

## APPENDIX A – COUNCIL FEEDBACK AND RESPONSE

SUMMARY OF MATTERS RAISED IN COUNCIL FEEDBACK TO PRE-LODGE MENT PROPOSAL	DISCUSSED IN THIS SECTION OF THE PLANNING PROPOSAL
STATE LEGISLATION	
<p><b>4.1 Environmental Planning and Assessment Act 1979</b>            Section 3.33 of the <i>Environmental Planning and Assessment Act 1979</i> (the Act) sets out what information a planning proposal must include when submitted for a gateway determination. The Department of Planning, Industry and Environment (DPIE) has two documents titled <i>A Guide to Preparing Planning Proposals</i> (December 2018) and <i>A Guide to Preparing Local Environmental Plans</i> (December 2018) to help applicants meet the requirements of the Act.</p> <p>We draw to your attention that these guidelines identify that a planning proposal must demonstrate the strategic merit and the site-specific merit of the proposed LEP amendments.</p>	<p>These documents have been used in the Planning Proposal Report. The assessment includes consideration of strategic and site specific merit in <b>Section 4.2.1</b> of the report.</p>
<p><b>4.2 Greater Sydney Region Plan: A Metropolis of Three Cities</b>            A request for a planning proposal must demonstrate full compliance with relevant directions and actions of the Region Plan.</p>	<p>Refer to <b>Section 4.2.1</b> of the report.</p>
<p><b>4.3 Eastern City District Plan</b>            A request for a planning proposal must demonstrate full compliance with the vision and relevant priorities and actions of the District Plan.</p>	<p>Refer to <b>Section 4.2.1</b> of the report.</p>
<p><b>4.4 Future Transport 2056 and the Greater Sydney Services and Infrastructure Plan</b>            A request for a planning proposal must address the relevant issues in the <i>Future Transport 2056</i> and the <i>Greater Sydney Services and Infrastructure Plan</i>.</p>	<p>Refer to <b>Section 4.2.1</b> of the report.</p>
<p><b>4.5 State Environmental Planning Policy 65: Design Quality of Residential Apartment Development (SEPP 65)</b>            A request for a planning proposal must address the relevant matters in SEPP 65 and the associated Apartment Design Guide (ADG), including:</p> <ul style="list-style-type: none"> <li>• Section 2E - Building depth.</li> <li>• Section 3E – Deep soil zones</li> <li>• Section 3F – Visual privacy</li> <li>• Section 3J – Bicycle and car parking</li> </ul>	<p>Refer to <b>Section 4.2.3</b> of the report and <b>Appendix D</b>.</p>

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<ul style="list-style-type: none"> <li>• Objectives 4A-1 and 4B-3 to achieve a reasonable sunlight and cross ventilation.</li> <li>• Section 4S – Mixed use.</li> </ul>	
<p><b>4.6 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</b> A request for a planning proposal must address the relevant matters in <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>.</p>	Refer to <b>Section 4.2.3</b> of the report.
<p><b>5.1 Woollahra 2030</b> A request for a planning proposal must demonstrate full compliance with the relevant goals of the plan.</p>	Refer to <b>Section 4.2.1</b> of the report.
<p><b>5.2 Woollahra Local Strategic Planning Statement 2020</b> A request for a planning proposal must demonstrate full compliance with the relevant planning priorities of the Woollahra LSPS 2020.</p>	Refer to <b>Section 4.2.2</b> of the report.
<p><b>5.3 Draft Woollahra Integrated Transport Strategy</b> A request for a planning proposal must address the relevant objectives and themes in the Draft Woollahra ITS 2021. The Draft Woollahra ITS 2021 is on public exhibition from 1 April 2021 to 21 May 2021 and a copy of the strategy is available on Council’s ‘Your Say Woollahra’ online platform</p>	Refer to <b>Appendix F</b> .
<p><b>5.4 Review of the Edgecliff Commercial Centre Planning Controls</b> We recommend that a request for a planning proposal consider this review.</p>	Refer to <b>Section 4.3</b> .
<b>Woollahra Local Environmental Plan 2014</b>	
<p><b>6.1 Part 4.3: Height of buildings</b> Council staff do not support the proposed building height on the site as discussed in Section 8.1 below. However, if a request for a planning proposal is submitted, it must fully justify the requested height of buildings standard. The request must respond to the objectives above and provide appropriate justification with regard to matters such as the effect on the desired future character, bulk and scale, solar access, views, loss of privacy and public amenity. Additional information about some of these issues is provided in Sections 8.1 and 8.3. The request must also address whether a</p>	The height of the building has been reduced from 18 to 12 storeys as suggested by Council. This height is appropriate as discussed on <b>Appendix C</b> and discussions elsewhere in this report.

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change in maximum building height may require associated changes to the Woollahra DCP 2015.	
<p><b>6.2 Part 4.4: Floor space ratio</b> Council staff do not support the proposed FSR on the site as discussed in Section 8.1 below. However, if a request for a planning proposal is submitted, it must fully justify the requested FSR standard for the site. This must include analysis of the impacts of increasing FSR from the existing controls to the requested control. The request must include an appropriate associated minimum non-residential FSR. The request must also address whether a change in maximum FSR may require associated changes to the Woollahra DCP 2015.</p>	The FSR of the building has been reduced from 6:1 to 5:1 as suggested by Council. This FSR is appropriate as discussed on <b>Appendix C</b> and discussions elsewhere in this report.
<b>Woollahra Development Control Plan 2015</b>	
<p><b>Chapters D2: Mixed Use Centres - New South Head Road Corridor, Edgecliff</b> The site is located in the New South Head Road Corridor, Edgecliff which is addressed in Part D2: Mixed Use Centres of Woollahra DCP 2015. The request for a planning proposal must have regard to the desired future character of the centre. It is also recommended that the request for a planning proposal considers the <i>Review of the Edgecliff Commercial Centre Planning Controls</i>.</p>	The discussion in <b>Appendix C</b> includes consideration of the desired future character of the area and refers to the Edgecliff Commercial Centre Strategy which is presently on public exhibition. This document is also discussed in <b>Section 4.1.1</b> of the Planning Proposal Report.
<p><b>Chapter E1: Parking and Access</b> A request for a planning proposal must be accompanied by a traffic and transport report based on the maximum permitted development under the requested planning controls.</p>	Refer to <b>Appendix F</b> .
<p><b>Chapter E3: Tree Management</b> A request for a planning proposal, regardless of the scale, must have regard to Council's desired future character objectives and controls relating to trees, specifically Chapter E3 Tree Management of Woollahra DCP 2015.</p>	Refer to <b>Appendix G</b> .
<p><b>Chapter E4: Contaminated Land</b> A request for a planning proposal must consider any potential contamination of the site.</p>	Refer to <b>Appendix I</b> .
<b>REFERRAL OFFICERS COMMENTS</b>	
<b>8.1 Strategic Planning</b>	
<b>8.1.1 Role of a local centre</b>	Refer to <b>Section 4.3</b> and <b>Appendix C</b> .

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<p>If the justification for additional density relies on a comparison to other centres, it should focus on centres with similar centre hierarchy, heritage, and character.</p>	
<p><b>8.1.2 Building height</b> Council staff recommend that the proposed maximum building height is reduced to permit a building of a maximum of 12 storeys with consideration given to:</p> <ul style="list-style-type: none"> <li>• creating an appropriate interface with the heritage-listed item at 136 New South Head Road,</li> <li>• establishing a transition in scale from the existing two to nine storey building heights along New South Head Road, and</li> <li>• responding to the desired future character and role of Edgecliff as a local centre.</li> </ul>	<p>The proposed height is now 12 storeys. Refer to <b>Appendix C</b>.</p>
<p><b>8.1.3 Floor Space Ratio</b> Council staff recommend that the proposed maximum FSR is reduced, with consideration given to an FSR between 4.5:1 to 5:1, with a view to:</p> <ul style="list-style-type: none"> <li>• creating an appropriate interface with the heritage-listed item at 136 New South Head Road,</li> <li>• establishing a transition in scale from the existing two to nine storey building heights along New South Head Road, and</li> <li>• responding to the desired future character and role of Edgecliff as a local centre.</li> </ul>	<p>The proposed FSR is now 5:1. Refer to <b>Appendix C</b>.</p>
<p><b>8.1.4 Non-residential FSR</b> At a minimum, this means development should facilitate:</p> <ul style="list-style-type: none"> <li>• Employment generating land uses.</li> <li>• Active ground floor retail and business uses such as cafes, shops, hairdressers and restaurants.</li> <li>• First floor non-residential uses, such as business, office, medical services and community uses.</li> </ul>	<p>The draft DCP provision includes a requirement for a minimum of ground and first floor uses being non-residential uses. The indicative concept plans propose an even greater amount of commercial floor space (see <b>Section 3.6</b>).</p>
<p><b>8.1.5 Forecast</b> For reporting purposes to the DPIE, the planning proposal must include a statement which, based on the maximum potential development as well as the indicative development concept, identifies the:</p>	<p>A brief economic assessment has been prepared (see <b>Appendix L</b>).</p>

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<ul style="list-style-type: none"> <li>• Number and size of existing and proposed dwellings</li> <li>• Number of potential new residents</li> <li>• Size of existing and new non-residential gross floor area in square metres</li> <li>• Number of existing and new jobs that will be accommodated in the non-residential area</li> <li>• Number and type of existing and proposed car parking spaces.</li> </ul>	
<p><b>8.3 Urban Design</b></p> <p><b>8.3.1 Bulk and Scale</b></p> <p>The indicative development concept proposed as part of the pre-application planning proposal presents a bulk and scale that is inconsistent with the desired future character of the ECC. As identified in Section 8.1 above, the pre-application planning proposal report compares the site to strategic and metropolitan centres which have much larger catchments and a greater number of existing high-density developments.</p> <p>The pre-application planning proposal report states that “sites closest to Edgecliff Station can accommodate buildings up to 30-40 storeys” (page 25). Insufficient justification is provided in support of this statement. It is noted that the Ranelagh building located to the north of the site is identified as an ‘intrusive development’ in the Woollahra DCP 2015 and is not representative of the desired future character in the centre as it presents an out of context bulk and scale and contributes little to the streetscape as compared to the subject site. Additionally, the pre-application planning proposal report states that “the subject site has potential to realise a 28-30 storey form without impacting the solar access to Trumper Park in midwinter” (page 51). It is noted that solar access to Trumper Park is not the only criteria to establish the appropriate building envelope on this site, and other considerations including the desired future character of the ECC, bulk and scale, topography, view impacts and potential environmental impacts must also be considered.</p>	<p>The proposed bulk and scale have been reduced considerably as a result of Council’s feedback. As discussed in <b>Appendix C</b> the proposed bulk and scale has been designed to respond to the local context and the existing and desired future character of the area.</p>
<p><b>8.3.2 View sharing</b></p>	<p>Views are discussed in <b>Section 4.3.1</b> of the Planning Proposal Report including a</p>

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<p>A request for a planning proposal must address any view sharing impacts relating to surrounding properties. An assessment of these impacts must be based on the maximum building envelope created by the requested planning controls, not the building envelope of the concept building (although this may be included in addition to the maximum building envelope, for example, shown as “wire frame” superimposed on a photograph).</p> <p>The view sharing assessment must follow the four step process established in <i>Tenacity Consulting v Warringah (2004) NSWLEC 140</i> (paragraphs 23-33). The requirement for a view sharing assessment must not be taken to represent our support for the requested building height control, whether it be the height sought in your pre-application submission or another height.</p> <p>The pre-application material included a preliminary view analysis of a limited number of surrounding properties. A request for a planning proposal must address view sharing impacts relating to all affected surrounding properties. The view assessment from surrounding properties should include, at a minimum:</p> <ul style="list-style-type: none"> <li>• ‘Ranelagh’ tower at 3-17 Darling Point Rd, Darling Point.</li> <li>• ‘Eastpoint’ tower at 180 Ocean Street, Edgecliff</li> <li>• ‘Oceanpoint’ tower at 170 Ocean Street, Edgecliff.</li> </ul>	<p>consideration of the <i>Tenacity</i> principles as they relate to the Eastpoint, Oceanpoint and Ranelagh buildings. Graphic material indicating view impacts is contained in <b>Section 4.3.1(b)</b> and <b>Appendix C</b>.</p>
<p><b>8.3.3 Solar access and overshadowing</b></p> <p>A request for a planning proposal must address any solar access impacts on surrounding properties. An assessment of these impacts must be based on the maximum building envelope created by the requested planning controls, not the building envelope of the concept building (although the solar access and overshadowing impacts from the concept building may be included in addition to the maximum building envelope)</p>	<p>The necessary analysis for the proposed building envelope is provided on <b>Appendix C</b> and discussed in <b>Section 4.3.1</b> of the Planning Proposal Report. There is further analysis on the Indicative Concept at <b>Appendix D</b>.</p>
<p><b>8.3.4 Streetscape</b></p>	<p>These matters have been considered in the Urban Design Report at <b>Appendix C</b>.</p>

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<p>A streetscape analysis of the proposed maximum building height and FSR must consider the following:</p> <ul style="list-style-type: none"> <li>• The interface with the local heritage item at 136 New South Head Road. The proposed building envelope may adversely impact the heritage significance of the heritage item in terms of its views and setting, unless the setback of the tower is increased. This is discussed further in Section 8.4 below.</li> <li>• The existing fine-grain streetscape along New South Head Road with vertical articulation and the two to four storey street wall height.</li> <li>• The existing streetscape along Darling Point Road has an established garden setting with mature trees at the street. Consistent with Chapter B1 of the Woollahra DCP 2015, the desired future character for the precinct requires development to retain the visual prominence of the tree canopy, particularly along the ridgeline of Darling Point Road. Although the subject site is not within the Darling Point Precinct, it is a key connection and entry point to the ECC from the Darling Point Peninsula. Accordingly, it is necessary to consider its contribution to the Darling Point Road Streetscape from an urban design perspective.</li> <li>• Existing street trees and proposed urban greening measures as identified in the <i>Review of the Edgecliff Commercial Centre Planning Controls</i> to enhance urban greening</li> </ul>	<p>The Arborists’ report at <b>Appendix G</b> indicates that the proposal will not have any adverse impact on the street trees.</p>
<p><b>8.3.5 Public domain</b></p> <p>A public domain analysis of the proposed maximum building height and FSR must consider the following:</p> <ul style="list-style-type: none"> <li>• The ECC has limited public spaces. Incorporating a public plaza would positively contribute to the ECC’s public domain character and be in alignment with the Woollahra LSPS 2020 (particularly Planning Priorities 6 and 8), and the <i>Review of the Edgecliff Commercial Centre Planning Controls</i>. <p>However, the proposed ground level entrance plaza in the indicative development concept offers limited interaction with and contribution to the public domain. The space is not at a</p> </li></ul>	<p>The proposed public space has been redesigned to respond to these comments. The site is relatively small and the northern aspect faces the rear boundary and therefore it is not considered appropriate to accommodate a large public space on the site. The proposal will provide for contributions towards community infrastructure which will allow the public domain initiatives outlined in the Council’s ECCS to be achieved. Notwithstanding, the concept scheme (see <b>Appendix D</b>) includes a publicly accessible space at the New South Head Road frontage which allows the eastern façade of the heritage item to be legible in the public domain</p>

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<p>size that performs as a public plaza. A more accessible public plaza concept should be considered. A public space adjoining the heritage item at 136 New South Head Road may provide opportunities to increase the visual prominence of the heritage item and to activate New South Head Road.</p> <ul style="list-style-type: none"> <li>• The proposed concept must provide active frontages facing New South Head Road to enhance the public domain, streetscape and public safety. Activation of New South Head Road should consider a ground level setback adjoining the heritage item at 136 New South Head Road site to facilitate a public plaza.</li> </ul>	<p>and includes new openings in this façade to assist in activating this space.</p>
<p><b>8.4 Heritage</b></p> <p>Council staff do not support the indicative development concept that cantilevers the tower element across the existing heritage item as it does not create a ‘backdrop’ to the heritage-listed item and does not allow for the item to be appreciated in a three-dimensional manner. The proposed cantilever reduces the prominence of the original parapet of the heritage-listed item and adversely affects key views to this building. The setting of this curtilage item will be adversely affected by the overwhelming tower element proposed in the indicative development concept.</p> <p>Council staff recommend that the proposed development is appropriately set back from the front façade of the heritage item in order to allow for the form and scale of the heritage item to be read and adequate respect of the original parapet form. It is recommended that the maximum cantilever of the tower element extends over no more than one-third of the heritage item and that this setback is shown on the proposed maximum Height of Buildings map.</p> <p>It is noted that some of the examples provided in the Heritage Design Statement (Urbis 2021) are not considered appropriate for the local context of the ECC. These include:</p> <ul style="list-style-type: none"> <li>• Examples from metropolitan centres that are the subject of greater development pressure than a local centre.</li> </ul>	<p>The proposed DCP controls and concept scheme have reduced the amount of cantilevering over the heritage building. The maximum extent is 39% however this is at the upper levels of the building and reduces as the building comes closer to the item and at Level 3 is only 24% over the item. On average it is less than 33% and this is the control that has been adopted for the site specific DCP provisions.</p> <p>The Heritage Report (see <b>Appendix E</b>) has been updated to include a full review of all the buildings on the site.</p>



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<p>• Examples of projects that have not yet been built and/or received development consent. It is noted that the example of the development at 88 Walker Street, North Sydney presents a gentle cantilever over the adjoining local heritage-listed former fire-station (at 86 Walker Street North Sydney). A similar approach could be used for the subject site, with a less pronounced cantilever over the heritage-listed building at 136 New South Head Road.</p> <p>The proposal also involves the demolition of two residential flat buildings at 138-140 New South Head Road and 142-148 New South Head Road, Edgecliff. Inter-War Residential flat buildings are protected under Clause B3.8.6 of the Woollahra DCP 2015. From a review of the Preliminary Heritage Assessment (Urbis 2020), much of the original fabric seems to be intact in both of these buildings.</p> <p>The report’s history on the sites is considered insufficient as it does not include research of Woollahra Local Studies, Building Registers and the Valuations. Additional research is required to inform the heritage assessments of these buildings, especially due to the proposed irreversible demolition.</p>	
<p><b>8.5 Engineering Services</b></p> <p>Council’s Traffic and Transport Engineering staff note that the traffic analysis for any planning proposal request of this scale on this site would need to consider:</p> <ul style="list-style-type: none"> <li>• The intersection performance between New South Head Road and Darling Point Road with measures to address the existing traffic issues at this location.</li> <li>• The cumulative traffic impacts of the future development proposals in the ECC.</li> <li>• Justification of the shortfall in car parking spaces and the adverse impacts on the on-street parking in the surrounding area. It is noted that no car parking spaces are currently identified to be allocated to the proposed multi-purpose community facility. Any future proposal would need to provide adequate parking for any such community facility.</li> </ul>	<p>The submitted Traffic documentation (a report and 2 letters) (see <b>Appendix F</b>) has addressed these matters.</p>

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<ul style="list-style-type: none"> <li>• The proposed driveway on Darling Point Road is located adjacent to a public bus stop. Relocation of the bus stop may be considered to minimise potential congestion on Darling Point Road.</li> <li>• Necessity to upgrade the public domain along New South Head Road and Darling Point Road.</li> <li>• Opportunities to improve the pedestrian and cycling infrastructure.</li> </ul> <p>As New South Head Road is a Classified Road, early consultation with the Roads and Maritime Services (RMS) is recommended.</p> <p>A traffic impact statement identifying the maximum potential additional vehicle movements and traffic management strategy must be provided. The maximum potential car park and traffic movements must be based on calculations in accordance with Chapter E1 Parking and Access in Woollahra DCP 2015. This statement must address the implications of the likely development uplift arising from the requested new planning controls on existing traffic, parking and transport conditions surrounding the site and within any proposed parking areas. The statement must be produced by a suitably qualified and experienced traffic engineer in accordance with Chapter E1 Parking and Access in Woollahra DCP 2015.</p>	
<p><b>8.6 Community services</b></p> <p>The <i>Woollahra Community Facilities Study</i> (adopted 29 September 2020) identifies the need for a multipurpose facility in the Western Catchment of the Woollahra LGA. The study recommends that the facility should be a minimum of 2,000 - 2,500sqm in size and be adaptable for increased demand over time. Page 65 of the study states:</p> <p><i>Strategic Opportunities for Delivery</i></p> <p><i>8.2.3 Provide a new integrated multipurpose facility in the Western Catchment</i></p> <p><i>A primary and pressing issue revealed through the community needs analysis is the forecast gap in provision in the Western Catchment, which is linked with the uncertainty over the</i></p>	<p>Given that the Woollahra Community Facilities Study (adopted 29 September 2020) identifies the need for a multipurpose facility in the Western Catchment of the Woollahra LGA and that the size of such a centre is large (over 2000sqm), neither the heritage building or the main building is suitable for such a centre. Given the importance of such a facility within the overall strategy for the Edgecliff commercial centre, it is considered more appropriate that the facility is located on a more suitable site in a more central location ie the Edgecliff Centre site.</p> <p>The proposal will include a VPA that will provide contributions for the provision of the community facilities need by additional</p>

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<p><i>future of the arrangement for the provision of a library in the City of Sydney-owned Paddington Town Hall.</i></p> <p><i>The provision of a new integrated multipurpose facility could be located within the Edgecliff Economic Corridor area in partnership with future developers (e.g. via a Voluntary Planning Agreement or joint venture). Future uplift and development in this location over time will increase the pressure on local community facilities and further strengthen the need for a new integrated multipurpose facility.</i></p> <p>The site is located within the Western Catchment and, if developed, will increase the demand for local community facilities.</p> <p>The indicative development concept submitted as part of the pre-application planning proposal request locates a multi-purpose community facility in the heritage-listed item at 136 New South Head Road. Any proposed multi-purpose community facility must be flexible to allow for a range of uses. The indicative location of the lift at the rear of the property would result in a majority of the functional space being used for circulation and is not supported. Appropriate parking arrangements for any proposed community facilities must also be considered. A development of this scale should also consider the inclusion of child care facilities to address the increased demand.</p> <p>The applicant should contact relevant Council staff to discuss the opportunities for a planning proposal request to incorporate the provision of local community facilities and / or the dedication of floor space for a facility. This may be considered in the voluntary planning agreement negotiations, as discussed in Section 9.</p>	<p>residents and works in Edgecliff, as determined by Council.</p>
<p><b>8.7 Affordable housing</b></p> <p>A development of this scale should include affordable housing as a minimum of 5% of the new residential GFA achieved.</p>	<p>The key terms letter relating to a future VPA between Council and the applicant suggest that the provision of affordable housing at the rate of 3% is appropriate in the circumstances.</p>
<p><b>8.8 Open Space and Trees</b></p> <p>The development concept submitted as part of the pre-application planning proposal request includes a rooftop open space above the heritage-listed item at 136 New South Head</p>	<p>As noted above the nature of the site is such that provision of public open space is problematic. In the circumstances, such space should be provided in accordance with the Public Domain Strategy presently on public exhibition. The</p>

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<p>Road. This conceptual open space is located two storeys above ground level and would not be easily accessible for the wider community. All public spaces must be accessible, visible and legible from the public domain.</p> <p>The proposal does not identify specific spaces or facilities for young children or the youth to engage in active play, as there are no play areas proposed. The indicative development concept proposed as part of the pre-application planning proposal request will likely increase demand on open space. The planning proposal request must address this anticipated demand, including measures such as dedication of on-site spaces or development contributions.</p> <p>A request for a planning proposal, regardless of the scale, must have regard to Council’s desired future character objectives and controls relating to trees, specifically Chapter E3 Tree Management of Woollahra DCP 2015. The applicant must engage an arboricultural consultant early in the planning phase to determine the retention value of all of the existing trees and vegetation, especially along New South Head Road. Setbacks for tree planting and landscape can be identified and used to guide the constraints and opportunities analysis of the site and inform building envelope controls</p>	<p>spaces provided on the site include public accessible space adjacent to the heritage building, improving the legibility of this building and allowing it to activate this space. Other spaces include recreation spaces for the commercial and residential tenants (including spaces on the roof of the heritage item and the main building). All these spaces can accommodate planting that will assist in urban greening.</p> <p>As noted above an Arborists’ report has been submitted and confirms that existing street trees will not be adversely affected by the proposal (see <b>Appendix G</b>).</p>
<p><b>8.9 Sustainability</b></p> <p>A development of this scale should be ‘best practice’. A ‘best practice’ site would have a NABERS rating of 6 stars for energy and 6 stars for water. Meeting minimum BASIX standards for the residential portion of the site would not be considered ‘best practice’.</p> <p>In addition to best practice water and energy fittings, the site should include:</p> <ul style="list-style-type: none"> <li>• Solar panels</li> <li>• Use of low carbon construction materials</li> <li>• Maximum natural ventilation</li> <li>• Water recycling / stormwater harvesting</li> <li>• Stormwater treatment including raingardens</li> <li>• Local native plant species</li> <li>• Electric Vehicle charging infrastructure in both residential and commercial carparks.</li> </ul>	<p>As detailed in the Sustainability Report at <b>Appendix M</b>, 6 star Nabers ratings are considered to be unreasonable in the circumstances. In any event the draft DCP provisions include a requirement to achieve a high level of sustainability, consistent with the recommendations of the Sustainability Report.</p>

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<p><b>8.10 Property and projects</b> The applicant must contact relevant Council staff to discuss the future maintenance of the proposed multi-purpose community facility and public plaza on this site. This may be considered in the voluntary planning agreement negotiations, as discussed in Section 9.</p>	<p>It is not longer proposed to provide any community facilities within the site as discussed above.</p>
<p><b>9 Voluntary planning agreement</b> The <i>Woollahra Voluntary Planning Agreement Policy 2020</i> (VPA Policy) was adopted by Council on 10 February 2020. Under this policy, Council may consider entering into a planning agreement where there will be an opportunity or likely requirement for a development contribution, including requests for planning proposals seeking a change to Woollahra LEP 2014 to facilitate the carrying out of development. If approved, the proposed increase in Height of Buildings and FSR standards will substantially increase the development potential of the site and hence its land value. With this in mind, Council anticipates negotiating a planning agreement prepared in accordance with the VPA Policy, to share in this value uplift for the community’s benefit. We emphasise, however, that the strategic merit of a planning proposal must be fully justified and the Council would need to support the requested changes. Council prefers that negotiations for a planning agreement commence before the lodgement of a request for a planning proposal. Further, the VPA Policy seeks to separate the role of Council as an asset manager and planning authority to ensure probity. In this regard, please contact the Director – Technical Services to discuss the requirements for a planning agreement. It is noted that additional documentation may be required to inform the negotiations.</p>	<p>The applicant has submitted a letter outlining the key terms of a future letter of offer to enter into a VPA. This is being considered by Council and there will be ongoing discussions to ensure that the proposal provides for reasonable contributions for new community facilities and services generated by the proposal.</p>
<p><b>10 Information required with a request to prepare a planning proposal</b> Should you submit a request for a planning proposal, the core documents listed in 10.1 below, are required. Additional documents may be required at the time a request to prepare a planning proposal is lodged.</p>	

## APPENDIX A – COUNCIL FEEDBACK AND RESPONSE

SUMMARY OF MATTERS RAISED IN COUNCIL FEEDBACK TO PRE-LODGE MENT PROPOSAL	DISCUSSED IN THIS SECTION OF THE PLANNING PROPOSAL
<b>10.1 Documents</b>	The submitted documentation provides all of this listed information.
Completed application form	
Land owner’s consent.	
Request to prepare a planning proposal addressing the matters in A guide to preparing planning proposals.	
Concept plans including elevations and sections illustrating the distribution of land use and building bulk.	
Results of any consultation with surrounding property owners.	
Disclosure statement (relating to political donations and gifts).	
Survey plan.	
Studies, investigations and reports supporting the requested changes and relating to the maximum requested building height / FSR envelope, as well as the concept plan envelope, including: * Planning report justifying the requested amendments to the height and FSR controls, including the following information: * Number and size of existing and proposed dwellings * Number of potential new residents * Size of existing and new commercial gross floor area * Number of existing and new jobs that will be accommodated in the commercial area * Number and type of existing and proposed car parking spaces.	
Photomontage and site photographs	
3D Model in the format required by Attachment 9: 3D Digital Model Technical Requirement of Council’s DA Guide.	
View analysis	
Shadow diagrams in plan and elevation	
Traffic and parking assessment	
Urban design analysis (including streetscape study and figure-ground study)	
Heritage impact statement	
Arboricultural report	
Geotechnical investigation	
Acoustic assessment	
Wind impact assessment	

APPENDIX A – COUNCIL FEEDBACK AND RESPONSE