

## Annexures

**Agenda:** *Urban Planning Committee*

**Date:** *Monday 11 April 2011*

**Item:** *R1 – Reporting on the opportunity site submissions for Sites 1A and 1B, as part of the section 62 consultation for the Woollahra Principal Local Environmental Plan*

*Annexures 1, 2 & 3*

# ANNEXURE 1

## Progress on reporting the Opportunity Sites

Site no.	Opportunity site	Status	Approx. net yield
1a	Vaocluse Village: 1-7 Hopetoun, 22A-24 New South Head Road, 1 Petrarch Avenue	Subject of this report	17
1b	Vaocluse Village: 77 New South Head Road. Vaocluse	Subject of this report	9
2	30-58 Old South Head Road, Vaocluse	To be reported	
3	646-692 Old South Head Road, Rose Bay	To be reported	
4	1-9 Caledonian Road and 740-760 New South Head Road, Rose Bay	To be reported	
5	Ian Street Car Park : 16-18 Dover Road, Rose Bay	To be reported	
6	12-30 Albemarle Avenue, Rose Bay	To be reported	
7	1-19 Beresford Road and 609-613 New South Head Road, Rose Bay	To be reported	
8	Cooper Park Bowling Green: 9A Cooper Park Road, Bellevue Hill	To be reported	
9	Sydney Grammar School Tennis Courts: 33 Neild Avenue, Paddington	To be reported	
10	27-31 Neild Avenue, Paddington (Dept of Housing)	To be reported	
11	<del>Scottish Hospital 74 Brown Street, Paddington</del>	See note*	
12	Hampden Street precinct: 15-21 Hampden Street, 10A, 10 and 23 Royston, 10 Cecil Street and 8 Soudan Lane, Paddington	To be reported	
13	52 Hopewell Street, Paddington	To be reported	
14	12-14 Wentworth Street and 36 Jersey Road, Paddington	To be reported	
15	444 Oxford Street and 22 George Street, Paddington	To be reported	
16	1-11 Edgecliff Road and 118 Old South Head Road, Woollahra	To be reported	
17	<del>Woollahra Station: 17 Edgecliff and Wallaroy Road, Woollahra</del>	See note**	
18	30-36 Moncur Street, Woollahra	To be reported	
19	38-178 Oxford Street, Woollahra	To be reported	
20	6-12 Leura Road, Double Bay	To be reported	
21	315-321 and 327-331 New South Head Road, Double Bay	To be reported	
22	<del>Edgecliff Centre: 203-233 and 235-285 New South Head Road, Edgecliff</del>	See note**	
23	Eastern Gateway: 240-246 New South Head Road, Edgecliff (Thane Building)	To be reported	
24	Western Gateway: 73-79 New South Head Road (Service Station)	To be reported	
25	Western Gateway: 2-14 New South Head Road, Edgecliff	To be reported	

\* Site subject to a separate consultation process in order to formulate a Statement of Planning Principles (application has been declared a project under Part 3A of the Act)

\*\* Due to the Mayoral Minute (dated 23/08/10, which reflects Council's current position, these sites have been removed from the investigative process, and submissions received on these two sites will not be reported to Council.

## **ANNEXURE 2**

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### **Matters raised during the consultation of Opportunity Site 1A**

**Vaocluse Village: 1-7 Hopetoun Avenue, 22A -24 New South Head Road,  
1 Petrarch Avenue, Vaocluse**

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# 1 Site summary

## 1.1 The site

This opportunity site contains seven parcels zoned 2(a) Residential. Situated on the site are four dwelling houses and three residential flat buildings (RFBs). The site is located at the north western edge of the Vacluse Village and adjoins public open space.



## 1.2 Proposed planning control changes

	Current		s62 consultation June/July 2010
Zone	2(a) Residential	to	R3 Medium Density Residential
Floor space ratio	0.55:1	to	0.875:1
Height	9.5m	to	11m (3 storeys)
Approximate net yield = 6			

## 1.3 Key justifications for proposed planning control changes

- Existing RFBs are non-conforming uses in the 2(a) zone.
- Existing RFBs developed up to four storeys make a positive contribution to the amenity and character of the area.
- Rezoning the land to zone R3 to allow RFBs in this location will provide a suitable building form transition from the Vacluse Village and will be in context with existing development at this location along New South Head Road.

## 2 Recommendation and summary of submissions

### 2.1 Recommendation

The proposed planning changes for Site 1A are recommended for inclusion in the preparation of the Draft Woollahra Principal Local Environmental Plan (PLEP). Changes to the proposed controls are recommended in light of the submissions.

The recommended amendments are shown in Table 1 below:

**Table 1**

	<b>Current</b>	<b>s62 consultation June/July 2010</b>	<b>Recommended controls for Draft Principal LEP exhibition</b>	
Zone	2(a) Residential	R3 Medium Density Residential	R3 Medium Density Residential	
Floor space ratio	0.55:1	0.875:1	<ul style="list-style-type: none"> <li>▪ 1 Petrarch Ave</li> <li>▪ 1-7 Hopetoun Ave and 22A–24 New South Head Rd</li> </ul>	<ul style="list-style-type: none"> <li>▪ 1:1</li> <li>▪ 1.5:1</li> </ul>
Height	9.5m	11m (3 storeys)	<ul style="list-style-type: none"> <li>▪ 1 Petrarch Ave</li> <li>▪ 1-7 Hopetoun Ave and 22A–24 New South Head Rd</li> </ul>	<ul style="list-style-type: none"> <li>▪ 11m (3 storeys)</li> <li>▪ 14.4m (4 storeys)</li> </ul>
Approx. net yield	—	6	17 dwellings	

### 2.2 Summary of submissions

Nine submissions were received (three objections and six submissions of support). Submissions received from individuals located in the surrounding area are shown on the submissions map below. We note the support for the proposed planning changes illustrated in six of the submissions.

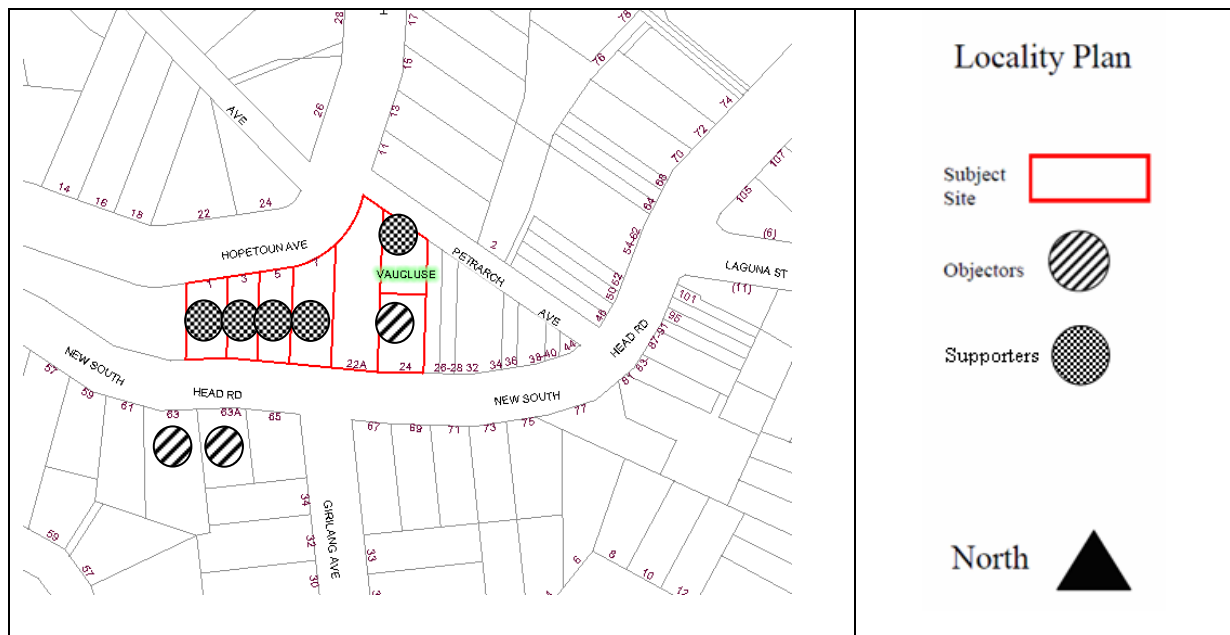
### 2.3 Key issues raised

The key issues raised in the submissions are addressed in Part 3 of this annexure.

Key issues raised related to:

- Height:
  - Height limit of 11 metres (3 storeys) is too high
  - Height limit of 11 metres (3 storeys) is too low
- FSR:
  - Maximum floor space ratio over 1-7 Hopetoun Avenue should be increased
- Amenity:
  - Overshadowing and view loss on neighbouring properties from increased height proposed for 1 Petrarch Avenue.

## 2.4 Submissions map



## 2.5 List of submitters

No.	Name	Address	Ref	Submission
1	Bill Franks	24 New South Head Rd	4	Objection + proposed site
2	Strata Plan No. 63007	1 Hopetoun Ave	48	Support
3	A and A Kanakis	1 Petrarch Ave	54	Support + increased density
4	Anthony Vavayis	7 Hopetoun Ave	85	Support + increased density
5	Malcolm Fransman	3 Hopetoun Ave	154	Support + increased density
6	Peter Binetter	63 New South Head Rd	214	Objection + proposed site
7	M Dunn and G Lowry-Jones	71 Hopetoun Ave	232	Support + proposed site
8	Kim Gilbert	5 Hopetoun Ave	357	Support + increased density
9	Lisa Novak	63A New South Head Rd	428	Objection

### 3 Analysis and response to submissions

#### 3.1 Height at 1-7 Hopetoun Avenue

##### 3.1.1 Height limit of 11 metres (3 storeys) is too high

We received two submissions from properties on the southern side of New South Head Road, opposite the opportunity site, objecting to the proposed 11 metre height limit over 1-7 Hopetoun Avenue. The submissions are concerned that an 11 metre height limit would impact on views, particularly harbour views.

This sentiment is reflected in the following submissions:

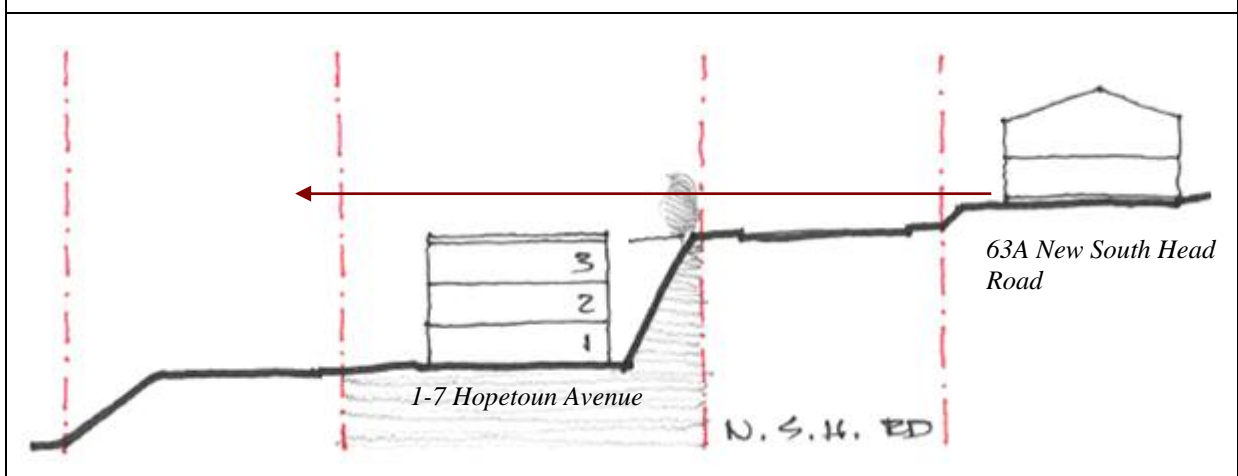
*Any changes to planning controls with the view of allowing dwellings to build up to three storeys high, would severely impact on our harbour views, greatly diminishing the value of our property. (Submission 428, Novak)*

*Specifically residences at 63, 63A and 65 New South Head Road (the “Affected Dwellings”) would all be potentially negatively impacted in this manner, with potentially a significant loss of Harbour Views, (sic) and consequent loss of value to the properties (Submission 214, Binetter)*

#### Planning response

A height analysis<sup>1</sup> demonstrates that a three storey building (11 metres) on 1-7 Hopetoun Avenue would not impact on views from the surrounding properties, specifically those on the southern side of New South Head Road. **Image 1** below provides a section through a three storey building located at the western end of 1-7 Hopetoun Avenue, and opposite 63A New South Head Road. This image demonstrates that the building would be almost level with New South Head Road, and would therefore have limited impact on distant views from those properties located on the southern side of New South Head Road.

**Image 1 – Height Analysis**



<sup>1</sup> The height analysis utilised contour levels on Council’s Geographic Information System (GIS).

### 3.1.2 Height limit of 11 metres (3 storeys) is too low

Three property owners within the opportunity site made submissions requesting an increase to the maximum height of buildings at 1-7 Hopetoun Avenue of between four (14.4 metres) to five storeys (17.8 metres). This request was made on the basis that:

- the height difference of existing ground levels on New South Head Road down to Hopetoun Avenue would conceal much of the building bulk when viewed from New South Head Road
- a five storey height limit would equate to two storeys on New South Head Road, which would be consistent with the existing building heights to the east.

These sentiments are reflected in the following submissions:

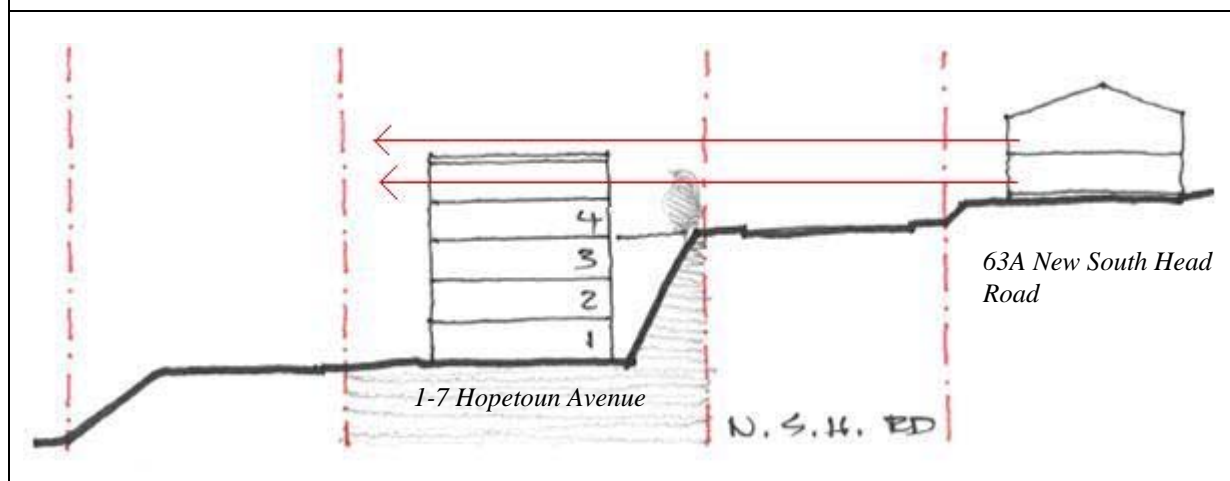
*...increased height limit of 4-5 levels tapering to the west to 3 levels will both not greatly impact anyone and will continue the form which is typical along the east of these properties.*  
(Submission 85, Vavayis and Submission 357, Gilbert)

*My property is located 10-12 metres below New South Head Road. Adding to the height of my existing house, I firmly believe would not impact on the dwellings behind me on New South Head Road.* (Submission 154, Fransman)

### Planning response

A height analysis<sup>2</sup> was carried out to evaluate the merit of both four and five storey buildings at 1-7 Hopetoun Avenue. **Image 2** provides a section through a five storey building located at the western end of the opportunity site, opposite 63A New South Head Road. This section highlights the considerable height difference between the existing ground level at Hopetoun Avenue and New South Head Road.

**Image 2 – Height Analysis**



This analysis identifies that a five storey (17.8 metres) building at 1-7 Hopetoun Avenue may negatively impact on views from both the ground and first storeys of properties located on the southern side of New South Head Road. A five storey building is also inconsistent with the desired future character of both Hopetoun Avenue and New South Head Road.

<sup>2</sup> The height analysis utilised contour levels on Council's Geographic Information System (GIS).



**Image 2** indicates that a four storey building (14.4 metre) would present as a one storey building to New South Head Road.

The height analysis identifies that a four storey building would have limited view impacts on those properties located on the southern side of New South Head Road, and any impacts would affect views from the ground floor only. The existing landscaping on the opportunity site, located at the rear of 1-7 Hopetoun Avenue has been included as part of the analysis. It is noted that the landscaping reaches a height of over one storey, and therefore already obscures views to the north from those properties located on the southern side of New South Head Road.

A building presenting to Hopetoun Avenue as four storeys and to New South Head Road as a single storey is consistent with the character of the existing buildings in the area, whilst also improving the streetscape along New South Head Road by providing a street address.

#### **Recommendation**

That for 1-7 Hopetoun Avenue, 22A and 24 New South Head Road the proposed maximum height of buildings is increased from 11 metres to 14.4 metres (4 storeys).

### **3.2 Floor space ratio**

#### **3.2.1 Maximum floor space ratio permitted over 1-7 Hopetoun Avenue and 1 Petrach Avenue should be increased**

Submissions were received from four properties owners within the opportunity site, concerned that the proposed floor space ratio (FSR) of 0.875:1 is too low to make redevelopment feasible.

The submissions requested an increase in the permissible FSR of between 1.5:1 and 2:1.

The submissions state that a higher FSR for the opportunity site would be consistent with the existing character of the RFBs in the immediate vicinity of the opportunity site on New South Head Road. The submissions estimate the nearby RFBs have an FSR of between 1.5:1 and 2:1.

This sentiment is reflected in the following submissions—

*For the record it should also be noted that under the proposed FSR change of 0.875:1 the commercial value of each residence will prohibit the type of development council is proposing. (Submission 85, Vavayis)*

*We have consulted a developer, architect and a number of real estate agents regarding the proposed changes. All have advised us that our site would require a minimum FSR of 1.5:1 in order for a redevelopment creating additional dwellings to be financially viable.*

*Our site is in a unique position. We are surrounded on all 3 sides by unit developments. All of these unit developments have an FSR of at least 1.5:1 which exceeds proposed FSR indicated in your letter dated 18 April 2010 e.g.*

*22 New South Head Road (West side) FSR = 2.0:1*

*24 New South Head Road (South side) FSR = 1.5:1*

*28 New South Head Road (East side) FSR = 1.5:1*

*(Submission 54, Kanakis)*

## Planning response

Our investigations confirm that the FSR of the RFBs in the immediate vicinity range from 1:1 to 1.75:1. Also, the permitted FSR in Vauclose Village is 1.5:1 which is indicative of the desired future character of the area.

By increasing the height limit to 14.4 metre at 1-7 Hopetoun Avenue and 22A and 24 New South Head Road, it is appropriate to review the FSR. The proposed FSR for this part of the site is calculated at 1.5: 1 based on the following assumptions:

- an amalgamated site,
- a building envelope created by 4 storeys,
- 25% rear setback,
- a front setback consistent with the character of the area and,
- 20% building articulation/servicing.

The property at 1 Petrarch Avenue is located at the north east of the opportunity site, below the RFB at 24 New South Head Road. To minimise impacts on the adjoining RFB it is proposed to maintain the height limit of 11m (three storeys) at this location. However, the owner of 1 Petrarch Avenue also made a submission requesting an increase to the proposed FSR for their property.

After amending the FSR for the properties at 1-7 Hopetoun Avenue and 22A and 24 New South Head Road, it is appropriate to review the proposed FSR at 1 Petrarch Avenue. The proposed FSR for this part of the site is calculated at 1.1 based on the following assumptions:

- a single site
- a building envelope created by 3 storeys
- the existing side and rear setbacks and
- 20% building articulation/servicing.

Due to the topography and desired future character of the whole opportunity site it is possible to accommodate a greater FSR, whilst not negatively impacting on the adjoining properties. The proposed increased height and FSR controls will result in a corresponding increase in the approximate net yield. The controls that were consulted upon resulted in a net yield of approximately 6 dwellings. These revised controls will result in a net yield of approximately 17 dwellings.

<b>Recommendation</b>	<p>That for 1-7 Hopetoun Avenue and 22A and 24 New South Head Road the proposed maximum FSR of 0.875:1 is increased to 1.5:1.</p> <p>That for 1 Petrarch Avenue the proposed maximum FSR of 0.875:1 is increased to 1:1.</p>
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### 3.3 Overshadowing, view loss and restrictive covenant – 1 Petrarch Avenue

#### 3.3.1 Potential overshadowing and view loss created by 1 Petrarch Avenue on neighbouring properties

The owner of 24 New South Head Road made an objection to the proposed controls on the basis that an increase in height and FSR at 1 Petrarch Avenue would lead to overshadowing of adjoining dwellings, and will detrimentally affect sunlight and amenity. This submission also states that there is a restrictive height covenant over development on 1 Petrarch Avenue in favour of 24 New South Head Road.

This sentiment is reflected in the following submission:

*1 Petrarch Av is too small to develop unless it was grossly overdeveloped and it would negatively impact on about 16 surrounding apartments in terms of overshadowing and loss of views.*

*My lot 24 New South Head Road has a covenant over 1 Petrarch Av that restricts the height of that development. Implementation of the proposed code will be in breach of that covenant.*

(Submission 4, Franks)

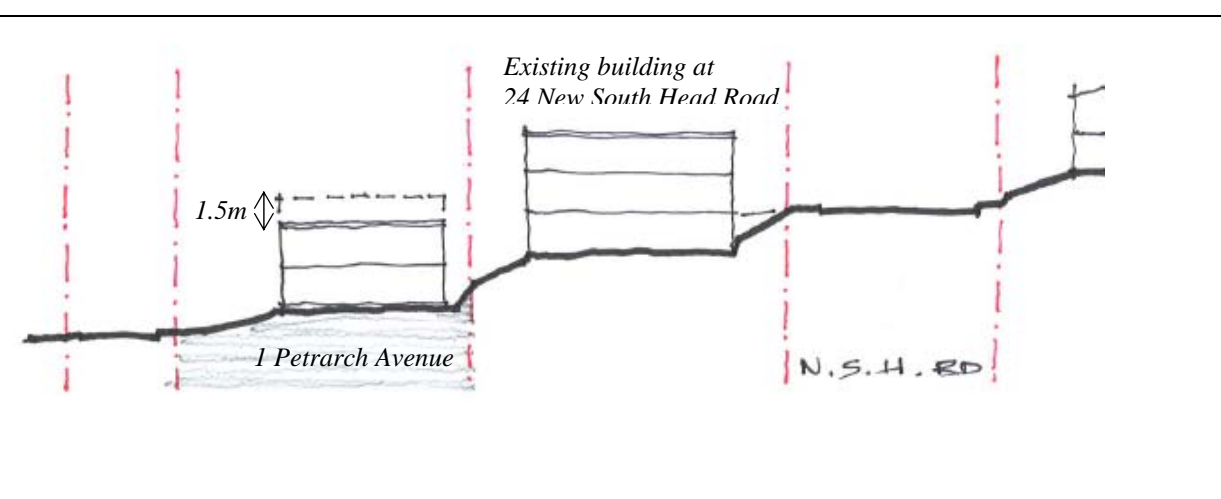
#### Planning response

The height analysis shown in **Image 3** below provides a section through a three storey building at 1 Petrarch Avenue. The proposed 1.5 metre increase to the maximum height of buildings at 1 Petrarch Avenue (from 9.5 metres to 11 metres) is minor and therefore the potential overshadowing and view loss to the surrounding properties is also minor.

Furthermore, any new development at 1 Petrarch Avenue will be required to ensure appropriate solar access to the surrounding existing dwellings consistent with the requirements of the Residential Development Control Plan.

The restrictive height covenant that 24 New South Head Road holds over 1 Petrarch Avenue is not a planning matter.

**Image 3 – Height analysis**



**Recommendation**

That the 11 metre height limit for 1 Petrarch Avenue as proposed, be retained. This represents an increase from the current height limit of 9.5 metres.

**3.4 Additional Sites**

Submissions 4, 214 and 232 proposed additional sites to be considered as opportunity sites. These additional sites will be presented for discussion at an upcoming meeting of Council's Strategic Planning Working Party. Following the working party, those sites with planning merit will be reported to a future meeting of the Urban Planning Committee.

**Recommendation**

That the proposed additional opportunity sites be presented for discussion at an upcoming meeting of Council's Strategic Planning Working Party.

## **ANNEXURE 2 Submissions**

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**Submissions received during the consultation of  
Opportunity Site 1A**

**Vaocluse Village: 1-7 Hopetoun Avenue, 22A -24 New South Head Road,  
1 Petrarch Avenue, Vaocluse**

# w.l.franks architect

15 March 2010

Principal Town Planning  
Woollahra Municipal Council  
536 New South Head Road  
Double Bay  
NSW 2028

**WOOLLAHRA COUNCIL**  
**RECORDS DEPT.**

22 MAR 2010

Doc No ..... 02452-10 .....  
File ..... 1064.G FIRST CSTN .....  
Action ..... B. METCALFE .....

Dear Sir,

RE: Your ref: 1064.G – Principal LEP. Proposed Planning control changes to my precinct and my property.

I wish to object to the proposal for the following reasons:-

1. The lots targeted in this exercise are not properly considered. It is most unlikely that 22a NSH RD that sits in the middle of this parcel of properties is about 14m high and has a FSR of 2:1 and it would be unthinkable that any logical demolition and replacement would take place with the codes that are offered. Similarly 24 NSH RD is new and is already over the code offered. The small lot to the north 1 Petrach Av is too small to develop unless it was grossly overdeveloped and it would negatively impact on about 16 surrounding apartments in terms of overshadowing and loss of views. Also 1 Petrach does not comply with all the other criteria for planning controls for residential development and should not succeed based on merit.
2. My lot 24 New South Head Road has a covenant over 1 Petrach Av that restricts the height of that development. Implementation of the proposed code will be in breach of that covenant.
3. The proposed changes will have a detrimental impact on views.
4. The proposed changes will have a detrimental impact on sunlight and amenity.
5. The low scale residential quality and streetscape appropriate for this area will be diminished.
6. Further reason for this opinion is that I have recently built a new block of apartments and they have not sold that readily compared to apartments closer to the city, there is just not the demand out this way. I have done a study on this and council should reconsider the proposal.

7. I do not think this part of Vaucluse should be targeted for this intensification when there are many other options in the Woollahra Council Municipality. There should be further intensification in the more heavily built up areas such as White City, Rushcutters Bay, Double Bay, Edgecliffe and Darling Point are more appropriate areas.
8. If you are targeting intensification in this area there are some residential blocks that lend them selves to this without the impact that the change in codes will bring. Please look at greater intensification of the Vaucluse High School site that has green space across the road and also the entire block New South Head Rd and Old South Head between Laguna and Girilang Av. This entire residential block is most appropriate for residential Unit development, there are already unit blocks in this precinct and it adjoins the commercial centre. An increase in intensity beyond current considerations is appropriate, expanding the envelope in height toward the centre of the block can be justified on merit grounds. This area should not attract the same arguments of lost views and amenity. It is also ideal because of its location next to the commercial centre and bus stops. Retiring couples would be attracted to this area that is mainly flat. Because this residential block can be approached from 5 streets it is most appropriate for lot consolidation and development in a bigger scale. There should not be any objections from the Old South Head Road side, this falls in the Waverly Council Municipality.

Yours faithfully,



Bill Franks.

# w.l.franks architect

15 March 2010

Principal Town Planning  
Woollahra Municipal Council  
536 New South Head Road  
Double Bay  
NSW 2028

WOOLLAHRA COUNCIL

RECORDS UNIT  
Woollahra Municipal Council  
Council Department

25 MAR 2010 4 MAR 2010

Doc No. 02583-10  
1064.G  
FILED  
ACTION  
Received  
Principal LEP FIRST CSTN  
J. Jeffrey B. METCALFE

Dear Sir,

RE: Your ref: 1064.G – Principal LEP. Proposed Planning control changes to my precinct and my property.

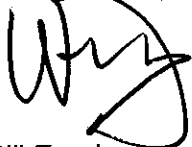
I wish to object to the proposal for the following reasons:-

1. The lots targeted in this exercise are not properly considered. It is most unlikely that 22a NSH RD that sits in the middle of this parcel of properties is about 14m high and has a FSR of 2:1 and it would be unthinkable that any logical demolition and replacement would take place with the codes that are offered. Similarly 24 NSH RD is new and is already over the code offered. The small lot to the north 1 Petrach Av is too small to develop unless it was grossly overdeveloped and it would negatively impact on about 16 surrounding apartments in terms of overshadowing and loss of views. Also 1 Petrach does not comply with all the other criteria for planning controls for residential development and should not succeed based on merit.
2. My lot 24 New South Head Road has a covenant over 1 Petrach Av that restricts the height of that development. Implementation of the proposed code will be in breach of that covenant.
3. The proposed changes will have a detrimental impact on views.
4. The proposed changes will have a detrimental impact on sunlight and amenity.
5. The low scale residential quality and streetscape appropriate for this area will be diminished.
6. Further reason for this opinion is that I have recently built a new block of apartments and they have not sold that readily compared to apartments closer to the city, there is just not the demand out this way. I have done a study on this and council should reconsider the proposal.



7. I do not think this part of Vacluse should be targeted for this intensification when there are many other options in the Woollahra Council Municipality. There should be further intensification in the more heavily built up areas such as White City, Rushcutters Bay, Double Bay, Edgecliffe and Darling Point are more appropriate areas.
8. If you are targeting intensification in this area there are some residential blocks that lend them selves to this without the impact that the change in codes will bring. Please look at greater intensification of the Vacluse High School site that has green space across the road and also the entire block New South Head Rd and Old South Head between Laguna and Girilang Av. This entire residential block is most appropriate for residential Unit development, there are already unit blocks in this precinct and it adjoins the commercial centre. An increase in intensity beyond current considerations is appropriate, expanding the envelope in height toward the centre of the block can be justified on merit grounds. This area should not attract the same arguments of lost views and amenity. It is also ideal because of its location next to the commercial centre and bus stops. Retiring couples would be attracted to this area that is mainly flat. Because this residential block can be approached from 5 streets it is most appropriate for lot consolidation and development in a bigger scale. There should not be any objections from the Old South Head Road side, this falls in the Waverly Council Municipality.

Yours faithful,



Bill Franks.

Mary Zoumpoulis <martemis@bigpond.com>

16/06/2010 04:14 PM

To

records@woollahra.nsw.gov.au

cc

Subject

Re: 1064.G - First CSTN 1

June 16, 2010

Re: 1064.G - First CSTN 1

On Behalf of Strata Scheme 63007

Dear Mr Bluett

We have received your correspondence over the recent past in relation to the proposed planning control changes to our property.

We write to you today to advise that we approve and agree with the items as described in this letter and look forward to hearing the progress in due courses.

Yours faithfully,

Strata Plan No. 63007

(1 Hopetoun Avenue Vacluse)

Mr. Chris Bluett  
 Manager Strategic Planning  
 Woollahra Municipal Council  
 P O Box 61  
 Double Bay NSW 1360

WOOLLAHRA COUNCIL  
 RECORDS

17 JUN 2010

7 June 2010

Doc No ..... 05398.10 .....  
 File ..... 1064.G FIRST CSTN .....  
 Action... NEWLEP/WOOLLAHRA .....

Dear Mr. Bluett

RE: Your File Reference: 1064.G – First CSTN 1  
 Proposed Planning Control Changes to 1 Petrarch Avenue, Vaucluse

As the owners of 1 Petrarch Ave, we advise that we strongly support the change of planning controls relating to our property.

However, we are concerned that the proposed FSR of 0.875:1 is insufficient for this site, to meet council's and the NSW Government's objective of creating opportunities for additional dwellings.

We have consulted a developer, architect and a number of real estate agents regarding the proposed changes. All have advised us that our site would require a minimum FSR of 1.5:1 in order for a redevelopment creating additional dwellings, to be financially viable.

Our site is in a unique position. We are surrounded on all 3 sides by unit developments. All of these unit developments have an FSR of at least 1.5:1, which exceeds the proposed FSR indicated in your letter dated 18 April 2010. eg.

22 New South Head Road (West side)	FSR = 2.0:1
24 New South Head Road (South side)	FSR = 1.5:1
28 New South Head Road (East Side)	FSR = 1.5:1

Given that our property is surrounded by established residential flat buildings that are all in excess of council's proposed new FSR, there is no practical opportunity to consolidate our property. Therefore, our property needs to be assessed on an individual lot basis only. We are advised that in order to make our property viable for redevelopment, it must accommodate one apartment per floor over three floors (a total of three apartments of at least 200sqm each plus associated common area).

We believe that the increase of FSR to 1.5:1 on our property is justifiable under the following urban design and planning principles: -

1. Increased development potential will be in context with the existing character of surrounding development.
2. Increased development potential will reflect the desired future character of the area
3. Controls provide a suitable built form transition between adjoining zones.
4. Topography secures reasonable solar access and views to adjoining areas.
5. Lot orientation secures reasonable solar access and views within the site and to adjoining areas.

6. Proximity to New South Head Road retail centre provides ready access to services.
7. Proximity to public transport nodes. Less than 100 metres to New South Head Road bus route.
8. Proximity to main road, being New South Head Road.

Considering that an FSR OF 1.5:1 is required for redevelopment of our site to be financially viable, in addition to the fact that all 3 of our neighbours currently have an FSR equal to or exceeding 1.5:1 we request that the proposed FSR in your draft LEP be increased to 1.5:1. This floor space can be accommodated without increasing the proposed "height" of 11m (3 storeys).

Should you wish to discuss the above matter please feel free to contact us on the numbers below.

Yours sincerely

Apollo & Anmaree Kanakis  
Ph 9337 2114  
Mb 0419 222 322 (Apollo)  
Mb 0412 408 314 (Anmaree)

c.c. Brendan Metcalf

(66) → Stk 1A  
Second letter

Mr. Chris Bluett  
Manager Strategic Planning  
Woollahra Municipal Council  
P O Box 61  
Double Bay NSW 1360

WOOLLAHRA COUNCIL  
RECORDS

7 June 2010

18 JUN 2010

05433.10

File 1064.G FIRST CSTN  
Action Newlep/Woollahra

Dear Mr. Bluett

RE: Your File Reference: 1064.G – First CSTN 1  
Proposed Planning Control Changes to 1 Petrarch Avenue, Vaucluse

As the owners of 1 Petrarch Ave, we advise that we strongly support the change of planning controls relating to our property.

However, we are concerned that the proposed FSR of 0.875:1 is insufficient for this site, to meet council's and the NSW Government's objective of creating opportunities for additional dwellings.

We have consulted a developer, architect and a number of real estate agents regarding the proposed changes. All have advised us that our site would require a minimum FSR of 1.5:1 in order for a redevelopment creating additional dwellings, to be financially viable.

Our site is in a unique position. We are surrounded on all 3 sides by unit developments. All of these unit developments have an FSR of at least 1.5:1, which exceeds the proposed FSR indicated in your letter dated 18 April 2010. eg.

22 New South Head Road (West side)	FSR = 2.0:1
24 New South Head Road (South side)	FSR = 1.5:1
28 New South Head Road (East Side)	FSR = 1.5:1

Given that our property is surrounded by established residential flat buildings that are all in excess of council's proposed new FSR, there is no practical opportunity to consolidate our property. Therefore, our property needs to be assessed on an individual lot basis only. We are advised that in order to make our property viable for redevelopment, it must accommodate one apartment per floor over three floors (a total of three apartments of at least 200sqm each plus associated common area).

We believe that the increase of FSR to 1.5:1 on our property is justifiable under the following urban design and planning principles: -

1. Increased development potential will be in context with the existing character of surrounding development.
2. Increased development potential will reflect the desired future character of the area
3. Controls provide a suitable built form transition between adjoining zones.
4. Topography secures reasonable solar access and views to adjoining areas.
5. Lot orientation secures reasonable solar access and views within the site and to adjoining areas.

6. Proximity to New South Head Road retail centre provides ready access to services.
7. Proximity to public transport nodes. Less than 100 metres to New South Head Road bus route.
8. Proximity to main road, being New South Head Road.

Considering that an FSR OF 1.5:1 is required for redevelopment of our site to be financially viable, in addition to the fact that all 3 of our neighbours currently have an FSR equal to or exceeding 1.5:1 we request that the proposed FSR in your draft LEP be increased to 1.5:1. This floor space can be accommodated without increasing the proposed "height" of 11m (3 storeys).

Should you wish to discuss the above matter please feel free to contact us on the numbers below.

Yours sincerely

Apollo & Anmaree Kanakis  
Ph 9337 2114  
Mb 0419 222 322 (Apollo)  
Mb 0412 408 314 (Anmaree)

c.c. Brendan Metcalf



Site 1

85

## ANTHONY VAVAYIS + ASSOCIATES PTY LIMITED

17 June 2010  
Job No. 06032

WOOLLAHRA COUNCIL  
KINGSTON DEPT.

The General Manager  
Woollahra Municipal Council  
PO Box 61  
Double Bay NSW 1360

22 JUN 2010

Doc No 05548.10  
File 1064. G FIRST CTN 1  
Action Newlep

Attention: The General Manager

Re: PROPOSED PLANNING CHANGES at 7 Hopetoun Avenue, Vaucluse

We have received Councils correspondence regarding the proposed planning controls that will affect the property at 7 Hopetoun Ave Vaucluse which is my family's home.

I am reasonably qualified to understand the objectives of the State Government and support "appropriate development". The parcel of properties identified for this opportunity to increase housing is well suited to increased development. The issue at hand is that the proposal in its current form is not commercially viable on one hand and secondly where the properties 1-7 are sited the impact of a density in the order of 2:1 and an increased height limit of 4-5 levels tapering to the west to 3 levels will both not greatly impact anyone and will continue the form which is typical along the east of these properties.

The properties to the east of No.7 have a height on New South Head Road in the order of 5 stories for an older development to 4 & 5 storeys on a newer developments.

My property No.7 is located approximately 10-12 metres below New South Head Road. This property could accommodate 4-5 levels without substantial amenity loss to existing developments.

Again I note that the recent approvals in this vicinity along New South Head Road and Petrach Ave have been buildings with densities in the order of 1.5:1. A study of my property Number 7 Hopetoun Ave would realise an even greater FSR without significant amenity loss given the positioning of the escarpment above and I welcome the time when I may be able to demonstrate this to Council.


● ARCHITECTURAL ■ DESIGNERS ▲ PLANNERS

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POSTAL ADDRESS: 20/ 26A LIME STREET, KING STREET WHARF, SYDNEY NSW 2000  
E-mail: admin@avaarchitects.com.au www.vavayis.com  
Director Anthony Vavayis, Registered Architect No.5243

I will be please to demonstrate to Council at a later stage the modelling of a building at a greater FSR that what Council is proposing at this moment. For the record it should also be noted that under the proposed FSR change of .875:1 the commercial value of each residence will prohibit the type of development council is proposing.

I

Yours faithfully



Anthony Vavayis

**ANTHONY VAVAYIS & ASSOCIATES PTY LIMITED ARCHITECTS**

Ref: L-008-Council-17.06.2010.doc

● ARCHITECTURAL ■ DESIGNERS ▲ PLANNERS

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E-mail: admin@vavayis.com





## **ANTHONY VAVAYIS + ASSOCIATES PTY LIMITED**

4 September 2010  
Job No. 06032

The General Manager  
Woollahra Municipal Council  
PO Box 61  
Double Bay NSW 1360

**Attention: The General Manager**

**Re:** PROPOSED PLANNING CHANGES at 7 Hopetoun Avenue, Vaucluse

We have received Councils correspondence regarding the proposed planning controls that will affect the property at 7 Hopetoun Ave Vaucluse which is my family's home.

I am reasonably qualified to understand the objectives of the State Government and support "appropriate development". The parcel of properties identified for this opportunity to increase housing is well suited to increased development. The issue at hand is that the proposal in its current form is not commercially viable on one hand and secondly where the properties 1-7 are sited the impact of a density in the order of 2:1 and an increased height limit of 4-5 levels tapering to the west to 3 levels will both not greatly impact anyone and will continue the form which is typical along the east of these properties.

I have prepared a proposal that seeks to provide a viable solution and have analysed recent approvals in the immediate area to support these proposals. There have been recent approvals in the immediate area with an FSR closer to 2:1 and with building heights up to 5 storeys. Recent developments include 24 New South Head Road and 32-34 New South Head Road.

The attached sketch plans provide a model – building envelope study that will highlight what type of development is consistent with recent approvals on similar sites. We note that the site studied here is No. 7 Hopetoun Ave. This site is approximately 700m<sup>2</sup> in area and with an unusual cross section that fronts both Hopetoun Ave and New South Head Road, the primary frontage currently Hopetoun Ave. The existing building is a substantial free standing dwelling with double garaging. The site has a cross section that assists in providing additional FSR and building height without significant adverse

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Director Anthony Vavayis, Registered Architect No.5243

impact. The site has a significant level change on the boundary to New South Head Road to the order of 13-14 meters.

Development to the east comprises of an elevated 5-6 storey residential flat building fronting New South Head Road and a elevated three level flat building fronting Hopetoun Ave. Continuing to the east are more residential flat buildings. To the west the sites known as No. 5 & 3 Hopetoun Ave are each single residential dwellings that would form an amalgamated site to continue the proposed extension of residential flat buildings should there be a reasonable application of FSR and height. This document will concentrate on No.7 Hopetoun Ave.

In terms of the New South Head Road frontage, the proposal will present as a two storey development. It is likely that there will be no adverse impact to properties along NSH Rd in terms of view loss. Along Hopetoun Ave the proposal would present as a five storey residential flat building that relates to the topography of the locality and is stepped back to maintain the residential amenity of the adjoining properties.

The proposal could be modelled on a recent example – 32-34 New South Head Road a 5 storey building that relates to the steep topography and provides articulation through setbacks. It is envisaged the primary living areas will face north with north facing balconies along Hopetoun Ave. As per the attached sketches a number of say 9-10 units could be accommodated. 32-34 New South Head Road has 10 units and retail areas along New South Head Frontage.

The proposed number of say 10 units can be easily accommodated by local services including public transport, health services, retail and professional services.

In summary we believe that for this “opportunity site” to be developed council will need to consider appropriate FSR, Building Height and setbacks to promote the type of development that is consistent with recent approvals in the immediate area. This will require a review of the proposed 0.875:1 FSR and the proposed 11m height limit and be more in line with FSR’s recently approved in the order of 2:1 and heights in the order of 5 storeys. We make this proposal on the basis of the sites unique topography that will allow these increased numerical standards without adverse impact.

Yours faithfully



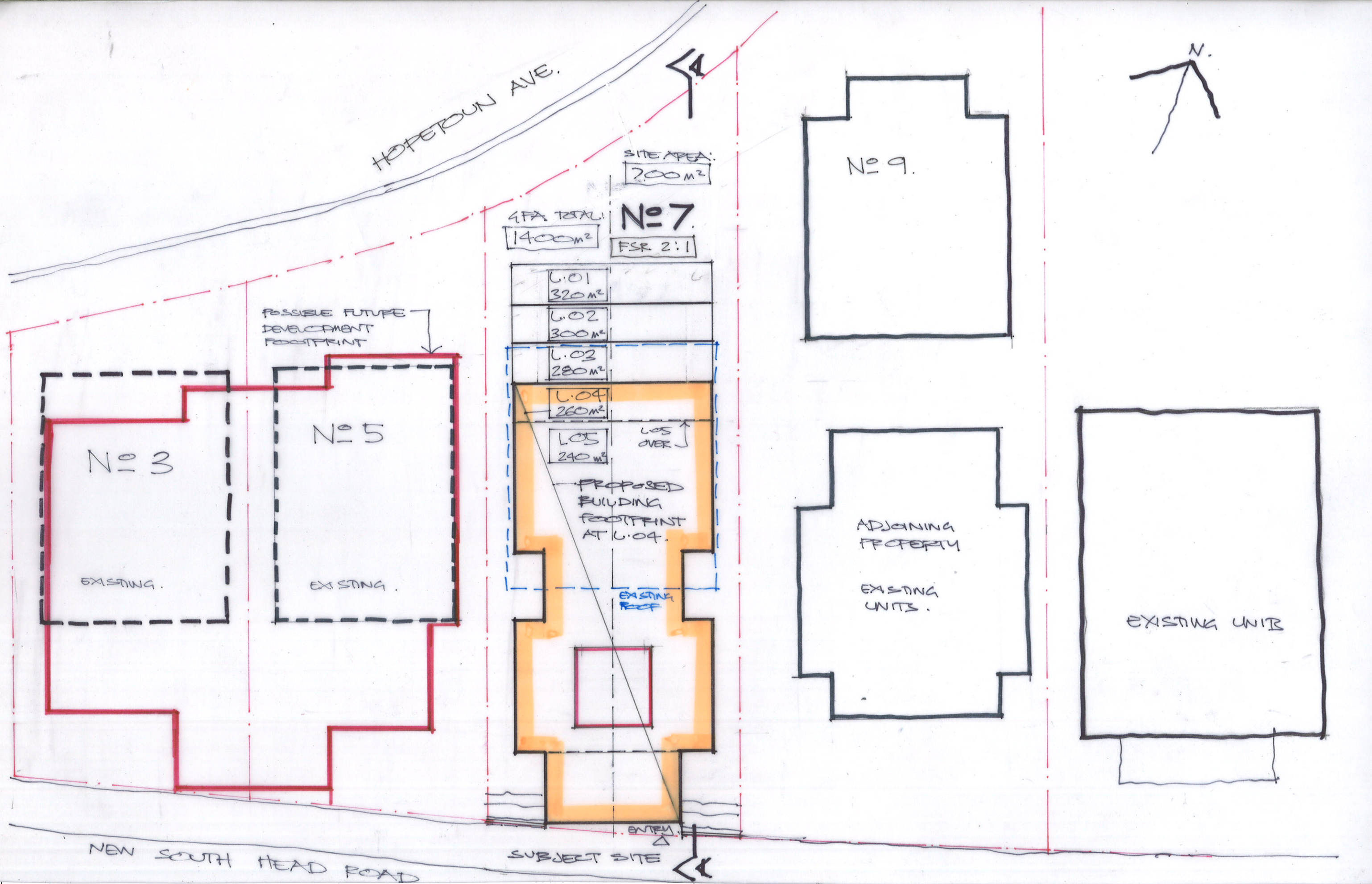
Anthony Vavayis  
**ANTHONY VAVAYIS & ASSOCIATES PTY LIMITED ARCHITECTS**

Ref: L-009-Council, planning changes-4.09.2010.doc

● ARCHITECTURAL    ■ DESIGNERS    ▲ PLANNERS

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E-mail: admin@avaarchitects.com.au





NO.7 HOPETOUN AVE  
VAUCLUSE

A. ISSUED TO COUNCIL 7 SEPT 10  
REVISION



**ANTHONY VAVAYIS + ASSOCIATES**  
ARCHITECTS DESIGNERS PLANNERS  
24 LIME STREET KING STREET WHARF SYDNEY NSW 2000  
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ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 089 737 935

DRAWING TITLE  
**SITE PLAN**

SCALE 1:200

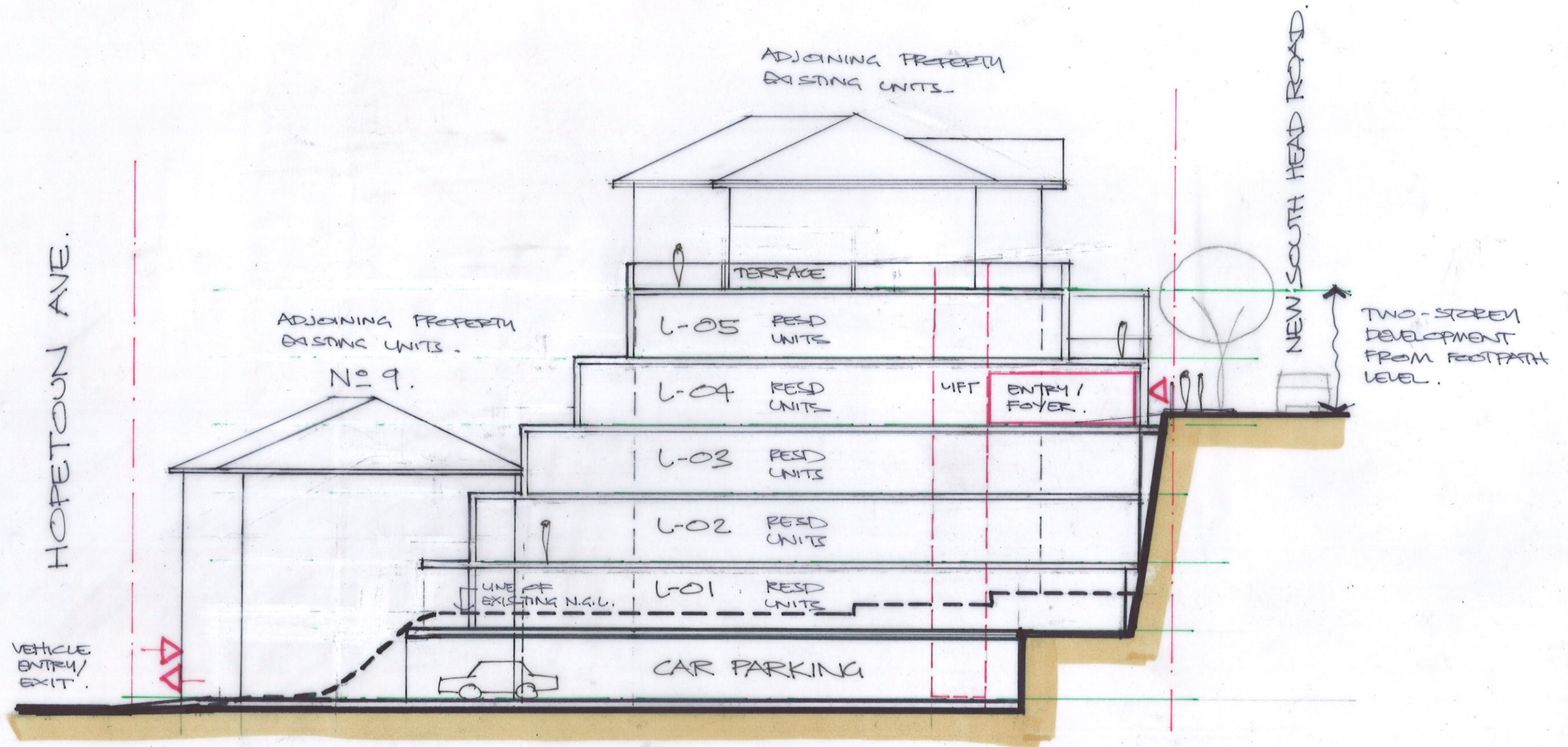
DATE SEPT 2010

PROJECT

DRAWING NUMBER ISSUE

**SK-01.A**





X-SECTION A-A

NO.7 HOPETOUN AVE  
VAUCLUSE

A ISSUE TO COUNCIL

7 SEPT 10

REVISION



ANTHONY VAVAYIS + ASSOCIATES  
ARCHITECTS DESIGNERS PLANNERS

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ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 069 737 936

DRAWING TITLE

SITE SECTION

SCALE 1:200

DATE SEPT 2010

PROJECT

DRAWING NUMBER ISSUE

SK-02.A



Site 19 (154)

3 Hopetoun Avenue,

Vaucluse 2030

NSW

24<sup>th</sup> June, 2010.

Ref Letter: 1064G – First CSTN 1

Att : Mr Chris Bluett – Manager Strategic Planning

Woollahra Municipal Council.

P.O. box 61

Double Bay 1360

NSW.

WOOLLAHRA COUNCIL  
RECORDS DEPT.

29 JUN 2010

Doc No. 05787.10  
ID: 1064-G FIRST CSTN  
Action: New rep / Woollahra

Dear Sir,

Please refer to the above reference no. 1064G – First CSTN 1

I am the owner of number 3 Hopetoun Avenue, Vaucluse, and undoubtedly support your proposal for the recommended changes to my property. However, I am concerned that the FSR of 0,875: 1 is insufficient for the site.

After consultation with an architect and people in the know, regarding proposed changes, i have been advised that my site requires a minimum FSR of 1,5: 1 in order for a redevelopment, creating additional dwellings to be financially viable for myself.

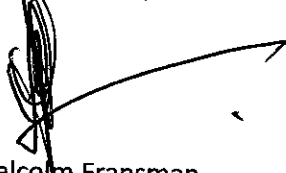
In order to make this proposal viable for ourselves, we would require an increased height limit of 4 – 5 levels.

The properties to the east of my site, is a multi storied block of apartments. My property is located at least 10 – 12 metres below New South Head Road. Adding to the height of my existing house, I firmly believe would not impact on the dwellings behind me on New South Head Road. Added to this, there are new Multi Storied apartment blocks, being built all around us.

I would support the creation of job opportunities and a more densely populated suburb, but must be cost effective.

I look forward to receiving your reply.

Yours Sincerley



Malcolm Fransman

0420 975 876

P. Binetter  
63 New South Head Rd  
Vaucluse NSW 2030

**WOOLLAHRA COUNCIL  
RECORDS DEPT.**

June 28, 2010

General Manager  
PO Box 61  
Double Bay NSW 2028

Dear Sir / Madam,

01 JUL 2010  
05899.10  
File 1064.G FIRST CSTN  
Action NEW LEP

**REF : 1064.G – First CSTN 1**

I am a resident potentially directly affected by the proposed planning control changes in respect of the proposed new LEP by Woollahra.

While I understand the need for Woollahra Council ("Council") to respond appropriately and in consideration of the requirement by the NSW State Government for Council to provide opportunity for increased housing and employment, I wish to raise an objection to certain aspects of the manner in which this is proposed to be achieved in the "opportunity site" termed "Vaucluse Village" (1-7 Hopetoun Avenue, 22A-24 New South Head Road, 1 Petrach Avenue, Vaucluse) and to propose alternative arrangements in the same area but with lesser potential for negative impact on existent residential amenity of my and neighbouring properties.

More specifically the proposal notes that the "opportunity site" is comprised of :

- a) 3 residential flat buildings ("RFBs") - which are located at 22A-24 New South Head Road, 1 Petrach Avenue, Vaucluse
- b) 4 dwelling houses - which are located at 1-7 Hopetoun Avenue, Vaucluse

Variation to alter the zoning for the land comprising the existent RFBs is understandable and would not significantly impact existent surrounding residential amenity in a negative manner, however this is not the case in respect of the land comprising the existent 4 dwellings houses, as the 4 dwellings houses are on the north side of New South Head Road, but set down on Hopetoun Avenue, with existent residences located opposite on the south side of New South Head Road, having significant Harbour Views which would potentially be significantly negatively impacted by the increased height and increased bulk of Medium Density Residential buildings permitted under the proposed R3 Zoning.

Specifically residences at 63, 63a and 65 New South Head Road (the "Affected Dwellings") would all be potentially negatively impacted in this manner, with potentially a significant loss of Harbour Views, and consequent loss of value to the properties.

It is notable that that while the Affected Dwellings would all be potentially negatively impacted, residences further south (i.e. those residences located on Girilang Avenue and Captain Pipers Road

June 28, 2010

immediately behind Affected Dwellings) would not be impacted as they do not currently enjoy Harbour Views to the North.

Therefore as an alternative solution, and in order to preserve the aim of meeting the need for increased housing, I propose that the land comprising the four dwelling houses located at 1-7 Hopetoun Avenue, Vacluse, have their zoning remain unchanged at 2(a) Residential, and instead, to meet the objective proposed for the new LEP the land comprising the Affected Dwellings, i.e. located at 63, 63a and 65 have their zoning changed from 2(a) Residential to R3 Medium Density Residential. Notably, implemented in this manner, the changes to zoning would achieve the aims of increased housing without the potential for significant negative impact on the residential amenity and value of existent residences.



Yours sincerely,

Peter M. Binetter

**M I C H E L L E   D U N N**  
**G R A E M E   L O W R Y - J O N E S**

71 Hopetoun Avenue  
VAUCLUSE NSW 2030  
T: 9337 1237  
M: 0417 434 681  
E: [michellerdunn@bigpond.com](mailto:michellerdunn@bigpond.com)

1 July 2010

The General Manager  
Woollahra Municipal Council  
PO Box 61  
DOUBLE BAY NSW 1360

**File Reference: 1064.G – First CSTN 1**

Dear Sir/Madam

RE: **PROPOSED PLANNING CONTROL CHANGES**  
**77 New South Head Road, Vaucluse (car wash site)**  
**1-7 Hopetoun Ave, 22A-24 New South Head Road & 1 Petrarch Ave, Vaucluse**

We understand that you are reviewing the planning controls and preparing a new LEP for Woollahra in order to create opportunities for increased housing and employment. We support this endeavour however, we question why your review focuses only on the southern end of the Vaucluse shopping precinct and not also on the northern end.

We understand that the majority of shops are zoned Business Neighbourhood 3(c) and they adjoin residential property zoned Residential 2(a). We support Council changing the zoning of southern adjoining residential properties to R3 Medium Density Residential and B1 Neighbourhood Centre. We also request that you review the zoning of properties 70, 72 and 74 New South Head Road, Vaucluse that adjoin the shops to the south and are adjacent to the Vaucluse Bowling Club (80 New South Head Road, Vaucluse) to the north.

We believe that these three properties are suitable for an R3 Medium Density Residential zoning. Moreover, these properties are nearby the soon to be redeveloped Vaucluse Public School site at 2 Laguna Street, Vaucluse where maximum building height will be 15.3 metres.

Therefore, we urge Council to increase the zoning and density for properties 70, 72 and 74 New South Head Road, Vaucluse for reasons of increasing future residential density and for providing consistent residential density for similar nearby properties.

We thank Council for the opportunity to comment and would appreciate being informed of any future progress, including consultation opportunities, in relation to these planning changes.

Yours faithfully

Michelle Dunn & Graeme Lowry-Jones



Site 1a

357



RECORDS DEPT

The General Manager

5 JUL 2010

Woolahra Municipal Council 06084.10

PO Box 61

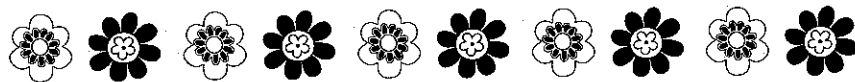
Double Bay NSW 1360. Newlep.

Attention: Manager Strategic Planning

Re: PROPOSED PLANNING CHANGES at  
5 Hopeboun Avenue, Vaucluse.

I have received Councils correspondence regarding the proposed planning controls that will affect my property at 5 Hopeboun Ave Vaucluse which is my home.

The issue at hand is that the proposal in its current form is not commercially viable on one hand and secondly where the properties 1-7 are sited the impact of a density in the order of 2:1 and an increased height limit of 4-5 levels tapering to the west to 3 levels will both not greatly impact



anyone & will continue the form  
which is typical along the east of  
these properties

My property No. 5 is located approximately  
10-12 metres below New South  
Head Road. This property could  
accommodate 4-5 levels without  
substantial amenity loss to existing  
developments.

The recent approvals in this vicinity along  
New South Head Road & Petroch Ave have  
been buildings with densities in the  
order of 1:5:1. A study of my  
property # 5 would realise an even  
greater FSR without significant  
amenity loss given the positioning  
of escarpment above. ~~My property is~~  
~~located below the escarpment~~

Regards  
Kim Gilbert.  
Gilbert.

"Lisa Novak" <lnovak@thenovakagency.com>  
19/07/2010 09:15 AM  
To  
<records@woollahra.nsw.gov.au>  
cc

Subject  
1064.G - First CSTN 1

Dear Sir/Madam

I am writing to you regarding a notice we received re proposed planning control changes to properties in our area. I have just seen that the e-mail I sent to you some time ago was never sent and was in fact still sitting in my outbox!

We reside at 63A New South Head Road & strongly contest any changes to planning control changes in our area. We currently have a harbour view which is slowly being eroded due to overgrown shrubs!. Any changes to planning controls with the view of allowing dwellings to build up to three storeys high, would severely impact on our harbour views, greatly diminishing the value of our property.

Please take our concerns & objections into consideration.

Should you require any further information please feel free to contact me via return e-mail or on my mobile 0488 99 8888.

Regards

Lisa Novak

Lisa Novak – D 8978 8811, T 8978 6888, M 0488 99 88 88, F 8978 6818, E lnovak@thenovakagency.com, W www.thenovakagency.com, A 651 pittwater road dee why

## **ANNEXURE 3**

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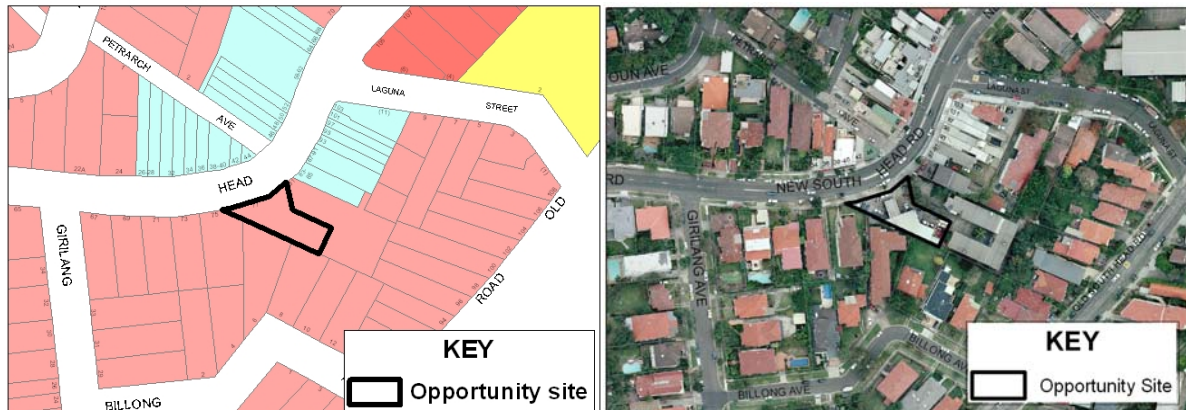
### **Matters raised during the consultation of Opportunity Site 1B 77 New South Head Road, Vaucluse (car wash site)**

<b>1</b>	<b>Site summary .....</b>	<b>2</b>
1.1	The site .....	2
1.2	Proposed planning control changes .....	2
1.3	Key justifications for proposed planning control changes.....	2
<b>2</b>	<b>Recommendation and summary of submissions.....</b>	<b>3</b>
2.1	Recommendation .....	3
2.2	Summary of submissions .....	3
2.3	Key issues raised .....	3
2.4	Submissions map .....	3
2.5	List of submitters .....	4
<b>3</b>	<b>Analysis and response to the submission.....</b>	<b>4</b>
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3.2	Additional sites .....	5

## 1 Site summary

### 1.1 The site

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



### 1.2 Proposed planning control changes

	Current		s62 consultation June/July 2010
Zone	2(a) Residential	to	B1 Neighbourhood Centre
Floor space ratio	0.55:1	to	0.875:1
Height	9.5m	to	11.3m (3 storeys)
Net yield = 9			

### 1.3 Key justifications for proposed planning control changes

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

## 2 Recommendation and summary of submissions

### 2.1 Recommendation

The proposed planning changes for Site 1B are recommended for inclusion in the preparation of the Draft Woollahra Principal Local Environmental Plan (PLEP), as shown in Table 1 below.

**Table 1**

	<b>Current</b>		<b>As consulted under s62 and recommended controls for Draft Principle LEP exhibition</b>
Zone	2(a) Residential	to	B1 Neighbourhood Centre
Floor space ratio	0.55:1	to	0.875:1
Height	9.5m	to	11.3m (3 storeys)
<b>Net yield = 9</b>			

### 2.2 Summary of submissions

Two submissions were received, both showing support for the proposal. One of these supporters is shown on the submissions map below.

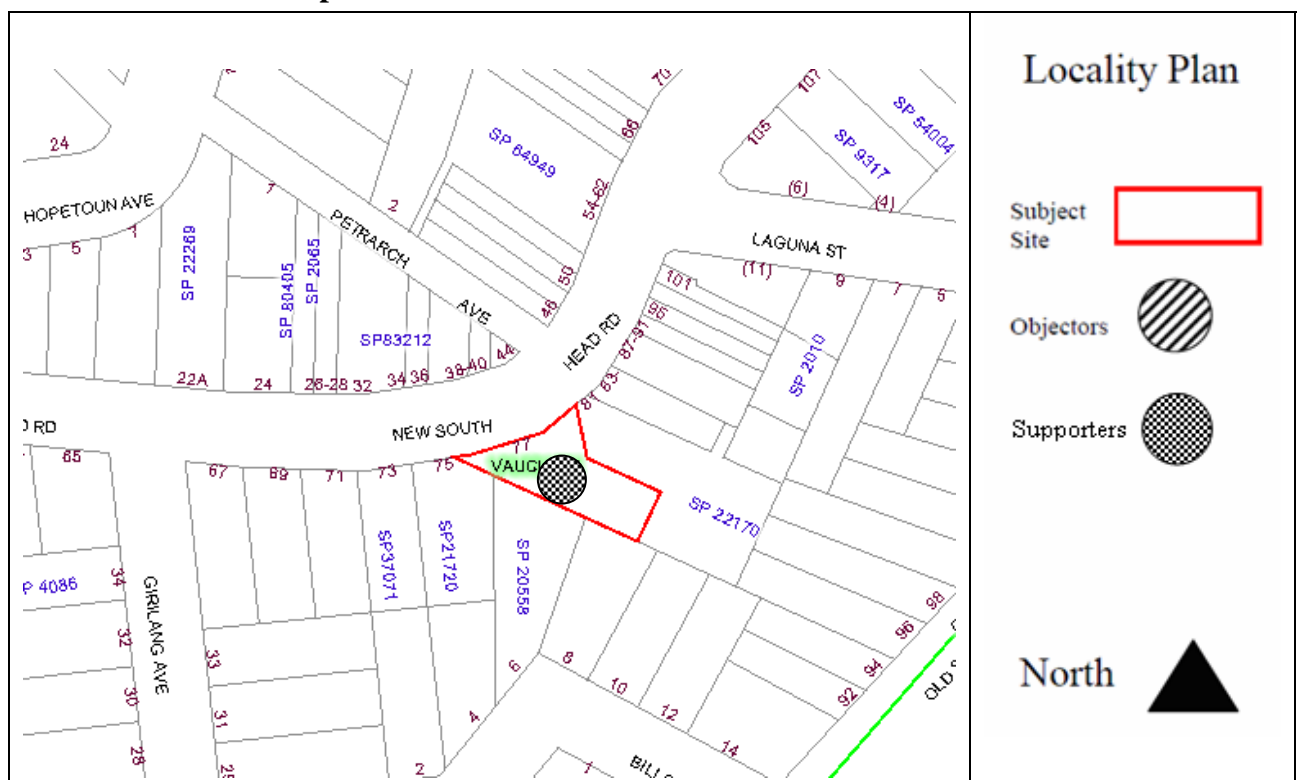
### 2.3 Key issues raised

The key issue raised in the submissions is addressed in Part 3 of this annexure.

The key issue raised related to:

Permissible land uses:      • The submission requests the inclusion of ‘service station’ as a permissible use on the site.

### 2.4 Submissions map



## 2.5 List of submitters

No.	Name	Address	Ref	Submission
1	N Stavrou	Owner of 77 New South Head Road, Vacluse	389	Support + service station use
2	M Dunn and G Lowry-Jones	71 Hopetoun Ave	232	Support + proposed site

## 3 Analysis and response to the submission

### 3.1 Service station use

#### 3.1.1 Permit the use ‘service station’ in the B1 Neighbourhood Centre zone

The owner of the site supports the change in zoning to Neighbourhood Centre, but requests that a ‘service station’ use is permissible on the site in order to allow the sale of petrol.

This sentiment is reflected in the following statement—

*In our opinion this site would be most beneficial to the community if they could also serve petrol at this site, subject to the approval of Council. (Submission 389, Stavrou)*

#### Planning response

A ‘service station’ will be a permissible land use on the site, as the proposal is to rezone the site to B1 Neighbourhood Centre.

Council is taking a translation approach in converting the current Woollahra Local Environmental Plan 1995 (Woollahra LEP 1995) to the NSW Standard Instrument Local Environmental Plan (SI). Under the translation approach current zones in the Woollahra LEP 1995 will be translated into the most similar zone in the new SI. Those land uses that are currently permitted in the zone, will also be permitted in the new translated zone.

As part of the proposed planning changes for this site, it is proposed to rezone the site to B1 Neighbourhood Centre. The B1 zone is a translation from the current 3(c) Business Neighbourhood Zone, and service stations are currently permissible in the 3(c) Zone. Accordingly, if the site is rezoned, a service station will become a permissible land use on the site and this is the recommended approach.

Alternatively, if Council does not want a service station use permitted on this site, or in the B1 zone generally, the service station use could be removed from the list of permissible uses in the B1 Neighbourhood Centre zone.

#### Recommendation

No change to the proposed planning controls, or zone.

<b>Recommendation</b>	No amendment to the proposed planning controls.
-----------------------	---

### **3.2 Additional sites**

Submission 232 proposed additional properties to be considered as an opportunity sites. Those additional sites will be presented for discussion at an upcoming meeting of Council's Strategic Planning Working Party. Following the working party, those sites with planning merit will be reported to a future meeting of the Urban Planning Committee.

#### **Recommendation**

That the proposed additional opportunity sites be presented for discussion at an upcoming meeting of Council's Strategic Planning Working Party.



## **ANNEXURE 3 Submissions**

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**Submissions received during the consultation of**

**Opportunity Site 1B**

**77 New South Head Road, Vaucluse (car wash site)**

**M I C H E L L E   D U N N**  
**G R A E M E   L O W R Y - J O N E S**

71 Hopetoun Avenue  
VAUCLUSE NSW 2030  
T: 9337 1237  
M: 0417 434 681  
E: [michellerdunn@bigpond.com](mailto:michellerdunn@bigpond.com)

1 July 2010

The General Manager  
Woollahra Municipal Council  
PO Box 61  
DOUBLE BAY NSW 1360

**File Reference: 1064.G – First CSTN 1**

Dear Sir/Madam

RE: **PROPOSED PLANNING CONTROL CHANGES**  
**77 New South Head Road, Vaucluse (car wash site)**  
**1-7 Hopetoun Ave, 22A-24 New South Head Road & 1 Petrarch Ave, Vaucluse**

We understand that you are reviewing the planning controls and preparing a new LEP for Woollahra in order to create opportunities for increased housing and employment. We support this endeavour however, we question why your review focuses only on the southern end of the Vaucluse shopping precinct and not also on the northern end.

We understand that the majority of shops are zoned Business Neighbourhood 3(c) and they adjoin residential property zoned Residential 2(a). We support Council changing the zoning of southern adjoining residential properties to R3 Medium Density Residential and B1 Neighbourhood Centre. We also request that you review the zoning of properties 70, 72 and 74 New South Head Road, Vaucluse that adjoin the shops to the south and are adjacent to the Vaucluse Bowling Club (80 New South Head Road, Vaucluse) to the north.

We believe that these three properties are suitable for an R3 Medium Density Residential zoning. Moreover, these properties are nearby the soon to be redeveloped Vaucluse Public School site at 2 Laguna Street, Vaucluse where maximum building height will be 15.3 metres.

Therefore, we urge Council to increase the zoning and density for properties 70, 72 and 74 New South Head Road, Vaucluse for reasons of increasing future residential density and for providing consistent residential density for similar nearby properties.

We thank Council for the opportunity to comment and would appreciate being informed of any future progress, including consultation opportunities, in relation to these planning changes.

Yours faithfully

Michelle Dunn & Graeme Lowry-Jones



# N. & J. STAVROU PTY LTD

N. STAVROU, Managing Director

ABN 18 001 333 446

103D New South Head Road, Vaucluse, NSW 2030 Sydney  
P.O. Box 541 Vaucluse, NSW 2030, Australia  
Telephone: 61 2 9337 6970 Tel/Fax: 61 2 9337 1039 Mobile: 0414 337 336

Attention:

5 July 2010

**Mr C Bluett**  
Manager Strategic Planning

**Mr A Petrie**

Mayor

**Mr G James**  
Manager

**Woollahra Municipal Council**  
Customer Service Department

Woollahra Municipal Council  
PO Box 61  
**DOUBLE BAY 1360**

6 - JUL 2010

**Received**

Dear Sirs

## LOCAL ENVIRONMENTAL PLAN (LEP) SUBMISSION FILE REFERENCE 1064.G – FIRST CSTN 1

06 JUL 2010  
Doc 06198.10  
File 1064.G FIRST CSTN  
Action NEW LEP

We are writing to submit our comments on the new Woollahra LEP which will replace the current Woollahra LEP 1995 as referred to above.

Specifically, we would like to comment on the Opportunity Site at 77 New South Head Road, Vaucluse which is currently an engineering, car wash and registration assessment site and which you want to rezone as a Neighbourhood Centre. These services are very convenient and popular for the local community.

In our opinion this site would be most beneficial for the community if they could also serve petrol at the site, subject to the approval of Council.

If Council think the new development will benefit the Community and bring new business into the area we are happy to support the rezoning.

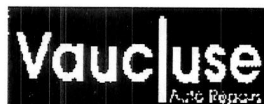
On another matter regarding the LEP, we have noted that the proposed Neighbourhood Centre has a proposed height of 12 metres whereas our properties are only allowed a lesser height of 9 metres. This change in height, being a reduction from 12 metres to 9 metres, has only happened in the last 2 years and we believe this is wrong and unreasonable considering the above LEP and the fact that the NSW Government is encouraging new development. We are requesting that the height of my properties be reinstated to 12 metres and therefore encourage the improvement of the shopping precincts and benefit the community. We would appreciate it if this matter could be resolved to the benefit of both parties.

Our properties are situated at 83-103 New South Head Road, Vaucluse.

Could you please respond to our enquiry so we can reassess our position. If you have any questions regarding this letter please do not hesitate to contact our offices.

Yours faithfully

Neofitos Stavrou



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TO: CHRIS BLUETT  
MANAGER STRATEGIC PLANNING  
BRENDAN METCALFE  
ANNE WHITE.  
FROM: MR N. STAVROU  
CONTINUE TO MY PREVIOUS LETTER I  
GAVE TO COUNCIL.  
FAX 9391 7044

To Whom It May Concern:

Vaucluse Auto Repairs was established in 1990 and with this New Management has only grown since this time. We care for local community and have been providing quality vehicle repairs and hand car wash services.

This year we have applied for BUSINESS ACHIEVER AWARD, a Wentworth Courier competition for recognizing of small businesses caring for local community.

We are a Motor Mechanical workshop that is giving work to 15 employees.

Our First Class Hand Car wash facilities was established in 1996 and since making easy to local community to service or clean their cars especially during the water restrictions times.

We have installed the water and oil cleaning separators on site as we care for the environment or our planet and dispose of any unwanted customer's cars, scrap metal and rubbish in timely and responsible manner.

We have latest diagnostic and repair tools on site, which allows us to:

- ✓ Service all new vehicles while under manufacturers warranty and stamp the log books
- ✓ Perform RTA Vehicle Inspection (E-Safety Check, Pink slip) and automatically forward the report to the RTA to save the hassle of queuing in line.
- ✓ We service and repair Brakes, Wheels and Tyres, Steering and Suspension, Transmissions, Engine, Air Condition
- ✓ Electrical Troubleshooting
- ✓ Tyres
- ✓ Dent repair
- ✓ Full detailing

We have a website [www.vaucluseauto.com.au](http://www.vaucluseauto.com.au), where anyone will not only be able to find out more about our company and services, but also take advantage of our regular car wash, mechanical and dent repair special offers. Here at Vaucluse Auto, we offer courtesy car free of charge and pick up and delivery within the local area for our customer's convenience.