

#### **14.2. Temporary Suspension of the Changes to low and mid-rise Housing in Rose Bay and Double Bay**

**Note:** Late correspondence was tabled by Anne White (Manager - Strategic Planning & Place), Adrienne Tuart, Allan Jarvesalu, Amrit Bahra, Amy Denmeade, Anna Waldmann, Anthony & Elizabeth Tregoning, Barbara Vyden, Belinda Farrell, Catherine Di Giorgio, Charmaine Johnson, Colleen Bray, Debra Green, Doron Argaman, Double Bay Residents Association, Debra Kennedy, Elaine Newland, Felicity Dixon, Geri Berman, Geri Ettinger, Jacob Tarszisz, Jacquie Hilmer, Jade Novakovic & Satyajit Das, Jasmine Steele, Jennie Kluck, Jill & Paul Jones, John Pollard, Josh Robertsen, Juli & Ron Wiseman, Kay Gladstone, Kim Foltz, Kristen Sproule, Linda Kepitis, Louise Seeber & Bill Mouratidis, Lynne & Mark Seskin, Melissa Chew, Meredith Brown, Michael Fischer, Michael Narunsky, Michelle Jersky, Miranda Marchall, Myra Zabow, Nicholas Johnson, Nina Radzyminski, Pamela Green, Paula Towers, Peter King, Philip Mason, Reina Nicholls, Richard Stenlake, Robin Spiro, Roger Muller, Rosalyn Millar, Ruth Law, Sarah Chipman, Sarah Harris, Sascha Ettinger, Sharon Huston, Sheena Frenkel, Sheridan Hopkins, Susan & Andrew Lyall, Sylvia Ure, Tad Bonieki, Timothy Rohl, Tony Bond, Vikki Sellars-Jones, Virginia Rundle, Will Naughton, and Yael Shudnow.

**Note:** The Council amended Part B and Part C (v) of the Resolution.

**(Councillor Witt/Councillor Silcocks)**

##### **142/2025 Resolved:**

THAT Council:

- A. Affirms its strong support for the resolution and Mayoral Minute of its 24 February 2025 Ordinary Meeting condemning the implementation of new non-discretionary development standards in the R2 Low Density and R3 Medium Density zones within 800 metres of the town centres of Rose Bay (New South Head Road), Double Bay and Edgecliff.
- B. Requests that the Mayor and the General Manager write to the Minister for Planning, the Hon Paul Scully MP, and to the NSW Parliamentary Secretary for Planning and Public Spaces, Stephen Bali asking that Rose Bay and Double Bay are temporarily removed as designated town centres, highlighting that on 1 March 2024 Council Staff wrote to the Department of Planning Housing and Infrastructure (DPHI) to explain that:
  - i. in line with the Department's 2021 Flood Prone Land Package, and in accordance with Section 9.1 Ministerial Direction: 4.3 Flooding, planning authorities are required to assess planning proposals that create, remove or alter a zone or a provision that affects flood prone land;
  - ii. in accordance with Section 9.1 Ministerial Direction - 4.1 acid sulfate soils, for the proposed intensification of land uses that have a probability of containing Class 1, 3 and 4 acid sulfate soils, planning authorities are required to assess impacts in planning proposals;
  - iii. before making changes to Woollahra Council's Local Environment Plan (WLEP) and/or by implication overriding it with a State Environmental Planning Policy (SEPP), specific groundwater modelling is required to assess the long-term impact that could be anticipated from increased density, particularly where there is the likelihood of large increases in deep basements that block a significant portion of the waters' flow path; and
  - iv. to date, DPHI has not informed Council that it has commissioned and/or assessed the above required analyses for Rose Bay and Double Bay, or advised Council to complete this work itself.
- C. Requests that the Mayor and the General Manager also advise the Minister for Planning that on 23 May 2024 Council Staff informed the DPHI about other serious constraints to increasing density in Rose Bay and Double Bay in excess of its existing planning controls. These constraints include:

- i. **Water and sewerage infrastructure:** Edgecliff was excluded from the TODs due to water and sewerage constraints, and similarly this issue will affect both Double Bay and Rose Bay, with additional development likely to put further pressure on the Bondi Treatment Plant. A Council Staff request to Sydney Water for a detailed servicing assessment of water and sewerage infrastructure capacity in the Double Bay and Rose Bay areas has not yet been acknowledged.
- ii. **Inadequate road infrastructure:** a Council commissioned study by transport consultancy TTW (2022) found that the main intersection and access road to the R3 Medium Residential Density zone of the Rose Bay centre - Dover Road/New South Head Road - is operating at over capacity. The intersection exhibits critical and significant capacity issues with 80m long queues at peak periods. Similarly, SCT Consulting (2024) found that the New South Head Road/Cross Street/Bellevue Road/Kiaora Road intersection was already at capacity in peak periods (113m queues). This is one of the two most critical signalised intersections in Double Bay, and its operation impacts on the performance of New South Head Road and local connecting streets. The additional housing capacity proposed will have an unacceptable impact on congestion at these points in both Rose Bay and Double Bay.
- iii. **Inefficient public transportation services:** As mentioned above, Rose Bay centre is situated on New South Head Road, which regularly suffers extensive traffic congestion. This contributes to impacts on bus services, with clearways being possible only along a small section of the road and therefore of minimal effect in alleviating traffic congestion. Overcrowding of bus services is also a problem in both the Rose Bay and Double Bay town centres. According to Bus Opal Assignment Model (BOAM) information, obtained from TfNSW (2023) and reported to Council by SCT Consulting (2024), multiple bus services to and from the Edgecliff station operate at over capacity at peak times. Given existing congestion issues throughout the area, opportunities to increase the frequency of service are limited.
- iv. **Electricity grid capacity issues:** No information has been supplied to Council by the DPHI and/or Ausgrid to demonstrate how the electricity grid can accommodate the anticipated number of net new dwellings under the changes. In many cases, new developments in the Woollahra LGA, including in Rose Bay and Double Bay, have needed to place large and unsightly electrical kiosks (sub-stations) on or near public footpaths. Council has also received requests from developers in the Double Bay Commercial Centre to use gas versus electrical air conditioning services due to Ausgrid advising that the electrical grid cannot accommodate the additional demand for air conditioning.
- v. **Public schools at or close to capacity:** The Rose Bay Secondary College (located in the Waverley LGA) is near capacity. Similarly, the local public primary schools are facing capacity constraints.
- vi. **Open Space already heavily utilised:** The Rose Bay suburb is already characterised by 77.5% medium and high density housing, and most of the new apartment dwellings have limited to no communal open space. The Woollahra Recreation Strategy 2023 found a general deficiency of open space in the LGA, with Lyne Park in Rose Bay already heavily utilised by local residents and schools, and also surrounded by hospitality venues popular with people who live outside the area. Double Bay only has one park, Steyne Park, within easy walking distance of the main town centre. It is also used as a play area/sportsground for the Double Bay Primary School because of lack of green space within the School grounds.
- vii. **Limited residential amenities, especially in Rose Bay:** Rose Bay centre is a low order, geographically isolated neighbourhood centre, which has limited services and amenities available, and little potential to expand them due to land and infrastructure constraints.

- D. Requests that the Mayor and the General Manager forward a copy of this resolution to the Hon Kellie Sloane, the Member for Vacluse, and the Hon Allegra Spender, the Member for Wentworth, and Alex Greenwich, the Member for Sydney.
- E. Requests that the General Manager seeks legal advice on what further steps Council can take to ensure that the state government has properly assessed the risk of imposing additional density in the moderate to high flood prone areas of Double Bay and Rose Bay.

**The Motion was put and Carried.**

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

***For the Motion***

Councillor Swan, Councillor Carmichael,  
Councillor Andruska, Councillor Ardouin,  
Councillor Jarvis, Councillor Mitchell,  
Councillor Parmegiani, Councillor Price,  
Councillor Regan, Councillor Robertson,  
Councillor Silcocks, Councillor Torsten,  
Councillor Witt, Councillor Woodgate,  
Councillor Zeltzer

**15/0**

***Against the Motion***

None

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**14.3. Alternate Messaging on Christmas Banners**

**(Councillor Mitchell/Councillor Jarvis)**

**143/2025 Resolved:**

THAT Council requests the General Manager implement alternate messaging on the Woollahra Council Christmas street banners that are flown from late November to early January each year (in the commercial centres across the local government area), so that alternate banners include the words 'Merry Christmas' and the other 'Seasons Greetings'.

**The Motion was put and Carried.**

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

***For the Motion***

Councillor Swan, Councillor Carmichael,  
Councillor Andruska, Councillor Jarvis,  
Councillor Mitchell, Councillor Parmegiani,  
Councillor Torsten, Councillor Woodgate,  
Councillor Zeltzer

**9/6**

***Against the Motion***

Councillor Price, Councillor Robertson, Councillor  
Witt, \*Councillor Ardouin, \*Councillor Regan,  
\*Councillor Silcocks

**Note:** Councillor Ardouin, Councillor Regan and  
Councillor Silcocks abstained.

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