


## Planning Proposal

42-58 Old South Head Road, Vaucluse, NSW, 2030

Submitted to Woollahra Council  
On Behalf of Parker Logan Property

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## Report Revision History

Revision	Date Issued	Prepared by	Reviewed by	Verified by
01	02/08/17	<b>Mark Purdy</b> Snr Project Planner	<b>Stephen Kerr</b> Executive Director	 <b>Stephen Kerr</b> Executive Director
02	03/24/17	<b>Mark Purdy</b> Snr Project Planner	<b>Stephen Kerr</b> Executive Director	<b>Stephen Kerr</b> Executive Director
03	06/05/17	<b>Mark Purdy</b> Snr Project Planner	<b>Stephen Kerr</b> Executive Director	

This document is preliminary unless approved by a Director of City Plan Strategy & Development

### CERTIFICATION

This report has been authorised by City Plan Strategy & Development, with input from a number of other expert consultants, on behalf of the Client. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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Appendix	Document	Prepared by
1	Survey Plans	John R. Holt Surveyors Pty Ltd
2	Urban Design Analysis: <ul style="list-style-type: none"> <li>▪ SEPP 65 Design Statement</li> <li>▪ Massing Study</li> <li>▪ View Impact Analysis</li> <li>▪ Shadow Analysis</li> </ul>	Nicholas Tang Architects
3	Heritage Impact Assessment	Zoltan Kovacs Architect
4	Traffic Impact Assessment	Hemanote Consultants
5	Arboricultural Impact Appraisal	Talc Tree and Landscape Consultants
6	Council letter of advice to applicant (dated 22/09/16)	Woollahra Council
7	Donations and disclosure form	Parker Logan Property
8	3D Model	Nicholas Tang Architects

## Section A - Overview

### 1. Executive Summary

This Planning Proposal (planning proposal) is submitted on behalf of Parker Logan Property and relates to land at 42-58 Old South Head Road, Vaucluse. The planning proposal seeks to amend the existing zoning, height, and floor space ratio (FSR) standards applying to the site to support the provision of a high amenity residential development and increased housing choice in close proximity to the Rose Bay North local centre.

This planning proposal explains the intended effect of, and justification for, the proposed amendment to the Woollahra Local Environmental Plan 2014. It has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the relevant Department of Planning Guidelines including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*. The proposal has also been assessed against the Strategic Merit Test as detailed in Planning Circular PS16-004 (dated 30 August 2016), which has confirmed that this planning proposal has strategic and site specific planning merit.

The planning proposal proposes to amend the following provisions of the Woollahra Local Environmental plan 2014 (WLEP) to facilitate the orderly redevelopment in a manner that best responds to the desired future character of Old South Head Road, Vaucluse:

- Amend the WLEP 2014 Land Zoning Map (Sheet LZN\_005) to apply Zone R3 Medium Density Residential to the subject site;
- Amend the Height of Buildings Map (Sheet HOB\_005) to identify the site as having a 10.5m height limit; and
- Amend the WLEP 2014 Floor Space Ratio Map (Sheet FSR\_005) to identify the site as having a Floor Space Ratio of 1.1:1.

The proposed amendments to the zone, height and FSR standards applying to the site respond to a broad and detailed local strategic framework. The strategic opportunities and expectations that have informed this application assist in the planning justification, responding to emerging strategic trends throughout the locality. The sites strategic opportunities are considered in the context of a broad and well-articulated strategic framework at a metropolitan and local level. In accordance with the clear strategic imperative and justification illustrated throughout this report and the supporting material this planning proposal will offer economic and social benefits and is worthy of Council's support.

## 2. Background

### 2.1 Consultation with Woollahra Council

The proponent has consulted with Woollahra Council prior to the submission of this planning proposal. The consultation is briefly summarised below:

- Pre-lodgement meeting  
Date: 4 July 2016  
In attendance: Parker Logan Property and representatives from Woollahra Council
- Lodgement of original Planning Proposal  
Date: 29 August 2016  
Comment: Planning Ingenuity Pty Ltd. prepared the request
- Council response to the requested planning proposal  
Date: 22 September 2016  
Comment: Council's correspondence outlined that the information provided with the request was insufficient for Council to appropriately assess the merit of the proposed amendments to the LEP. A detailed description of the matters to be addressed were outlined in Council's advice (Appendix 6).
- Lodgement meeting - review of additional Planning Proposal information  
Date: 6 April 2017  
Comment: a new planning proposal was prepared and submitted by City Plan Strategy and Development.
- Council response to the requested planning proposal  
Date: 8 May 2017  
Comment: Council's correspondence outlined that lodgement of the planning proposal would not be accepted unless amendments were made to the planning proposal (Appendix 6).
- Council response to the requested planning proposal  
Date: 26 May 2017  
Comment: Council's correspondence outlined that lodgement of the planning proposal would be accepted following submission of an updated set of plans (Appendix 6).

This application seeks to provide a revised planning proposal for the subject site that addresses the matters raised in Council's correspondence dated 22 September 2016 and 8 May 2017. The planning proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the relevant Department of Planning Guidelines including A Guide to Preparing Local Environmental Plans and A Guide to Preparing Planning Proposals. The proposal has also been assessed against the Strategic Merit Test as detailed in Planning Circular PS16-004 (dated 30 August 2016), which has confirmed that this planning proposal has strategic and site specific planning merit. We therefore now believe all matters have been adequately addressed, to the satisfaction of Council, in order for the planning proposal to proceed to DPE for a Gateway determination.



### 3. The Site

#### 3.1 Site description

The site currently consists of nine (9) allotments as demonstrated in the Survey Plans in Figure 1 below. These allotments can be legally described as:

Table 1: Site details

Lot and DP	Address
Lot 1, 2, 3, and 4 in DP 109409	58-52 Old South Head Road
Stata Plan 13423	50 Old South Head Road
Stata Plan 50433	48 Old South Head Road
Lot 11 in DP 13528	46 Old South Head Road
Stata Plan 16395	44 Old South Head Road
Lot 13 in DP 13528	42 Old South Head Road

The combined area of the site the subject of this Planning Proposal is approximately 5,617m<sup>2</sup> as demonstrated in the Site Survey Plans provided at **Appendix 1**.

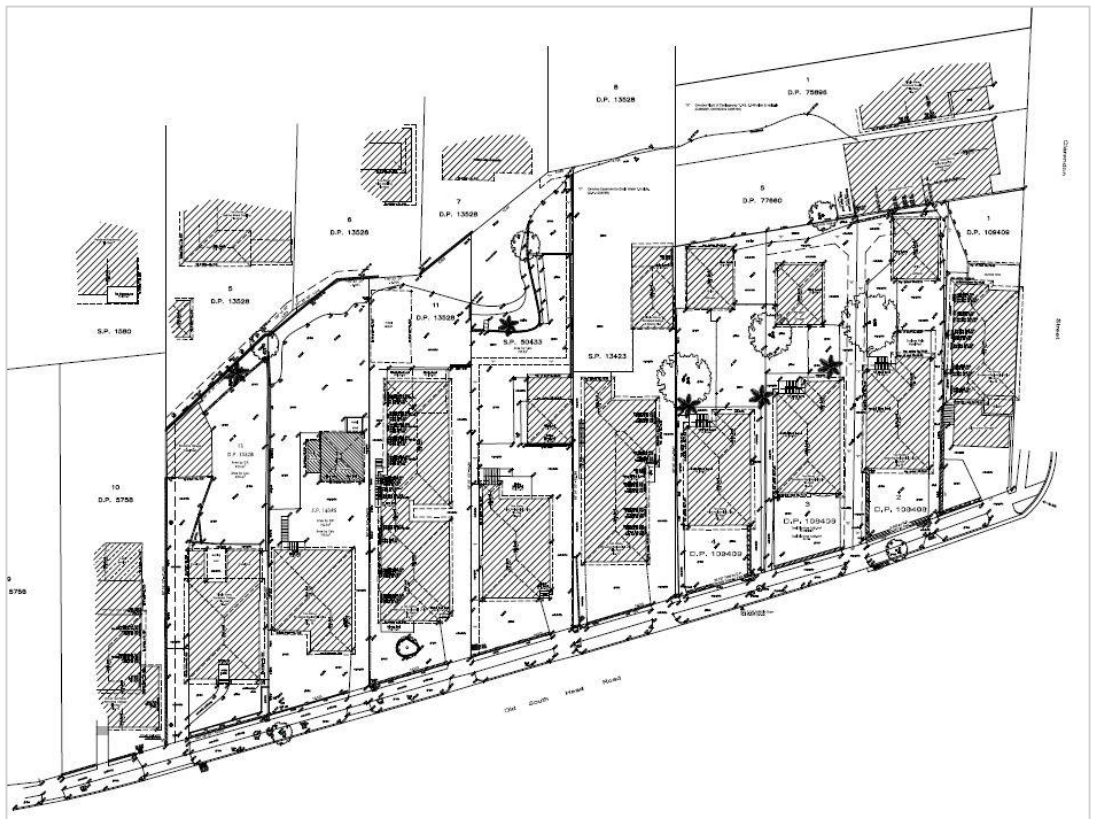


Figure 1: Site survey (source: Nicholas Tang Architects)



Figure 2: Aerial/map view of the subject site, highlighted in yellow (source: SixMaps)

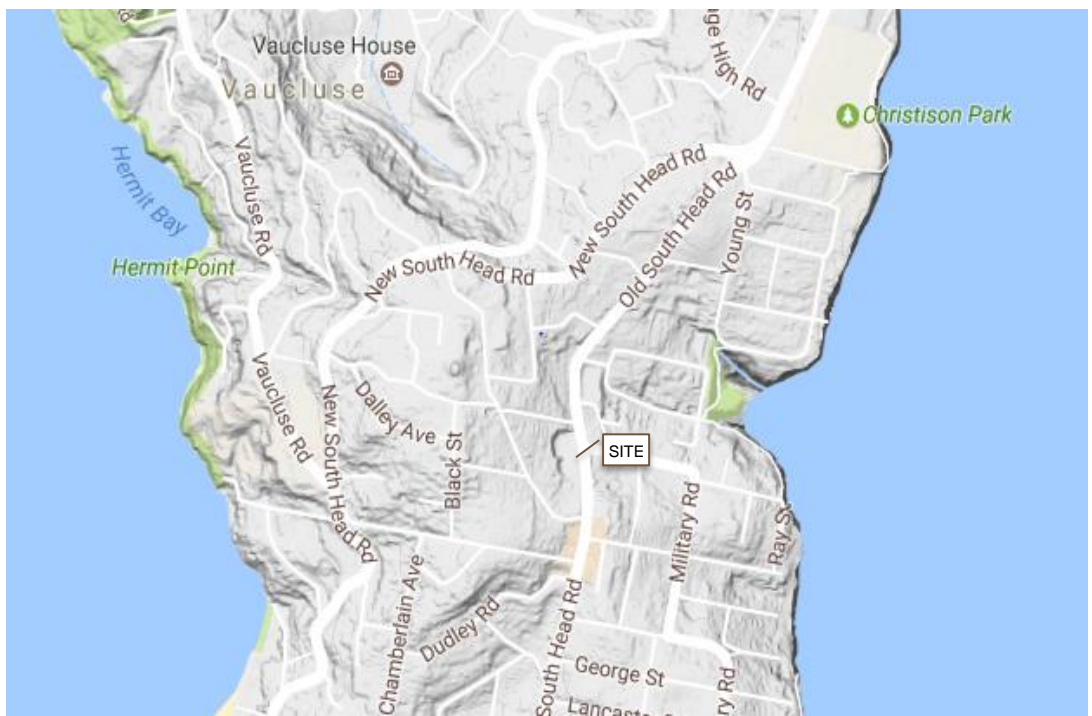


Figure 3 - Terrain map of the locality illustrating unique topography of the site. (source: Google)



## 3.2 Existing development

The existing development on the subject site is summarised in Table 2 below.

Table 2: Details of existing development

Address	Land Use	Height
58 Old South Head Road	Dual Occupancy	3 storeys
56 Old South Head Road	Dual Occupancy	2 storeys
54 Old South Head Road	Dual Occupancy	2 storeys
52 Old South Head Road	Dual Occupancy	2 storeys
50 Old South Head Road	Residential flat building	2 storeys
48 Old South Head Road	Residential flat building	2 storeys
46 Old South Head Road	Residential flat building	2 storeys
44 Old South Head Road	Dual Occupancy	2 storeys
42 Old South Head Road	Detached dwelling	1 storey

The buildings on the site are not heritage listed and nor do they exhibit any local heritage significance as outlined within the Heritage Impact Report contained within **Appendix 3** of this Report.

Refer to Figures 3-6 below for a photographic review of existing development at the subject site.



Figure 4: The subject site viewed from the corner of Clarendon and Old South Head Road (Source: Google Street View)



Figure 5: View of the subject site from 50-52 Old South Head Road Street (Source: Google Street View)

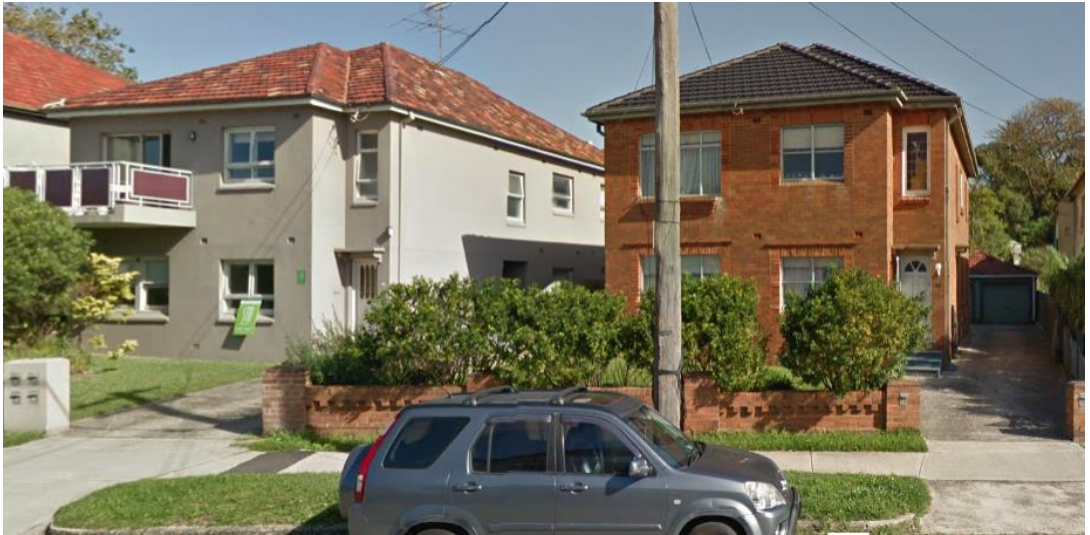


Figure 6: View of the subject site 46-48 Old South Head Road (Source: Google Street View)

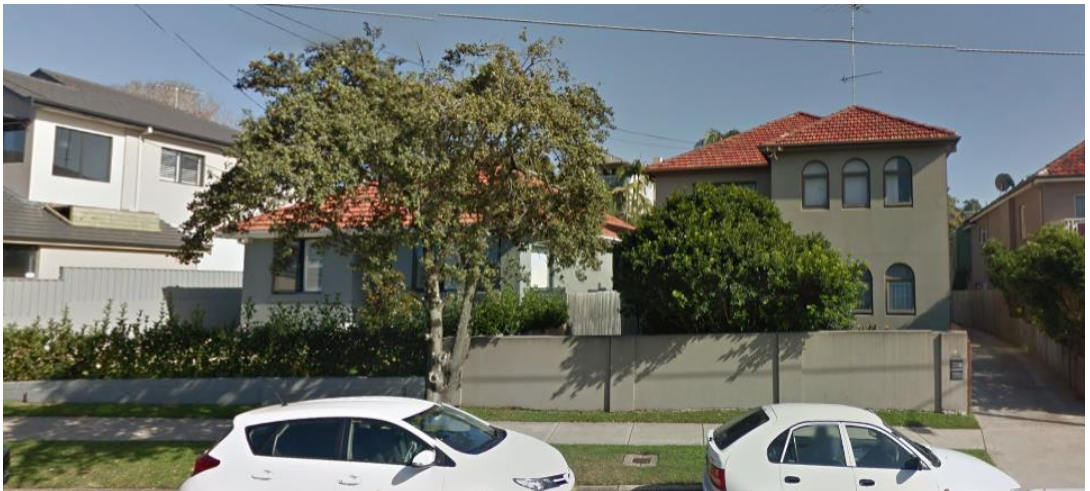


Figure 7: View of the subject site 42-44 Old South Head Road (Source: Google Street View)



### 3.3 Development within the vicinity of the site

Development directly opposite and to the south of the site comprise a mix of residential and commercial uses varying in both height and modernity. This varied form is encouraged under the Waverly LEP, applying a varied land use pattern and height to the surrounding development. The development directly opposite the site can be described as follows:

Table 3: details of surrounding development

Address	Land Use	Max Height
669a Old South Head Road	Residential flat building	3 storeys
697 Old South Head Road	Residential flat building	4 storeys
693- 695 Old South Head Road	Commercial	2 storeys
687 Old South Head Road	Residential flat building	5 storeys
677- 681 Old South Head Road	Detached dwelling	2 storeys
32 - 40 Old South Head Road	Detached dwelling	2 storeys

Development described above can be seen in the Figures below. It is noted that due to the slope of land on the western side of Old South Head Road, the predominant external wall height along the Old South Head road is 2-3 storeys.



Figure 8: View of development opposite the site to the east (Source: Google Street View)

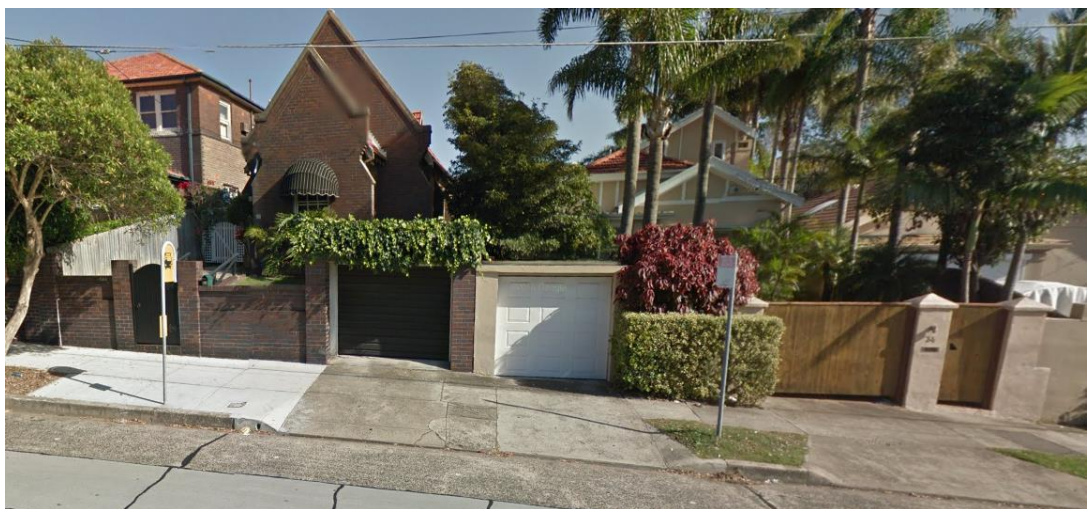


Figure 9: View of 32 Old South Head Road adjoining the site to the south (Source: Google Street View)

Development within a 200m walking distance of the site comprises a mix of residential and commercial uses varying in both height and modernity as described and shown below:

Table 4: Surrounding development and land uses

Address	Land Use	Max Height
2-28 Old South Head Road	Commercial	4 storeys
694-704 Old South Head Road	Commercial	4 storeys
667a - 653 Old South Head Road	Commercial	4 storeys
2-6 Oceanview Ave	Residential flat building	4 storeys



Figure 10: Development on Old South Head Road to the south, viewed from near the intersection of Old South Head Road and Oceanview Avenue. (Source: Google Street View)

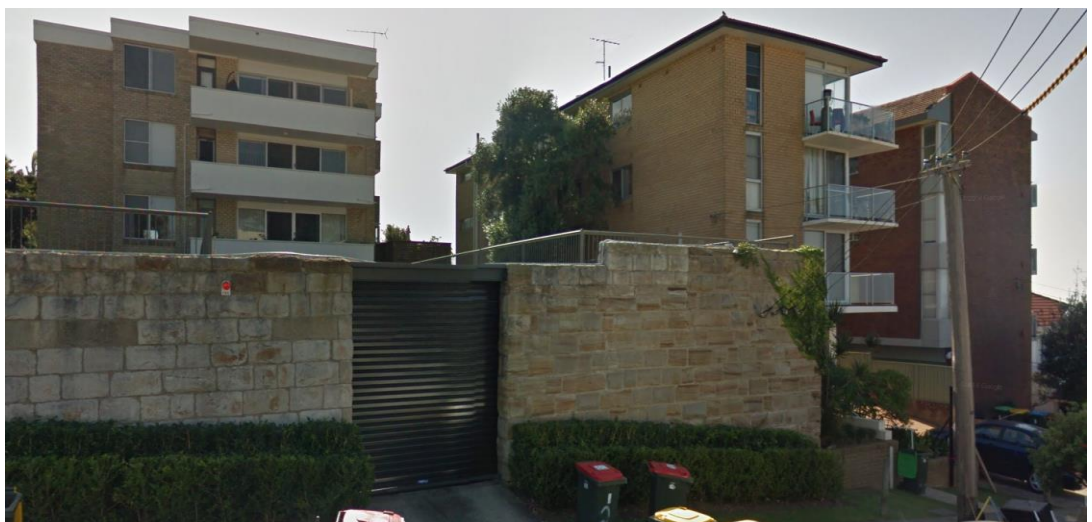


Figure 11: Development within 100m on Oceanview Avenue (Source: Google Street View)



### 3.4 Site Context

#### 3.4.1 Land Use

The subject site is located within the suburb of Vaucluse and within 5km of Bondi Junction (refer to Figure 11 below). The site is located within the Central Sub Precinct of Sydney.

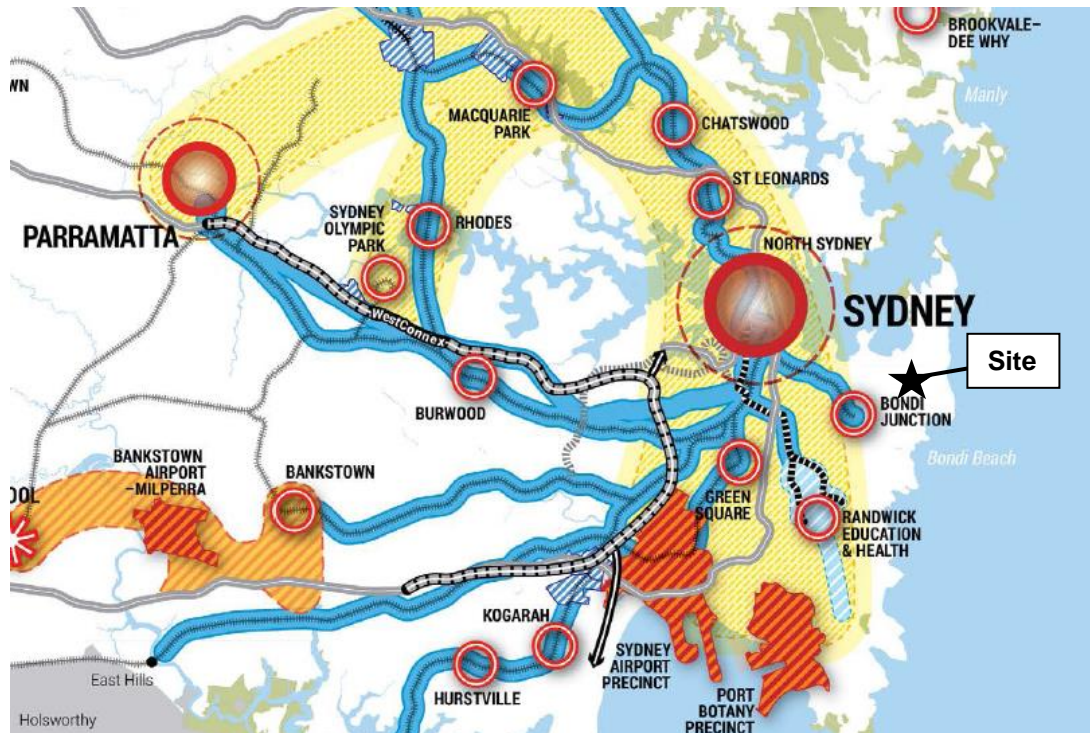


Figure 12: Extract from a Plan for Growing Sydney showing the approximate location of subject site.

The surrounding land is progressively being redeveloped to accommodate a growth in residential population which reflects the high amenity of the location and surrounding area as illustrated in the images above. The precinct contains a wide range of housing types and styles reflecting important stages in its development. Large areas are characterised by Federation and Inter-War bungalows. Inter-War residential flat buildings are also important contributors to the local character. The diversity of built form and the eclectic architectural styles provide a variable character that is in context with the planning proposal for the subject site.

Land fronting the eastern side of Old South Head Road is contained within the Waverly Council LGA is and zoned R3 Medium Density Residential as shown on Map 12 below. Waverley Councils R3 zone seeks to provide opportunities for renewal of existing building stock and a variety of housing types within a medium density residential environment. This planning proposal seeks to ensure consistency with the adjoining councils zoning and desired future character for Old South Head Road.

The growing mixed-use centre of Rose Bay North is located on Old South Head Road approximately 85m south of the site and serves the daily and weekly shopping needs of the local community. Despite the separation (85m), this centre effectively frames the site. Providing high quality and desirable residential accommodation adjoining the centre will therefore serve to maintain and enhance the viability of Rose Bay North. Moreover, placing diverse housing opportunities in location a good public transport networks will also support the viability of established larger employment centres such as Bondi Junction.



Waverley and Woollahra Council have both sought to encourage development at a scale that relates to the function and role of the streets they address. In this regard, larger scale development has appropriately been focused on major streets such as Old South Head Road. Given the sites proximity to public transport, shops and community services there is an opportunity for redevelopment along Old South Head Road, with a view to providing a greater intensity of development adjacent to a classified road and the Rose Bay North centre. In doing so the planning proposal seeks to protect the wider area from high rise and inappropriate oversized development.

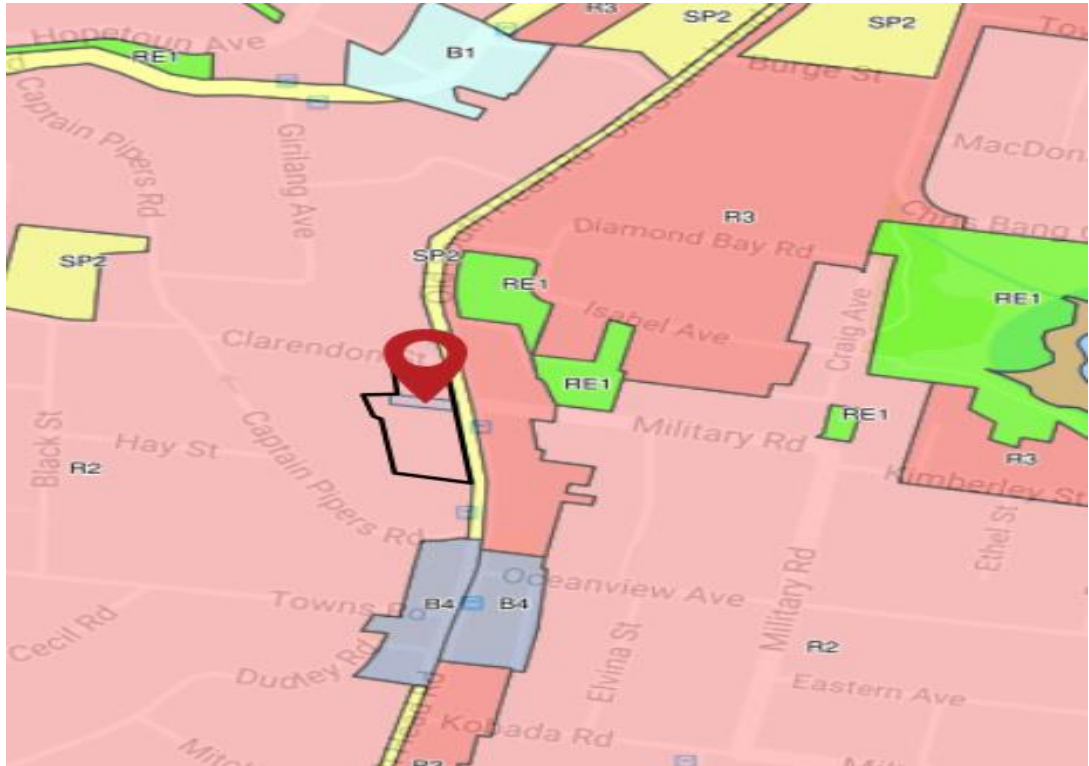


Figure 13: Zoning of land opposite the subject site (Source: NSW Planning Portal 2017)

### 3.4.2 Accessibility & Connectivity

Old South Head Road carries two-way traffic in a north to south direction with parallel parking on both sides. Clarendon Street is a Local Road and carries two-way traffic in an east to west direction, which also has parallel parking on both sides. The site is in close proximity to New South Head Road to the west.

Old South Head Road is well serviced by buses with several bus stops located within 100m of the site, which services surrounding suburbs and include bus routes 324, 333, 380, 386 and 387. Bus services operate seven days a week and are typically available every 15 minutes. The Bondi Junction transport interchange is also located within 4.8km of the site.

The proposed development is within close proximity to a variety of shops and services in the Rose Bay North local centre, which is located approximately 70m from the site. The bus service surrounding the site also provides access to the Rose Bay Shopping Centre and Bondi Junction, which have an even greater variety of goods and services.

The property is also approximately 2.3km from the Rose Bay Ferry Wharf and 2.7km from Watsons Bay Ferry, providing direct access to Circular Quay.

The site's accessibility and connectivity is illustrated by the cycle, bus, train networks seen in Figure 13 below.



Figure 14: Extract from the Traffic and Parking Impact Assessment showing the subject site's location within well-established bus and train networks (Source: Hemanote Consultants)

### 3.4.3 Building Forms

The building form surrounding the subject site is important in establishing the principles that will frame the redevelopment of the subject site. Additionally, this offers valuable insight into how building forms and public domain elements will fit within the existing context of the locality and guides the identification of realistic and achievable uplift on the subject site.

An analysis of the height of existing buildings in the area has been undertaken by Nicholas Tang Architects to determine the underlying built form massing and concludes:

*The subject sites are generally orientated from east to west from Old South Head Road which runs north-south. They are relatively deep sites allowing for development of courtyard apartment configurations on larger sites (orientated east west) in combination with row apartments orientated at 90 degrees (north-south) on narrower sites between.*

*The open courtyard configuration allows for a northern orientated gap (envisioned to be a minimum of 12m wide in accordance with ADG separation distances) which would contain communal open space and allow solar access to adjoining sites to the south.*

*The northern oriented row apartments would ideally look out to the ends of the courtyard developments with a 6m boundary separation allowing for north facing communal open spaces.*

*Separation distances would be in accordance with the ADG – 12m between habitable rooms/balconies across courtyards and a minimum of 9m between habitable and non-habitable rooms in adjacent developments. Row apartments are proposed to have a minimum 6m setback from side boundaries to allow for communal open space and sufficient landscaping for privacy.*

*The height is generally to be 3 storeys reducing amenity impacts on adjacent sites and opening up view corridors from the sites to the west.*

#### **3.4.4 Street pattern and Streetscape Character**

The site and surrounds have an eclectic mix of development which includes three and four storey residential flat buildings, one and two storey dwellings and four storey mixed use buildings in the R3 Medium Density and B4 Mixed use Zones surrounding the site. The planning proposal will make a positive contribution to the site and surrounds and will substantially improve the streetscape when viewed from Old South Head Road and Clarendon Street.

An analysis of the streetscape character and desired future character has been undertaken by Nicholas Tang Architects to determine the emerging character and the Urban Design Report notes:

*The subject site is proposed to be rezoned R3 to allow for medium density development with a height control sufficient to allow 3 storeys and a FSR to reflect a built form at that height.*

*This responds to the context and neighbourhood character by providing a zoning and height that is similar to the controls set by Waverley Council on the eastern side. The drop in topography from the sites to the rear ensures that development on the proposed sites will be of equal or lesser height than the dwellings behind, with a reduced fourth floor allowing individual designs to be moulded to respond to view lines from these sites.*

*The proposed controls provide sufficient incentive for the economic redevelopment of the site whilst maintaining the future desired character of the area.*

#### **3.4.5 Public Open Space**

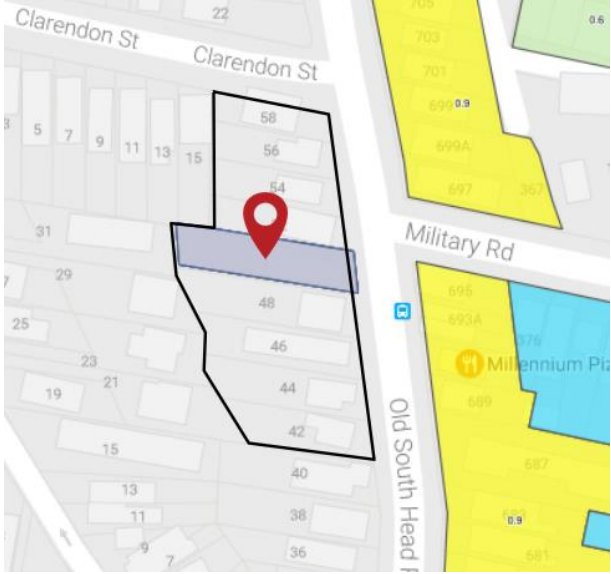
Public open space is an important influence on the desirability of the location. There is a network of public open space that surrounds the subject site characterised by:

- the interplay of key spaces such as Diamond Bay Reserve and Christison Park.
- Smaller 'pocket parks' such as Kimberley Reserve, pedestrianised streets and footpath contributing to landscaped moments and informal positive recreation spaces.

#### **3.4.6 Local Planning Controls**

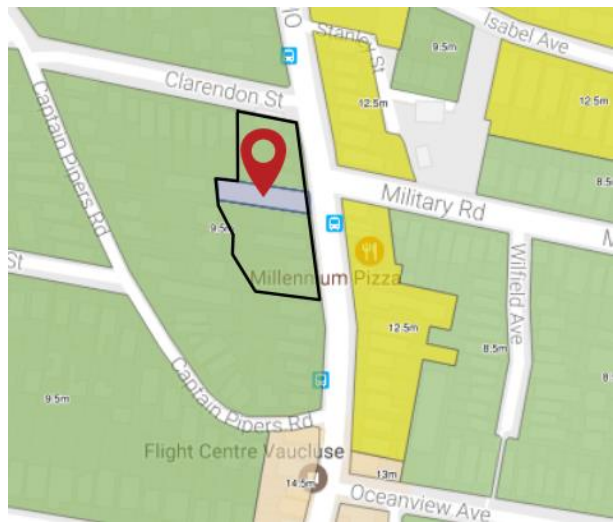
The current Woollahra Local Environmental Plan 2014 (WLEP) has the following relevant controls applicable to the site

Table 5: Applicable LEP controls

Address	Woollahra Local Environmental Plan 2014
<p>Zone</p> <p>1. The site is zoned 'R2 Low Density Residential' under the WLEP 2014</p>	
<p>Floor Space Ratio</p> <p>2. The WLEP does not contain a maximum floor space (FSR) ratio for the subject sites.</p>	

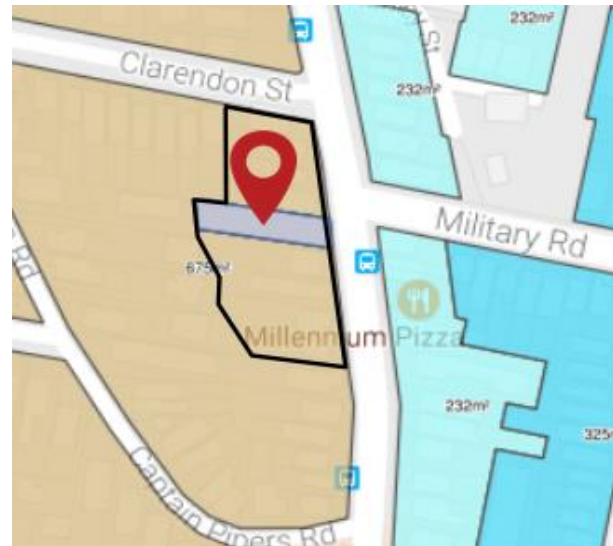
Maximum Building Height

- 3. The site is identified as having a maximum building height of 9.5m.



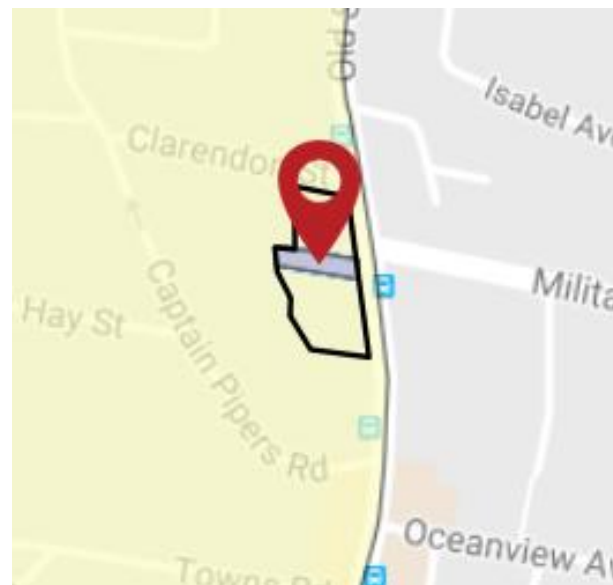
Minimum Lot Size

- 4. The site is identified as having a minimum lot size of 675m<sup>2</sup>.



Acid Sulfate Soils

- 5. The site has a "Class 5" classification' under the WLEP.





### 3.5 Recent Approvals

The emerging residential population in the locality and the context outlined above has been facilitated by recent approvals, demonstrating the changing urban landscape of the local area. The "Mark Moran at Vacluse" Seniors Housing Development is located within 500m walking distance of the subject site. It is acknowledged that the Mark Moran at Vacluse has a site history with its own set of idiosyncrasies in terms of zoning and permitted uses. Notwithstanding this, the Department of Planning issued a Site Compatibility Certificate for the proposed Development with a cover letter, signed by the Director General, which states that the development was "compatible with the surrounding environment."

Seen within this context the proposal would not detract from the neighbourhood amenity but rather would make a positive contribution to the desired future character of Old South Head Road. It is noted that the Mark Moran at Vacluse comprises three (3) separate buildings with a contemporary built form consisting of a curved structure with undulating glass frontage to Old South Head Road. The building has a height of 18.25m and an FSR more than 2.2:1.



Figure 15: Mark Moran at Vacluse on Old South Head Road (Source: Google Street View)

## Section B - Planning Proposals

### 4. Objectives and the Intended Outcomes

#### 4.1 Objectives of the Planning Proposal

The intended outcome of the PP is to enable re-development of the site to achieve State and local Government housing objectives and deliver public benefits with minimal environmental and economic impacts.

The objectives of this planning proposal therefore are:

- To satisfy State government objectives in A Plan for Growing Sydney, the draft Central District Plan as well as relevant Section 117 directions;
- To support the implementation of relevant strategic planning in the Woollahra Site Opportunities report;
- To provide housing opportunities in a location with good access to transport, employment, and social infrastructure;
- To allow for the orderly and economic development of the subject site;
- To provide an opportunity to improve the presentation of the site to the public domain, and enhance the streetscape in doing so;
- To ensure the future development and use of land is appropriate, minimising environmental risks and potential impacts on adjoining land uses.

#### 4.2 Intended outcome

The intended outcome of this planning proposal is to introduce development controls that will stimulate redevelopment and revitalisation of the precinct, in a manner which builds upon the existing diverse and eclectic urban grain and built form character and delivers significant public benefits to the local community.

The following specific development outcomes are intended:

- To provide an appropriate built form response with residential housing choice and design that respects the strategic context of the site;
- To broaden housing choice by providing an opportunity for modern low rise apartment with lift access;
- Encourage an amalgamation of land to enable a feasible, high quality, residential development that provides public domain enhancements for the local community;
- Protecting and enhancing the existing surrounding environment by encouraging development at a scale that relates to the function and role of Old South Head Road. In doing so the planning proposal seeks to protect the wider area from high rise and inappropriate oversized development;
- Deliver housing in a strategic location that can maximise the use of existing public transport, walking and cycling for trips;
- To introduce contextually appropriate development controls that ensure an appropriate built form response that enhances the site and locality;
- Stimulating growth of the local economy and offering opportunities for enhanced prosperity in the adjoining Rose Bay North centre; and
- Providing numerous direct and tangible benefits to the public, including improving the sustainability of the development on site, supporting access to employment and public transport, and enhancing the amenity and streetscape of the locality.

## 5. Explanation of the provisions

This planning proposal seeks the following modifications to the provisions of the Woollahra Local Environmental Plan 2014:

- Amend the WLEP 2014 Land Zoning Map (Sheet LZN\_005) to apply Zone R3 Medium Density Residential to the subject site;
- Amend the Height of Buildings Map (Sheet HOB\_005) to identify the site as having a 10.5m height limit; and
- Amend the WLEP 2014 Floor Space Ratio Map (Sheet FSR\_005) to identify the site as having a Floor Space Ratio of 1.1:1.

The proposed controls, operating in conjunction with the existing provisions of the Woollahra DCP 2015, would facilitate redevelopment of a modern purpose built residential development, which complements the character of the local area.

The proposed FSR control provides for slightly less gross floor area than the building envelopes shown in Appendix 2. These envelopes provide for three storey building forms on the Old South Head Road frontage. The existing DCP controls and the proposed height and FSR controls create an appropriate framework in our view to ensure future development applications can be designed to a high standard without compromising the amenity of surrounding properties.

A development application for the redevelopment of the site will be lodged following amendment of the WLEP.

## 6. Justification

### 6.1 Need for a Planning Proposal

#### 6.1.1 Is the planning proposal a result of any strategic study or report?

Yes. This planning proposal is a result of Woollahra Council's Opportunity Site Report, dated June 2010. Council identified 30–58 Old South Head Road, Vaucluse as an opportunity site at the eastern boundary of the local government area. The report included a proposed change in zoning to R3 Medium Density Residential with an FSR of 1:1 and a height of 11m. The key justifications for the planning control changes on this site contained in Council's report were as follows:

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

On 11 July 2011 Council resolved that they “defer consideration of the remaining opportunity sites until gazettal of the Principal LEP”. This resolution was based on written advice from the Department of Planning provided dated 24 June 2011 outing that in order to facilitate the finalisation of Woollahra’s principal LEP, a staged approach to the delivery of opportunity sites through separate site specific planning proposals would be appropriate. Consequently, three site specific planning proposals for opportunity sites identified in Woollahra Council's Opportunity Site Report have since been progressed, specifically:

Table 6: Planning proposals approved in accordance with Council's Opportunity Site Report

Address	Planning Proposal Number	Status
9A Cooper Park Road, Bellevue Hill	Planning proposal_2011_Wooll_003	Approved by Minister of Delegate
240 New South Head Road, Edgecliff	Planning proposal_2014_Wooll_001	Approved by Minister of Delegate
80-84 and 90 New South Head Road, Edgecliff	Planning proposal_2015_Wooll_003	Approved at Gateway and with RPA for implementation

Each opportunity site was identified by Council following critical planning analysis of all land within the Woollahra local government area. As outlined in the Woollahra Municipal Council Urban Planning Committee report dated 14 December 2009, a range of “urban design and planning justification [were] used to assess the suitability of the opportunity sites”. Specifically, seven (7) planning matters were identified by Woollahra Municipal Council's Opportunity Site report as justification for amending the planning controls applicable to the subject site. For the purpose of demonstrating the continued validity of Council's planning justification, each of Council's justification and an updated response by CPDS is provided below.

#### **Council Opportunity Site Report Item 1: Increased development potential will reflect the desired future character of the area.**

The subject site is situated in the south east corner of the Vaucluse East Precinct of the Woollahra Residential Development Control Plan (WDCCP) 2015. The Precinct encompasses

a substantial area of an elevated plateau. The site is located on the east facing slopes of the Precinct, approximately 500 metres from the ocean escarpment and is not visible from the Harbour.

The majority of the Precinct is zoned for low density housing purposes and accordingly, the WDCP 'Desired Future Character' statement contained in section B1.11.2 of the DCP generally reflects the existing built form. The Statement does, however, reference the land on Old South Head Road currently zoned R3 Medium Density Residential as an opportunity to "provide opportunities for renewal of building stock". The intention of this planning proposal is to create an additional small area of R3 Medium Density Residential land, which will also provide opportunities to renew building stock in an appropriate location and in keeping with the character of the immediate locality.

The WDCP Section B1.11. identifies eight (8) 'desired future character objectives'. To assist in identifying whether the planning proposal is consistent with desired future character of the locality, each objective is examined below:

*O1 To respect and enhance the streetscape character and key elements of the precinct.*

The site and surrounds have an eclectic mix of development that includes two to four storey residential flat buildings, one and two storey dwellings, and mixed use buildings in the adjoining Rose Bay North Centre. As outlined in the Heritage Impact Report prepared by Zoltan Kovacs (Appendix 3) the subject site does little to contribute to the character of the area as "each building is degraded and they have lost their coherent Inter-war character". The planning proposal therefore seeks to replace a collection of face brick institutional buildings of dated appearance and little visual appeal (or internal amenity) with a contemporary development that engages the street, provides contemporary standards of amenity and is extensively landscaped throughout. Consequently, the proposed development will make a positive contribution to the site and surrounds and will substantially improve the presentation to Old South Head Road.

Future development is able to meet ADG requirements (such as solar access, building separation), both within the site and with regards to existing residential areas. The proposed building envelopes complement the urban form and will contribute to the legibility of the wider urban form along Old South Head Road. The planning proposal will facilitate architectural responses that provide high levels of residential amenity and contribute positively to the existing and future character of the locality. The built form can also reasonably establish a ground level interface that respects pedestrian scale and amenity.

An appropriate transition is provided to the predominant low density urban form and character of the Vaucluse East Precinct to the north and west of the site. This is particularly pertinent with respect to the relationship between the site and the existing low density residential suburb to the west. In this regard the proposal can suitably address the visual impact from a variety of viewpoints within a reasonable distance of the site.

In our opinion, in the context of the site and the wider development pattern along Old South Head Road, the proposal satisfies this objective.

*O2 To retain the scenic qualities provided by the dramatic topography and natural vegetation within the precinct.*

Future development would sit discretely within the unique natural topography of the site. Behind the subject sites to the west, the topography rises at the rear boundary and the abutting developments are generally sited around 6 to 8m higher than the subject sites (Old South Head Road RLs vary from 65.30 to 67.44 while the ground line of the properties at the rear vary from RL 73.49 to 72.50). The planning proposal will enable a form of development that will sit appropriately within this unique natural topography, ensuring that the proposal will not negatively impact the local areas scenic qualities, particularly when viewed from Old South Head Road.



The redevelopment of the site creates an opportunity to reintroduce natural vegetation in the landscaped areas and introduce increased building separation that provides for enhanced views between buildings. The planning proposal will therefore facilitate provision of contemporary buildings that will allow for a more consistent methodology in respect of appropriate landscape planting for the area, which will provide a positive contribution to the locality. In our opinion, and in the context of the site, the proposal satisfies this objective.

*O3 To maintain the evolution of low rise residential building styles through the introduction of good contemporary buildings incorporating modulation and a varied palette of materials.*

The proposal will facilitate the replacement of a collection of rendered and face brick buildings of dated appearance and little visual appeal with a suitable form of residential development that engages the street and is extensively landscaped throughout. The proposal will enable a more suitable style of architecture that incorporates modulation and varied palette. The proposal will also facilitate development that suitably addresses the street and provides an appropriate setback between the proposed buildings and the existing dwellings facing Old South Head Road. Landscaped areas and new open space along the frontage and throughout the site will provide enhanced visual permeability and improve the relationship between the publicly accessible and private domain. Consequently, the streetscape will be enhanced by the removal of the existing buildings and their replacement with well-designed buildings that respect the local character. In our opinion, in the context of the site, the proposal therefore satisfies this objective.

*O4 To minimise building bulk and scale of three storey development by designing development to generally present as a two storey form to the street.*

We believe this objective, as indicated by the word 'generally' is intended to apply to the low density residential land which comprises, and would continue to comprise, the vast majority of the precinct. Nevertheless, we believe that an R3 Medium Density Zone and the height limit proposed in this planning proposal are appropriate in the context of this site. Consequently, a well-designed development can be delivered on the site with a suitable bulk and scale that would make a positive contribution to the streetscape in this part of the Precinct.

*O5 To design and site buildings to respond to the topography and minimise cut and fill.*

The extensive site area of this proposal will enable future development to respond to topography and minimize cut and fill. The site enjoys a unique topography which would facilitate redevelopment with minimal cut and fill.

*O6 To protect important views from the public spaces of the precinct to the harbour and the city skyline, including view corridors between buildings.*

The proposal will not result in any loss of significant views towards the harbour or the city skyline. A Heritage Impact Report prepared by Zoltan Kovacs Architects has confirmed that the proposal will not have any adverse impacts on the heritage items in the vicinity of the site. The design of the proposed building will substantially enhance the appearance of the site when viewed from public spaces. In our opinion, in the context of the site, the proposal satisfies this objective.

*O7 To reinforce the landscape setting and maintain the existing tree canopy.*

Refer to response to objective 8 (below).

*O8 To retain and reinforce the green setting of mature street trees, private trees and garden plantings.*

As observed in the Tree Management Statement by TALC (Appendix 5), there are no naturally occurring trees on the site and the limited existing tree canopy tends to be located at the rear of the site. The proposed built form controls will improve the precinct's landscape setting. In particular, the proposed building height controls facilitate better building setbacks and landscaped area, which reflects the character of the area. In our opinion, in the context of the site, the proposal satisfies these objectives.

**Council Opportunity Site Report Item 2: Increased development potential is consistent with the adjoining council's controls.**

The subject site is located on the LGA boundary with Waverley Council. The provisions of the Waverley Local Environmental Plan 2012 that currently apply to the land directly east of the site are as follows:

- *Zone R3 Medium Density Residential*
- *Height of building control of 12.5m*
- *Floor Space Ratio Control of 0.9:1*

The planning proposal seeks to amend the zoning of the subject site to R3 Medium Density Residential, which will reflect the zone within the Waverley Local Environmental Plan 2012.

As demonstrated on the plans prepared by Nicholas Tang Architects (Appendix 2) the proposal seeks to provide a maximum building height of 10.5m as measured from ground level (existing), which represents a three (3) storey building envelope with consideration given to lift over-runs and servicing elements on the roof. This represents a variation to the Waverley Council control of -2m. Given that the proposed height standard is below the adjoining council maximum height development standards, it is considered that the proposed height control does not result in any inconsistency with the anticipated scale and density of the site as envisaged Waverley Councils controls.

The floor space ratio has been calibrated with the proposed building height control, however, we note that it is higher than the numeric standards within the Waverley Local Environmental Plan by 0.2:1. We also note that the FSR control has been, and is regularly, varied by Waverley Council. The correctly calibrated FSR control on the subject site will therefore ensure there is no need to vary the standard in future development applications. Moreover, the proposed amalgamation of allotments offers a significant opportunity to deliver a superior built form outcome in an "opportunity site".

**Council Opportunity Site Report Item 3: Controls provide a suitable built form transition between adjoining zones.**

Photomontages prepared by Nicholas Tang Architects (Appendix 2) show the general massing and height of the built form in relation to the existing development so that council can accurately quantify the extent of visual effects and potential impacts in relation parts of the proposal which seek to amend the existing height controls. A more detailed visual analysis may also be required at the DA showing the view composition from private domain viewing locations.

In relation to the buildings to the west of the site, the Urban Design Report prepared by Nicholas Tang Architects recommends a building height of 10.5m. In comparison, the R2 zoned land to the west of the subject site has a height limit of 9.5m, however it is also elevated by approximately 6-8m in comparison to the subject site. Consequently, land to the west would have a height of between 15.5 -16.5m when compared to the subject site. Consequently, we are of the view that the proposed building height will provide for an

appropriate transitional building scale that reinforces the topography whilst also protecting the amenity of adjoining land and ensures view sharing can be achieved.

The properties south of the site (30-40 Old South Head Road) are currently zoned R2 Low Density. A SEPP 65 Design Statement (Appendix 2) has been prepared against the preliminary indicative plans. The SEPP 65 Design Statement table demonstrates that the development is generally consistent with the SEPP 65, particularly in relation to adequate building separation distances between neighbouring sites to achieve reasonable levels of visual privacy without compromising access to light/air/views. While not confirmed, there is also an opportunity that this planning proposal will be a catalyst for the amalgamation of these sites as envisioned by Council's Site Opportunity report. Should this occur the transition between the subject site and the Rose Bay North Centre (2-28 old South Head Road) will be further enhanced.

The Rose Bay North centre is located 85m (or seven allotments) south of the site and is zoned B4 Mixed Use. The centre has a 14.5m building height and 1.5:1 to 2:1 FSR, which provides for a larger scale of development than being proposed on the site. While the centre is not directly adjacent to the site, the proposal will provide a notably smaller scale built form and in doing so will provide a suitable transition to the lower density area north of the site.

#### **Council Opportunity Site Report Item 4: Lot orientation secures reasonable solar access and views within the site and to adjoining areas.**

The Planning Proposal intends to increase the height and FSR potential of the site. Accordingly, it is important to understand the solar access impacts and view impacts that could result from the future built form on the site.

The proposed development is located on relatively flat but elevated land on the west side of Old South Head Road. The scale and bulk of tower forms proposed in the built form massing strategy prepared by NTA are similar in scale and form to medium density residential buildings located within the immediate and wider visual context.

Views from development located to the west of the site appear to have limited and interrupted views to the ocean to the east of the subject site. The composition of these views does not appear to include land-water interfaces. Analysis of the visual catchment from Captain Pipers Road has identified a number of taller towers to the east of the site which appeared to be residential apartment buildings and were of a height or approximate height similar to or greater than that proposed.

As shown in the view analysis prepared by NTA (Appendix 2) a part of the view may be blocked by the upper parts of the forms proposed, however, this may be considered acceptable with the context of the surrounding medium density development to the east of the site. In this regard, it is noted that the proposed maximum height development standard (10.5m) is lower than the maximum height standard (11m) permitted on this opposite side of Old South Head Road. When considered in this context, potential impacts on views would be actually lower than that caused by development located on the east side of Old South Head Road. In addition, all future development applications will be required to provide a view analysis addressing matters identified in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.

In relation to shadows, the Urban Design Report prepared by Nicholas Tang Architects has undertaken an indicative analysis of the existing and proposed shadows cast from the site and views from surrounding areas (Appendix 2). The shadow diagrams demonstrate the following:

- The existing building currently create a level of overshadowing to neighbouring buildings along Old South Head Road. The proposed development creates a minor extension to the extent of existing overshadowing.
- No undue overshadowing will occur to the public domain or to any neighbouring buildings. Shadows from the proposal largely fall within the site and adjoining road reserve. The extent of overshadowing is limited to the west elevation of the residential

property located at 60 Old South Head Road and the impact is considered to be relatively minor and acceptable with the property continuing to receive 2 hours of solar access to living spaces and private open space.

**Council Opportunity Site Report Item 5: Proximity to centres to facilitate access to public transport and services.**

The Rose Bay North centre is located to the south of the site and less than 85m walk of the site. The shopping centre has mix of retail, commercial and business opportunities that services the daily and weekly needs of residents as outlined in the WDCP 2015. Additional retail and childcare services are also located opposite the site on the corner of Military Rd and Old South Head Rd. The site is also a 500m walk to the Vaucluse Shopping Village. In this regard, increasing density within 500m of centres is consistent with well-established planning practice of increasing development potential near centres to promote more sustainable and transport oriented developments.

**Council Opportunity Site Report Item 6: The site is located on a main road.**

Waverley and Woollahra Council have both sought to encourage development at a scale that relates to the function and role of the streets they address. In this regard, larger scale development has appropriately been focused on major streets such as Old South Head Road. Given the sites proximity to public transport, shops and community services there is an opportunity for redevelopment along Old South Head Road, with a view to providing a pocket of more intense development adjacent to a classified road and the Rose Bay North centre. This is reflected in the WDCP future character statement for Vaucluse East

The dispersal of future housing opportunities in appropriate accessible locations enables the provision of housing styles (modern apartments with lift access) that are in short supply in the locality and creates opportunities for people to downsize without having to leave the locality and effectively age in place.

**Council Opportunity Site Report Item 7: The site is within proximity to public transport nodes.**

As outlined in section 3.4.2 of this report, Old South Head Road is well serviced by buses with several bus stops located within 100m of the site, which services surrounding suburbs and include bus routes 324, 333, 380, 386 and 387. Bus services operate seven days a week and are typically available every 15 minutes. The Bondi Junction transport interchange is also located within 4.8km of the site.

**6.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Yes. This planning proposal is the best means of achieving the objectives. A planning proposal is needed to change the zone, FSR and height on the subject site and is the best method of achieving the objectives and intended outcomes of this planning proposal as outlined in Section 1 of this report.

A planning proposal is the best way of achieving the objectives to trigger redevelopment of this key site, as the scale of change sought is outside the scope of clause 4.6. Additionally, a compliant scheme would not be able to achieve the objectives of this proposal and would not be able to adequately respond to the strategic opportunities identified throughout this proposal. Consequently, a planning proposal provides a distinct benefit for the locality that would not otherwise be achievable through a compliant scheme.



The planning control changes proposed for this site are consistent with the objective of increasing capacity for residential development as outlined in Woollahra Council's Opportunity Site Report. In this regard, the planning proposal will deliver a well-designed response to the strategic framework and provides a meaningful contribution to relevant dwelling targets.

Zoning, floor space ratio and height controls are development standards in Woollahra LEP 2014. Change to these standards are made through a planning proposal and a draft local environmental plan. Accordingly, a planning proposal is the most appropriate way of achieving the intended outcome.

## 6.2 Relationship to Strategic Planning Framework

### 6.2.1 Is the planning proposal consistent with the objectives and actions contained within the applicable region or sub regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

*A Plan for Growing Sydney* (2014) is the NSW Government's 20-year plan for the Sydney Metropolitan Area. It provides direction for Sydney's productivity, environmental management, and liveability; and for the location of housing, employment, infrastructure and open space.

Consistency with 'A Plan for Growing Sydney' is outlined in the below table.

Table 7: Consistency with 'A Plan for Growing Sydney'

Direction	Response
<b>Goal 1: A competitive economy with world-class services and transport.</b>	
Direction 1.1 - Grow a more internationally competitive Sydney CBD.	Given the subject site's proximity to the Sydney CBD, the proposal has the potential to reinforce the city's role as a world class international city.  By providing additional housing in this location, the proposal will allow future occupants to visit the city by public transportation to access employment opportunities, retail services and cultural events.
Direction 1.7 - Grow strategic centres - providing more jobs closer to home.	The site is within 5km of the Bondi Junction Strategic Centre. The planning proposal will provide an investment in housing that will service the broader LGA, providing homes closer to employment within an appropriately located strategic centre.
<b>Goal 2: A city of housing choice, with homes that meet our needs and lifestyles.</b>	
Direction 2.1 - Accelerate housing supply across Sydney.	The proposed development is capable of providing an increase in the supply and housing choice in a high demand area of Sydney. The site is capable of accommodating an indicative residential GFA of 6,178.7sq m (89 apartments).
Direction 2.3 - Improve housing choice to suit different needs and lifestyles.	The proposed development is capable of providing housing choice that will respond to the needs of the local community, and provide a mix of dwelling types. It may also consist of adaptable and accessible housing as well as housing for first home buyers and downsizers who wish to enjoy the local economy.
<b>Goal 3: A great place to live with communities that are strong, healthy and well connected.</b>	

Direction	Response
<p>Direction 3.1 - Revitalise existing suburbs.</p>	<p>The existing buildings on the subject site presently consist of a varied mix of residential buildings, which do not reflect a good urban design outcome for the site or reflect the future direction of locality. This planning proposal will improve the amenity and presentation of the streetscape by providing a high quality built form. It will provide a wider choice of housing styles. It will also provide improved public domain spaces and streetscapes, improving the locality's overall streetscape amenity.</p> <p>Further to the above, this site has several compelling planning attributes that make the site suitable as an R3 Medium Density Residential zone:</p> <ul style="list-style-type: none"> <li>▪ Increased development potential will be in the context with the existing character of surrounding development</li> <li>▪ Increased development potential will reflect the desired future character of the area</li> <li>▪ The site is on an LGA boundary and the increased development potential is consistent with Waverly council's controls</li> <li>▪ The proposed controls provide a suitable built form transition between adjoining zones</li> <li>▪ The site amalgamation offers a significant opportunity to minimise impacts of development that would not typically be afforded to the individual redevelopment of sites</li> <li>▪ The lot amalgamation and orientation will provide reasonable solar access and views within the site and to adjoining areas</li> <li>▪ The site is in close proximity to the Rose Bay north centre and will facilitate direct access to services, weekly shopping needs and regular public transport opportunities; and</li> <li>▪ The site is located on a main road with high volumes of passing traffic, excellent connectivity to surrounding suburbs and direct access to bus services.</li> </ul>
<p>Direction 3.3 - Create healthy built environments.</p>	<p>The site is highly accessible to public transportation, open space facilities, educational establishments and health care facilities. It is also within walking distance of a local centre.</p> <p>The planning proposal will improve the overall amenity of the area and will encourage people to walk and cycle which promotes social cohesion and community connectivity. Overall the proposal supports strong, healthy and well connected communities.</p>

The goals and directions addressed above are supported by planning principles that will guide how Sydney grows. These principles include:

- Principle 1: Increasing housing choice around all centres through urban renewal in established areas;
- Principle 2: Stronger economic development in strategic centres and transport gateways; and
- Principle 3: Connecting centres with a networked transport system.

This planning proposal directly responds to and provides outcomes in accordance with the three principles above.

'A Plan for Growing Sydney' also provides priorities for six (6) subregions. The subject site is located within the Central Subregion. Consistency with the priorities of the Central Subregion is demonstrated in the table below.

Table 8: Consistency with the relevant priorities of the Central Sydney Subregion.

Priority	Response
<p>Work with Councils to identify suitable locations for housing intensification and urban renewal, including employment agglomerations, particularly around Priority Precincts, established and new centres, and along key public transport corridors.</p>	<p>Through the consultation with Woollahra Council prior to the lodgement of this planning proposal as outlined earlier in this report, the applicant has sought to work with Council to provide for housing intensification and urban renewal in an appropriate location. In this regard, the planning proposal also reflects the planning justification that informed Councils original selection of the site for inclusion in the Council Opportunity Site Report.</p> <p>This intensification and renewal will:</p> <ul style="list-style-type: none"> <li>▪ Intensify housing opportunities within proximity to an established mixed-use centre that is undergoing transformation</li> <li>▪ The improvement and intensification identified above will be provided within proximity to a major bus network that provides efficient access to Sydney's CBD and eastern suburbs.</li> <li>▪ Provide housing with direct access to public transport along Old South Head Road, which is a 6.8km classified road linking the suburbs of Vaucluse, Rose Bay, Bondi Beach and Bondi North.</li> </ul>

### Draft Central District Plan

A Plan for Growing Sydney splits the Greater Metropolitan of Sydney into six district, and the subject site is located in the 'Central'. The Draft Central District Plan has recently been placed on public exhibition. This Draft District Plans build on A Plan for Growing Sydney, and provides the basis for the strategic planning of each district moving forward into the future.

Of relevance, the draft plan has established a five (5) year housing target for the Central District. Specifically, the plan nominates a housing target of an additional 300 dwellings within this time for the Woollahra. Further to this, Section 4.3.5 "Creating Housing Capacity in the Central District" identifies that supply capacity in the District has been provided through a range of state and local initiatives, including Woollahra Council's Opportunities Sites Study (2010).

In this regard, the future development will contribute to the housing supply required to meet the projected demand, specifically by seeking to increase supply in accordance with Woollahra Council's Opportunities Sites Study. In addition, the planning proposal will facilitate additional affordable places, which is consistent with the desired outcomes for this district.

The proposed PP seeks to implement the Woollahra Council's Opportunities Sites Study by providing housing that assist deliver the five year housing target for the Central District. It follows that the planning proposal is therefore consistent with the Draft Central District Plan.

## Strategic Merit

Planning Circular PS16-004 (dated 30 August 2016) clearly articulates the considerations for determining whether or not a planning proposal should be submitted for a gateway determination (under section 56 of the EP&A Act). Although this circular is technically directed at a rezoning review undertaken by the relevant Planning Panel, the process outlined provides a useful frame of reference for Council to examine a planning proposal when first submitted.

A planning proposal will meet the strategic merit test if it is:

- consistent with the relevant draft district plan or corridor/precinct plan released for public comment; or
- consistent with a relevant local strategy that has been endorsed by the Department; or
- responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls

The circular notes that a proposal that seeks to amend controls that are less than 5 years old will only be considered where it clearly meets the Strategic Merit Test.

Table 9: DPE's Assessment Criteria

Does the proposal have strategic merit? Is it:	
Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment;	As discussed earlier, this proposal is consistent with the draft Central District Plan.
Consistent with the relevant local council strategy that has been endorsed by the Department; or	The Woollahra Council's Opportunities Sites Study (2010), Council identified 30–58 Old South Head Road, Vaucluse as an opportunity site at the eastern boundary of the local government area. The report included a proposed change in zoning to R3 Medium Density Residential with an FSR of 1:1 and a height of 11 m. Following more detailed analysis of the site and surrounding context, this planning proposal seeks a change in zoning to R3 Medium Density Residential with an FSR of 1.1:1 and a height of 10.5m. Notwithstanding the variances in the FSR (0.1:1) and height (-0.5m), the planning proposal has been demonstrated to meet the objectives of Woollahra Council's Opportunities Sites Study (2010) and the original planning justification. Consequently, the proposal is considered remain consistent with the Council's Opportunities Sites Study (2010).  The planning proposal is consistent with Woollahra 2025, which is Council's 15-year strategic plan for the LGA developed by Council in consultation with the Woollahra community.
Responding to a change in circumstances, such as the investment in new	On 11 July 2011 Council resolved that they "defer consideration of the remaining opportunity sites until gazettal of the Principal LEP". This resolution was based on written advice from the



<p>infrastructure or changing demographic trends that have not been recognised by existing planning controls.</p>	<p>Department of Planning provided dated 24 June 2011 outing that in order to facilitate the finalisation of Woollahra's principal LEP, a staged approach to the delivery of opportunity sites through separate site specific planning proposals would be appropriate.</p> <p>Therefore, in order to accommodate this additional growth, a review of the planning controls in key locations is required. It is our understanding that Council has commenced a housing review, however, there has not been a comprehensive review of the planning controls. It is therefore crucial for Council to consider the subject planning proposal now, in parallel with any housing review, to ensure sufficient and adequately zoned land is available to accommodate the expected increase in population and dwelling projections.</p>
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### Site specific assessment

Having met the strategic merit test, Planning Circular PS16-004 specifies that a planning proposal must then pass a site-specific merit test regarding:

- the natural environment;
- existing uses, approved uses and likely future uses of the land; and
- the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

Table 10: DPE's Assessment Criteria

Does the proposal have site-specific merit, having regard to the following:	
<p>The natural environment (including known significant values, resources or hazards),</p>	<p>There are no known site specific environmental considerations identified in the planning proposal and supporting material that would preclude further consideration of the proposed urban renewal.</p>
<p>The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and</p>	<p>The land use context surrounding the subject site is varied and changing. The site is directly adjacent to low density residential development to the north and west, medium density development to the east and commercial development to the south. There is significant urban transformation currently underway to the north and south of the site. The range of existing and approved developments along Old South Head Road within the Vaucluse East Precinct and within vicinity of the subject site include:</p> <ul style="list-style-type: none"> <li>▪ 1-4 storey residential developments</li> <li>▪ 2 storey commercial developments</li> <li>▪ 4-5 storey mixed use developments; and</li> <li>▪ 7 storey senior living developments.</li> </ul> <p>The planning proposal has taken into consideration its surrounding context. It will not adversely impact any surrounding development (existing or proposed), rather it has the potential to act as a catalyst to promote additional urban renewal development.</p> <p>Consideration has been given to the implications of potential future redevelopment of the land directly to the south of the subject site. If it could be assumed that redevelopment of this broader precinct may occur in the future, then there would be no</p>

Does the proposal have site-specific merit, having regard to the following:

	<p>negative implications for the broader precinct as well as on the development on the subject site.</p> <p>An urban design analysis prepared and submitted with the planning proposal identifies that:</p> <ul style="list-style-type: none"> <li>▪ the proposed form relates to, and complements, the proposed urban form and also contributes to the legibility of the wider urban form along Old South Head Road;</li> <li>▪ an appropriate transition to the predominant low density urban form and character of the Vacluse East Precinct north and west of the site. This is particularly pertinent with respect to the relationship between the site and the existing low density residential suburb to the west. In this regard, the proposal suitably addresses the visual impact from a variety of viewpoints within a reasonable distance of the site;</li> <li>▪ the desired built form can reasonably establish a ground level interface that respects pedestrian scale and amenity;</li> <li>▪ a diversity of built form and massing can be provided that contributes to the legibility of development within the site, and avoids monolithic urban design outcomes;</li> <li>▪ the agglomeration of allotments will effectively enable future development to meet ADG requirements (such as solar access, building separation), both within the site and with regards to existing residential areas; and</li> <li>▪ the increased development potential has been provided in a location with good access to high quality amenities such as public transport, open space, community services, recreation / entertainment and retail.</li> </ul>
<p>The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.</p>	<p>A Traffic Impact Assessment has been prepared and submitted with the planning proposal. There are no traffic matters identified on the site that would preclude further consideration of the proposed urban renewal.</p> <p>As outlined in the Urban Design Report prepared and submitted with the planning proposal, there is sufficient infrastructure available to accommodate the proposed development.</p>

The conclusion of this assessment is that the proposal has both strategic and site specific merit and should be progressed for consideration of a Gateway Determination.

**6.2.2 Is the planning proposal consistent with the council's local strategy or other local strategy plan?**

Yes. The planning proposal is consistent with Woollahra 2025, which is Council's 15-year strategic plan for the LGA developed by Council in consultation with the Woollahra community. The Woollahra 2025 strategy was adopted by Council, as its Community Strategic Plan on the 24 June 2013. Woollahra 2025 is based on the principle of sustainability. That is, meeting the needs of the present, without compromising the ability of future generations to meet their own social, economic, environmental and civic leadership needs.

A key theme of Woollahra 2025 is to provide quality places and spaces to meet the different needs of people living in the area and houses within easy distance of shopping areas, business precincts and local facilities. Consistency with Woollahra 2025 is outlined in the below table.

Table 11: Consistency with 'Woollahra 2025'

Direction	Response
<b>Goal 4: Well-planned neighbourhoods</b>	
4.1 Encourage and ensure high quality planning and urban design outcomes.	The existing buildings on the subject site presently consist of mix of aging residential building that do not reflect a good urban design outcome or the objectives of the R2 zone. This planning proposal will improve the amenity and presentation of the streetscape by providing a high quality urban design outcome. The site-specific controls will also ensure an improved streetscape, improving the locality's overall streetscape amenity. Importantly, the planning proposal balances the protection of the character of the area while assisting to meet housing targets set by the State Government on a smaller site as envisioned by Council Opportunity Site Report. In doing so the planning proposal seeks to protect the area from high rise and inappropriate oversized development while suitably balancing the pressure for new housing and jobs.
4.2 Promote sustainable design in future private and public development.	The site is highly accessible to public transportation, open space facilities, retail, child care, local businesses and daily/weekly retail. Future residents and visitors will have the potential to use an environmentally efficient building with thermal and water efficient design in addition to lower energy consumption that could be serviced from renewable sources. Residents will also have options to use a wide range of public transport services to access employment and well established services and facilities in the local area. The planning proposal will therefore improve the overall amenity of the area and will encourage people to walk and cycle, which promotes social cohesion and community connectivity. Overall the proposal supports sustainable, healthy and well connected communities.
4.3 Protect local heritage and residential amenity, including protection of significant architecture and the natural environment.	The planning proposal will deliver redevelopment at a scale that is compatible with the existing and desired future character of the area. The proposed development will increase housing supply and choice without negatively impacting local heritage or the natural environment. The planning proposal will provide a meaningful contribution to the sustainability of the North Rose Bay centre. This will assist in the provision of local employment and will assist revitalise the village atmosphere.
4.4 Encourage diversity in housing choice to suit a changing population.	The proposed development is capable of providing housing choice which will respond to the needs of the local community, and provide a mix of dwelling types. Subject to the final development application, it could provide adaptable and accessible housing as well as housing for first home buyers and downsizers who wish to enjoy the local economy.

**6.2.3 Is the planning proposal consistent with applicable state environmental planning policies?**

The planning proposal is consistent with all relevant State Environmental Planning Policies (SEPP). A full assessment is contained in the following table.

Table 12: Consistency with state environmental planning policies (SEPP)

SEPP Title	Consistency	Comment
1. Development Standards Consistent	N/A	Not applicable
14.Coastal Wetlands	N/A	Not applicable
15.Rural Landsharing Communities	N/A	Not applicable
19. Bushland in Urban Areas	N/A	Not applicable
21.Caravan Parks	N/A	Not applicable
26.Littoral Rainforests	N/A	Not applicable
29.Western Sydney Recreation Area	N/A	Not applicable
30.Intensive Agriculture	N/A	Not applicable
33.Hazardous and Offensive Development Complex	N/A	Not applicable
36.Manufactured Home Estates	N/A	Not applicable
39.Spit Island Bird Habitat	N/A	Not applicable
44.Koala Habitat Protection	N/A	Not applicable
47.Moore Park Showground	N/A	Not applicable
50.Canal Estate Development	N/A	Not applicable
52.Farm Dams, Drought Relief and Other Works	N/A	Not applicable
53. Transitional Provisions 2011	N/A	Not applicable
55.Remediation of Land	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of this SEPP.
59.Central Western Sydney Economic and Employment Area	N/A	Not applicable
60.Exempt and Complying Development	N/A	Not applicable
62.Sustainable Aquaculture	N/A	Not applicable
64.Advertising and Signage	N/A	Not applicable
65.Design Quality of Residential Flat Development	Yes	The planning proposal will create the development control framework within which future development can achieve consistency with the SEPP proposal. The Urban Design Report investigated the implications for realising the design quality principles in the SEPP and demonstrated an



SEPP Title	Consistency	Comment
		appropriate built form on the site. This includes an assessment of the over shadowing impacts to surrounding properties. The future DA will need to demonstrate consistency with this SEPP. An indicative compliance table against the provisions of the Apartment Design Guide (ADG) has been prepared by Nicholas Tang Architects (Appendix 2).
70.Affordable Housing (Revised Schemes)	Yes	The future development has the opportunity to provide an appropriate mix and number of dwellings which could contribute to affordable housing in the locality.
71.Coastal Protection	N/A	Not applicable
SEPP (Infrastructure) 2007	Yes	The planning proposal will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	N/A	Not applicable
Kurnell Peninsula	N/A	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	Not applicable
SEPP (Miscellaneous Consent Provisions) 2007	N/A	Not applicable
SEPP (Penrith Lakes Scheme) 1989	N/A	Not applicable
SEPP (State and Regional Development) 2011	N/A	Not applicable
SEPP (Building Sustainability Index: BASIX) 2004	Yes	The planning proposal will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Major Development) 2005	N/A	Not applicable
SEPP (Sydney Region Growth Centres) 2006	N/A	Not applicable
SEPP (Infrastructure) 2007	N/A	Not applicable
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	N/A	Not applicable

SEPP Title	Consistency	Comment
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not applicable
SEPP (Three Ports) 2013	N/A	Not applicable
SEPP (Urban Renewal) 2010	N/A	Not applicable
SEPP (Temporary Structures and Places of Public Entertainment) 2007	N/A	Not applicable
SEPP (Exempt and Complying Development Codes) 2008	N/A	Not applicable
SEPP (Rural Lands) 2008	N/A	Not applicable
SEPP (Western Sydney Employment Area) 2009	N/A	Not applicable
SEPP (Western Sydney Parklands) 2009	N/A	Not applicable
SEPP (Affordable Rental Housing) 2009	Yes	Future development has the opportunity to provide an appropriate mix and number of dwellings which could contribute to affordable housing in the locality.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	Not applicable

#### 6.2.4 Is the planning proposal consistent with the applicable Ministerial directions (s.117 directions)?

It is considered that the planning proposal is consistent with the relevant Directions issued under Section 117(2) of the Act by the Minister to Councils, as demonstrated in the assessment of the following:

Table 13: Consistency with S117 Ministerial Directions

Direction Title	Consistency	Comment
<b>Employment and Resources</b>		
1.1 Business and Industrial Zones	N/A	Not applicable
1.2 Rural Zones	N/A	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	N/A	Not applicable
1.4 Oyster Aquaculture	N/A	Not applicable
1.5 Rural Lands	N/A	Not applicable

Direction Title	Consistency	Comment
<b>Environment and Heritage</b>		
2.1 Environment Protection Zones	N/A	Not applicable
2.2 Coastal Protection	N/A	Not applicable
2.3 Heritage Conservation	<b>Yes</b>	A Heritage Assessment prepared by Zoltan Kovacs Architects accompanies this proposal (Appendix 3). The subject site do not comprise heritage items.  The heritage assessment concludes, in relation to the buildings, that:  "The review has established that the existing buildings in the study area do not exhibit any heritage significance in the context of the local area and their retention in not warranted on conservation ground."
2.4 Recreation Vehicle Areas	N/A	Not applicable
<b>Housing, Infrastructure and Urban Development</b>		
3.1 Residential zones	<b>Yes</b>	The planning proposal encourages a variety and choice of housing types to provide for existing and future housing needs, whilst making efficient use of existing infrastructure and services. The planning proposal demonstrates appropriate built form whilst minimising the impact of residential development on the environment.
3.2 Caravan Parks and Manufactured Home Estates	N/A	Not applicable
3.3 Home Occupations	N/A	Not applicable
3.4 Integrating land use and transport	<b>Yes</b>	The planning proposal will enable residential development in close proximity to jobs and services encouraging walking, cycling and use of public transport.
3.5 Development Near Licensed Aerodromes	N/A	Not applicable
3.6 Shooting Ranges	N/A	Not applicable
<b>Hazard and Risk</b>		
4.1 Acid sulphate soils	N/A	This direction applies when a planning authority prepares a planning proposal which will apply to land having a probability of containing Acid Sulfate Soils (ASS). The subject land mapped as potentially containing Class 5 ASS in the corresponding WLEP planning map. The implications brought about as a result of this planning proposal regarding ASS are expected to

Direction Title	Consistency	Comment
		be minimal, due to the low category of ASS applying to the subject site and the relatively minor nature of the proposal. Further consideration with regard to ASS will be addressed as part of the assessment process for any subsequent development.
4.2 Mine Subsidence and Unstable Land	N/A	Not applicable
4.3 Flood Prone Land	N/A	The site is not located within flood prone land. Accordingly, Direction 4.3 is not applicable.
4.4 Planning for Bushfire Protection	N/A	The site is not located within a Bushfire prone area. Accordingly, Direction 4.4 is not applicable.
<b>Regional Planning</b>		
5.1 Implementation of Regional Strategies	Yes	Not Applicable. No regional strategies apply to the subject site.
5.2 Sydney Drinking Water Catchments	Yes	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable
5.5 Second Sydney Airport: Badgerys Creek	N/A	Not applicable
<b>Local Plan Making</b>		
6.1 Approval and Referral Requirements	Yes	The planning proposal will be consistent with this Ministerial Direction.
6.2 Reserving Land for Public Purposes	Yes	The planning proposal will be consistent with this Ministerial Direction.
6.3 Site Specific Provisions	Yes	The planning proposal will be consistent with this Ministerial Direction.
<b>Metropolitan Planning</b>		
7.1 Implementation of the Metropolitan Plan for Sydney 2036	Yes	Refer to Section 6.2 above.

## 6.3 Environmental, Social and Economic Impact

### 6.3.1 Is there any likelihood that critical habitat or threatened species will be adversely affected as a result of the proposal?

The subject site is located within an existing urban environment and does not apply to land that has been identified as containing critical habitat or threatened species, population or ecological communities, or their habitats.

### 6.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The planning proposal is supported by the studies/reports outlined in Table 14 below. The outcomes and conclusions of these studies/reports extracted in Table 14 show that the proposal does not include any unreasonable or unmanaged environmental effects.

Table 14: Outcomes and conclusions of the primary studies and reports that inform this planning proposal

Study/Report	Outcomes and Conclusions
<p>Urban Design Report and SEPP 65 Design Statement prepared by Nicholas Tang Architects</p>	<p>The report notes the following:</p> <p><i>The subject site is proposed to be rezoned R3 to allow for medium density development with a height control sufficient to allow 3 storeys and a FSR to reflect a 3 storey built form.</i></p> <p><i>The drop in topography from the sites to the rear ensures that development on the proposed sites will be of equal or lesser height than the dwellings behind, with a reduced fourth floor allowing individual designs to be moulded to respond to view lines from these sites.</i></p> <p><i>The proposed controls provide sufficient incentive for the economic redevelopment of the site whilst maintaining the future desired character of the area.</i></p> <p>The Urban Design Report recommends a building height up to 10.5 based upon analysis of the conditions of the site, which has a change in topography to the rear of the site. This is considered a practical height to accommodate the building within the desired 3 storey envelope with consideration given to lift over-runs and servicing elements on the roof and providing a suitable relationship to old South Head Road. In terms of overshadowing, as demonstrated in the shadow diagrams provided by Nicholas Tang Architects in Appendix 2, the proposed building envelope has a minor increase to the shadows cast which are considered not to significantly or unreasonably impact the amenity of adjoining properties.</p>
<p>Heritage Assessment prepared by Zoltan Kovacs Architects</p>	<p>The report concludes the following:</p> <p><i>"The potential demolition of 42-58 Old South Head Road, Vaucluse forming part of the planning proposal will not generate any adverse heritage conservation impacts for the cultural heritage of Woollahra. Having assessed the heritage impact of the planning proposal, the following can be recommended that Council can consent to the planning proposal on heritage grounds in recognition of its lack of adverse heritage conservation impacts."</i></p>
<p>Traffic Impact Assessment Report by Hemanote Consultants</p>	<p>The report concludes the following:</p> <p><i>It can be concluded from the traffic and parking impact assessment that the rezoning planning proposal for the existing lots at 42-58 Old South Head Road, Vaucluse from low density to medium density residential will have no adverse impacts on existing traffic or parking conditions:</i></p>



Study/Report	Outcomes and Conclusions
	<p><i>The external impact of the traffic generated by the proposed development options is considered to be acceptable and will not result in any adverse impacts on peak traffic periods.</i></p> <p><i>The potential of any increase in the number of vehicle movements in and about Old South Head Road and adjacent streets will remain well within the Environmental capacity of these streets, with no adverse impacts on the amenity of the area.</i></p> <p><i>The proposal will have three (3) driveway crossing points compared to the existing seven (7) driveway crossing points, which will provide safer manoeuvring into and out of the subject sites and reduce impacts on traffic along Old South Head Road, where all vehicles are to enter and exit the site in a forward direction.</i></p> <p><i>The parking demand resulting from the rezoning planning proposal will be accommodated within future on-site car parking facilities that are to be in accordance with the requirements of Council's DCP or other SEPP regulations. Therefore, the proposal will have no major impacts on parking in Old South Head Road or adjacent streets.</i></p> <p><i>The subject development site has good access to existing public transportation services in the form of regular bus services, as well as on-road cycle routes."</i></p>
<p>Arborist Report by TALC Tree and Landscape Consultants</p>	<p>The report notes the following:</p> <p><i>"All the trees are planted and no naturally occurring specimens are present. The age of the trees is broadly classes as being in mid to late maturity or upwards be predominantly 60-80% of their expected life expectancy with varying condition ratings of poor to fair. It is noted that there is a lack of age class gradation which would be required to ensure long term amenity and elements of continuous landscape to benefit the area in the foreseeable future."</i></p> <p>The report further recommends that a detailed tree impact assessment be undertaken for future development. The provision of a more detailed vegetation analysis in conjunction with a development application is supported.</p>

The Urban Design Report recommends a building height up to 10.5, which accommodates a the three (3) storey building on the site. Upon analysis of the conditions of the site, which has a significant rock shelf along the western boundary, this is the most practical height to accommodate the building within the desired 3 storey envelope with consideration given to lift over-runs and servicing elements on the roof, as well providing a suitable relationship to Old South Head Road.

In accordance with the above table, this planning proposal is not anticipated to result in unreasonable environmental effects. Future development applications will investigate the potential for other likely environmental effect arising for future detailed proposals.

### **6.3.3 Has the planning proposal adequately addressed any social and economic effects?**

This proposal promotes the efficient utilisation of land, services and support facilities and encourages the orderly growth of this strategic location.

The economic benefit of the proposal is not isolated to consideration of the immediate impacts, rather, consideration must be given to the broader economic function of the site. The site will provide diverse residential typology to support surrounding established centres of the Bondi Junction. The site will support the ongoing viability of smaller local centres such as North Rose Bay. A broad benefit will also be provided throughout construction phases with additional output and direct/indirect jobs.

Additionally, subsequent development will contribute to the continued social growth of the area by encouraging a pattern of development which will help to diversify housing supply and increase housing choice. The proposal demonstrates that it positively contributes to the quality of the public domain and provides direct social benefits.

NSW Health advice regarding 'healthy built environments' identifies the importance of 'opportunities for social interaction and community connectivity'. NSW health articulate these opportunities in stating:

*"There are strong links between good health, a sense of community and social interaction. The built environment can foster a sense of community through enabling day to day interaction with people and nature in safe and accessible environments:*

- *People are less likely to interact within or feel part of a community that they perceive to be unsafe;*
- *Green and open spaces facilitate contact with nature as well as community."*

The built form that will be enabled by this proposal provides the opportunity to capture the "social interaction and community connectivity" envisaged by NSW Health in providing an interactive ground floor laneway, dedicated to Council through the Public Benefit Offer that accompanies this proposal, and through the prioritisation of open space and landscape elements. Moreover, this planning proposal will enable the development of the sites which are responsive to supporting the current and future social character of the locality, as well as supporting and revitalising its economic potential. Given the proximity of the site to public transport, services and infrastructure, this is an ideal site for development which will reinforce the opportunities for the social growth of the area.

Based on the above it is considered that the planning proposal will have a positive effect on the local economy and community.

## 6.4 State and Commonwealth Interests

### 6.4.1 Is there adequate public infrastructure for the planning proposal?

The existing public infrastructure is capable of accommodating this planning proposal for the reasons set out below:

- The site is well serviced by public transport. Existing bus routes run along Old South Head Road in the immediate vicinity of the site connecting the site to a range of employment and social infrastructure throughout the LGA and metropolitan Sydney.
- This planning proposal is surrounded by established pedestrian and cyclist routes which contribute to the provision of safe and efficient connectivity and enable people to travel through the area towards surrounding centres and local public open space.

The site is accessible by the existing road network. As considered in the Traffic Impact Assessment prepared by Hemanote Consulting accompanying this proposal (**Appendix 4**), the additional strain placed on the operation of the street network of the site and surrounds will be minor given the context of the subject site.

- Existing utility services will adequately service any future development proposal as a result of this planning proposal, and will be upgraded or augmented where required.
- Waste management and recycling services are available through Woollahra Council.
- The site is well serviced by medical centres and services.
- Education is also provided for in the area, with a number of schools and tertiary institutions located nearby.
- The area is well-serviced with Police, Ambulance, Fire and other emergency services.

In accordance with the above, this planning proposal does not obstruct the existing public infrastructure. In fact, the proposal seeks to support and enhance the public infrastructure of the site and its surrounds.

**6.4.2 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?**

State and Commonwealth public authorities have not yet been contacted at this early stage in the planning proposal process. The Gateway Determination has yet to be issued by the Minister for Planning and Environment. This will identify the necessary consultation to be undertaken.

## 7. Mapping

This planning proposal is submitted by Parker Logan Property and seeks the following modifications to the provisions of the WLEP 2014:

- Amend the WLEP 2014 Land Zoning Map (Sheet LZN\_005) to apply Zone R3 Medium Density Residential to the subject site;
- Amend the Height of Buildings Map (Sheet HOB\_005) to identify the site as having a 10.5m height limit; and
- Amend the WLEP 2014 Floor Space Ratio Map (Sheet FSR\_005) to identify the site as having a Floor Space Ratio of 1.1:1.

The proposed amendments can be seen in Figures 17, 18 and 19 below.

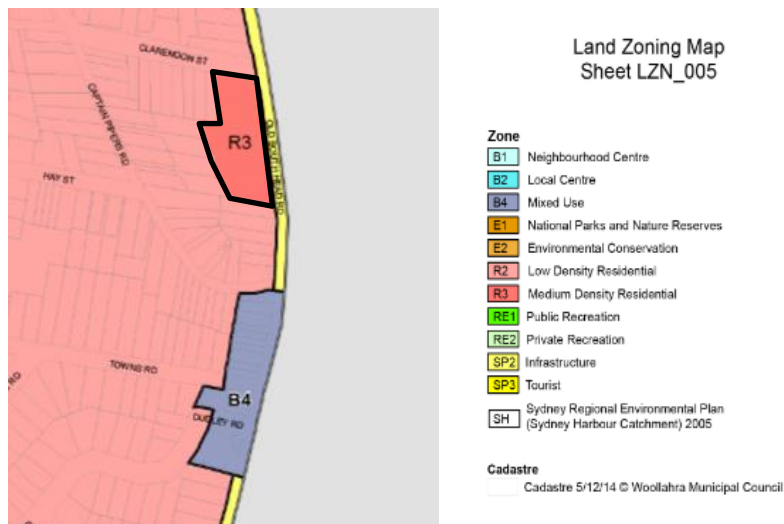


Figure 16: Extract from amended WLEP 2014 Zone Map (Source: Nicholas Tang Architects)

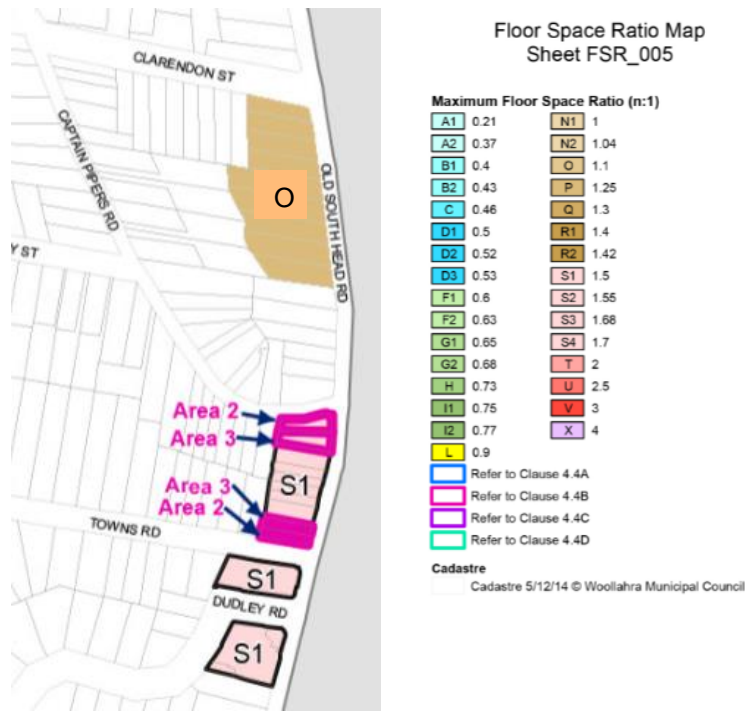


Figure 17: Extract from amended WLEP 2014 FSR Map (Source: CPDS)

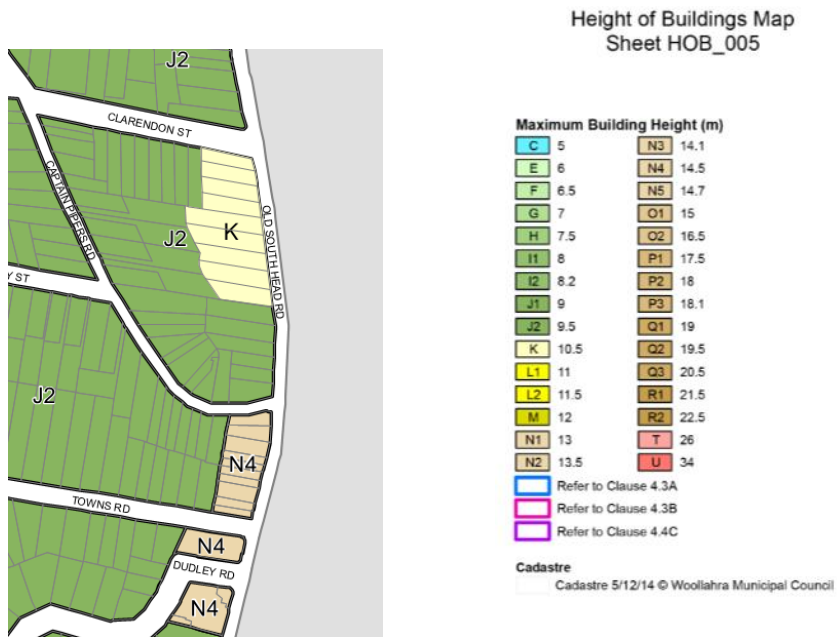


Figure 18: Extract from amended WLEP 2014 Height of Building Map (Source: CPDS)



## 8. Community Consultation

This proponent is willing to assist Council and undertake community consultation post Gateway, if required, to ensure all matters and concerns the Council or the community are adequately and thoroughly addressed.

The community will be notified of the commencement of the exhibition period via a notice in a local newspaper and via a notice on Woollahra Council's website. The written notice will:

- Give a brief description of the objectives or intended outcomes of the planning proposal;
- Indicate the land affected by the planning proposal;
- State where and when the planning proposal can be inspected;
- Give the name and address of the RPA for the receipt of any submissions; and
- Indicate the last date for submissions.

During the exhibition period, the following material will be made available for inspection: -

- The planning proposal, in the form approved for community consultation by the Director General of Planning and Infrastructure;
- The Gateway determination; and
- Any studies relied upon by the planning proposal.

## 9. Project Timeline

The timeframe for the completion of the planning proposal will depend on the complexity of the matters, the nature of any additional information that may be required and the need for agency and community consultation. The following details are indicative only and may be amended at Gateway to provide the necessary level of confidence that the planning proposal will be finalised within a reasonable time.

Table 15: Indicative project timeline

Step	Indicative Timeframe
Anticipated commencement date	Date of Gateway determination
Anticipated timeframe for the completion of required technical information	Not applicable. Technical analysis has already been commissioned to support the planning proposal.
Timeframe for government agency consultation (pre and post exhibition as required by the Gateway determination)	As specified in the Gateway determination. Anticipated timeframe is to run concurrently with the public exhibition period.
Commencement and completion dates for public exhibition period.	Dates are dependent on the date of the Gateway determination. The proponent is willing to undertake consultation with both the Council and the community to ensure all matters and concerns are adequately addressed in an appropriate timeframe.
Dates for public hearing (if required)	Not applicable at this stage.
Timeframe for consideration of submissions	To be determined by Council.
Timeframe for the consideration of proposal post exhibition	To be determined by Council
Date of submission to the Department to finalise the LEP	Not known
Anticipated date RPA will make the plan (if delegated)	Not known
Anticipated date RPA will forward to the Department for notification	Not known

## 10. Conclusion

This Planning Proposal (planning proposal) is submitted as on behalf of Parker Logan Property. The planning proposal has explained the intended effect of, and justification for, the proposed amendment to the WLEP 2014. This planning proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (the EP&A Act) and the relevant guidelines prepared by the NSW Department of Planning and Environment including 'A Guide to Preparing Local Environmental Plans' and 'A Guide to Preparing Planning Proposals'.

This planning proposal sets out the justification for the proposed rezoning of the subject site at 42-58 Old South Head Road, Vaucluse. To enable a viable urban renewal development the following amendments are proposed:

- Amend the WLEP 2014 Land Zoning Map (Sheet LZN\_005) to apply Zone R3 Medium Density Residential to the subject site;
- Amend the Height of Buildings Map (Sheet HOB\_005) to identify the site as having a 10.5m height limit; and
- Amend the WLEP 2014 Floor Space Ratio Map (Sheet FSR\_005) to identify the site as having a Floor Space Ratio of 1.1:1.

The concept design prepared and accompanying this planning proposal, has been informed by a range of specialist investigations. These studies have outlined that the subject site is capable of accommodating the proposed development without posing any adverse impacts to the surrounding environment.

The proposal has been demonstrated as being the best means of achieving the objectives and intended outcomes. The planning proposal is considered suitable and appropriate as it:

- Is consistent with the principles of Council's community strategic policies;
- Is consistent with the new Metro Strategy, 'A Plan for Growing Sydney';
- Is consistent and complies with the strategic planning test outlined in DPE's 'A Guide to preparing planning proposals';
- Is consistent with the relevant Ministerial Directions under Section 117 of the Act; and
- Does not pose any adverse environmental or social impacts to the surrounding community.

This planning proposal sets out a carefully-planned framework designed to achieve the redevelopment of one of the key opportunity sites in Vaucluse. It provides the opportunity to create an exciting new housing development for residents and visitors. It is designed to stimulate the local economy and provide much-needed quality housing close to transport, shops and other key amenities.

In summary, there is a sound planning basis and strategic planning merit to support the zoning of the site as promoted by this planning proposal. We therefore request that Council forwards this planning proposal to the Department of Planning and Environment for a Gateway determination.