant themes and goals of the 2014/15 Delivery Program and Operational Plan.
- C: That a report be submitted to the Corporate and Works Committee on the likely costs and benefits of the projects included in Table 2 to this report so that Council can determine its priorities and allocate funding accordingly.
- D: That further consideration be given to the gateway entry project from the Double Bay wharf after advice has been received from Roads and Maritime Services on plans to replace the ferry wharf with a new facility.

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**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.

<b>Councillors:</b>	Cr Toni Zeltzer (Mayor/Chair) Cr Deborah Thomas Cr James Keulemans Cr Katherine O'Regan
<b>Business:</b>	Mr Greg Solomon (Double Bay Chamber of Commerce) Ms Alison McKenzie (Bay Street Residents Association) Ms Christine McDiven
<b>Property Owners:</b>	Mr Lesli Berger Mr Byron Rose
<b>Residents:</b>	Ms Alexandra Joel (Double Bay Residents Association) Ms Alison McKenzie (Bay Street Precinct Group) Ms Christine McDiven
<b>Strategic Advice:</b>	Professor Edward Blakely, University of Sydney

The Mayor subsequently requested that Ms Gabrielle Upton MP and Crs Elsing and Marano also be invited to participate.

The minutes of the first three meetings of the working party were reported to the Urban Planning Committee on 22 September 2014.

The Committee recommended that the Council note:

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

### **3. Double Bay Working Party meeting of 24 September 2014**

#### **3.1 Working Party Process**

The minutes of the working party meeting held on 24 September 2014 are attached as **annexure 1**.

Prior to the working party meeting members were provided with a worksheet and requested to provide their ideas on at least three (3) strategies/projects. The responses from working party members were collated into a single document which was tabled at the working party meeting. A copy of the composite document is attached as **annexure 2**.

Members of the working party provided a very wide range of responses which are intended to inform the preparation of a Strategic Action Plan for Double Bay. The Strategic Action Plan, consistent with Council's resolution of 11 November 2013, is to set out further strategies and actions for the continuing revitalisation of Double Bay. In view of the large number of ideas it was apparent that the working party would not be able to consider and/or prioritise everything under the five themes which had been developed. As discussed in the report to the Urban Planning Committee on 22 September 2014 the themes were developed to provide a logical framework for the arrangement of strategies and projects. The themes were developed having regard to:

- The concept of place making being an 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 Program.

The themes included in the worksheet 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 for and about improving the built environment)
4. **Identity and Image** (about building on the Double Bay brand)
5. **Business Operations** (about improving business capacity).

Prof. Blakely therefore suggested that the focus be on Themes 2 and 3. He noted that *Theme 1, Place Governance* and *Theme 4, Identity/Image* were largely about process. It was also noted that *Theme 5, Business Operations* was largely a matter for the relevant business representative organisation.

The working party divided into two groups. One group focussed on Theme 2 and one group focussed on Theme 3. Each group was asked to identify the three most important projects which could be commenced now. This approach was supported by the working party since there was a strong view that Council should proceed without delay in commencing the work which needs to be done and get some results on the ground as soon as possible. The two groups reported back on their priorities. Priorities were then listed in the worksheet which is attached as annexure 3.

### ***3.2 Working Party Priorities***

It is apparent from annexure 3 that the members of the working party did not limit their priorities to three strategies and/or projects. This may have been due to the enthusiasm of working party members to see real progress on the ground. For this reason there is a need to further refine and prioritise the suggested strategies and projects arising from this process. Therefore, each suggested strategy and/or project was reviewed, comments provided and responsibility assigned as appropriate. See annexure 4. This process informed the identification of various projects which can be progressed as a matter of urgency and which have the capacity to have a lasting positive impact on revitalising Double Bay.

### ***3.3 Projects which do not require additional funding to commence***

The projects which could be progressed now without the need for additional funding allocations at this stage are set out in Table 1. It is acknowledged, however, that these projects may impact on other priorities and actions contained in Council's Delivery Program and Operational Plan. It is for this reason that, if Council wants to proceed with these projects, they should be included in the Delivery Program and Operational Plan so that they can be managed in accordance with overall priorities as may be determined.

Themes	Strategies	Projects	Responsibility
People	Develop Double Bay as a place which is distinguished by its arts and culture	Investigate and report back on opportunities to showcase works from Council's small sculpture prize in Double Bay, including locations such as the Intercontinental Hotel and the arcade in Kiaora Place.	Community Services
		Investigate the merit of placing a piano in a suitable location within Double Bay as a means of encouraging musicians to play and to contribute to the social and cultural life of Double Bay.	Technical Services
		Investigate and report back on the merit of appointing a person responsible for developing and implementing a program of arts and cultural events in Double Bay.	Community Services
3. Planning and Place	Maintain and enhance the connected pedestrian network of roads, footways and laneways	Investigate the viability and costs of digital city guide consoles and new signage and maps at the ferry wharf and at Edgecliff station.	Technical Services
		Investigate and report back on options for the greening of New South Head Road, including pots and hanging baskets.	Technical Services
	Provide increased housing opportunities for people to live in Double Bay (particularly younger people)	Appoint an appropriate consultant to undertake an economic study to test the market and economic viability of smaller 50m <sup>2</sup> apartments with recommendations on changes which may need to be made to Council's planning controls such as height, FSR and car parking. (A sufficient allocation has been included in the Strategic Planning budget to fund this project)	Planning and Development

**Table 1: Projects which do not need additional funding allocations**

The above projects, except for the economic study, require staff to initiate various investigations and report back on whether or not they should proceed to implementation. Commencing the economic study is the first step required to investigate the feasibility of increasing the residential population of Double Bay by the introduction of smaller, more sustainable apartments. Funding is available to proceed with the proposed study.

### ***3.4 Projects which require additional funding***

The projects which cannot be commenced unless there is an additional allocation of funding are set out in table 2:

Theme	Strategy	Projects	Responsibility
Planning and Place	Maintain and enhance the connected pedestrian network of roads, footways and laneways	Commission a suitable urban design consultant to review the <i>Double Bay Public Domain Improvements Plan</i> having regard to the following: <ul style="list-style-type: none"> <li>Developing an activity hub with more intense footway dining at the intersection of Cross Street and Transvaal Avenue</li> <li>Creating more places to meet and greet and for footway dining</li> <li>The potential for gateway entries on New South Head Road</li> <li>The potential to link the village better with Sydney Harbour</li> </ul>	Technical Services
		Develop some design options for the placement and enclosure of commercial waste bins to mitigate their unsightliness within the village.	Technical Services
		Commission an appropriate consultant to prepare a creative and elegant lighting scheme for Double Bay	Technical Services
	Examine opportunities to maximise the benefits of the Kiaora Lands project	Commission an appropriate urban design consultant to prepare a new creative vision for the north side of Kiaora Lane and advise on the amendments which will need to be made to the Double Bay DCP to achieve that vision.	Planning and Development

Most of the above projects relate to potential public domain upgrades, all of which require the allocation of funds to carry out the design work and a further allocation of capital funds for implementation. The likely costs of implementation cannot be determined until preferred designs and project delivery strategies are determined. The urban design project for Kiaora Lane is one which is focussed on improving and reinventing the buildings which adjoin the north side of Kiaora Lane. An additional funding allocation will be required for this project to proceed. These projects also have the capacity to impact on other priorities and actions in Council's Delivery Program and Operational Plan.

### 3.5 Overview of priority projects

All of the above projects relate to at least one of the eight strategies which were identified in the *Delivering a Sustainable Future City Program*.

1. Gateway entries
2. Double Bay as an arts and cultural precinct
3. Street activation
4. Connectivity and movement
5. An increased residential population
6. Improved sustainability
7. Leveraging from the Kiaora Lands project
8. A new cinema for Double Bay (this project is underway)

All have merit and will contribute to varying degrees to the revitalisation of Double Bay. However, a number of projects are not funded or will require capital funding to proceed to implementation. For this reason it is suggested that the projects which do not require additional funding at this stage, as set out in Table 1, be included in the Delivery Program and Operational Plan at the next quarterly review. This will enable overall priorities for each theme and goal of the Delivery Program and Operational Plan to be determined and managed in an orderly manner. It is recommended that a further report be submitted to the Corporate and Works Committee on the likely costs and benefits and funding options for the projects set out in Table 2.

In addition to the above projects there is a need to continue with the work which has commenced on the Strategic Action Plan. The process to do this will be discussed with Professor Blakely and considered at the next meeting of the working party with the view of completing the plan this year.

#### **4. Conclusion**

The Double Bay working party has provided valuable input into the development of a new vision and place story for Double Bay and has identified a number of priority projects which are consistent with the vision and place story. All of the proposed projects will contribute to varying degrees to the revitalisation of Double Bay and are consistent with the strategies which came from the *Delivering a Sustainable Future City Program*.

Projects have been arranged into two groups; those for which additional funding is not required at this stage are contained in table 1 and those that require additional funding before they can be commenced are contained in table 2. It is recommended that the table 1 projects be included in the Delivery Program and Operational Plan at the next quarterly review so that they can proceed in an orderly manner in the context of overall priorities within the relevant themes and goals of the Delivery Program and Operational Plan. It is recommended that the table 2 projects be the subject of a further report to the Corporate and Works Committee. That report will need to assess the likely costs and benefits of the unfunded projects set out in Table 2. This process is one which will enable Council to allocate funding and make informed decisions about project priorities.

**Allan Coker**  
**Director Planning and Development**

#### **Annexures**

Annexure 1	Minutes of the meeting of the working party held on 24 September 2014
Annexure 2	Strategies and projects from working party members 24 September 2014
Annexure 3	Worksheet of priority projects from working party members 24 September 2014
Annexure 4	Review of priority projects, Urban Planning Committee 7 October 2014

**Annexure 1**

**WOOLLAHRA COUNCIL  
DOUBLE BAY WORKING PARTY**

**MEETING MINUTES**

**Date:** Wednesday 24 September 2014

**Time:** 6. 00pm – 8.15pm

**Location:** Woollahra Council Offices, Thornton Room, 536 New South Head Road, Double Bay

<b>Present</b>	Councillors	Toni Zeltzer – Mayor (Chair) Luise Elsing James Keulemans Anthony Marano Katherine O'Regan Deborah Thomas
	Business	Cara Inia (Double Bay Chamber of Commerce) Deirdre O'Loughlin (Double Bay Networking Group)
	Residents	Alison McKenzie (Bay Street Precinct Group) Alexandra Joel (Double Bay Resident's Association)
	Strategic advice	Professor Edward Blakely, University of Sydney
	Woollahra Council staff	Allan Coker – Director Planning and Development Chris Bluett – Manager Strategic Planning

Item	Subject	Discussion	Action
1	Apologies	Lesli Berger Greg Solomon Byron Rose	Apologies accepted
2	Adoption of minutes of meeting on 26 August 2014	Adopted without change.	Nil
3	Translating the Double Bay vision and place story into a strategic action plan	Allan Coker provided an overview of the work to date and an overview of the draft strategies and actions submitted by several working party members.  The place story and vision can be broken into five themes. 1. Place governance 2. People 3. Planning and place 4. Identity/image 5. Business operation  The themes are informed by sources such as the vision, the delivering sustainable future cities program and best practice place making.	

Item	Subject	Discussion	Action
		<p>At the last meeting it was agreed that Allan would produce a template page for strategies and actions and then distribute the template to the working party members for input. This was done and the tabulated results were provided as hardcopy pages to the meeting.</p>	
4	Consideration of strategies and actions	<p>Clr O'Regan raised a question about the connection between the themes and strategies which had been endorsed by Council as part of the delivering sustainable future cities program.</p> <p>Ed Blakely and Allan Coker explained that the strategies fall within themes 2, 3 and 4 (being people, planning and place and identity/image).</p> <p>Themes 2, 3 and 4 are about actions, whereas themes 1 and 5 are generally about processes.</p> <p>Ed Blakely explained the need to prioritise actions. By the next meeting it was essential to have definitive actions which can be delivered by current resources.</p> <p>At the last meeting it was agreed that we have a place making process in place where all parties are involved. The five themes follow this approach.</p> <p>There needs to be commitment to fundamental actions based on the strategies. Ideally, actions need to commence, and possibly be in place or well advanced before and over the Christmas/New Year period.</p> <p>Clr Zeltzer suggested we look for short term deliveries that will maintain our momentum. Alison McKenzie also supported starting actions now.</p> <p>The working party attendees were divided into two groups and asked to priorities actions associated with the strategies for theme 3 – Planning and place – and theme 4 – Identity/image.</p> <p>At the conclusion of the exercise Allan Coker presented the results for theme 3 and Clr O'Regan presented the results for theme 4. (see attachment).</p> <p>It was agreed that the following actions/projects might be considered for immediate commencement and/or investigation.</p> <ol style="list-style-type: none"> <li>1. Study of economic feasibility for small</li> </ol>	Allan Coker and staff

Item	Subject	Discussion	Action
		<p>units in the commercial centre.</p> <p>2. Urban design/planning study for Kiaora Lane to investigate improving interaction of New South Head Road properties with Kiaora Lane and the Kiaora Lands development.</p> <p>3. A lighting scheme for Double Bay.</p> <p>4. Showcasing the Woollahra Small Sculpture Prize finalists in Double Bay.</p> <p>5. Production of a Double Bay newsletter.</p>	<p>to prepare and submit a report to Council committee seeking approval and allocation of funds.</p> <p>Allan Coker and staff to prepare and submit a report to Council committee seeking approval and allocation of funds.</p> <p>Allan Coker and staff to prepare and submit a report to Council committee seeking approval and allocation of funds.</p> <p>Clr Marano to liaise with Kylie Walsh, Director of Community Services.</p> <p>Cara Inia to liaise with Double Bay Chamber of Commerce.</p>
5	Next steps	<p>1. Consolidate and co-ordinate actions identified by working party members.</p> <p>2. Establish prioritise actions having regard to available resources and need for short term results.</p> <p>3. Look at medium and longer term actions.</p> <p>4. Council will need to endorse actions that require studies and capital expenditure.</p> <p>5. Report on outcome of the 5 actions shortlisted above.</p>	<p>Allan Coker and Ed Blakely to report to the next meeting.</p> <p>For next meeting.</p> <p>For next meeting</p> <p>Reports to Council committees by Allan Coker</p> <p>Allan Coker, Clr Marano, Cara Inia</p>

Next meeting: October 2014

Double Bay Working Party

Strategies and Projects

Ideas from Working Party members

24 September 2014

# Double Bay is Sydney's stylish bayside village

## **The Double Bay place story:**

Generations of Sydney's people identify with Double Bay. It is 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 cities that will thrive are those that evolve into attractive and exciting places for people to live – remade consumer cities that offer a rich variety of services, a vibrant social and cultural environment, and excellent access to public amenities.....”

Professor Edward Glaeser, Harvard University

# Our Themes

<p><b>1. Place Governance</b></p>	<p><b>2. People</b></p>	<p><b>3. Planning and Place</b></p>	<p><b>4. Identity/ Image</b></p>	<p><b>5. Business Operations</b></p>
<p><b>Aim</b></p> <p>Double Bay is holistically managed as an important place</p> <p>Corporate structures are in place to ensure effective strategic leadership and management</p> <p>Strategies are in place to support our vision and place story</p> <p>Our strategies are funded on a priority basis in keeping with our financial capacity</p> <p>Our community is engaged and empowered in the process</p> <p>KPIs are in place to measure our progress</p>	<p><b>Aim</b></p> <p>Double Bay is a place for people to do many things</p> <p>A place to meet and greet</p> <p>A place of culinary delight</p> <p>A place of arts and culture</p> <p>A place of festivals and events</p> <p>A place of high-end shopping</p> <p>A place where people attract people</p> <p>A place for young people</p>	<p><b>Aim</b></p> <p>Double Bay is Sydney’s stylish bayside village</p> <p>Double Bay is a place for people to live, work and play</p> <p>Double Bay is inviting, safe, clean and attractive</p> <p>Double Bay has high quality, buildings, streets and parks</p> <p>Double Bay has strategies to build on and improve the quality of its built environment</p> <p>Double Bay has places designed for people to meet and greet</p>	<p><b>Aim</b></p> <p>The Double Bay ‘brand’ supports our vision and place story</p> <p>Our brand is embraced by council and the business community</p> <p>Our brand forms the foundation for our advertising and marketing</p> <p>Our distinctive brand and identity is reflected in what we do and how we do it</p>	<p><b>Aim</b></p> <p>Business operates to support our vision, brand and place story</p> <p>Our corporate structures and management bodies operate to strengthen business capacity</p> <p>There is regular communication between businesses and our management bodies</p> <p>New businesses are attracted to Double Bay</p> <p>Strategies are in place to minimise shop vacancies</p> <p>Businesses activate their street frontages</p>

	<b>Themes</b>	<b>Strategies</b>	<b>Projects</b>	<b>Responsibility</b>
<b>1</b>	<b>Place Governance</b>	Clarify the roles and responsibilities of Council versus the roles and responsibilities of the DBCC or other (TZ)	Who looks after events and who looks after public domain? Whose role is the branding and image? Whose role is the Christmas decorations and Christmas banners? Path finding consoles?	Council and Chamber
		Create an holistic and inclusive governance model that has increased accountability to Council and strives to achieve the vision for Double Bay (TZ)	Instating a Precinct Manger; their role and responsibility to be determined by the working party.  What model will be used and how it can best deliver on the vision?	Council and Chamber
		Consider options for revenue raising, e.g. rates? PPP? (TZ)	Review commercial property rates to identify any potential for increased income which can be used by the chamber to meet its responsibilities.	Council
		A concerted focus on the needs of business (TZ)	Instating a subcommittee of the Double Bay working party to focus on business but also more broadly on small business across the Municipality.	Council
		Review funding model between council and chamber (TZ)	Develop an appropriate funding structure from Council to the Chamber or like body. NB. Council resolved on 22/9/14: <i>“That future funding for the C of C be considered in the context of place-making strategies currently being developed through the Double Bay Working Party with continuation of funding beyond 2014/15 to be reviewed.”</i>	Council and chamber
		Better collaboration, communication, cohesion between the various commercial/retail interests groups DBCC,DBNG,BNI are but three (TZ)	Harnessing the impetus of the various commercial and retail groups and entities and bringing them under one umbrella.	Chamber/council

2	People	Develop activity hubs with footway dining as part of a street activation program (DSFCP)		
		Create a vibrant commercial centre that has people living in it who are not car dependent (LB)		
		Improve the flow of people walking in Knox St (CMcD)	The outside dining tables are an asset in Knox St, however, it is very difficult to walk along the pavement especially with a stroller or wheelchair.	
		Develop Double Bay as a place which is distinguished by its arts and culture (DSFCP)		
		Encourage more arts and culture to Double Bay (CMcD)	Consider themed festivals and events eg. An Asian food festival; antique fair; pop up art galleries in vacant shops	
		Activate shop fronts (TZ)	Reduce red tap to facilitate activated shop fronts, with trading and dining on street.	Council
		Expand the playground near the ferry port and consider a café (CMcD)	At weekends and school holidays the playground is very full of children and is inadequate. It is an ideal spot for an outdoor café similar to the one in Rushcutters Bay.	
		Increase ferry services to Double Bay (AJ)	Lobby the State Govt. to increase dramatically the ferry service to and from Double Bay. (There are no ferries leaving DB for the City between 11.51am and 5.49pm. No ferries leave the city for DB between 9.20am and 1.10pm. If DB is to be known as 'Sydney's stylish bayside village' access to and from the bay by water needs to be made much easier. It is pointless to spend money on a distinctive ferry terminal when there are so few ferries).	

	Erect a small café in Steyne Park (AJ)	(A small café would be appealing to commuters and all users of the park. The café would be similar in nature to the one in Rushcutters Bay, though more modest in size)	
	<p>Create meeting places (TZ)</p> <p>Create safe attractive places for people to linger which provide more opportunities for interaction and community engagement (TZ)</p>	<p>Create an attractive Kiaora Plaza, paving, greening weather protection.</p> <p>Develop meeting place by the Double Bay wharf</p> <p>Improve the quality and surrounds of Guilefoyle park.</p> <p>1) Review seating location and design of seating. 2) Kioara Plaza provides opportunity for people to connect. 3) So regular destinational events in this plaza will reaffirm its function as a meeting place.</p>	council
	Create regular events in Kiaora plaza to stamp it as a local meeting place (TZ)	Wine tasking, food tasting, food fairs. Friday cheese tasting Etc.	Chamber and Council
	Create more activity in the street (TZ)	More engaging activated shop fronts	Council /chamber

<p><b>3</b></p>	<p><b>Planning and place</b></p>	<p><b>Develop gateway entries from land and water (DSFCP)</b></p> <p>Review of development on and around the Double Bay wharf to make it a local destination in itself (TZ)</p> <p>Improve amenities at ferry port (CMcD)</p> <p>More legible and discernible entry and exits (TZ)</p> <p>Better connection and legibility of the connection with the ferry wharf (TZ)</p>	<p>Include the potential for the redevelopment of the wharf in any future DCP for Double Bay.</p> <p>Build a shelter from rain and sun for passengers. Erect better information boards and signage to the business centre e.g. an interactive 'You are here' map Improve and widen the eastern side footpath to encourage walkers to the new crosswalk and into the village.</p> <p>Introduce gateway elements</p> <p>Use of avenue of trees, or avenue of banners or sculptures to create the discernability.</p> <p>Add permanent entry marker type sculptures/place markers at all three entrances to Double Bay (GS)</p> <p>Add a welcome to DB with directional signage of businesses and services (including school and park) (GS).</p> <p>Activate the bottom end of Bay Street to entice and direct people from the ferry wharf into the shopping precinct (GS)</p> <p>Add way finding signage from Edgecliff Station and bus stop (GS).</p>	<p>Council</p>
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		<p>Maintain and enhance the connected pedestrian network of roads, footways and laneways (DSFCP)</p> <p>Create better connections and improved legibility (TZ)</p> <p>Make better use of the lanes of Double Bay (TZ)</p> <p>Make Double Bay clean and comfortable (TZ)</p> <p>Safe crossings on New South Head Road (TZ)</p> <p>More pleasing environment on New South head road which is currently hostile to pedestrians (TZ)</p> <p>Improve the public domain (TZ)</p>	<p>Incorporate path finders and touch type consoles to make places easier to locate Better legibility from the wharf to the commercial village Either avenue of trees, or banners or sculptures or dedicated paving design etc</p> <p>To work on one of Double Bay's point of difference by activating the back lanes in a way they have been activated in Melbourne</p> <p>Long lane running parallel on west of NSH Road needs repairs to substrate and to be made even and walkable as a shared pedestrian/vehicular precinct.</p> <p>Integrate new elements in the crossings so that safety is improved.</p> <p>Increase greening of New South Head Road. Improve crossings</p> <p>Beautify NSH Road with both planting/hanging flowers and lighting....so that people know they have entered our precinct (GS)</p> <p>Street lighting Tree lighting Paving, seating and flower beds</p> <p>Tree lighting throughout the precinct (GS) Christmas tree and decoration around the precinct (GS)</p>	<p>Council</p> <p>Council</p> <p>Council &amp; RMS</p> <p>Council</p>
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		<p>Encourage people to use Guilfoyle Park (CMcD)</p>	<p>The only park in the business centre needs more seating and needs to receive better care and maintenance to make it more attractive.</p>	
		<p>Provide increased housing opportunities for people to live in Double Bay (particularly younger people) (DSFCP)</p> <p>Attract a younger demographic to live in double bay (LB)</p> <p>Produce a mixed residential population (TZ)</p> <p>Provide incentives for some of the under-developed sites to redevelop into street shopfronts and upper floor residential accommodation (TZ)</p> <p>Provide incentives for redevelopment (TZ)</p>	<ol style="list-style-type: none"> <li>1. Encourage the creation of new studio and one bedroom apartments that are at an affordable price point for first home buyers and young professionals;</li> <li>2. Encourage micro-apartments so as to bring the apartment price as low as possible;</li> </ol> <p>Use Strategic Planning to provide opportunities for a mix of housing types and size. The incorporation of small one bedroom apartments and studios to cater to the need of a younger set in the housing market and to provide easier access to the first step in the housing market.</p> <p>Allow horizontal amalgamation of sites which can deliver small boutique establishments either residential or commercial but still retaining the fine grain character which is synonymous with the Bay.</p> <p>Allow an increase in height where impacts to neighbours locals and view lines from the surrounding amphitheatre are insignificant.</p>	

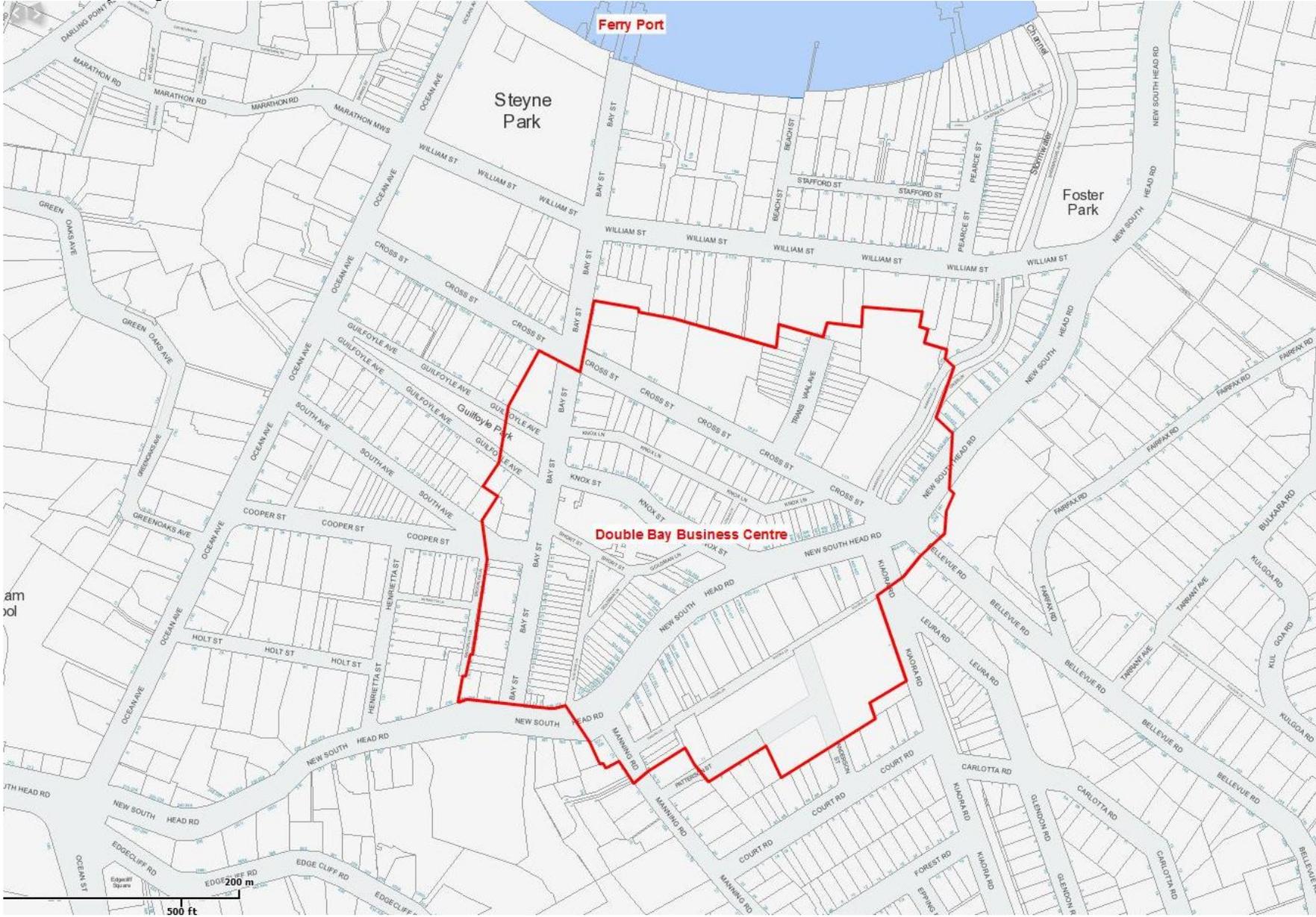
		<p>Create new and exciting streetscapes by creating town planning controls that enable the economic renewal of Double Bay's built environment (LB)</p>	<ol style="list-style-type: none"> <li>1. Review height controls to determine where additional height can be built in Double Bay without inappropriately impacting on residents who live outside of the Centre;</li> <li>2. Review FSR controls to ensure the FSR controls are consistent with the desired building envelope controls;</li> <li>3. Council minimise the information to be provided at the development assessment stage so as to reduce the time it takes to assess a development application and also to reduce the cost associated with preparing a development application;</li> <li>4. Rescind the s94 contributions plan that contemplates building an additional floor of car parking on the Cross Street car park, thereby reducing the cost of renewing buildings in Double Bay.</li> </ol>	
		<p>Focus on sustainability – more sustainable living with small apartments which use less energy and water (DSFCP)</p> <p>Reduce people's reliance on the car to make Double Bay a world class environmentally sustainable commercial centre (LB)</p>	<ol style="list-style-type: none"> <li>1. Remove the requirement for parking in all new developments in Double Bay Commercial Centre;</li> <li>2. Prohibit new residents in the Double Bay Commercial Centre from participating in Council's residential parking permit system;</li> <li>3. Rescind the s94 contributions plan that contemplates building an additional floor of car parking on the Cross Street car park.</li> </ol>	<p>Council</p>
		<p>Examine opportunities to maximise the benefits of the Kiaora Lands scheme (DSFCP)</p>	<p>Create an attractive Kiaora Plaza, paving, greening weather protection (TZ).</p> <p>Kioara Plaza provides opportunity for people to connect. So regular destinational events in this plaza will reaffirm its function as a meeting place (TZ).</p>	<p>Council</p>

		<p>Examine the potential for a new cinema complex on the Cross Street car park site</p> <p>Expedite building of the cinema (AJ)</p> <p>Increase non-alcohol fuelled night life (TZ)</p>	<p>Could be a Council development or joint venture. Financial assistance should be made available to a cinema operator, e.g. rate abatement, since this is such a key attraction.</p> <p>Resurrection of a movie theatre.</p>	Council
		<p>Make NSH Road more attractive (AJ)</p>	<p>Plant substantial shrubs or medium sized trees in pots on the footpaths on both sides of NSH Road. (This would go some way to mitigating the current unfriendly, 'concrete jungle' atmosphere and enhance the environment for potential patrons.</p>	
		<p>Upgrade exteriors of all buildings on the north side of Kiaora Lane</p>	<p>Include trees or shrubs and hide bins. (Without these steps the Kiaora Lands project will be severely compromised, particularly as all the restaurants and cafes that will occupy Kiaora Land will be looking straight into these northern walls.)</p>	
		<p>Consider an improved traffic management strategy (CMcD)</p>	<p>If not done already employ a consultant to recommend better traffic and pedestrian flow in Double Bay. Possibly closing one or more streets as malls; or making one or more streets one way to allow for an increase in footpath size. Encourage pedestrians to use the arcades and laneways.</p>	
<b>4</b>	<b>Identity/image</b>	<p>Hip and fun place (LB)</p>		
		<p>A place people want to be (LB)</p>		
		<p>A place of multiple different activities to cater to all demographics and a wide range of interests (LB)</p>		

	Create a colour palette for the exterior of buildings on NSH Road (AJ)	Shop owners must submit their colour scheme to Council for approval. (DB cannot justify its 'stylish' tag when the thoroughfare is so ugly. It is common in Europe for planning controls to be employed to create consistency of colour).	
	Double Bay brand to be embraced by residents (AJ)	Organise a presentation for residents by Task Force experts. Engage with DBRA. (Currently Our Themes document states only that, "our brand is embraced by Council and the business community". Residents are the third, so far overlooked part of the equation).	
	Attractive environment in line with the vision (TZ)	Review our planting and tree strategy Review our cleaning strategy for the village Encourage a pride in the area Consistent, comfortable and attractive seating. More plantings with more colour and nicer planters.	Council
	Easily discernable, easily read You need to feel like you have entered the village and it has a sense of style from the moment you enter (TZ)	Avenue planting, path finding, signage controls in line with image and brand. Banners and attractive facades and street scapes which makes it easy to know you are in Double Bay	Council
	European heritage reaffirmed (TZ)	More out door dinning, more out door markets under market umbrellas Upgrade of the current weekly market to make it more in keeping with the image and brand of Double Bay.	Council & C of C.
	More consistent image (TZ)	More consistent awnings on shops	
	A broader knowledge of the image (TZ)	Done through workshops and forums	Chamber or like body

<b>5</b>	<b>Business Operations</b>	Limits be put in place so that Double Bay is not dominated by one type of service, e.g. hairdressers, nail bars etc. (AJ)	(Diversity of services and facilities is vital to a thriving, cosmopolitan centre, This is required if there is to be any hope of increasing retail and service patronage.	
		Meeting the day to day needs of residents in the village (TZ)	Increase local dozen services such as a good bakery.	Council and chamber
		To achieve a good business mix which caters to visitors but also to the day to day needs of a local population (TZ)	Audit of current businesses and identify which businesses are lacking and which services are in demand with little supply. Investigate ways to ensure a more suitable and relevant business mix.	
		Reduce impediments to small businesses (TZ)	Fast track approvals for change of use.	Council through economic development officer
		Provide assistance to small business (TZ)	Currently provided through the State initiative Business Bus but would be best served by an Economic Development Officer who monitors business and business activity and assists small business with new trends and technology and networking.	Council and Chamber or like body Economic development officer
		Keeping the surroundings of shops and businesses clean (TZ)	Set up a program whereby dirty untidy surroundings are reported to council and they have a log of whose responsibility it is to clean up.	Council and Chamber
		Balance the need for a night economy and the supply of liquor with the strategic plan to increase residential in the village (TZ)	Development applications to be assessed with regard to cumulative impact of liquor supply.	Council
		Activated shop fronts (TZ)	Fast track to activating shop fronts and street dining with clear guidelines on what can be out in the street and what cannot	Council

Double Bay Map



## Mark up ideas for place improvement

# Double Bay Working Party

## Worksheet of Priority Projects

24 September 2014

# Double Bay is Sydney's stylish bayside village

## **The Double Bay place story:**

Generations of Sydney's 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.

## Three themes for 24 September 2014

<b>2. People</b>	<b>3. Planning and Place</b>	<b>4. Identity/ Image</b>
<p>Aim</p> <p>Double Bay is a place for people to do many things</p> <p>A place to meet and greet</p> <p>A place of culinary delight</p> <p>A place of arts and culture</p> <p>A place of festivals and events</p> <p>A place of high-end shopping</p> <p>Our community is engaged and empowered in the process</p> <p>A place where people attract people</p>	<p>Aim</p> <p>Double Bay is Sydney's stylish bayside village</p> <p>Double Bay is a place for people to live, work and play</p> <p>Double Bay is inviting, safe, clean and attractive</p> <p>Double Bay has high quality, buildings, streets and parks</p> <p>Double Bay has strategies to build on and improve the quality of its built environment</p> <p>Double Bay has places designed for people to meet and greet</p>	<p>Aim</p> <p>The Double Bay 'brand' supports our vision and place story</p> <p>Our brand is embraced by council and the business community</p> <p>Our brand forms the foundation for our advertising and marketing</p> <p>Our distinctive brand and identity is reflected in what we do and how we do it</p>

	Themes	Strategies	Projects	Responsibility
2	<b>People</b>	Develop Double Bay as a place which is distinguished by its arts and culture	<p>Identify an arts and cultural place/community</p> <p>Use DB as a showcase for the small sculpture prize</p> <p>Make sure the gateways reflect the arts and cultural precinct (animal sculptures? Interactive installations)</p> <p>A community newsletter for Double Bay (promote cultural events, stories)</p> <p>Chamber Chatter to reflect new Double Bay brand</p> <p>Summer music concert series.</p> <p>Jazz in the lanes</p> <p>Pianos placed in public places</p> <p>Pop ups in vacant shops (Council incentives)</p> <p>An arts and cultural co-ordinator; a curator</p> <p>Special night trading promotions (fashion parades?)</p>	
		2.2 Develop activity hubs with footway dining as part of a street activation program	<p>Identify potential meeting point/s incorporating arts and cultural elements</p> <p>Brookfield Partnership to be commissioned to target more food and restaurants into Double Bay</p> <p>Conduct a business makeover competition/program (e.g. Megan Morton?)</p>	

<b>3</b>	<b>Planning and place</b>	3.1 Develop gateway entries from land and water	New signage/maps from ferry and train  A digital city guide consoles	
		3.2 Maintain and enhance the connected pedestrian network of roads, footways and laneways	Greening along NSHR  Consoles and maps  Pots  Banners  Develop method to hide the bins now?  Commission creative lighting scheme for DB (drama)  Approach some operators to get a mobile café/coffee cart near the ferry wharf.	
		3.2 Provide increased housing opportunities for people to live in Double Bay (particularly younger people)	Commence economic study to test market and economic viability of 50 square metre apartments.  (Study to inform decisions about height, FSR and parking and transport requirements)  Show what one looks like and have on display.	
		3.4 Focus on sustainability – more sustainable living with apartments which use less energy and water	50 square metre apartments. Commence study.	

		<p>3.5 Examine opportunities to maximise the benefits of the Kiaora Lands scheme</p>	<p>Activities in plaza, regular destinational events</p> <p>Consider access by delivery and emergency service vehicles only.</p> <p>Develop method to hide the bins now?</p> <p>Commission an urban design/planning study to develop new creative, bold vision for the north side of Kiaora Lane. Study to inform review of planning controls</p>	
		<p>3.6 Examine the potential for a new cinema complex on the Cross Street car park site</p>	<p>Process under way</p>	
		<p>3.7 Examine merit of Knox Street mall; Bay Street to Short Street and laneway activation.</p>	<p>Commence investigation process. Traffic/pedestrian study to be undertaken.</p> <p>Consider flexible arrangements.</p>	
<b>4</b>	<b>Identity/image</b>			

Double Bay Draft Strategic Action Plan 2014

# Review of Priority Projects

Urban Planning Committee  
7 October 2014

# Double Bay is Sydney's stylish bayside village

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	Themes	Strategies	Projects	Comments	Responsibility
2	People	Develop Double Bay as a place which is distinguished by its arts and culture	<p>Identify as an arts and cultural place/community.</p> <p>Use DB as a showcase for the small sculpture prize</p> <p>Make sure the gateways reflect the arts and cultural precinct (animal sculptures? Interactive installations)</p>	<p>The potential to develop a much stronger arts and cultural program in Double Bay was identified as a potential strategy in the <i>Delivering a Sustainable Future City Program</i>. Having regard to the development of the new library, the opening of a new international hotel and that there are a number of retailers who specialise in various forms of art there was an opportunity to make Double Bay a place which celebrates arts and culture. Several strategies and projects which follow build on this idea.</p> <p>With artists consent it may be possible to exhibit the works from the small sculpture prize at a suitable location within Double Bay, e.g. within the Intercontinental Hotel or within the new arcade of Kiaora Place. This approach has the potential to increase public interest in the event and better showcase the artworks to a broader community. This is an idea which can be investigated by our Community Services Division.</p> <p>The gateway entry from the wharf needs to be developed as part of an integrated design which could include:</p> <ul style="list-style-type: none"> <li>• a new creative structure on the wharf to provide a distinctive gateway entry and weather protection</li> <li>• new lighting</li> <li>• new landscape treatments along Bay Street</li> <li>• a sculpture walk</li> </ul>	<p>Council (Community Services)</p> <p>Council (All Divisions)</p>

			<p>A community newsletter for Double Bay (promote cultural events, stories)</p> <p>Chamber Chatter to reflect new Double Bay brand</p> <p>Summer music concert series.</p> <p>Jazz in the lanes</p> <p>Pianos placed in public places</p> <p>Pop ups in vacant shops (Council incentives)</p> <p>An arts and cultural co-ordinator; a curator</p> <p>Special night trading promotions (fashion parades?)</p>	<ul style="list-style-type: none"> <li>• new wayfinding</li> <li>• upgrading of the childrens playground in Steyne Park.</li> </ul> <p>The Double Bay Chamber of Commerce produces regular newsletters about events and activities in Double Bay.</p> <p>This is a matter for the Chamber.</p> <p>This should be the responsibility of the Chamber.</p> <p>As above</p> <p>A piano could be placed in Guilfoyle Park to trial this idea. Another potential place is the forecourt on the site on the corner of Cross Street and Transvaal Avenue, subject to the agreement of the land owner.</p> <p>A specialist resource will need to be appointed to act as the middle person to bring owners and potential tenants together and to assist with the negotiation of appropriate short term rentals.</p> <p>There are currently two staff within Council who are responsible for arts and cultural development. Further advice will be required from Council's Community Services Division on whether or not an additional arts and cultural co-ordinator is required.</p> <p>This is a matter for the Chamber</p>	<p>C of C</p> <p>C of C</p> <p>C of C</p> <p>C of C</p> <p>Council</p> <p>Council and/or the C of C</p> <p>Council</p> <p>C of C</p>
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			Conduct a business makeover competition/program (e.g. Megan Morton?)	<p>This idea needs to be considered in the context that a number of new high quality food retailers will occupy the new Kiaora Place development and that the new Intercon Hotel is in the process of signing up at least three high quality restaurants to occupy the ground floor retail areas of the hotel, including one which will activate the street frontage with footway dining.</p> <p>This is a matter for the Chamber</p>	
3	Planning and place	3.1 Develop gateway entries from land and water	New signage/maps from ferry and train	See comments under 2.1. This idea could be progressed as a separate project.	Council
			A digital city guide consoles	Council could call for expressions of interest to initiate this project.	Council
		3.2 Maintain and enhance the connected pedestrian network of roads, footways and laneways	Greening along NSHR	Council could improve the appearance of NSHR by the placement of pots or hanging baskets or other landscape treatments. This is something that could be done now without having to wait for a review of the <i>Double Bay Public Domain Improvement Plan</i> .	Council (Technical Services)
			Consoles, and maps	Council could call for expressions of interest to initiate this project	Council
Pots/banners	Council could improve the appearance of NSHR by the placement of pots or hanging baskets or other landscape treatments. There is already a banner program for New South Head Road	Council			
Develop method to hide the bins now?	Council could develop some design concepts and work with landowners to mitigate the unsightliness of waste bins throughout the village.	Council			
					Council

		Commission a creative lighting scheme for DB (drama)	A creative and sophisticated lighting scheme would give Double Bay a point of distinction, improve its night ambience and assist in making it a destination for visitors. This is a project which has the potential to significantly increase night time visitation and could be commenced now, subject to funds being made available.	Council
		Approach some operators to get a mobile café/coffee cart near the ferry wharf.	Council could call for expressions of interest to initiate this idea	
	3.3 Provide increased housing opportunities for people to live in Double Bay (particularly younger people)	Commence economic study to test market and economic viability of 50 square metre apartments.  (Study to inform decisions about height, FSR and parking and transport requirements)	One of the key ideas which arose from the <i>Delivering a Sustainable Future City Program</i> was the idea of increasing the resident population of Double Bay, to attract a younger demographic and to make it more sustainable with less dependence on the private motor vehicle. Modelling carried out during that program suggested that Council should investigate the viability of 50m <sup>2</sup> apartments.  The first step required to pursue this initiative is to commission an economic study which can inform council about whether this approach is likely to have market acceptance and whether or not heights and FSRs need to be changed to make it happen.	Council
	3.4 Focus on sustainability – more sustainable living with apartments which use less energy and water	Show what a 50m <sup>2</sup> apartment looks like and have it on display.	This idea should await confirmation by Council of the concept before actions are taken to display a typical apartment.	
		50 square metre apartments. Commence study.	As above	Council

		<p>3.5 Examine opportunities to maximise the benefits of the Kiaora Lands scheme</p>	<p>Activities in plaza, regular destinational events</p> <p>Consider access by delivery and emergency service vehicles only.</p> <p>Develop method to hide the bins now?</p>	<p>The plaza in Kiaora Place has been designed to be activated by perimeter food and beverage uses. Leasing feedback suggests that the plaza will be very successful in achieving this objective as potential lessors are seeking to maximise their outdoor seating areas. There will be little space available for other activities, however, it will be possible to close Kiaora Lane to facilitate special events.</p> <p>Kiaora Lane has been designed to operate as a shared vehicle and pedestrian zone. Under the Australian Road Rules pedestrians will have right of way and vehicles will be limited to 10kms/hr. Access to the loading docks in Kiaora Place is available without the need for vehicles to use the shared zone area of the lane.</p> <p>In addition to these design features Council could consider limiting delivery vehicle access in Kiaora Lane (for the properties on the north side) to certain hours of the day. Limitations on hours of use by delivery vehicles would reinforce the primacy of the lane as a pedestrian zone. This is an issue which should be considered once stage 2 of Kiaora Place has opened. At that stage Council can determine whether or not restrictions on delivery vehicle access are justified.</p> <p>Council could develop some design concepts and work with landowners to mitigate the unsightliness of waste bins throughout the village.</p>	<p>Council</p> <p>Council</p> <p>Council</p> <p>Council</p>
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			Commission an urban design/planning study to develop new creative, bold vision for the north side of Kiaora Lane. Study to inform review of planning controls	The need for this project was identified in the <i>Delivering a Sustainable Future City Program</i> . This is because the building envelope controls in the Double Bay DCP were prepared prior to the development of the Kiaora Place project and have not been designed to facilitate active frontages. With the development of the Kiaora Place project and the completion of the lane as a shared vehicular/pedestrian zone there is an opportunity to articulate a new vision for these properties and engage with the landowners to make the vision happen.	
		3.6 Examine the potential for a new cinema complex on the Cross Street car park site	Complete the expressions of interest process with the view of getting a cinema complex on the site as soon as possible.	Council has advertised for expressions of interest in developing a cinema complex on the Cross Street car park site. In response to this process there are now two parties which are interested in refining their schemes so that Council can make an informed decision on which one will best achieve our planning and financial objectives. The two parties are: <ul style="list-style-type: none"> <li>• Nova cinemas and Metro Properties</li> <li>• Palace cinemas and Axiom</li> </ul> Meetings were held with both parties in September and both parties have been given to the end of October to determine their preferred concept design and to outline proposed financial arrangements. A further report will be provided to Council evaluating the relative merit of the two schemes.	Council
		3.7 Examine merit of Knox Street mall; Bay Street to Short Street and laneway activation.	Commence investigation process. Traffic/pedestrian study to be undertaken. Consider flexible arrangements.	There have been previous reports to Council on the merit of closing part of Knox Street to through traffic. Council has previously determined not to proceed with these proposals. Further investigations will be required if this is a project Council wants to consider.	Council
<b>4</b>	<b>Identity/ image</b>				



**Political Donations – matters to be considered by Councillors at Meetings**

