

Urban Planning Committee



Agenda

Monday 12 February 2018

6.00pm

Outline of Meeting Protocol & Procedure:

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

Recommendation only to the Full Council:

- Such matters as are specified in Section 377 of the Local Government Act and within the ambit of the Committee considerations.
- Broad strategic matters, such as:-
 - Town Planning Objectives; and
 - major planning initiatives.
- Matters not within the specified functions of the Committee.
- Matters requiring supplementary votes to Budget.
- Urban Design Plans and Guidelines.
- Planning Proposals and Local Environment Plans.
- Residential and Commercial Development Control Plans.
- Rezoning applications.
- Heritage Conservation Controls.
- Commercial Centres Beautification Plans of Management.
- Matters requiring the expenditure of moneys and in respect of which no Council vote has been made.
- Matters reserved by individual Councillors in accordance with any Council policy on "safeguards" and substantive changes.

Delegated Authority ("D" Items):

- To require such investigations, reports or actions as considered necessary in respect of matters contained within the Business Agendas (and as may be limited by specific Council resolutions).
- Confirmation of the Minutes of its Meetings.
- Any other matter falling within the responsibility of the Urban Planning Committee and not restricted by the Local Government Act or required to be a Recommendation to Full Council as listed above.
- Statutory reviews of Council's Delivery Program and Operational Plan.

Urban Planning Committee Membership:

7 Councillors

Quorum:

The quorum for Committee meeting is 4 Councillors

Woollahra Municipal Council

Notice of Meeting

8 February 2018

To: His Worship the Mayor, Councillor Peter Cavanagh, ex-officio
Councillors Mary-Lou Jarvis (Chair)
Matthew Robertson (Deputy Chair)
Luise Elsing
Nick Maxwell
Lucinda Regan
Richard Shields
Toni Zeltzer

Dear Councillors

Urban Planning Committee – 12 February 2018

In accordance with the provisions of the Local Government Act 1993, I request your attendance at Council's **Urban Planning Committee** meeting to be held in the **Thornton Room (Committee Room)**, 536 New South Head Road, Double Bay, on **Monday 12 February 2018 at 6.00pm.**

Gary James
General Manager

Meeting Agenda

Item	Subject	Page
1.	Leave of Absence and Apologies	
2.	Late Correspondence	
3.	Declarations of Interest	

Items to be Decided by this Committee using its Delegated Authority

D1	Confirmation of Minutes of Meeting held on 27 November 2017 - 18/1969	7
D2	Oxford Street Working Party - Minutes of Meeting Held on 23 November 2017 - 17/217562	9
D3	Delivery Program 2013 to 2018 and Operational Plan 2017/18 (DPOP) Quarterly Progress Report December 2017 against Goal 4 - Well planned neighbourhoods and Goal 9 - Community focused economic development - 18/5829.....	15

Items to be Submitted to the Council for Decision with Recommendations from this Committee

R1	Public exhibition of the planning proposal for 42-58 Old South Head Road, Vaucluse - 18/1473	73
R2	Easy To Do Business - 18/12785	219

Item No: D1 Delegated to Committee
Subject: **CONFIRMATION OF MINUTES OF MEETING HELD ON 27 NOVEMBER 2017**
Author: Sue O'Connor, Secretarial Support - Governance
File No: 18/1969
Reason for Report: The Minutes of the Urban Planning Committee of 27 November 2017 were previously circulated. In accordance with the guidelines for Committees' operations it is now necessary that those Minutes be formally taken as read and confirmed.

Recommendation:

THAT the Minutes of the Urban Planning Committee Meeting of 27 November 2017 be taken as read and confirmed.

Item No: D2 Delegated to Committee
Subject: **OXFORD STREET WORKING PARTY - MINUTES OF MEETING HELD ON 23 NOVEMBER 2017**
Author: Peter Kauter, Manager Placemaking
Approver: Allan Coker, Director - Planning & Development
File No: 17/217562
Reason for Report: To report on the activities of the Oxford Street Working Party

Recommendation:

THAT the minutes of the Oxford Street Working Party meeting held on 23 November 2017, as contained in the Annexure to this report, be received and noted.

Background:

The Oxford Street Working Party (OSWP) was formed following a Council resolution of 22 April 2013. Membership of the OSWP was established following expressions of interest by Councillors.

The most recent meeting of the OSWP was on 23 November 2017. The minutes of that meeting are annexed.

Under the OSWP's current Terms of Reference (revision 24 November 2014) its stated purposes are:

- *To serve as an advisory body to Council to assist with the revitalisation and reinvention of Oxford Street, Paddington.*
- *To provide a mechanism for consultation with key stakeholders*
- *To advise on strategies and projects for implementation arising from the Oxford Street, Paddington Placemaking Roadmap Report dated 20/5/14 prepared by Village Well in accordance with Council's resolution of 11/8/14*

The Working Party shall not operate in a regulatory or authoritative capacity.

In relation to delegated authority the Draft Terms of Reference provide as follows:

The working Party is an advisory committee only and has no delegated authority. The Working Party will report to the Urban Planning Committee as required.

Accordingly the minutes of the OSWP meeting held on 23 November 2017 are being reported to the Urban Planning Committee for its consideration.

Conclusion:

Key points arising from the meeting were:

- **Festa Italiana** – very positive feedback from all who attended and participated in the Festa
- **Perry Lane** – further activation of this important space in collaboration with UNSW Art+Design and the Perry Lane Art Project

- **‘Furniture is now fashion’** – the importance of homewares, furniture and lifestyle stores to the resurgence of Oxford Street
- **City of Sydney** – moves to get representation from the City back on the Working Party
- **Paddington Business Partnership** – hearing from the new President, Daniel Mitchell, on the future direction and the PBP’s other recent activities
- **Head On Photo Festival** – reporting on the Festival 2017 and plans for Festival 2018

Annexures

1. Oxford Street Working Party minutes of meeting held on 23 November 2017 [↓](#)

<u>Oxford Street Working Party</u> <u>Meeting Minutes</u>			
Meeting held – Thursday 23/11/2017 (No. 3/2017)			
Present:			
Councillors: Peter Cavanagh (The Mayor and Chair), Megan McEwan, Anthony Morano and Harriet Price			
Paddington Business Partnership: Daniel Mitchell and Billie-Rose Williams			
Property owners: Theo Onisforou			
Guests: David Heimann, Director – Orson & Blake & Moshe Rosenzveig – Director Head On Photo Festival			
Staff: Jacky Hony, Team Leader – Community Development Officer & Peter Kauter – Manager-Placemaking (Woollahra Council)			
Meeting opened: 6.00pm in the Thornton Room, Woollahra Council Chambers			
Item No.	Subject	Discussion	Action
1.	Confirmation of previous minutes		
	Confirmation of minutes from previous meeting held on 20/6/2017		Adopted without change
2.	Apologies		
	Councillor Matthew Robertson Councillor Susan Wynne Chris Tourgelis Cathy Samios Andrew Bragg [Anitra Morgarna (City of Sydney) was a staff apology]		
3.	Late correspondence		
	Nil		
4	Festa Italiana	Jacky Hony spoke about the Cultural Day arrangements and this year's decision for an Italian theme and how it suited with our program. The Consul General of Italy attended. The timing assisted with the approach of re-creating an Italian piazza. Local businesses got involved and their feedback was great. Attendance was approximately 3,000 – early figures exceeded those of other Cultural Days but rain kept overall numbers down. Stallholders all sold-out and the performers were happy. The road closure was difficult and prevented an earlier start. It was an expensive event. The Mayor congratulated Councillor Marano for his involvement in the Cultural Day Committee helped make this happen. Councillor Marano said the Ricardo Barnaby Gallery never sold so many artworks. The Festa received coverage in the Sydney Morning Herald. Staff scored '100 points' for organisation and their involvement on the day. Theo mentioned the location as being 'divine' and although the bump-in caused some difficulty for retailers	Congratulations to all involved on a great and highly successful Festa Italiana.

Draft

		<p>was full of praise for the event. Next time we need to engage UNSW Art+Design to hold activities and make it an all-day event.</p> <p>Moshe R mentioned the number of people, the fantastic atmosphere and the food.</p> <p>Discussion moved onto positive, sensational news stories about the influx of homeware, furniture and lifestyle stores in the lower part of Oxford Street, i.e. Jordan's flagship store, MCM Home, Orson & Blake and ##. Neil Whittaker, editor Vogue Living quote 'Furniture is now Fashion'.</p> <p>David Heimann spoke about the positive impact of this influx & how it influenced his decision to open Orson & Blake 6-7 weeks ago under the Verona Cinema; interstate retailers are now looking at Oxford Street as are galleries as well as homewares and furniture.</p> <p>This presents a fantastic opportunity to get good media after all the negative press about the downturn. It was agreed that a media release be drafted with input from our Communications team.</p>	<p>Theo to prepare a draft media release for copy in appropriate outlets extolling the new virtues of Oxford Street and its resurgence.</p>
5.	Perry Lane	<p>5.1 Recent events – 'Seeing & Being Seen' on 21/10/2017 coinciding with the William Street Festival – UNSW Art+Design activity as part of Master of Curating and Cultural Leadership. We facilitated by taking care of arrangements for the lane closure, artificial turf and assisting with the activity approval.</p> <p>5.2 Future activities – 2 larger murals are planned for the side wall of 262 Oxford St. The Perry Lane Art Project people are soon to apply for the necessary approval.</p> <p>5.3 Permanent closure of Perry Lane – report to the Traffic Committee early 2018. Arrangements made for traffic counts. There is opposition from some surrounding property owners – their principle concerns are with access arrangements. These will need to be addressed.</p>	<p>Noted</p>
6.	Paddington Business Partnership	<p>6.1 New Board & President – Daniel Mitchell, the new PBP President, addressed the Working Party on the PBP's recent activities and upcoming activities.</p> <p>6.2 Recent activities: William Street Festival - Daniel talked to extracts from the report prepared by the organisers, Be Productions. These included attendance figures, i.e. over 25,000 people attended and 'what the Traders said'. One observation was that people got there earlier and stayed on. There was discussion on closing Underwood Street for future Festivals. Wayfinding booklet – features 157 Paddington businesses and 40,000 printed copies. Suggestions were made about its presentation/design/artwork and distribution outlets, i.e. getting it into the airport like Urban Walkabout does.</p> <p>6.3 Upcoming activities: Funding submission for 2017/2018 to be considered by Council. Activities include web site and social media management, wayfinding booklet (version 2), Christmas in Paddington activities and networking meetings to grow</p>	<p>The Working Party congratulated and welcomed Daniel on his election as President of the PBP.</p> <p>The PBP to look into closing Underwood Street as part of future Festivals.</p> <p>The PBP to look at options for the 2nd edition of the Wayfinding booklet, e.g. presentation and circulation.</p>

		<p>membership. A draft Strategic Plan 2017-2020 has been prepared to guide the PBP's future direction.</p> <p>Those who attended the William Street Festival commented on how successful it was, the tremendous turnout and the quality of the stalls and activities.</p>	
7.	City of Sydney	<p>The City of Sydney provided an update on Oxford Street matters. These related to:</p> <ul style="list-style-type: none"> • public toilet (on the corner of William Street) – should be installed by the end of the year • traffic & transport study – RMS & TfNSW is now leading a 'Movement and Place' process for Oxford Street in conjunction with councils • Grants & sponsorship – night time diversification and live music and performance – matched grants of up to \$30,000 • Consultation discussion paper – an open and creative city: planning for cultural and night-time economy. Public exhibition period 25/10/2017 to 13/12/2017 http://www.sydneyoursay.com.au/openandcreative <p>There was discussion about the City's representation on the Working Party. It acknowledged that staff regularly attend meetings but were not available on this occasion. The Working Party were of the view that input from City Councillors would be beneficial as has previously occurred. In February 2017 the City advised as follows regarding Councillor representation:</p> <p><i>We apologise for the delay in getting back to you on this, however the Lord Mayor's Office has informed us that unfortunately, due to competing items in their calendar, the Lord Mayor and councillors will not be able to participate in the Oxford Street Working Party this year.</i></p> <p><i>City staff will continue to participate in the Working Party and will report back to the CEO, LM and councillors about the activities of the group.</i></p> <p>It was agreed that The Mayor write to the Lord Mayor asking if the City is now in a position to nominate Councillors for the Working Party.</p>	<p>Noted.</p> <p>The Mayor ask the Lord Mayor if the City of Sydney is now in a position to nominate Councillors to be members of the Working Party.</p>
8.	UNSW Art+Design	<p>There was no update from UNSW Art+Design.</p> <p>The involvement of students as part of the Seeing and Being Seen activities in Perry Lane was noted, see 5.1.</p>	Noted
9.	Head On Photo Festival	<p>Moshe provided a rundown on the Head On Photo Festival 2017 report focusing on activities in the Woollahra LGA and the benefits for Woollahra and Oxford Street.</p> <p>Festival 2018 will have a similar structure to this years. The Portrait Prize will be held in the Paddington Town Hall. They are also looking at a Woollahra Council Photo Award and encouraging increased participation by schools and student entries.</p> <p>We have received a request from Festival organisers for funding for the 2018 Festival of \$50,000. A report on the request will be submitted to Council for consideration early in the new year.</p>	Noted. Moshe be thanked for his attendance and presentation.

There being no further business the meeting closed at approximately 7.30pm.

NEXT MEETING

The next meeting – TBC

Draft

Item No: D3 Delegated to Committee
Subject: **DELIVERY PROGRAM 2013 TO 2018 AND OPERATIONAL PLAN 2017/18 (DPOP) QUARTERLY PROGRESS REPORT DECEMBER 2017 AGAINST GOAL 4 - WELL PLANNED NEIGHBOURHOODS AND GOAL 9 - COMMUNITY FOCUSED ECONOMIC DEVELOPMENT**
Authors: Chris Bluett, Manager - Strategic Planning
Nick Economou, Manager - Development Control
Peter Kauter, Manager Placemaking
Approver: Allan Coker, Director - Planning & Development
File No: 18/5829
Reason for Report: To review the status of the Priorities and Actions in Council's Delivery Program 2013 to 2018 and Operational Plan 2017/18 for the three months ending 31 December 2017.

Recommendation:

THAT the December 2017 Quarterly Progress Report on Goal 4 - Well planned neighbourhoods and Goal 9 - Community focused economic development of Council's Delivery Program 2013 to 2017 and Operational Plan 2016/17 be received and noted.

1. Background

Council adopted its Delivery Program 2013 to 2018 and Operational Plan 2017/18 (DPOP) in June 2017 in accordance with the Integrated Planning and Reporting (IP&R) Legislation for NSW Local Government. The Delivery Program and Operational Plan are two of the key strategic planning documents that comprise Council's IP&R Framework.

It is a requirement under the IP&R Legislation that Council report on the progress of its Delivery Program at least every six months. In response to this requirement, and in order to ensure that Council's reporting to the community is transparent, timely and manageable under the legislation, progress reports on the DPOP are presented to Council quarterly for the periods ending 30 September, 31 December, 31 March and 30 June each year.

The framework for quarterly progress reports is consistent with the structure of the Delivery Program and Operational Plan developed around the following interrelated themes and supporting goals:

- Theme: Community well-being**
- Goal 1: A connected and harmonious community
- Goal 2: A supported community
- Goal 3: A creative and vibrant community
- Theme: Quality places and spaces**
- Goal 4: Well planned neighbourhoods
- Goal 5: Liveable places
- Goal 6: Getting around
- Theme: A healthy environment**
- Goal 7: Protecting our environment
- Goal 8: Sustainable use of resources
- Theme: Local prosperity**
- Goal 9: Community focused economic development

Theme:	Community leadership and participation
Goal 10:	Working together
Goal 11:	A well-managed Council

Council’s Quarterly DPOP Progress Report as at 31 December 2017 for Goal 4 and Goal 9, being the goals most relevant to the Urban Planning Committee, is provided as **Annexure 1**.

Progress comments for all DPOP actions are provided in the tables of **Annexures 1**. Council officers provide updates on these comments on an on-going basis for internal management purposes, with the comments collated at the end of the quarter for reporting to Council and the community.

A tick in the final column of the table in **Annexure 1** headed “Updated Comments” indicates the comments relating to that action have been updated since the previous quarterly report to Council. The purpose of the tick is to enable Councillors and other readers of the report to easily identify where an action status has been updated.

2. Adopted Notices of Motions (NOM)

As previously reported to Council, adopted Notices of Motion (NOM) which are strategic and/or project based are included as additional actions in the DPOP and reported on through the Quarterly Progress Report.

During the period 1 October to 31 December 2017, eight new NOM were adopted by Council which align with Urban Planning Committee. To further assist with tracking the progress in relation to NOMs, **Annexure 2** to the Quarterly Progress Report provides progress comments for all Urban Planning related NOMs.

The following table presents a summary of the status of all NOM as at 31 December 2017 and includes reference to NOM from the previous financial years which are still uncompleted.

	Urban Planning Committee	
	New NOM (1 October to 31 December 2017)	Old (uncompleted) NOM (prior to 30 Jun 2017)
Total NOM as at 31 December 2017	17	3
Reported as ‘Completed’	6	0
Reported as ‘In Progress’	7	2
Reported as ‘Not Commenced’	4	1

Status of work on the NOM is provided in either Annexure 1 or Annexure 2.

3. Strategic Planning

During the quarter resources were focused on:

- Further work on revising the FSR, height and envelope controls for the Double Bay Commercial Centre in line with recommendations from the Hill PDA Economic Feasibility Report. This work included finalising a transport study.
- Coordinating planning proposals, including the planning proposal for the Wilberforce and Ian Street Public Car Parks.

- Coordinating the final stage of work by consultants on the Edgecliff Commercial Corridor Study. This work was presented to the Strategic Planning Working Party on 21 November 2017.
- Further investigations on reintroducing floor space ratios for dwelling-houses, dual occupancies and semi-detached buildings.
- Continuing our service of providing heritage and urban design advice on DAs and applicant enquiries.
- Responding to notices of motion.

Reports were presented to the Urban Planning Committee on the following matters:

Date	Subject
30/10/2017	Briefing paper on potential measures to facilitate affordable housing in the Woollahra LGA.
27/11/2017	Draft Eastern City District Plan
27/11/2017	Review of FSR and height standards – Oxford Street Paddington between Barcom Avenue and West Street

4. Double Bay Place Plan

Annexure 4 – Double Bay Place Plan includes Actions under Priority 9.1.5 *Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan*. Council’s actions are generally found in themes 1, 2 and 3 relating to *Governance, People* (things to do) and *Planning and Centre Beautification*.

It is pleasing to note that considerable progress continues to be made on the implementation of the Double Bay Place Plan. Actions which have been undertaken in this quarter are identified in **bold** font.

Place Plan Reference	Priorities
1.1.1	Placemaking Team established
1.1.2	Staff provided assistance to the organiser of Double Bay Good Food Week
1.2.2	Staff have provided further assistance to the Double Bay and Districts Chamber of Commerce in relation to the development of its 2017/18 business plan and in relation to the preparation of its funding application.
1.3.1	Further development, monitoring and reporting of data through the analysis the free wi-fi service - ongoing
2.2.1	Showcasing of works from the small sculpture prize
2.2.1	Decision to not appoint an additional person for arts and cultural activities
2.3.1	Simplification of Council’s footway licence process
2.3.1	Simplification of process for display of goods on the footway
2.3.1	Chinese New Year/Cultural Day with food stalls in Knox Lane
3.2.1	Economic study completed and Council decision on 28/9/15 to review planning controls and prepare an engagement strategy
3.2.1	The development of urban design options using a 3D visualisation model and 3D renders to inform the review of planning controls. Preparation of a draft community impact statement associated with a potential increase in height and FSRs. Preparation of a transport brief to assess the transportation implications of increased building densities.

- 3.4.2 New late night trading guidelines included in consolidated DCP
Late night trading controls included in chapter F.3 of consolidated DCP.
- 3.4.3 Council on 9/5/16 decided to procure and install a CCTV network in the Double Bay commercial centre
- 3.5.1 The preparation and adoption of a new comprehensive public domain strategy. Consultation on the proposed upgrade of Guilfoyle Park has been completed.
- 3.5.3 Pots and plants have been installed to green New South Head Road
- 3.5.4 **The following actions have been taken to implement the Double Bay Lighting Strategy:**
- **Bud lighting has been installed in Knox Street and is operational.**
 - **There have been a series of meetings with the home owners' corporation of the Cosmopolitan Centre and design details for lighting the facade are being finalised for approval.**
 - **Bud lighting has been installed in Bay Street between the wharf and William Street.**
 - **Colourful spectrum uplighting has been installed to a significant Moreton Bay fig tree in Steyne Park.**
 - **Floodlighting to the cenotaph in Steyne park has been installed and is operational.**
 - **The 18 Footers sailing club have re-instated soffit lighting adjacent to the wharf.**
 - **A contract was issued for lighting the Marathon steps.**
 - **Staff negotiated with two property owners in relation to the installation of facade lighting.**
- 3.5.6 Council entered into a contract for Christmas decorations for 2017.
- 3.6.2 & Further development of a mobile way-finding app.
- 4.1.4
- 3.9.1 **General agreement has been reached in relation to the commercial terms between Council and the consortium proposing a cinema development on the Cross Street car park site. Further geotechnical testing has been undertaken as well as further refinement of the design.**
- 5.1.1 The conduct of a successful *Back to Business Week* event with Tim Reed in Double Bay on 2/3/17.
The conduct of a successful business event, *Indisruptable* keynote by Michael McQueen on 31/5/17.

Annexure 4 provides a detailed status of the priorities and actions contained in the Double Bay Place Plan.

5. Oxford Street Roadmap Report

Annexure 5, Oxford Street Paddington Placemaking Roadmap Report includes Actions under Priority 9.1.6 - *Finalise and implement a work program of quick wins and priority initiatives arising from the Oxford Street Placemaking Roadmap Report*. Recommendations arising from the Oxford Street Roadmap Report under the Quick Wins and Priority Initiatives have now been included in the DPOP.

Annexure 5 provides a more detailed status of the priorities and actions contained in the Oxford Street Roadmap report.

6. Development Control

Annexure 3 provides graphical presentations of development activity turnaround times for the December quarter supporting the Progress Comments relevant to Priority 4.1.2 – Deliver high quality and timely development assessment.

The following table provides a summary of the net and mean processing times in days for all determinations:

	2 nd Qtr 15/16	3 rd Qtr 15/16	4 th Qtr 15/16	1 st Qtr 16/17	2 nd Qtr 16/17	3 rd Qtr 16/17	4 th Qtr 16/17	1 st Qtr 17/18	2 nd Qtr 17/18	16/17F Y
Overall										
Net Mean	90	92	77	96	95	83	94	106	121	96
Gross Mean	119	119	106	124	125	117	123	137	152	126
Staff Delegated										
Net Mean	55	60	56	53	63	57	72	82	79	66
Gross Mean	77	86	81	82	81	82	99	115	99	91
ARP										
Net Mean	98	123	128	139	112	128	137	151	213	128
Gross Mean	133	148	167	160	168	183	174	179	271	171
AAP										
Net Mean	150	179	167	179	172	131	211	339	248	182
Gross Mean	183	206	237	224	215	178	235	420	281	221
DCC										
Net Mean	130	119	139	187	210	169	126	106	213	164
Gross Mean	166	153	206	200	210	256	165	127	260	205
Council										
Net Mean	230	119	197	494	183	356	129	180	177	292
Gross Mean	270	140	211	497	244	361	174	206	345	323

Overall net and gross mean processing times in the current quarter have increased when compared to the processing times of the previous quarter.

In terms of processing times at each tier of delegation, an increase has occurred at each level of delegation with the exception being applications determined via staff delegation and AAP.

The increase in overall processing times can be attributed to the following factors:

- The proportion of applications determined under staff delegated authority was relatively low (65%).
- The number of applications lodged in this quarter and previous quarter have been well above the quarter average, which has resulted in a large volume of work.
- A significant number of applications determined at Delegated, ARP and AAP level authority were aged applications (>200 days). This has a direct influence in the overall net and gross processing times.
- A disruption to Council's DCC meeting cycle due to the Local Government elections and Local Government conference.
- The high number of appeal and s96 applications.
- Staff resources have not been at full capacity due to a spate of resignations and leave.

The focus of Development Control will be to backfill the current staff vacancies, improve the overall processing times for all tiers of delegation and reduce the number of outstanding applications.

7. Conclusion

Strategic Planning and Placemaking

Progress has been maintained on our Strategic Planning program during the quarter. Additional work on revised planning controls for the Double Bay Commercial Centre has been undertaken with a focus on transport investigations for development scenarios.

It is also pleasing to note the progress with the implementation of the Double Bay Lighting Strategy.

Development Control

The turn-around times for applications has increased when compared to the previous quarter for reasons stated above. This occurred despite a significant increase in staff productivity and the determination of more applications this quarter compared to the previous quarter.

Development control management are working hard to address this problem. During the quarter we actively recruited to replace 4 vacant positions. We also employed additional part time casual staff to assist with the workload.

The focus on Development Control in the next quarter will be to improve the overall processing times for all tiers of delegation, reduce the number of outstanding applications and ensure that all arrangements are in place for the successful implementation of the Woollahra Independent Hearing and Assessment Panel by 1 March 2018.

Annexures

1. DPOP Quarterly report - UP - September 2017 [↓](#)
2. Notice of Motion (NOM) Status Report as at 31 December 2017 (UP) [↓](#)
3. DC Charts - December 2017 [↓](#)
4. DPOP Quarterly report - Double Bay and Oxford Street Placemaking - December 2017 [↓](#)



Urban Planning Committee – 12 February 2018

Item - ANNEXURE 4

Quarterly Progress Report (December 2017)

Link to Community Strategic Plan – Woollahra 2025

Goal 4 : Well planned neighbourhoods

Goal 9 : Community focused economic development



Delivery Program 2013–2018 & Operational Plan 2017/18



What is our Delivery Program & Operational Plan?

Our Delivery Program 2013 to 2018 outlines the priorities Council will pursue to meet the Goals and Strategies in our Community Strategic Plan 'Woollahra 2025 - our community, our place, our plan'. These Goals and Strategies were developed in consultation with the Woollahra community. The Delivery Program presents a statement of commitment to the community from the Council during its term.

Supporting the Delivery Program is Council's annual Operational Plan which identifies the specific actions, programs and projects Council proposes to undertake each year.

The Operational Plan 2017/18 also includes details of Council's Budget for 2017/18, along with the Rating Structure and Fees and Charges.

The Operational Plan is prepared each year in response to changing community needs and expectations.

Progress reports for each of the five (5) Themes and eleven (11) Goals from our Delivery Program and Operational Plan are reported to the most appropriate Standing Committees on a quarterly basis, being to the Community & Environment Committee, the Corporate & Works Committee and/or the Urban Planning Committee. The Priorities and Actions contained in the Delivery Program and Operational Plan are presented by Theme, Goal and Strategy.



What are Quarterly Progress Reports and what is our reporting structure?

Our Quarterly Progress reports are designed to provide a snapshot to the Council and the community on the progress against the Priorities outlined in our Delivery Program and annual Actions contained in our adopted *Delivery Program 2013 to 2018 and Operational Plan 2017/18*.

The following table presents the Quarterly Reporting Structure to the relevant Council Committee.

Theme	Goal	Responsible Committee		
		Community & Environment	Corporate & Works	Urban Planning
Community well-being	Goal 1: A connected and harmonious community	✓		
	Goal 2: A supported community	✓		
	Goal 3: A creative and vibrant community	✓		
	Goal 4: Well planned neighbourhoods			✓
Quality places and spaces	Goal 5: Liveable places	✓		
	Goal 6: Getting around	✓		
A healthy environment	Goal 7: Protecting our environment	✓		
	Goal 8: Sustainable use of resources	✓		
Local prosperity	Goal 9: Community focused economic development			✓
Community leadership and participation	Goal 10: Working together		✓	
	Goal 11: A well managed Council		✓	



Delivery Program 2013–2018 & Operational Plan 2017/18

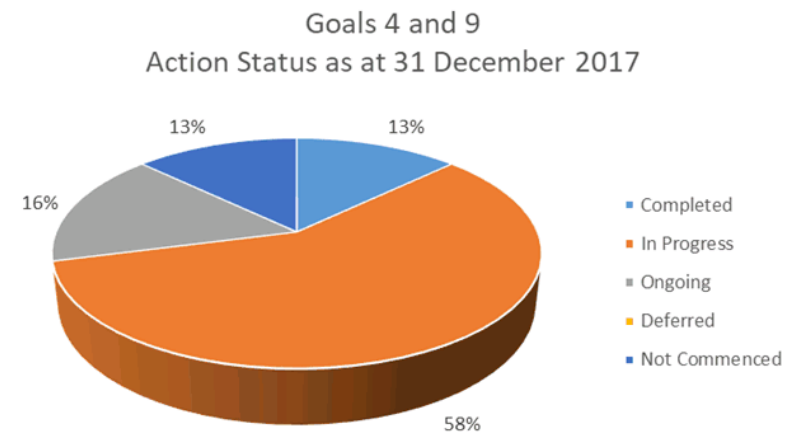


Quarterly Progress Report Statistics to end of December 2017

This report includes Actions included under Goal 4: Well planned neighbourhoods and Goal 9: Community focused economic development.

A snapshot of the Action status by quarter is provided below:

Status	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter
Completed	1	4		
In Progress ¹	15	18		
Ongoing	5	5		
Deferred	0	0		
Not Commenced	2	4		
Total Number of Actions	23	31		



1. Status of 'In Progress' also includes: 'Preliminary Investigation', 'Tenders or Quotations Called' and 'Design/Scope of Works'.



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THEME : Goal 4 QUALITY PLACES AND SPACES: Well planned neighbourhoods.

Strategy 2025: 4.1 Encourage and ensure high quality planning and urban design outcomes.

Priority: 4.1.1 Provide an environment planning and compliance framework for managing and controlling land development.

Priority Progress Comments :

The majority of projects have commenced. Our focus during the quarter was on; (1) Further work on revising the FSR, height and envelope controls for the Double Bay Commercial Centre in line with recommendations from the Hill PDA Economic Feasibility Report; (2) Coordinating planning proposals, including the planning proposal for the Wilberforce and Ian Street Public Car Parks; (3) Coordinating the final stage of work by consultants on the Edgecliff Commercial Corridor Study; (4) Further investigations on reintroducing floor space ratios for dwelling-houses, dual occupancies and semi-detached buildings.

Responsible Person :
Manager Strategic Planning

Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
4.1.1.8 Residential opportunity site identification and review	Completed	This project was commenced to identify sites for increased residential dwelling accommodation in response to the State Government's housing target of 2900 additional dwellings for the Woollahra LGA by 2031. The project was deferred by the Council to allow staff to complete Woollahra LEP 2014 and Woollahra 2015. Work being undertaken by the Greater Sydney Commission on district plans will influence and direct provision of additional housing. Woollahra is located in the Central District (now the East City District). The Draft Central District Plan was released for public exhibition in November 2016. The Draft Plan includes a number of priorities and actions relating to the provision of housing. The Draft Plan sets a housing target of 300 additional dwellings for the Woollahra LGA over a five year period up to 2021. A further 20 year target has not been set at this time. The Draft Plan also sets a requirement for councils to prepare a housing strategy. Council lodged a submission on the Draft Plan in March 2017. A revised draft District Plan was released on 26 October 2017. A submission on the Draft Plan was prepared and submitted to the GSC in December 2017. Further work on the opportunity sites can be incorporated with the housing strategy action 4.1.1.16.	Manager Strategic Planning	30/06/2018	✔
4.1.1.9 Reclassification of Council lands, Dumaresq Road, Rose Bay and Dunara Gardens, Point Piper.	In Progress	This project relates to the reclassification of Council owned land from community land to operational land under the Local Government Act 1993. Work will involve the preparation of a planning proposal under Part 3 of the Environmental Planning and Assessment Act 1979. A public hearing is a mandatory step. A	Manager Strategic Planning	31/03/2018	✔

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Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
		planning proposal for Dunara Reserve Point Piper has been prepared and a gateway determination has been issued by the Department of Planning and Environment as a delegate of the Greater Sydney Commission. The planning proposal was on public exhibition from 25 October to 24 November 2017. The public hearing will be arranged to follow the exhibition at a date to be confirmed. A report on the exhibition and hearing will be prepared for the UPC in the first quarter of 2018. The planning proposal for Dumaresq Road will require a decision of the Council regarding reclassification. This step is being arranged through Technical Services.			
4.1.1.10 Deferred matters from Woollahra LEP 2014.	Not commenced	Numerous matters were deferred from the Draft Woollahra LEP 2014 following public exhibition to enable further investigation and consideration. This action will commence subject to resources and completion of priorities for other projects.	Manager Strategic Planning	30/06/2018	
4.1.1.11 Prepare a report to the Urban Planning Committee on the options available for amending Council's planning controls and other requirements for subdivision so that in addition to meeting minimum allotment sizes and objectives for those standards, consideration be given to: 1. the nature of proposed development which may be carried out on the subdivided lots, including its scale, form and intensity, and 2. the possible impacts of that proposed development. [Refer NOM 08/04/2013].	In Progress	This action is being carried out in conjunction with the review of certain controls and in the Woollahra DCP 2015 and the reintroduction of floor space ratios for dwelling houses in certain parts of the R2 and R3 Residential Zones which may influence matters such as the scale, form and intensity of development on residential allotments. Recommendation: amend the target date to 31 May 2018.	Manager Strategic Planning	31/03/2018	✔

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Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
4.1.1.12 Review particular planning controls in Woollahra DCP 2015 and Woollahra LEP 2014 in regard to building envelopes, minimum lot widths, residential car parking rates and excavation (CM 27/04/2015 and NOM 10/08/2015).	In Progress	A working party comprising practitioners and councillors has been established. The working party has met on numerous occasions with the last meeting occurring on 4 August 2016. The review focussed on Chapter B3 of Woollahra DCP 2015. A report on the reviews findings was presented to the Urban Planning Committee on 31 October 2016. On 14 November 2016 the Council resolved to prepare a draft DCP to amend Woollahra DCP 2015. Exhibition of the Draft DCP occurred over the period 23 November 2016 to 17 February 2017. A report on submissions was considered by the UPC on 27 March 2017. Council resolved on 10 April 2017 to approve amendments to WDCP 2015 and proceed with the introduction of FSRs to be developed through the working party. Work on precinct/area based FSRs has commenced. These FSRs will apply to dwelling houses in the R2 and R3 Residential Zones (other than the heritage conservation areas). A further meeting of the practitioner working party will be convened this year. Subject to the outcome of that meeting a report to the UPC will be submitted in the second quarter of 2018. Recommendation: amend the target date to 31 May 2018.	Manager Strategic Planning	31/03/2018	✓
4.1.1.13 Review planning controls for the Edgecliff Commercial Centre corridor (CM 16/11/2015).	In Progress	The consultant firm SJB Planning has been commissioned to undertake the study. Work has commenced. Material was presented to the Strategic Planning Working Party on 4 April 2017. The consultants have finalised a draft report which is being reviewed by staff. Presentation of the report to the Strategic Planning Working Party will occur in the first half of this year.	Manager Strategic Planning	30/06/2018	✓
4.1.1.14 Planning proposal for 374 and 376-382 New South Head Road, Double Bay.	Completed	This planning proposal was sought by the land owner to amend Woollahra LEP 2014) to allow for an increase in height of buildings on the subject sites from 14.7m to 23.5m (6 storeys) and an increase in the maximum floor space ratio from 2.5:1 (374 New South Head Road) and 3:1 (376-382 New South Head Road) to 4.5:1. The planning proposal has been exhibited. Submissions were assessed and Council decided to proceed with the preparation of a draft LEP. The LEP was gazetted on 13 October 2017.	Manager Strategic Planning	31/12/2017	

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Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
4.1.1.15 Review current height and FSR controls for properties in Oxford Street, Paddington, between Barcom Avenue and West Street.(NOM 24 August 2015)	Completed	This matter was reported to the Urban Planning Committee on 27 November 2017. On 18 December 2017 Council resolved that no changes should be made to the height and FSR controls. This action has been completed.	Manager Strategic Planning	30/06/2018	✓
4.1.1.16 Prepare new housing strategy consistent with the guidelines to be issued by the Greater Sydney Commission.	In Progress	This project has commenced. A meeting has been held with the Department of Planning and Environment's Housing Unit. Draft guidelines for preparing housing strategies have been provided to Council. More sustained work will occur once the Eastern City District Plan is approved and released.	Manager Strategic Planning	30/06/2018	✓
4.1.1.17 Report on measures that can be adopted by Council, both in our planning instruments and in the use of our property portfolio, to increase affordable housing stock in a coordinated and strategic manner across the Woollahra LGA.	Completed	A report was considered by the Urban Planning Committee on 23 October 2017. On 13 November 2017 the Council resolved that two further reports be prepared. The first report is required to provide an overview of the affordable housing provisions in the approved Eastern City District Plan when the Plan is released. The second report is required to provide the findings of investigations on opportunities to deliver affordable housing as part of the Council's housing strategy. These two reports are created as separate actions in the DPOP.	Manager Strategic Planning	30/06/2018	✓
4.1.1.18 Review provisions in Woollahra DCP 2015 for roof terraces and report the Urban Planning Committee (NOM 16/10/2017)	In Progress	Preliminary work has commenced.	Manager Strategic Planning	30/06/2018	✓
4.1.1.19 Prepare and submit an updated report to the Urban Planning Committee to achieve funding of public infrastructure and services through s.94, s94A and value capture through a VPA Policy (NOM 30/10/2017).	In Progress	A report is being prepared for the Urban Planning Committee meeting on 26 February 2018.	Manager Strategic Planning	30/06/2018	✓



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Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
4.1.1.20 Submit a report to the Urban Planning Committee by March 2018 on provisions in Woollahra DCP 2015 to regulate the use of subterranean areas for habitation (NOM 30/10/2017)	In Progress	A report is being prepared for the Urban Planning Committee meeting on 12 March 2018.	Manager Strategic Planning	30/06/2018	✓
4.1.1.21 Report to the Urban Planning Committee on attracting a public high school to the Edgecliff Commercial Centre Corridor (NOM 27/11/2017).	In Progress	This action will be integrated with the Edgecliff Commercial Centre Study. Information is being gathered to specifically respond to the notice of motion.	Manager Strategic Planning	30/06/2018	✓
4.1.1.22 Provide an overview report on the housing affordability provisions on the finalised Eastern City District Plan (CM 18/12/2018).	Not commenced	This action will commence upon release of the approved Eastern City District Plan.	Manager Strategic Planning	30/06/2018	✓
4.1.1.23 Investigate and report on opportunities to deliver affordable rental housing, including opportunities on Council-own land, when preparing the housing strategy (CM 18/12/2018)	In Progress	This action will be integrated with the Woollahra Housing Strategy.	Manager Strategic Planning	30/06/2018	✓



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Priority: 4.1.2 Deliver high quality and timely development assessment.

Priority Progress Comments :

1.0 Introduction

The principal performance indicator for the Development Control Department is that we continue to provide an effective and efficient development control service to all.

Although we report on both the 'net mean' and the 'gross mean' processing times, it is considered that the key performance indicator to rely on is the net mean processing time. This is because the net mean excludes that time which Council waits for information from applicants, that being a variable we have limited control over.

Our business service standard is to process all development applications (DAs) within a net mean of 70 (calendar) days, averaged over all determination levels and measured over the whole of the financial year.

Turnaround performance for the 2nd Quarter 2017-2018 (current quarter) is discussed under the following headings. The analysis is conducted by comparing turnaround times for all levels of DA determination and then individual levels of determination against the performance in the First Quarter of 2017-2018 (previous quarter). As part of that analysis, we also consider general workflow, accumulated matters on hand, productivity and any trends in legal activity.

2.0 Processing Times

2.1 Overall Turnaround Time Outcomes

Overall turnaround times for the current quarter have increased when compared to the turnaround times for the third quarter in terms of overall net mean and gross mean turnaround times.

2.1.1 Net Mean

The net mean determination time for processing all DAs in the current quarter was 121 days. That is an increase to the 106 days recorded in the previous quarter and slightly higher than the previous financial year outcome of 96 days.

2.1.2 Gross Mean

The gross mean time for processing all DAs in the current quarter was 152 days. That is an increase from the 137 days recorded in the previous quarter and higher than the 126 days recorded for the previous financial year.

2.2 Staff Delegated Determination Outcomes

2.2.1 Net Mean

The net mean determination time for DAs resolved under delegated authority in the current quarter was 79 days. That is a decrease on the 82 days recorded in the previous quarter and higher compared to the 66 days recorded in the last financial year.

Responsible Person :
Manager Development
Control

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2.2.2 Gross Mean

The gross mean determination times for DAs resolved under delegated authority in the current quarter was 99 days. That is lower than the previous quarter (115) and higher than the 91 days recorded in the last financial year.

2.3 Staff delegation subject to Application Review Panel (ARP) Outcomes

2.3.1 Net Mean

The net mean determination time for DAs resolved under delegation subject to ARP review in the current quarter was 213 days which is significantly higher than the 151 days for the previous quarter and higher than the 128 days recorded in the previous financial year.

2.3.2 Gross Mean

The gross mean determination time for DAs resolved under delegation subject to ARP review in the current quarter was 271 days which is significantly higher than the 179 days recorded in the previous quarter, and higher than the 171 days recorded for the previous financial year.

2.4 Application Assessment Panel (AAP) Outcomes

2.4.1 Net Mean

The net mean determination time for DAs resolved by the AAP in the current quarter was 248 days which is a significant decrease on the 339 days in the previous quarter and higher than the 182 days recorded for the previous financial year.

2.4.2 Gross Mean

The gross mean determination time for DAs resolved by the AAP in the current quarter was 281 days which is significantly lower than the 420 days recorded in the previous quarter and lower than the 221 days for the previous financial year.

2.5 Development Control Committee (DCC) Outcomes

2.5.1 Net Mean

The net mean determination time for DAs resolved by the DCC in the current quarter was 213 days which is significantly higher than the 106 days recorded in the previous quarter and higher than the 164 days recorded in the previous financial year.

2.5.2 Gross Mean

The gross mean determination time for DAs resolved by the DCC in the current quarter was 260 days which is significantly lower than the 127 days recorded in the previous quarter and lower than the 205 days recorded in the previous financial year.

2.6 Full Council Outcomes

2.6.1 Net Mean

The net mean determination time for DAs resolved by the full Council in the current quarter was 177 days which is slightly lower than the 180 days recorded in the previous quarter but significantly lower than the 292 days recorded in the last financial year.

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2.6.2 Gross Mean

The gross mean determination time for DAs resolved by the full Council in the current quarter was 345 days which is significantly higher than the 206 days recorded in the previous quarter and higher than the 205 days recorded in the last financial year.

3.0 Conclusion

3.1 Work flows

In the 2nd Quarter of 2017-18 the total number of applications lodged with Development Control was 191 which is higher than the 164 applications lodged in the 1st Quarter 2017-2018.

Determined development applications increased from 148 applications in the 1st Quarter 2017-18 to 165 in the 2nd Quarter 2017-18. In terms of outstanding applications, the total number of outstanding development applications increased from 262 in the 1st Quarter to 272 in the current quarter.

3.2 Turnaround Times

Overall net and gross mean processing times in the current quarter have increased when compared to the processing times of the previous quarter.

In terms of processing times at each tier of delegation, an increase has occurred at each level of delegation with the exception being applications determined via staff delegation and AAP.

The increase in overall processing times can be attributed to the following factors:

- The proportion of applications determined under staff delegated authority was relatively low (65%)
- The number of applications lodged in this quarter and previous quarter have been well above the quarter average, which has resulted in a large volume of work.
- A significant number of applications determined at Delegated, ARP and AAP level authority were aged applications (>200 days). This has a direct influence in the overall net and gross processing times.
- A disruption to Council's DCC meeting cycle due to the Local Government elections and Local Government conference.
- The high number of appeals and s96 applications.
- Staff resources have not been at full capacity due to a spate of resignations and leave.

The focus of Development Control will be to backfill the current staff vacancies, improve the overall processing times for all tiers of delegation and reduce the number of outstanding applications.

3.3 Legal Activity

Council was served 7 appeals in the 2nd Quarter 2017-18 compared to thirteen (13) appeals in the 1st Quarter 2017-18.

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Given the current number of appeals being dealt with is relatively high, the level of legal activity and staff resourcing (preparation of Statement of Facts and Contentions, Statements of Evidence and Court attendance) is high.

This has a direct influence on Council's processing times.

Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
4.1.2.1 Ensure Council's work policies facilitate the assessment of applications in a professional and thorough manner and deliver efficient processing times.	Ongoing	<p>Reviewing Council's current DA assessment process to improve turnaround times.</p> <p>Initiatives undertaken include:</p> <ul style="list-style-type: none"> * the introduction of electronic signatures and stamping of plans * the implementation of electronic quality control checksheets * the ongoing review of Development Control procedures * the employment of contract staff on a casual basis. 	Manager Development Control	30/06/2018	

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Strategy 2025: 4.2 **Promote sustainable design in future private and public development.**

Priority: 4.2.1 **Prepare planning documents that embrace sustainability principles.**

Priority Progress Comments :

During the quarter, work associated with this priority involved refining the FSR, height and envelope controls for the Double Bay Commercial Centre in line with recommendations from the Hill PDA Economic Feasibility Report.

Responsible Person :
 Manager Strategic
 Planning

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Strategy 2025: 4.3 **Protect local heritage and residential amenity, including protection of significant architecture and the natural environment.**

Priority: 4.3.1 **Develop policies, including a Heritage Item Register and a Significant Tree Register, to maintain cultural and natural heritage items.**

Priority Progress Comments :
During the quarter work was directed towards; (1) providing heritage advice on DA referrals and providing information to external customers (2) Further work was undertaken on the review of controls in Chapter C3 of the Woollahra DCP 2015 for pavilion extensions and infill development.

Responsible Person :
Manager Strategic Planning

Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
4.3.1.1 Carry out a study of hotels in Paddington to determine and establish more specific conservation controls.	In Progress	Research work completed by consultant. Draft heritage inventory sheets prepared. Research of DA files completed to identify building alterations. Additional controls for hotels included in Part C, Chapter C1, Clause 1.3.9 (pubs) in Woollahra DCP 2015. This project has been further delayed due to commitments to other projects and to the redirection of resources to other activities in the Division. On 27 November 2017 the Council resolved that this project be given priority following completion of action 4.3.1.5 (Review of infill controls) and action 4.31.6 (Review of pavilion extension controls). Recommendation: Amend target date to 30 June 2018.	Manager Strategic Planning	30/06/2018	✓
4.3.1.2 Review potential Wilkinson buildings.	In Progress	Research completed at Mitchell Library. Review of Council's archives undertaken. Consultant assessment of buildings completed. Project delayed due to commitment to other projects and redirection of resources to other activities in the Division. Council resolved on 24 November 2014 to "defer the study until Council and staff have the capacity to prioritise the study."	Manager Strategic Planning	30/06/2018	
4.3.1.3 Prepare a report on future heritage listing of Arts and Crafts buildings and inter-war residential flat buildings.	In Progress	This project has commenced. Research on Arts and Crafts buildings and inter-war residential flat buildings has been undertaken. Completion of the project has been delayed due to redirection of resources to other projects and services.	Manager Strategic Planning	31/12/2017	
4.3.1.4 Update heritage inventory sheets for existing heritage items.	Not commenced	This project has not commenced.	Manager Strategic Planning	30/06/2018	
4.3.1.5 Prepare a report reviewing the infill controls in the Paddington HCA Chapter in Woollahra DCP 2015.	In Progress	The project has commenced. Part of the review will involve input from the Paddington DCP Working Party. A meeting of the Working Party was held on 25 July 2017. Consequently, a review of controls is being carried out. A draft set of revised controls will be considered by the Working Party in the first quarter of 2018..	Manager Strategic Planning	31/12/2017	✓

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Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
		Recommendation: Amend target date to 30 April 2018.			
4.3.1.6 Prepare a report reviewing the pavilion extension controls in the Paddington HCA Chapter in Woollahra DCP 2015.	In Progress	This project has commenced. Part of the review will involve input from the Paddington DCP Working Party. A meeting of the Working Party was held on 25 July 2017. Consequently, a review of controls is being carried out. A draft set of revised controls will be considered by the Working Party in the first quarter of 2018. Recommendation: Amend target date to 30 April 2017.	Manager Strategic Planning	31/12/2017	✓
4.3.1.7 Prepare a report to the Urban Planning Committee on a heritage assessment of Cooper Park to determine heritage listing in Woollahra LEP 2014 and listing on the NSW State Heritage Register (NOM 27/11/2017).	Not commenced	This action has not commenced.	Manager Strategic Planning	30/06/2018	✓
4.3.1.8 Prepare and submit a report to the Urban Planning Committee on a heritage assessment of the Rose Bay Uniting Church and Wesley Hall at 518a Old South Head Road Rose Bay to determine heritage listing in Woollahra LEP 2014 and listing on the NSW State Heritage Register (NOM 18/12/2017). Explore the heritage listing of the Rose Bay Church and Hall on the corner of Old South Head Road and Dover Road Rose Bay. (NOM 18/12/2017)	In Progress	Consultants have been engaged to carry out the assessment of heritage significance. Work has commenced. A draft report is programed for the end of February 2018. A report to the Urban Planning Committee is scheduled for 26 March 2018.	Manager Strategic Planning	30/06/2018	✓

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Strategy 2025: 4.4 Encourage diversity in housing choice to suit a changing population.

Priority: 4.4.1 Ensure Council's planning documents support housing diversity.

Priority Progress Comments :

During this quarter this priority was addressed through work refining the planning controls for the Double Bay Commercial Centre.

Responsible Person :
Manager Strategic
Planning

Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
4.4.1.1 Double Bay Place Plan - Report on the review Woollahra LEP 2014 and Woollahra DCP 2015 in regard to recommendations from Double Bay Centre Housing Economic Study.	In Progress	This project has commenced. Field work and a review of controls are being carried out together with 3D modelling. On 26 April 2016 the UPC considered a report on a community engagement strategy for three Double Bay Place Plan projects. On 9 May 2016 the Council resolved that (i) a community engagement program in the form of a public forum be held (ii) the proposed urban design options for the Double Bay Centre be the principal subject of the community engagement (iii) residents of Double Bay be given the opportunity to comment on the Hill PDA Economic Study recommendations and options (iv) Council endorse the urban design options to be used for the community engagement prior to the commencement of the engagement. The Hill PDA study was made publicly available and comments were invited up to 30 June 2016. Submissions were assessed and a report was considered by the UPC on 8 August 2016. Council resolved on 22 August 2016, amongst other matters, to continue the review of controls. Further work on the review has been undertaken, with particular emphasis on 3D modelling. Investigations have been carried out on a community engagement strategy. Work has been undertaken on the community impact statement required by Council's decision of 9 May 2016. In particular, action has been taken to examine traffic issues associated with increased development arising from the development options. An independent transport study for the Double Bay Centre was commissioned and a final report has been submitted. Work on a community impact statement is being finalised. A report on the review will be presented to a meeting of the Urban Planning Committee in the second quarter of 2018.	Manager Strategic Planning	31/03/2018	✔



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Strategy 2025:	4.5	Support and enhance the form and function of the local village atmosphere.	
Priority:	4.5.1	Ensure Council's planning strategies and controls support and promote appropriate development and activities in business centres.	
Priority Progress Comments : Progress comments on the implementation of the Double Bay Place Plan and the Oxford Street Placemaking Roadmap report are reported separately under Goal 9. The Edgecliff Centre Corridor study and strategy has been completed and is under review by Council staff before presentation to Council in the first quarter of 2018. The Double Bay review of planning controls will also be submitted to Council in the first quarter of 2018.			Responsible Person : Director Planning & Development
Priority:	4.5.2	Ensure that upgrades to infrastructure reinforce the distinctive character of local precincts.	
Priority Progress Comments : All infrastructure works which have the potential to affect the appearance of the public domain are subject to a rigorous design process that includes consultation with the local community and community representatives.			Responsible Person : Director Technical Services

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THEME : Goal 9 LOCAL PROSPERITY: Community focused economic development.

Strategy 2025: 9.1 Encourage vibrant and vital local suburbs, villages and neighbourhoods that support a healthy economy.

Priority: 9.1.1 Provide optimal parking to local residents and commercial centres and monitor parking meters.

<p>Priority Progress Comments : Parking in residential and commercial centres are regularly reviewed to ensure that the controls are optimised meet the requirements of residents and businesses. Parking meters operations are regularly reviewed to ensure that there is adequate turnover of parking spaces.</p>	<p>Responsible Person : Manager Engineering Services</p>
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Priority: 9.1.2 Encourage economic development in business and retail centres.

<p>Priority Progress Comments : Council's placemaking program continues with the implementation of the Double Bay Place Plan and the Oxford Street Roadmap report. Council is also well advanced with the review of planning controls for both the Edgecliff and Double Bay commercial centres .</p>	<p>Responsible Person : Director Planning & Development</p>
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Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
9.1.2.1 Participate in and support the operation of the Double Bay Chamber of Commerce.	Ongoing	Council staff across various divisions of Council provide support to the operation of the Double Bay Chamber of Commerce, now known as the Double Bay and Districts Chamber of Commerce. Assistance is provided for administration, development of annual business plans, event planning, business functions and communications. Council also undertakes a range of complementary placemaking actions which are contained in the Double Bay Place Plan and directly funds the Chamber on an annual basis.	Director Planning & Development	30/06/2018	
9.1.2.2 Undertake Oxford Street Paddington business management.	Ongoing	Council conducts a number of complementary placemaking activities such as the activation of Perry Lane and financial and in-kind support to major events focused on Oxford Street such as the Head On photo festival. It is also well advanced with the implementation of various initiatives which are contained in the Oxford Street Paddington Placemaking Road Map Report.	Director Planning & Development	30/06/2018	
9.1.2.3 Support the operation of the Paddington Business Partnership.	Ongoing	Council provides both in-kind and financial support to the operation of the Paddington Business Partnership through its placemaking program.	Director Planning & Development	30/06/2018	
9.1.2.4 Small Business Friendly Councils Program	Ongoing	Council decided on 30/10/17 to form a new sub-committee focusing on small businesses and start-ups. Terms of reference, scope and constitution of the sub-committee to be sorted out. Met with Small Business Commissioner and Service NSW representative about the Easy to do Business (EtdB) program.	Manager Placemaking	30/06/2018	✓

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Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
		<p>Arrangements have been made with Service NSW to hold a workshop in January 2018 with relevant staff about Woollahra becoming part of this program.</p> <p>We are consulting with the Office of the Small Business Commissioner and Service NSW about joining their Outdoor Dining Trial.</p> <p>We continue to meet our obligations and responsibilities as part of our commitment to the Small Business Friendly Councils Program. These include undertaking activities and putting in place initiatives to support small businesses and reporting to the Department of Industry.</p>			
9.1.2.5 Progress the Cross Street Cinema project.	In Progress	<p>In June 2017 Council endorsed 'In-Principle Commercial Terms' and agreed in-principle to proceed with a Public Private Partnership with Built/Axiom. Discussions are taking place on planning and design aspects of the development and with Sydney Water over its adjoining land in Jamberoo Lane.</p> <p>A briefing for Councillors will be held in early February 2018 ahead of a draft Public Private Partnership (PPP) and draft Heads of Agreement in March 2018.</p>	Manager Placemaking	30/06/2018	✓
Priority: 9.1.3 Carry out urban design studies for areas, precincts and sites.					
Priority Progress Comments : The studies for both the Edgecliff and Double Bay commercial centres will be presented to Council in the first quarter of 2018.				Responsible Person : Director Planning & Development	
Priority: 9.1.4 Manage and promote open space and foreshore areas with high visitation rates.					
Priority Progress Comments : We put a high emphasis on our parks with high visitation rates. We currently receive over 600 bookings for Council parks annually for weddings, parties and other social gatherings.				Responsible Person : Manager Open Space and Trees	



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Priority: 9.1.5 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.	
Priority Progress Comments : Priority 9.1.5 has been included in the Delivery Program and Operational Plan (DPOP) to facilitate regular review and reporting on the implementation of the Double Bay Place Plan. The Actions are updated quarterly under the Double Bay Place Plan Quarterly Progress Reports . Reporting on the implementation of the Double Bay Place Plan will also be through the Double Bay Working Party .	Responsible Person : Manager Placemaking
Priority: 9.1.6 Finalise and implement a work program of quick wins and priority initiatives arising from the Oxford Street Placemaking Roadmap Report.	
Priority Progress Comments : Priority 9.1.6 has been included in the Delivery Program and Operational Plan (DPOP) to facilitate regular review and reporting on the implementation of the Oxford Street Placemaking Roadmap Report. The Actions are updated quarterly under the Oxford Street Paddington Placemaking roadmap Quarterly Progress Reports. Reporting on the implementation of the Oxford Street Paddington Placemaking Roadmap Report will also be through the Oxford Street Working Party.	Responsible Person : Manager Placemaking

07 February, 2018



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Woollahra Municipal Council

July 2017 - June 2018

Quarterly Progress Report

Strategy 2025: 9.2 Balance tourism demands with impacts on the community.

Priority: 9.2.1 Ensure planning for high profile tourism areas considers and protects residential amenity.

Priority Progress Comments :

There were no strategic planning projects carried out during the quarter which relate to this priority.

Responsible Person :
Manager Strategic
Planning

07 February, 2018



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Woollahra Municipal Council

July 2017 - June 2018

Quarterly Progress Report

Strategy 2025:	9.3	Maintain a high quality public domain to support and promote local business.	
Priority:	9.3.1	Provide services to meet community expectations in relation to the presentation of business centres and high profile areas.	
Priority Progress Comments : Capital upgrades and maintenance work carried out to schedules and approved budgets			Responsible Person : Manager Civil Operations
Priority:	9.3.2	Provide street furniture maintenance services.	
Priority Progress Comments : Street furniture maintenance is carried out to a high standard			Responsible Person : Manager Property & Projects

07 February, 2018



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Woollahra Municipal Council

Notices of Motion: Status Report as at 31 December 2017				
COMMITTEE:	Urban Planning Committee			
Goals:	4			
Issue	Action	Date of NOM	Status	Comments
Oxford Street Height and FSR Controls	<p>A. THAT Council's Strategic Planning Department undertake a review of the current height and FSR controls applicable to the Oxford Street fronting properties between Barcom Avenue and West Street, Paddington. The review is to examine whether controls are relevant given the surrounding built context and whether they would enable or contribute to the revitalisation of Oxford Street.</p> <p>B. THAT the process also include consultation with the Council of the City of Sydney.</p>	24 Aug 2015	Completed	<p>See annexure 1</p> <p>(Chris Bluett)</p>
Councillors at Site Meetings - Voting at DCC Meetings	THAT a report be submitted to the DCC canvassing options and implications of allowing those Councillors who are not on the Development Control Committee (DCC) but attend a site inspection for a particular item, to have the same rights as DCC members in relation to voting and submitting motions when the item returns to the Committee Meeting (s) following inspection.	14 December 2015	Completed	<p>This report was put on hold pending a decision in relation to the forced amalgamation of Woollahra, Randwick and Waverly Councils. The need to review the operation of the DCC will not be required because of the government's decision to mandate Local Planning Panels by 1/3/18.</p> <p>(Helen Tola)</p>
Woollahra DCP 2015	<p>That council requests staff to:</p> <ol style="list-style-type: none"> Prepare a report reviewing council's controls which relate to rear pavilion additions in Paddington, specifically: C1.3.1 and C1.4.3 of the Woollahra DCP2015. Consult with the Paddington DCP Working Party in preparing the review. Provide recommendations, where necessary, to improve how the DCP can be applied to best meet its heritage conservation objectives for Paddington. 	26 April 2016	In progress	<p>This action has been placed in the DPOP as a new project. All status and reporting comments will be provided through the DPOP quarterly review process.</p> <p>(Chris Bluett)</p>

Woollahra Municipal Council

Notices of Motion: Status Report as at 31 December 2017				
COMMITTEE:	Urban Planning Committee			
Goals:	4			
Issue	Action	Date of NOM	Status	Comments
Establishment of a design panel.	<p>Acknowledging the demand for increased height and density across our Municipality and particularly at our commercial hub of Double Bay that a report be presented to the relevant Committee as a priority matter considering the establishment of a design panel to have input in the assessment process for new proposals.</p> <p>Matters to be considered in the report are to include:</p> <ul style="list-style-type: none"> That DAs and proposals for residential flat buildings or mixed use buildings of greater than 4 storeys go before a qualified design panel for review and comment in order to improve design outcomes on our streetscapes and within our urban landscape and to deliver designs of innovation and excellence. <p>The design panel to be constituted as 4 members where at least two are well regarded and eminent experts in the field of urban design and not councillors or members of staff.</p>	25 July 2016	<u>Not commenced</u>	<p>Revised Target Date changed by: Allan Coker From: 31 Mar 2017 to: 31 June 2018</p> <p>This action was put on hold due to the proposed amalgamation of Woollahra, Waverley and Randwick Councils.</p> <p>(Allan Coker)</p>
Planning proposal 374, 376-382 New South Head Road, Double Bay	<ol style="list-style-type: none"> Submit the planning proposal to the Minister for a gateway determination to allow public exhibition. Seek delegation under s.5a for the plan making steps. 	26 September 2016	<u>Completed</u>	<p>See annexure 1.</p> <p>(Allan Coker)</p>
Affordable Housing	<p>That Council:</p> <ol style="list-style-type: none"> Notes the merit in ensuring adequate affordable housing stock such that those members of our community who provide essential services including teachers, child care workers, nurses, firefighters and 	13 March 2017	<u>Completed</u>	<p>See annexure 1.</p>

Woollahra Municipal Council

<i>Notices of Motion: Status Report as at 31 December 2017</i>				
COMMITTEE:	Urban Planning Committee			
Goals:	4			
Issue	Action	Date of NOM	Status	Comments
	<p>retail staff are able to live in in our municipality and not just be part of our community during their working hours.</p> <p>2. Accepts that the extraordinary cost of housing in the Woollahra LGA, and the very limited amount of existing social and affordable housing, greatly limits the ability of people on average weekly earnings, or any income level below that, to live in the Woollahra community.</p> <p>3. Requests staff to prepare a report on measures that can be adopted by Council, both in our planning instruments and in the use of our property portfolio, to increase affordable housing stock in a coordinated and strategic manner across the Woollahra LGA.</p>			(Allan Coker)
Paddington HCA Development Control Plan's infill controls	<p>That Council requests staff to urgently prepare a report reviewing the Paddington HCA Development Control Plan's infill controls (C1.3.13) with a view to:</p> <p>a) formalising community expectations and council's intention that infill controls in Paddington apply:</p> <p style="margin-left: 20px;">a. only to the whole site or lot which is totally devoid of all existing built form and/or heritage fabric; and</p> <p style="margin-left: 20px;">b. not to any other sites, including those with existing built form and/or fabric where alterations or additions are proposed (including but not limited to breezeways and backyards, and the airspace over single story garage structures).</p> <p>b) recommending a change to the DCP to introduce a definition for land to which the infill provisions will apply, including articulation of where the infill controls will not apply;</p>	10 April 2017	<u>In progress</u>	This action has been placed in the DPOP as a new project. All status and reporting comments will be provided through the DPOP quarterly review process.

Woollahra Municipal Council

<i>Notices of Motion: Status Report as at 31 December 2017</i>				
COMMITTEE:	Urban Planning Committee			
Goals:	4			
<i>Issue</i>	<i>Action</i>	<i>Date of NOM</i>	<i>Status</i>	<i>Comments</i>
	<ul style="list-style-type: none"> c) fostering design excellence within the Paddington heritage conservation area; d) further minimising bulk and scale permissible under the current infill control set. e) ensuring that the infill controls work in harmony with the DCP provisions for lofts over garages in Paddington. 			(Chris Bluett)
Review Of The Permissibility Of Roof Terraces	<p>THAT Council requests that staff prepare and submit a report to Council's Urban Planning Committee which reviews the provision for roof terraces within Woollahra DCP 2015 in regards to their potential impacts on:</p> <ul style="list-style-type: none"> a. The visual and acoustic privacy of adjoining and surrounding properties b. Their visual contribution to the streetscape and built environment, and c. Views and view corridors from private and public vantage points. 	16 Oct 17 (UP)	<u>Not commenced</u>	<p>This action has been placed in the DPOP as a new project. All status and reporting comments will be provided through the DPOP quarterly review process.</p> <p>(Chris Bluett)</p>
Subterranean Habitable Spaces	<p>THAT Council requests that staff prepare and submit a report to Council's Urban Planning Committee by March 2018, which investigates introducing provisions in the Woollahra Development Control Plan 2015 to regulate the use of subterranean areas for habitation. The report to include consideration of amending Chapter B3 general development</p>	30 Oct 17	<u>In progress</u>	<p>This action has been placed in the DPOP as a new project. All status and reporting comments will be provided through the DPOP quarterly review process.</p>

Woollahra Municipal Council

Notices of Motion: Status Report as at 31 December 2017				
COMMITTEE:	Urban Planning Committee			
Goals:	4			
Issue	Action	Date of NOM	Status	Comments
	controls objectives and Part B3.4 objectives of excavation controls,			(Chris Bluett)
Introduction Date For Independent Hearing And Assessment Panel	THAT Council requests that staff prepare and submit to the General Manager and the Mayor for their consideration, a letter to be sent to The Hon. Anthony Roberts, Minister for Planning and Housing requesting the that the start date for the introduction of Independent Hearing and Assessment Panels be delayed from 1 March 2018 to 1 June 2018 or later.	30 Oct 17	<u>Completed</u>	On 8/11/17 we wrote to The Hon. Anthony Roberts, Minister for Planning and Housing. The Minister responded on 14/12/17 to the effect that the start date for the introduction of Independent Hearing and Assessment Panels would not be delayed. Councillors were advised of the Minister's reply by e-mail on 20/12/17. (Peter Kauter)
Voluntary Planning Agreements	THAT Council: 1. Requests that staff prepare and submit an updated report to the Urban Planning Committee on the financing mechanisms to secure monetary, works-in-kind, the dedication of land or any other material public benefit or any combination of these which may be available to support improved public infrastructure and services in precincts which may be the subject of urban intensification. 2. The updated report to consider the merit of a range of financing mechanisms including s.94, S.94A as well as value capture through the adoption of a VPA Policy and other mechanisms where developments can accommodate social infrastructure.	30 Oct 17	<u>In progress</u>	This action has been placed in the DPOP as a new project. All status and reporting comments will be provided through the DPOP quarterly review process. (Chris Bluett)
Independent Hearing and Assessment Panels	THAT Council: 1. Writes to the Minister for Planning informing the Minister that Council objects to its planning powers being removed and compulsorily handed to	27 Nov 17	<u>Completed</u>	On 14/12/17 we received advice from Council's lawyers about the establishment of a Community Planning Panel. That advice indicated that Council is precluded from delegating any of its consent authority functions to the proposed community

Woollahra Municipal Council

<i>Notices of Motion: Status Report as at 31 December 2017</i>				
COMMITTEE:	Urban Planning Committee			
Goals:	4			
<i>Issue</i>	<i>Action</i>	<i>Date of NOM</i>	<i>Status</i>	<i>Comments</i>
	<p>Independent Hearing and Assessment Panels.</p> <p>2. Notes that Council has a track record of ethical and transparent decision making on development applications.</p> <p>3. Requests staff to seek advice on the feasibility of Council establishing a new Community Planning Panel to determine certain local development applications, including:</p> <ul style="list-style-type: none"> i. Providing amended delegations so that all development application decisions that were previously determined by councillors (generally DAs with a value less than \$5 million), and are not required to be sent to the Local Planning Panel, are delegated to the new Community Planning Panel. ii. A call-up mechanism is introduced such that Councillors can elevate DAs to the Community Planning panel which would otherwise be determined under amended delegations to staff. iii. That the Community Planning Panel is to be comprised of two Community Representatives determined by council, and chaired by the Director of Planning; and specifically how these representatives would be treated under s377 of the Local Government Act. iv. That the clear and transparent criteria already approved be set for the selection of members of the Local Planning Panel be applied to the selection of Community Representatives on the Community Planning Panel, including that they 			<p>planning panel even if such panel could be lawfully established.</p>

Woollahra Municipal Council

<i>Notices of Motion: Status Report as at 31 December 2017</i>				
COMMITTEE:	Urban Planning Committee			
Goals:	4			
<i>Issue</i>	<i>Action</i>	<i>Date of NOM</i>	<i>Status</i>	<i>Comments</i>
	<p>are local residents and not property developers or real estate agents.</p> <ul style="list-style-type: none"> v. That a fair sitting fee be established to recompense Community representatives for the time and dedication required for the role. vi. That Council call for nominations from the community for Community representatives as soon as practical. vii. The two Community Representatives and two alternates are to be determined by council at its first ordinary council meeting in February 2018. 			(Allan Coker)
Public High School in the Edgecliff Commercial Corridor	<p>A. THAT Council notes in principle support for an additional Public High Schools in Sydney's Eastern Suburbs and request staff to submit a report to the Urban Planning Committee as part of the current review of planning controls for the Edgecliff Commercial Corridor (ECC) which considers how to create the best possible environment to attract a public high school (or part thereof) to the ECC including recommendations on necessary changes to:</p> <ul style="list-style-type: none"> 1. planning controls in Woollahra DCP 2015 (including Part D 4 Edgecliff Centre and Part F Land Use Specific Controls) and Woollahra LEP 2014 in regard to zoning in the ECC with the objective of identifying a SP2 special purpose zone for educational infrastructure (NSW State Environmental Planning Policy (Infrastructure) 2007) and any other relevant planning provisions; and 2. policies regarding operation of provisions of the Environmental Planning and Assessment Act 	27 Nov 17	<u>In progress</u>	This action has been placed in the DPOP as a new project. All status and reporting comments will be provided through the DPOP quarterly review process.

Woollahra Municipal Council

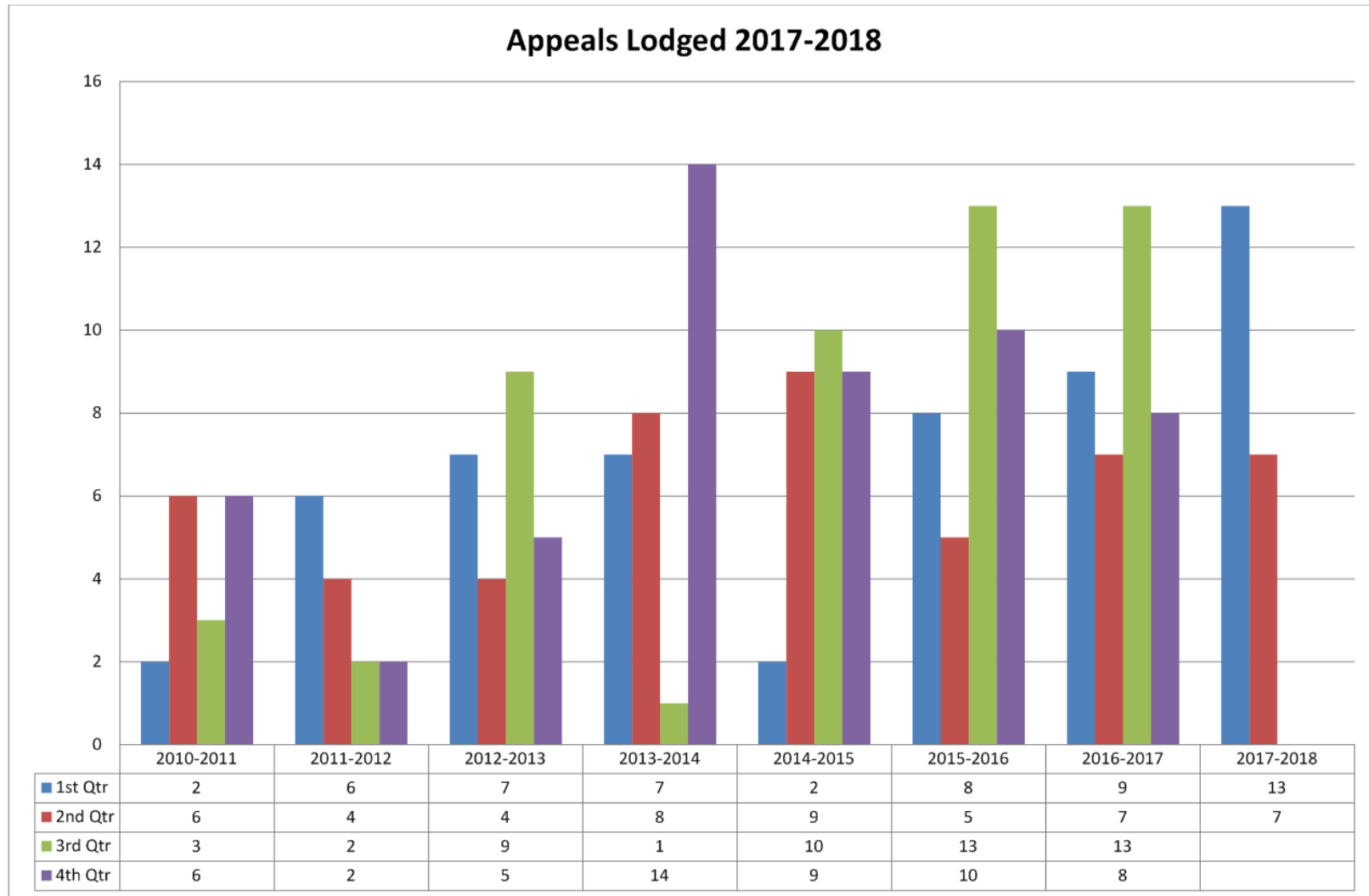
<i>Notices of Motion: Status Report as at 31 December 2017</i>				
COMMITTEE:	Urban Planning Committee			
Goals:	4			
<i>Issue</i>	<i>Action</i>	<i>Date of NOM</i>	<i>Status</i>	<i>Comments</i>
	1979 including s94 contributions, s94A levies, s93(F) planning agreements and s94EE special infrastructure contributions. B. THAT Council liaises with Waverley Council to identify an appropriate site for a Public High School in the Eastern Districts.			(Chris Bluett)
Cooper Park – Proposed Heritage Listing	THAT Council requests staff to prepare and submit a report including a heritage assessment and draft heritage inventory sheet for Cooper Park to Urban Planning Committee to facilitate Cooper Park (and its elements) being: 1. included in the Woollahra Local Environmental Plan as a heritage item; and 2. listed as a heritage item of state significance on the NSW State Heritage Register.	27 Nov 17	<u>Not commenced</u>	This action has been placed in the DPOP as a new project. All status and reporting comments will be provided through the DPOP quarterly review process. (Chris Bluett)
Listing Rose Bay Church And Hall	THAT Council explore the Heritage Listing of Rose Bay Church and Hall on the corner of Old South Head Road and Dover Road, Rose Bay.	18 Dec 17	<u>In progress</u>	This action has been placed in the DPOP as a new project. All status and reporting comments will be provided through the DPOP quarterly review process. (Chris Bluett)
Rose Bay Uniting Church & Wesley Hall - Proposed Heritage Listing	THAT Council requests staff to prepare and submit a report including a heritage assessment and draft heritage inventory sheet for Rose Bay Uniting Church and Wesley Hall (having their primary address at 518a Old South Head road, Rose Bay) to the Urban Planning Committee to facilitate the Rose Bay Uniting Church and Wesley Hall (and its elements) being:	18 Dec 17	<u>In progress</u>	This action has been placed in the DPOP as a new project. All status and reporting comments will be provided through the DPOP quarterly review process.

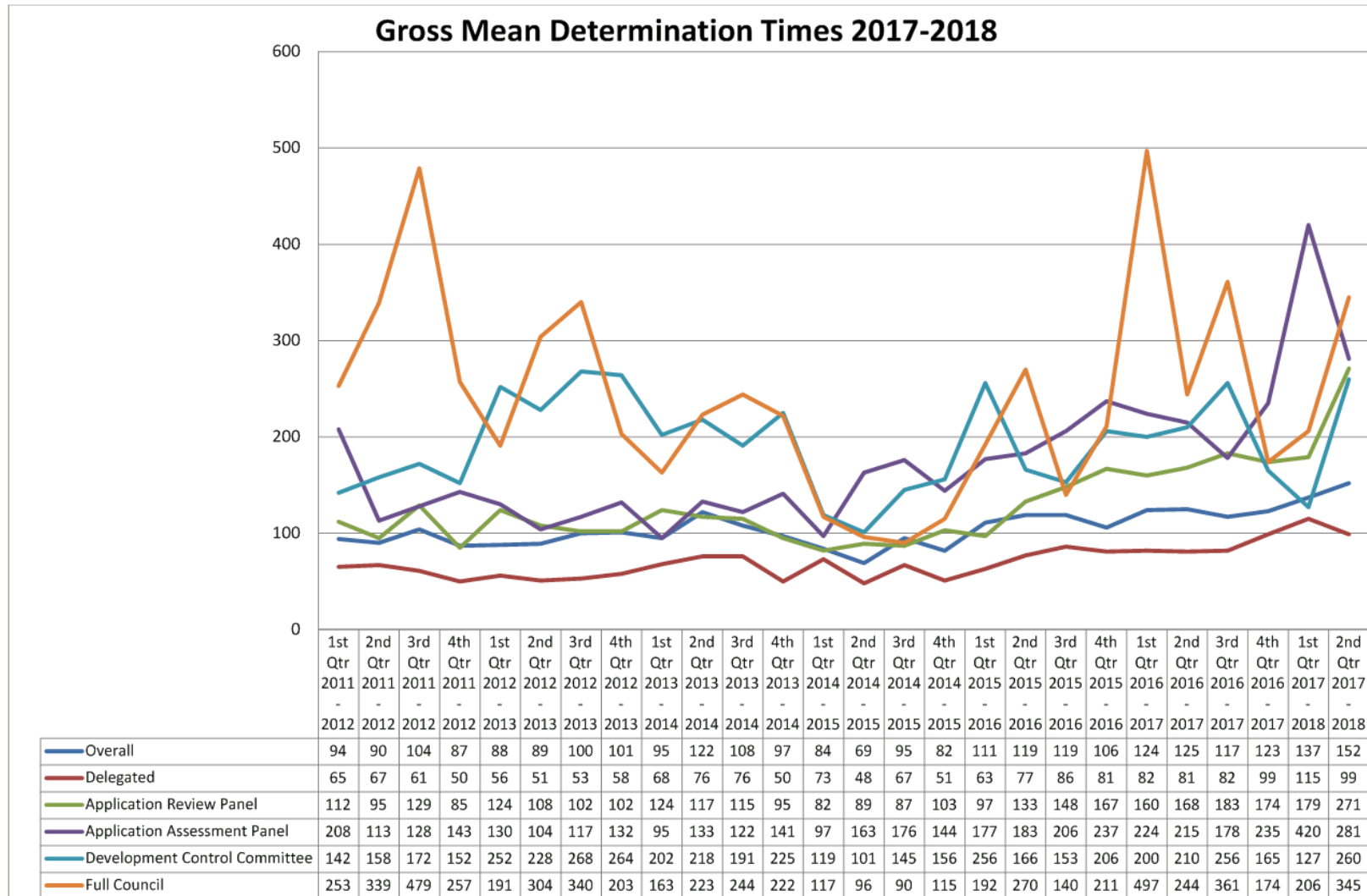
Woollahra Municipal Council

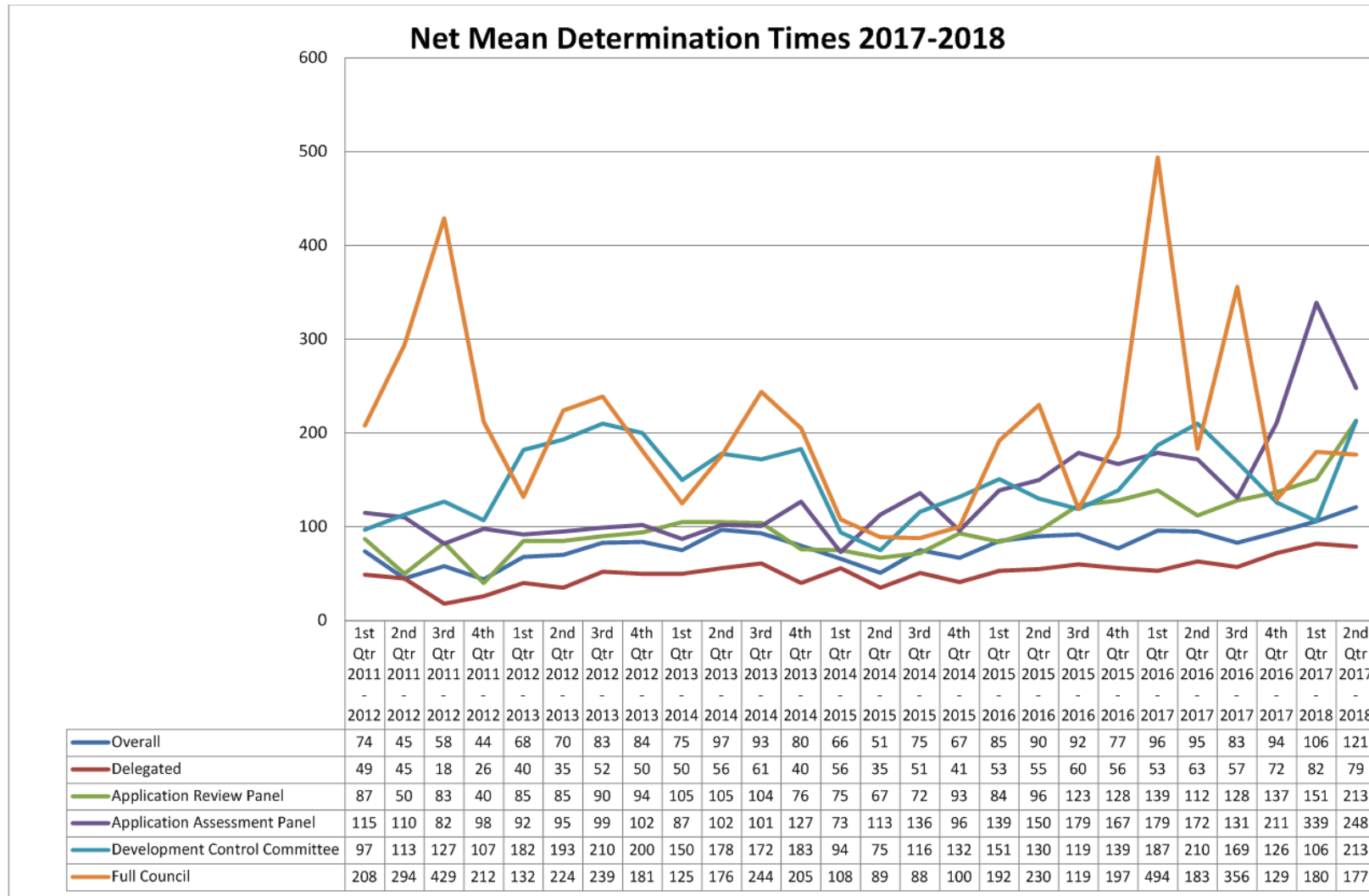
Notices of Motion: Status Report as at 31 December 2017				
COMMITTEE:	Urban Planning Committee			
Goals:	4			
Issue	Action	Date of NOM	Status	Comments
	i) include in the Woollahra Local Environmental Plan as a heritage item; and ii) listed as a heritage item of state significance on the NSW State Heritage Register.			(Chris Bluett)
Preparation of a Question and Answer Booklet on Council's role in relation to Building Works and Development Sites	THAT Council requests staff to: 1. Prepare and publish an information guide/question and answer booklet (the Booklet) on Council's role in relation to building works and development sites. Ideally, the Booklet would include information relating to the following: a. A summary of Council's role and powers; b. Practical advice/tips on avoiding disputes and encouraging communication between neighbours before disputes arise; c. Information on how complaints are addressed in respect to noise, hours of work, pollution control, footpath obstruction and other 'housekeeping issues'; d. Contact details and information concerning the role of Council's rangers in responding to complaints; e. Information on how complaints are addressed in respect to alleged non-compliance with a development consent; f. Information concerning the role and availability of other support services (including other agencies and government departments). For example, NSW Fair Trading offers a dispute resolution and inspection service to property owners affected by damage caused by adjoining building works carried out by a licensed builder; g. Information on Council's enforcement powers (including penalty provisions); and	18 Dec 17	Not Commenced	We have a guide on Council's web site called <i>PCAs and Council</i> . This guide provides answers to the following questions: <ul style="list-style-type: none"> • When will Council act on complaints about building works when a site is under the control of a private certifier? • What are Council's enforcement powers? • Does all building work require consent? • What needs to happen if approval is required for building work? • What is a PCA? • What does a PCA do? • What is the Council's role? • What is the role of a private certifier? • What is Council's role when a private certifier has been appointed? • What should I do if I have a complaint about building works? The existing guide provides much of the information requested in the resolution but will be updated to cover all of the matters contained in the resolution.

Woollahra Municipal Council

<i>Notices of Motion: Status Report as at 31 December 2017</i>				
COMMITTEE:	Urban Planning Committee			
Goals:	4			
<i>Issue</i>	<i>Action</i>	<i>Date of NOM</i>	<i>Status</i>	<i>Comments</i>
	<p>h. Any other relevant information or guidance.</p> <p>2. Make the Booklet easily accessible via Council's website, customer service centre and other Council's venues (such as libraries).</p> <p>3. Investigate the logistics of providing the Booklet to adjoining and nearby residents to building works where a construction certificate has been issued.</p>			(Tim Tuxford)









Urban Planning Committee – 12 February 2018

Item - ANNEXURE 4

Double Bay Place Plan and Oxford Street Paddington Placemaking Roadmap Quarterly Progress Report (December 2017)

Link to Community Strategic Plan – Woollahra 2025

Goal 9 : Community focused economic development



Delivery Program 2013–2018 & Operational Plan 2017/18

What is our Delivery Program & Operational Plan?

Our Delivery Program 2013 to 2017 outlines the priorities Council will pursue to meet the Goals and Strategies in our Community Strategic Plan 'Woollahra 2025 - our community, our place, our plan'. These Goals and Strategies were developed in consultation with the Woollahra community. The Delivery Program presents a statement of commitment to the community from the Council for its four year term.

Supporting the Delivery Program is Council's annual Operational Plan which identifies the specific actions, programs and projects Council proposes to undertake each year.

The Operational Plan 2016/17 also includes details of Council's Budget for 2016/17, along with the Rating Structure and Fees and Charges.

The Operational Plan is prepared each year in response to changing community needs and expectations.

Progress reports for each of the five (5) Themes and eleven (11) Goals from our Delivery Program and Operational Plan are reported to the most appropriate Standing Committees on a quarterly basis, being to the Community & Environment Committee, the Corporate & Works Committee and/or the Urban Planning Committee. The four (4) year Priorities and one (1) year Actions contained in the Delivery Program and Operational Plan are presented by Theme, Goal and Strategy.



What are Quarterly Progress Reports and what is our reporting structure?

Our Quarterly Progress reports are designed to provide a snapshot to the Council and the community on the progress against the four (4) year Priorities outlined in our Delivery Program and one (1) year Actions contained in our adopted *Delivery Program 2013 to 2017 and Operational Plan 2016/17*.

The following table presents the Quarterly Reporting Structure to the relevant Council Committee.

Theme	Goal	Responsible Committee		
		Community & Environment	Corporate & Works	Urban Planning
Community well-being	Goal 1: A connected and harmonious community	✓		
	Goal 2: A supported community	✓		
	Goal 3: A creative and vibrant community	✓		
Quality places and spaces	Goal 4: Well planned neighbourhoods			✓
	Goal 5: Liveable places	✓		
	Goal 6: Getting around	✓		
A healthy environment	Goal 7: Protecting our environment	✓		
	Goal 8: Sustainable use of resources	✓		
Local prosperity	Goal 9: Community focused economic development			✓
Community leadership and participation	Goal 10: Working together		✓	
	Goal 11: A well managed Council		✓	



Delivery Program 2013–2018 & Operational Plan 2017/18



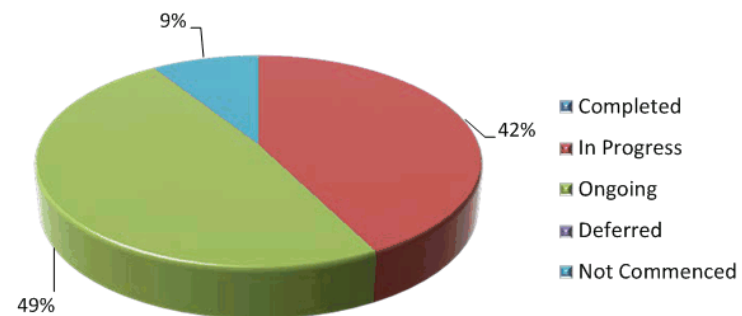
Quarterly Progress Report Statistics to end of December 2017

This report includes Actions included under Goal 9: Community focused economic development and Priority 9.1.5: Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan and Priority 9.1.6: Finalise and implement a work program of quick wins and priority initiatives arising from the Oxford Street Placemaking Roadmap Report

A snapshot of the Action status by quarter is provided below:

Status	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter
Completed	0	0		
In Progress ¹	13	14		
Ongoing	16	16		
Deferred	0	0		
Not Commenced	5	3		
Total Number of Actions	34	33		

**Goal 9 / Priority 9.1.5 and Priority 9.1.6
Action Status as at 31 December 2017**



1. Status of 'In Progress' also includes: 'Preliminary Investigation', 'Tenders or Quotations Called' and 'Design/Scope of Works'.

Woollahra Municipal Council

December 2017

Quarterly Progress Report

THEME : Goal 9 LOCAL PROSPERITY: Community focused economic development.

Strategy 2025: 9.1 Encourage vibrant and vital local suburbs, villages and neighbourhoods that support a healthy economy.

Priority: 9.1.5 Implement the strategies, priorities and actions for which the Council is responsible for in the Double Bay Place Plan.

Priority Progress Comments :

Priority 9.1.5 has been included in the Delivery Program and Operational Plan (DPOP) to facilitate regular review and reporting on the implementation of the Double Bay Place Plan. The Actions are updated quarterly under the Double Bay Place Plan Quarterly Progress Reports . Reporting on the implementation of the Double Bay Place Plan will also be through the Double Bay Working Party .

Responsible Person :
Manager Placemaking

Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
9.1.5.1 - [DBPP Priority 2.2.1] - Implement a new literary award.	Not commenced	During Quarter 2, October to December 2017, the following actions were undertaken in the delivery of the Woollahra Digital Literary Award: - Planning commenced for the 2018 Woollahra Digital Literary Award with feedback sought from Sydney Review of Books Editor - Catriona Menzies-Pike; Director of the NSW Writers Centre - Jane McCredie; and judges Sam Twyford-Moore and Pip Smith. - A new Short, Flash or Micro Fiction category has been introduced to celebrate digital writing that has been specifically designed to be read on a mobile phone. - The call for 2018 entries opened on 11 December 2017 and will close in March 2018. The Judging period will occur over April and May 2018, with the Awards night planned for 31 May 2018.	Manager Library & Information Services	30/06/2018	✓
9.1.5.2 - [DBPP Priority 2.2.1] - Coordinate Writers and Readers Tea Topics and Children's programs.	In Progress	During the quarter October to December 2017, the following events and programs were held at Woollahra Library at Double Bay * Writers & Readers Four Writers & Readers events were held this quarter at Woollahra Libraries at Double Bay, with bestselling author Graeme Simsion sharing the stage with his wife Anne Buist to talk about their new romantic Comedy set on the Camino de Santiago, Two Steps Forward (October, 65 attendees); Judy Nunn speaking about her new novel about the Australian refugee crisis, Sanctuary (November, 40 attendees); Journalist Tony Jones sharing from his first novel, political thriller The Twentieth Man (November, 33	Manager Library & Information Services	30/06/2018	✓

30 January, 2018



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Woollahra Municipal Council

December 2017

Quarterly Progress Report

Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
		<p>attendees); and Ethicist Dr Simon Longstaff speaking about Everyday Ethics (December, 17 attendees).</p> <p>* 55+ Club Three monthly 55+ Club meetings were held at Woollahra Libraries at Double Bay, attendance: 101 attendees. Woollahra Library at Double Bay hosted Edith Ziegler speaking about interior designer Lesley Walford and his glamorous society mother Dora Byrne, Vietnam veteran Ian McKay spoke about his experiences during Operation Bribie, and Mandy Sayer spoke about the history of Gypsies in Australia.</p> <p>* Tea Topics There were 2 Tea Topics held at Woollahra Libraries at Double Bay, with renowned chef Lucio Galletto and food writer David Dale speaking about the use of olive oil in Mediterranean cuisine (October, 39 attendees), and historian and Indonesian expert Ian Burnet speaking about the Wallace Line, and the scientific investigations of Charles Darwin, Joseph Banks and Alfred Russell Wallace (December, 35 attendees).</p> <p>* Business Bites The Business Bites workshop was held this quarter at Woollahra Libraries at Double Bay, with Lynsey Fraser from FloSocial presenting a workshop about content marketing on Facebook, encouraging local business owners to make the most of the opportunity to build relationships with their customers and add value to their online experience (November, 13 attendees).</p> <p>* Book Babies Book Babies is one on one between adult and child with a literacy focus and each week a different board book is featured. Several couples are attending and being involved with their babies. Sessions are capped at 15 children and there are 16 copies of the featured book. A total of 130 babies and toddlers were involved over for 10 sessions presented at Woollahra Library at Double Bay.</p>			

30 January, 2018



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Woollahra Municipal Council

Quarterly Progress Report

Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
		<p>* Story Time Story Time is a weekly program for children aged 3 – 5 years with a focus on language and listening skills. Digital technology is incorporated in the presentation together with a craft activity. Woollahra Library at Double Bay during this period included 403 children over the 13 sessions. Saturday Story Time sessions are held monthly with 108 children attending during this quarter.</p> <p>* Rhyme Time Rhyme Time is an interactive program for children 0 -2 years that includes sharing the joy of language with stories, singing, movement and musical instruments. Three sessions are presented weekly at Woollahra Library at Double Bay with 683 children attending this quarter.</p>			
9.1.5.3 - [DBPP Priority 2.2.1] - Coordinate local history exhibitions.	In Progress	<p>During Quarter 2, October to December 2017, the following initiatives were undertaken in the Local History program:</p> <ul style="list-style-type: none"> - 'Discover your Local History' program has continued to be well received. Monthly sessions included : 'Preserving your Treasures', in October with 8 attendees; 'House Histories – Researching your Vaucluse property', in November with 6 attendees and 'The Importance of Heritage in Historic Woollahra' presented by Peter Poland, President of the Woollahra History and Heritage Society, in December with 16 attendees.. - A total of 82 requests were handled by Local History staff – either by providing assistance to researchers who were visiting the Library in person (36) or by undertaking research (46). 	Manager Library & Information Services	30/06/2018	✔
9.1.5.4 - [DBPP Priority 2.2.1] - Facilitate exhibitions by local artists.	Ongoing	Three local artists were selected as finalists in the Woollahra Small Sculpture Prize exhibition which took place at Woollahra Council Chambers in Double Bay between 13 October and 5 November 2017. Artist in Resident Bahman Kermany conducted a talk on the Art of Iranian Music in the Woollahra Library at Double Bay in December 2017, which was attended by 60 people.	Cultural Development Coordinator	30/06/2018	✔



Woollahra Municipal Council

Quarterly Progress Report

Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
9.1.5.5 - [DBPP Priority 3.2.1] - Amend planning controls (LEP and DCP) as required to encourage new moderate scale housing.	In Progress	A review of planning controls has commenced for selected sites. Recommendations from the Hill PDA Double Bay Economic Feasibility Study have been used as a basis for reviewing maximum FSRs. Modelling of building envelopes has been completed and montages for three areas have been prepared. An associated transport study for the commercial centre based on potential uplift has been completed. A community impact statement is being finalised. Arrangements are being made for community consultation on the revised planning controls. A report to the Urban Planning Committee on the review will occur in the second quarter of 2018.	Manager Strategic Planning	30/06/2018	✓
9.1.5.6 - [DBPP Priority 3.2.1] - Work with and provide assistance to landowners to implement revised planning controls.	Not commenced	This relates to a review of planning controls as part of outcomes stemming from the Hill PDA Economic Feasibility Study's recommendations. A review of the planning controls is currently underway. This action will commence once the review is finalised. The next stage of the review will involve community consultation which is expected to occur in the 3rd quarter 2017/2018.	Manager Placemaking	30/06/2018	✓
9.1.5.7 - [DBPP Priority 3.3.1] - Review Council's Section 94 and Section 94A Plans. Ensure that contributions for car parking are consistent with any decisions made in relation to the Cross Street car park site.	In Progress	This project has commenced. Legal advice has been obtained from Council's lawyers Lindsay Taylor Lawyers regarding the allocation of funds obtained through section 94 contributions. The review of current Section 94 and Section 94A Plans is being coordinated with other planning projects for our commercial centres.	Manager Strategic Planning	30/06/2018	
9.1.5.8 - [DBPP Priority 3.5.2] - Investigate potential funding mechanisms to gain community and business support.	Ongoing	\$80,000 funding for the Double Bay & Districts Business Chamber was approved in December 2017 for 2017/2018. Placemaking grants for businesses and not-for-profit organisations are now part of the Council's grants program. Under the program's initial round of funding four (4) projects were approved for funding in July 2017. The next round of placemaking grants is scheduled for the 3rd/4th quarter.	Manager Placemaking	30/06/2018	✓
9.1.5.9 - [DBPP Priority 3.6.1] - Subject to the allocation of funds, implement public domain gateway strategies.	Ongoing	Funding of high priority strategies from the Double Bay Public Domain Strategy were costed for consideration in the 2017/2018 capital works program. The high priority strategies include: 'Bay Street link - link the centre to the harbour by upgrading paving,	Manager Placemaking	30/06/2018	✓

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Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
		<p>street lighting and crossing points and redesign the cul-de-sac terminus'.</p> <p>No budget funding was included in the 2017/2018 capital works budget for these works.</p> <p>Lighting projects in and around the ferry wharf have been carried out including tree bud lighting along Bay Street, tree uplighting in Steyne Park, Marathon Road steps and the Steyne Park cenotaph.</p> <p>Other public domain gateway strategies will need to be the subject of future budget considerations.</p>			
9.1.5.10 - [DBPP Priority 3.6.1] - Review planning controls for corner sites to better define and activate street corners.	In Progress	A review of planning controls has commenced for selected sites. Recommendations from the Hill PDA Double Bay Economic Feasibility Study have been used as a basis for reviewing maximum FSRs. Modelling of building envelopes has been completed and montages for three areas have been prepared. An associated transport study for the commercial centre based on uplift has been completed. A community impact statement is being finalised. Arrangements are being made for community consultation on the revised planning controls. A report on the review will be prepared for the Urban Planning Committee in the second quarter of 2018.	Manager Strategic Planning	30/06/2018	✓
9.1.5.11 - [DBPP Priority 3.6.2] - Subject to the allocation of funds implement the way finding strategy.	In Progress	The Service Provider is finalising the development of a way finding application for mobile devices. The launch of the application is expected in the 3rd quarter 2017/2018.	Manager Placemaking	30/06/2018	✓
9.1.5.12 - [DBPP Priority 3.7.1] - Subject to the allocation of funds, implement the laneway improvement program.	In Progress	<p>High priority actions under the Double Bay Public Doman Strategy include: 'Kiaora Lane minor works - encourage tenancies to open up onto the lane and encourage outdoor dining and trading'.</p> <p>This is being achieved by negotiation with applicants for redevelopment of NSH Road properties which extend through to Kiaora Lane as part of the DA process.</p> <p>Funding of other parts of the laneway improvement program will need to be the considered for inclusion in future budget allocations.</p>	Manager Placemaking	30/06/2018	✓

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		\$40K has been allocated for commercial waste management. A program has been prepared for implementation.			
9.1.5.13 - [DBPP Priority 3.7.1] - Amend the Double Bay DCP to facilitate the new urban design plan for Kiaora Lane.	In Progress	The consultant firm Aspect Studios was commissioned to prepare a public domain strategy for the Double Bay Commercial Centre. The strategy includes recommendations for Kiaora Lane. The strategy was completed in June 2016 and adopted by Council on 8 August 2016. Certain elements of the strategy are to be implemented through the capital works program. Minor changes to the Double Bay Commercial Centre chapter in Woollahra DCP 2015 will need to be made to reflect recommendations relating to the activation of Kiaora Lane. The review of planning controls currently being undertaken will also address building envelopes and elevations fronting Kiaora Lane.	Manager Strategic Planning	30/06/2018	
9.1.5.14 - [DBPP Priority 3.7.1] - Engage with owners to implement the Kiaora Lane plan.	Ongoing	High priority actions under the Double Bay Public Domain Strategy include: 'Kiaora Lane minor works - encourage tenancies to open up onto the lane and encourage outdoor dining and trading'. This is being achieved by negotiation with applicants for redevelopment of NSH Road properties which extend through to Kiaora Lane as part of the DA process. Resourcing options to engage directly with property owners are being considered.	Manager Placemaking	30/06/2018	
9.1.5.15 - [DBPP Priority 3.9.1] - If decision to proceed (with new Cinema complex), negotiate with preferred party to achieve mutually acceptable outcomes.	In Progress	Following Council's decision in June 2017 to endorse 'In-Principle Commercial Terms' (see 9.1.2.5) there will be further discussions with Axiom/Built on planning and design matters. A briefing for Councillors on negotiations will be held in February 2018 ahead of draft Public Private Partnership (PPP) and draft Heads of Agreement in March 2018.	Manager Placemaking	30/06/2018	✓
9.1.5.16 - [DBPP Priority 3.5.2] - Complete and update the building quality audit conducted by Council staff, including guidelines for building facades to enhance the Double Bay character and visual message.	Completed	Resourcing options for completion and updating of the audit are being considered. A review of the audit has been undertaken which shows that it is appropriate and comprehensive and is consistent in its recording of building stock.	Manager Placemaking	30/06/2018	✓

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Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
9.1.5.17 - [DBPP Priority 3.5.2] - Initiate owner consultation to encourage implementation of audit recommendations.	In Progress	This relates to the building quality audit, see 9.1.5.16. A range of options for engaging owners is being developed for consideration/implementation.	Manager Placemaking	30/06/2018	✓
9.1.5.18 - [DBPP Priority 3.5.4] - Implement the lighting scheme as Council funds permit.	In Progress	Implementation of the lighting scheme is continuing. Bud lighting has been installed to trees in Knox Street and Bay Street. Tree uplighting in Steyne Park has been installed. Lighting of the Steyne Park cenotaph has been reviewed and is operational. Lighting of the Marathon Road steps has been completed. Detailed design briefs have been finalised for the Cosmopolitan Centre and the 18 Footers Sailing Club. Negotiations with the owners of the Cooper's Corner building and the 'clock tower building' (corner NSH Rd and Manning Road) are continuing. Lantern design options are being considered. Arrangements for the extension of tree bud lighting further along Bay Street are in place. Funding options for lanterns and catenary lighting are being investigated. Implementation will be subject to future allocation of capital works funding.	Manager Placemaking	30/06/2018	✓
9.1.5.19 - [DBPP Priority 3.8.1] - Initiate a program to improve the sustainability of existing businesses.	Ongoing	Proposals for photovoltaic to be incorporated into Cosmopolitan Centre and Kiaora Lands are being assessed. Application of Sustainability Chapter, E6, Woollahra DCP 2015 to new non-residential development proposals at DA stage. Waste minimisation options to be considered as part of a review of commercial waste management.	Manager Placemaking	30/06/2018	
9.1.5.20 - [DBPP Priority 4.2.2] - Establish a Double Bay website, as part of Council's website and use Council's communication channels, such as the Mayor's column, to keep the community informed about the plan and its implementation.	In Progress	Development of a Placemaking presence on our website has commenced and it will include Double Bay. The Double Bay Working Party has been added to the sub-committee's page of our web site and is being maintained. The Mayor's column continues to be used for informing the community about the implementation of the Double Bay Place Plan.	Manager Placemaking	30/06/2018	✓

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Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
9.1.5.21 - [DBPP Priority 1.1.2] Determine how the activities of other business representative groups in Double Bay can be better aligned with the delivery of strategies and actions in this plan.	Ongoing	The Double Bay and Districts Business Chamber is the main business representative group for the delivery of strategies and actions under the Double Bay Place Plan. The Double Bay Residents Association, the Double Bay Networking Group and the Bay Street Precinct Group are aligned through representation on the Double Bay Working Party to have input into delivery of strategies and actions.	Manager Placemaking	30/06/2018	
9.1.5.22 - [DBPP Priority 1.3.1] - Develop specific KPIs such as foot traffic measures, trends in business turnover and levels of customer satisfaction.	Ongoing	We are building a data base of activity levels through the analysis of data collected by the Double Bay free Wi-Fi service.	Manager Placemaking	30/06/2018	
9.1.5.23 - [DBPP Priority 3.4.3] - Review the need for CCTV in Double Bay in accordance with Council's resolution of 10/11/14.	In Progress	Installation of CCTV is nearing completion. Full system should be active by mid January 2018. Memorandum of Understanding with Police being finalised.	Director Technical Services	30/06/2018	✔
9.1.5.24 - [DBPP Priority 3.5.3] - Initiate discussions with RMS with the view to producing a new urban design plan for New South Head Road which reduces traffic speed, makes it safer to cross and increases opportunities for footway activation.	Ongoing	We unsuccessfully approached RMS for a scramble crossing at the intersection of New South Head Road and Knox Street last year. The Minister's response said that RMS will continue to monitor the intersection for safety and make improvements where required. Taxi and bus zones and parking on the southern side of New South Head Road are under review.	Manager Placemaking	30/06/2018	
9.1.5.25 - [DBPP Priority 3.6.1] - Conduct a design competition for creative and artistic getaways from land and water.	Not commenced	Gateway treatments form part of the Double Bay Public Domain Strategy and the Double Bay Public Domain Lighting Strategy. A design competition is subject to the availability of resources.	Manager Placemaking	30/06/2018	

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THEME : Goal 9 LOCAL PROSPERITY: Community focused economic development.

Strategy 2025: 9.1 Encourage vibrant and vital local suburbs, villages and neighbourhoods that support a healthy economy.

Priority: 9.1.6 Finalise and implement a work program of quick wins and priority initiatives arising from the Oxford Street Placemaking Roadmap Report.

<p>Priority Progress Comments : Priority 9.1.6 has been included in the Delivery Program and Operational Plan (DPOP) to facilitate regular review and reporting on the implementation of the Oxford Street Placemaking Roadmap Report. The Actions are updated quarterly under the Oxford Street Paddington Placemaking roadmap Quarterly Progress Reports. Reporting on the implementation of the Oxford Street Paddington Placemaking Roadmap Report will also be through the Oxford Street Working Party.</p>	<p>Responsible Person : Manager Placemaking</p>
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Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
9.1.6.1 Support property owners and leasing agents to make minor upgrades to properties which could allow for hospitality uses, making them attractive to a broader range of potential tenants.	Ongoing	<p>Team South West streams DAs for minor works as priority approvals. Our Duty Planner provides preliminary advice on works which may be exempt and complying development and approval options.</p> <p>Our Placemaking Grants program is now part of our grants program and are being offered on an annual basis. Property owners can apply for funding upto \$7,500 which could be used for minor upgrades to allow for hospitality uses and making them more attractive to a broader range of potential tenants. Arrangements are being made for the next round of funding with applications being open in March 2018.</p>	Manager Placemaking	30/06/2018	✓
9.1.6.2 Invite and support art installations and temporary exhibitions in vacant retail spaces and on blank walls along the sides of buildings. Work collaboratively with the City of Sydney to support art on blank walls along the sides of buildings, including the walls surrounding the public carpark on William Street (QWIP 4.1.1.6)	Ongoing	<p>Approval has been given for additional murals in Perry Lane on the side wall of 264 Oxford Street.</p> <p>Our Placemaking Grants program is now part of our grants program. Grants upto \$7,500 are available which could be used for art installations and temporary exhibitions. Applications will open in March 2018 for the next round of grants.</p> <p>UNSW Art + Design students undertook their Seeing and Being Seen event in Perry Lane in October 2107. We facilitated the event with the the temporary closure of the lane.</p> <p>The permanent closure of Perry Lane, to allow it to be a hub for artistic activity, is under consideration.</p>	Manager Placemaking	30/06/2018	✓

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Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
9.1.6.3 Advocate with the Paddington Business Partnership and the City of Sydney, the opportunity for integration of the whole of Oxford Street, and as a collection of distinct villages, for placemaking, branding and marketing purposes. (QW 4.1.2.1)	Ongoing	We actively support the Paddington Business Partnership in undertaking marketing of Oxford Street. This includes the production of a way finding map and the Visit Paddington web site. Funding has been approved for the Paddington Business Partnership for the William Street Festival and for activities identified in its Business Plan 2017/2018 which include branding and marketing projects.	Manager Placemaking	30/06/2018	✓
9.1.6.4 Partner with the Paddington Business Partnership and the City of Sydney to design and install playful and unique way finding and welcome signage, as well as unique lighting and street decorations throughout the Oxford Street Paddington Precinct. (QWIP 4.1.2.3)	In Progress	A contract has been entered into with Envent to develop a mobile way finding application. This is expected to occur in the 4th quarter reporting period 2017/2018. Our banners program welcoming people to Oxford Street is ongoing. Projects under the Paddington Business Partnership's 2017/2018 Business Plan include production of a 2nd edition of a wayfinding map. The Council decision to fund the Paddington Business Partnership for 2017/2018 included supporting in principle doing Christmas decorations in Oxford Street and investigating the logistics, including budget implications, with a view to implementing a program in 2018.	Manager Placemaking	30/06/2018	✓
9.1.6.5 Promote the user friendly footpath trading and outdoor dining permit process to property owners and retailers. (QWIP 4.1.3.1).	Ongoing	Our Placemaking Grants program is now part of our grants program. Grants upto \$7,500 are available which could be used by property owners and retailers to activate their shop frontages and to support footpath trading. Applications for the next round of grants will open in March 2018. We are in consultation with the Office of the Small Business Commissioner about joining their Outdoor Dining Trial.	Manager Placemaking	30/06/2018	✓

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Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
9.1.6.7 Attract regular community events (for example free daily exercise classes, Sunday afternoon music events, art classes and art-house film nights) to Juniper Hall and advocate with the City of Sydney to explore similar programs and events in Paddington Reservoir Gardens. (QWIP 4.1.4.1).	Ongoing	Regular events are happening in Perry Lane, nearby to Juniper Hall and the Reservoir Gardens. These have included the Head On Photo Festival, Perry Lane Art Project and arrangements for UNSW Art + Design Seeing and Being Seen event.	Manager Placemaking	30/06/2018	
9.1.6.8 Advocate with the Paddington Business Partnership, the City of Sydney and RMS to investigate improvements to the pedestrian environment along Oxford Street through traffic calming initiatives, including reducing	Ongoing	The City of Sydney is analysing a transport study by AECOM, which included consideration of Waverly Council's Light Rail Study, and an approach to its recommendations. Ongoing discussions are taking place with TfNSW and RMS. TfNSW and RMS are now leading a 'movement and place' process for Oxford Street in conjunction with ourselves and the City of Sydney.	Manager Placemaking	30/06/2018	✓
9.1.6.9 Advocate with the Paddington Business Partnership and the City of Sydney for the introduction of an 'Oxford Street Paddington Precinct' Place Manager. This skilled and highly creative professional would ideally be employed by the new Paddington Business Partnership and drive the delivery of the vision and implementation plan for Oxford Street. (PI 4.2.1.2)	Ongoing	Under the Partnership's current set up it is not in a position to employ a place manager.	Manager Placemaking	30/06/2018	

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Actions	Status	Progress Comments	Responsible Person	Target Date	Comment Updated
9.1.6.10 Advocate with the Paddington Business Partnership, the City of Sydney, Paddington Uniting Church and Paddington Markets management to improve the function of the Paddington Markets, building upon its success as an iconic Sydney destination over the past 40 years.	Ongoing	The Paddington Business Partnership has had discussions with Paddington Markets over the prospect of them holding a grower's market and other options to improve food and beverage options.	Manager Placemaking	30/06/2018	

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Item No: R1 Recommendation to Council
Subject: **PUBLIC EXHIBITION OF THE PLANNING PROPOSAL FOR 42-58 OLD SOUTH HEAD ROAD, VAUCLUSE**
Author: Jorge Alvarez, Senior Strategic Planner
Approvers: Anne White, Team Leader - Strategic Planning
Chris Bluett, Manager - Strategic Planning
Allan Coker, Director - Planning & Development
File No: 18/1473
Reason for Report: To report on the public exhibition of the planning proposal for 42-58 Old South Head Road, Vaucluse.
To obtain Council's approval to proceed with the finalisation of the planning proposal.

Recommendation:

- A. THAT Council proceed with finalising the planning proposal for 42-58 Old South Head Road, Vaucluse to amend Woollahra Local Environmental Plan 2014 as exhibited, and proceed with the preparation of the draft LEP.
- B. THAT Council exercise its delegation authorised by the Director, Metropolitan (CBD) Planning Services, Department of Planning and Environment, on 15 September 2015, to carry out the functions of the Greater Sydney Commission under section 59 of the Environmental Planning and Assessment Act 1979.

1. Summary

In June 2017, a request for a planning proposal was submitted to Council by Parker Logan Property Pty Ltd (the applicant) for land at 42-58 Old South Head Road, Vaucluse (the site). Overall, staff supported the request because it has strategic merit.

The request was reported to the Urban Planning Committee on 10 July 2017 (**Annexure 1**), and on 24 July 2017 Council resolved to prepare and exhibit a planning proposal for the site (**Annexure 2**).

On 21 September 2017 the GSC issued a gateway determination stating that Council could proceed to public exhibition (**Annexure 3**).

The planning proposal seeks to amend the *Woollahra Local Environmental Plan 2014* (Woollahra LEP), in the following manner:

- amend the zoning from Zone R2 Low Density Residential to Zone R3 Medium Density Residential;
- increase maximum building height control from 9.5m to 10.5m; and
- apply a floor space ratio (FSR) control of 1:1 (no FSR control currently applies).

The planning proposal and supporting material were placed on public exhibition for 31 days. Twenty-three submissions were received in response to the exhibition. Twenty-one of these submissions raised objections to the planning proposal. The remaining two submissions from public authorities did not raise objections and provided comments for consideration. A redacted version of all submissions are included at **Annexure 4**.

An assessment of the submissions is provided in Part 5 below. The submissions did not raise any planning matters that warrant amendment to the planning proposal. We recommend that Council proceed with the planning proposal and exercise its delegated authority to make the amending LEP which will give effect to the planning proposal.

2. The site

The site is located on the western side of Old South Head Road, Vacluse, between Clarendon Street and Captain Pipers Road, as shown in Figure 1. Old South Head Road is an arterial road connecting Bondi Junction to Watsons Bay. At this location, Old South Head Road forms the boundary between the Woollahra and Waverley local government areas (LGAs).

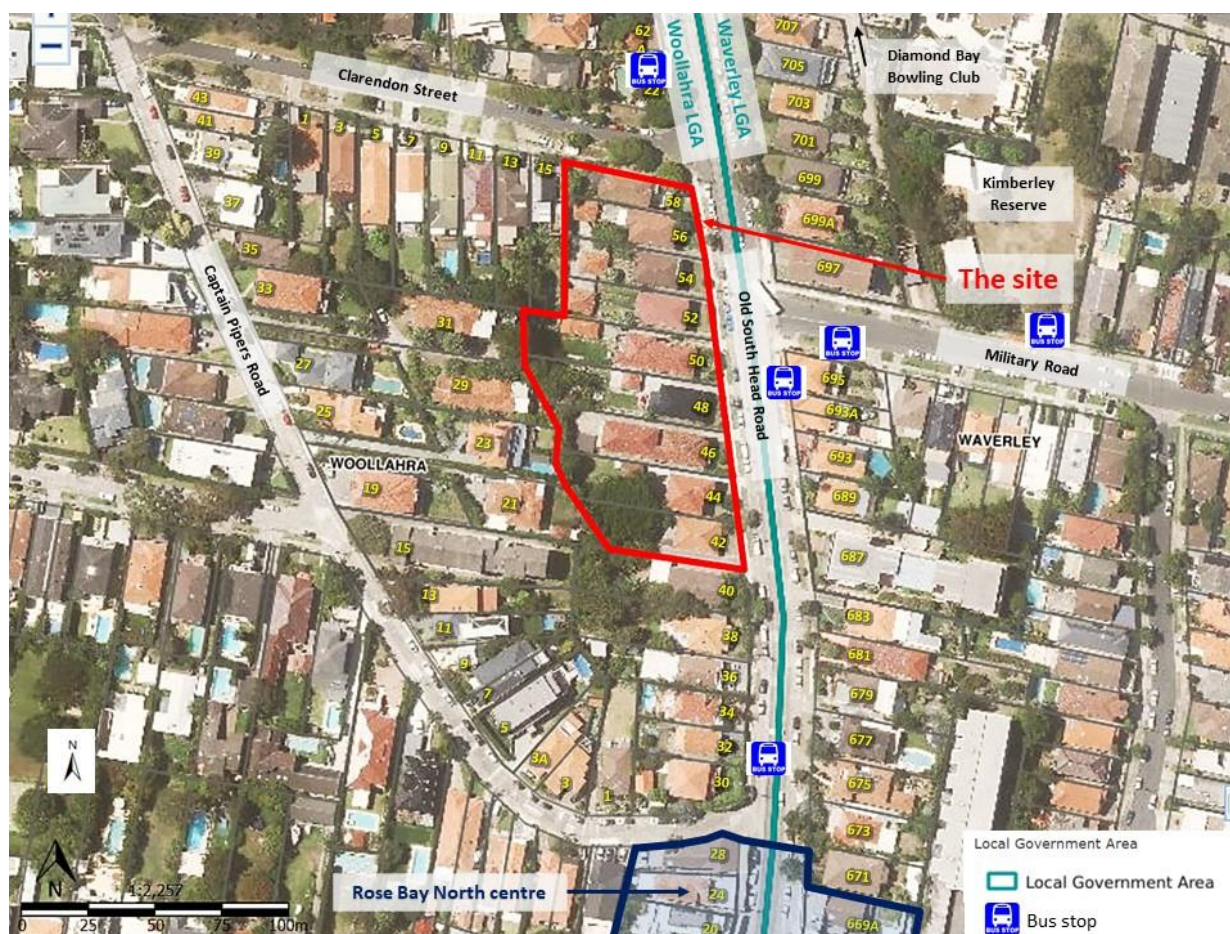


Figure 1: Local area map

The site consists of nine adjoining lots described in the table below.

Table 1: Lots description

Street address	Legal description	Dwellings	Building type	Storey height
42 Old South Head Road	Lot 13 DP 13528	1	Detached	1
44 Old South Head Road	SP 16395	2	Duplex	2
46 Old South Head Road	Lot 11 DP 13528	1	Detached	2
48 Old South Head Road	SP 50433	2	Duplex	2
50 Old South Head Road	SP 13423	4	Residential flat building	2
52 Old South Head Road	Lot 4 DP 109409	1	Detached	2
54 Old South Head Road	Lot 3 DP 109409	1	Detached	2
56 Old South Head Road	Lot 2 DP 109409	1	Detached	2
58 Old South Head Road	Lot 1 DP 109409	1	Detached	2-3
Total		14		

A cadastral map showing property information is included below as Figure 2. The site is highlighted in red.

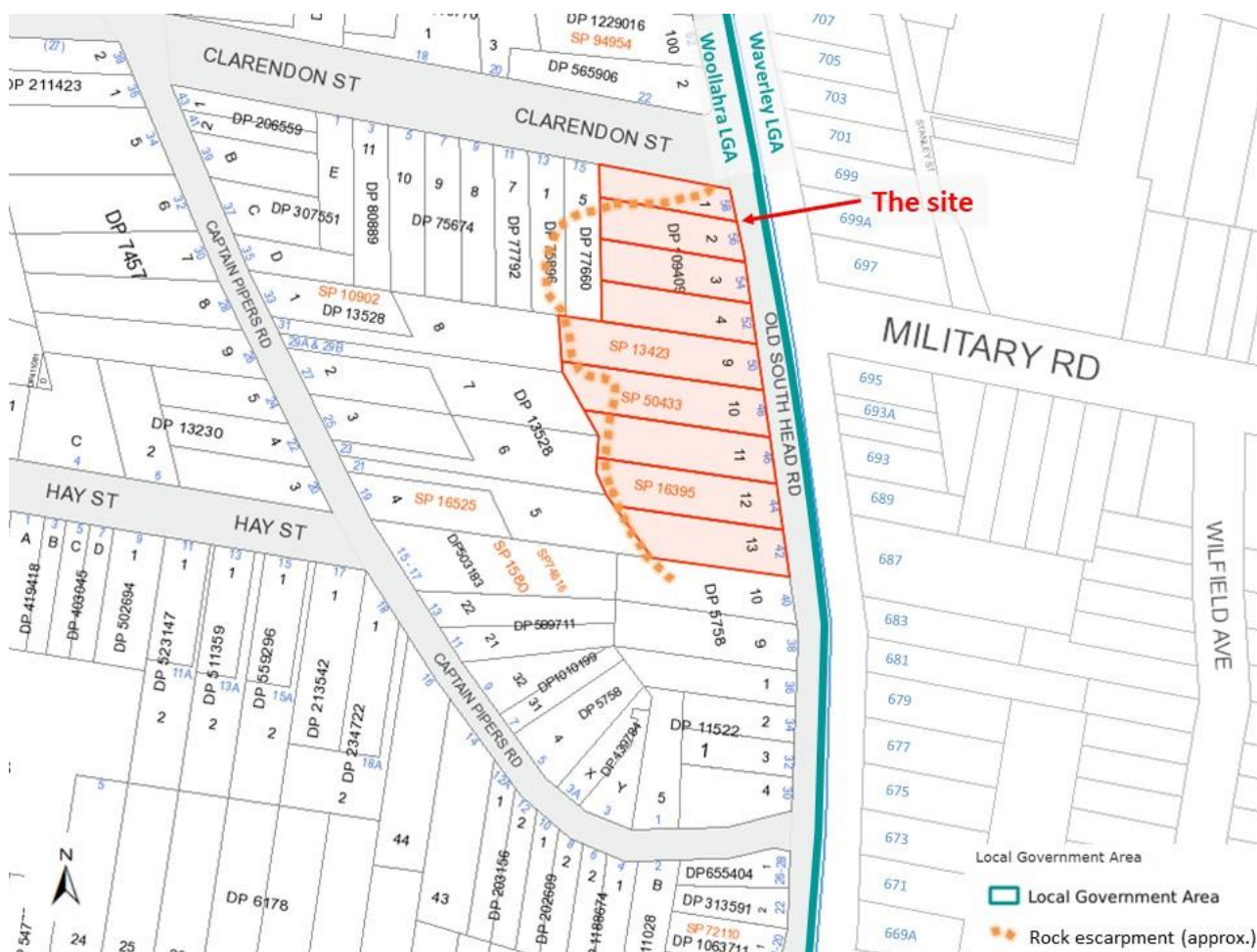


Figure 2: Cadastral map and approximate location of rock escarpment

The site has a total area of approximately 5,617sqm. The site has a total frontage of approximately 116m to Old South Head Road and approximately 40m to Clarendon Street, and a maximum depth of approximately 60m (at No.50).

The bulk of the site, from No.42 to No.56, gently slopes downwards from south to north and from east to west. A rock escarpment, rising to a height of approximately 5 metres, is located to the west and north of this relatively flat area, as shown in Figure 2. The rear boundaries of the properties at Nos. 42 to 50 generally follow the escarpment. The escarpment then traverses the neighbouring properties to the west at 13 and 15 Clarendon Street before returning to the site at No.58, where it occupies more than 50% of that property.

The site is currently developed with 14 dwellings contained in six detached dwellings, two duplexes and one residential flat building with four units. The buildings range from 1 to 3 storeys in height. The buildings date from the Inter-War period. None of the buildings are heritage listed, located in a heritage conservation area or in the vicinity of a heritage item.

Transport accessibility

The site is highly accessible by public transport. Five bus stops are located within 100 metres of the site on Old South Head Road and Military Road, as shown in Figure 1, above. The bus stops serve the following bus routes:

- 323 - Dover Heights to Edgecliff via New South Head Rd
(Monday – Friday, morning and afternoon peak service, generally every 30 minutes).
- 333 - City Circular Quay to North Bondi
(Monday – Friday, morning and afternoon peak service, generally every 20 minutes).
- 380 - Watsons Bay to City Circular Quay via Bondi Junction
(daily service, generally every 15 minutes during week days).
- 387 - South Head Cemetery to Bondi Junction
(daily service, generally every 15 minutes during week days).

These bus services provide public transport access from the site to Rose Bay, Edgecliff, Bondi Junction, Bondi Beach, Watsons Bay and the Sydney CBD, as shown in Figure 3, below.



Figure 3: Bus and ferry map for the area (source: Sydney Buses)

3. Background

Opportunity sites

The *Draft East Subregional Strategy (July 2007)* prepared by the NSW Department of Planning, contained additional dwelling and employment targets for the Woollahra LGA which were to be met by 2031. The strategy identified a target for the Woollahra LGA of 2,900 additional dwellings and 300 additional jobs. Council staff conducted a planning project aimed at addressing the targets. In June 2010, 24 sites were identified for their potential to accommodate additional dwellings subject to changes in local planning controls. Those sites were referred to as “opportunity sites”. The site which is the subject of the planning proposal forms part of a larger group of properties at 30-58 Old South Head Road, Vaucluse, which was identified as one of Council’s opportunity sites.

For the properties at 30-58 Old South Head Road, Council staff identified that increased development potential would be achieved by amending the *Woollahra Local Environmental Plan 1995* controls from:

- a zoning of Zone R2 Low Density Residential to Zone R3 Medium Density Residential;
- a maximum building height of 9.5 metres to 11 metres (3 storeys); and
- a maximum FSR of 0.55:1 to 1:1.

(Note: The 0.55:1 FSR control was set in the *Woollahra Residential Development Control Plan 2003*).

The proposals for the opportunity sites were publically exhibited. Council received 14 submissions (12 objections and 2 submissions of support) relating to the properties at 30-58 Old South Head Road. The main issues raised in the submissions related to potential impact of additional development on traffic generation, view loss, privacy and property values.

On 25 July 2011 Council resolved to defer further consideration of the opportunity sites in order to focus its resources on the preparation of the Draft Woollahra Local Environmental Plan 2013 (Draft WLEP 2013), which is now the Woollahra LEP. As a result of the deferred consideration of the opportunity sites, a response to the issues raised in the submissions was not reported to a committee of Council. However, a copy of the submissions relating to the properties at 30-58 Old South Head Road was provided to the applicant for consideration in formulating their request for a planning proposal.

Baseline maximum building heights and FSRs

During the preparation of Woollahra LEP Council staff reviewed maximum building heights and FSR controls which apply to residential and business zones. For the R3 Medium Density Residential Zone, height controls and FSR were reviewed to account for current building practices regarding floor to ceiling heights, State regulations, Building Code of Australia standards and urban design modelling based on the Council's setback controls. The outcome of this work created a suite of 'baseline' heights and FSRs, as shown in the table below.

Table 2: 'Baseline' heights and FSRs

Storeys	Height (m)	Baseline FSR
2	7	0.65:1
3	10.5	1:1
4	13.5	1.3:1
5	16.5	1.55:1

These baseline controls should form the basis for all requests seeking amendments to height and FSR planning controls. Where a request is not consistent with the baseline controls, a strategic justification must be demonstrated.

Request for a planning proposal

In June 2017, a request for a planning proposal for the site was submitted to Council by the applicant.

The request sought to amend the Woollahra LEP, in the following manner:

- amend the zoning from Zone R2 Low Density Residential to Zone R3 Medium Density Residential;
- increase maximum building height control from 9.5m to 10.5m; and
- apply a FSR control of 1.1:1 (no FSR control currently applies).

The objective of the planning proposal was to allow redevelopment of the site for medium density residential development, including residential flat buildings, to a maximum height of 10.5 metres (3 storeys) and a maximum (FSR) of 1.1:1. Council staff assessed the request and found that it provided the opportunity to develop the site with additional housing supply and choice, in a location which is highly accessible to a mixed use centre with various shopping options and services, public transport and open space facilities. In this regard, the request was consistent with State planning strategies and Council's local planning strategies, as discussed in detail in report to the Urban Planning Committee on 10 July 2017 (**Annexure 1**).

Overall, staff supported the request because it has strategic merit. However, the requested FSR of 1.1:1 is inconsistent with Council's baseline FSR of 1:1. In the absence of a strategic merit justification of an FSR of 1.1:1, staff recommended the baseline FSR of 1:1 for three storey development be applied, consistent with Council's baseline controls.

The request was reported to the Urban Planning Committee on 10 July 2017 (**Annexure 1**), and on 24 July 2017 Council resolved to prepare and exhibit a planning proposal with an FSR of 1:1.

Consequently, the planning proposal seeks to amend the Woollahra LEP, in the following manner:

- amend the zoning from Zone R2 Low Density Residential to Zone R3 Medium Density Residential;
- increase maximum building height control from 9.5m to 10.5m; and
- apply a (FSR) control of 1:1 (no FSR control currently applies).

The planning proposal was prepared and submitted to the Greater Sydney Commission (GSC) under section 58(2) of the *Environmental Planning and Assessment Act 1979* (the Act) (**Annexure 2**). On 21 September 2017 the GSC issued a gateway determination stating that Council could proceed to public exhibition (**Annexure 3**).

4. Public exhibition

The planning proposal and supporting material were placed on public exhibition for 31 days, from Wednesday 18 October 2017 to 17 November 2017 (inclusive), consistent with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* (the Regulation) and conditions set out in the gateway determination.

The exhibition involved the following:

1. Five weekly notices in the Wentworth Courier providing details of the exhibition, on the following dates:
 - 18 October 2017
 - 25 October 2017
 - 1 November 2017
 - 8 November 2017
 - 15 November 2017
2. An exhibition page on Council's website. The exhibition page was visited by 165 external customers during the exhibition period.
3. Display of exhibition material at the Customer Service counter of the Woollahra Council Chambers, available during normal business hours.
4. Notification letter / email to stakeholders including:
 - The applicant - Parker Logan Pty Ltd and planning consultant, City Plan Services.
 - Adjoining and nearby property owners, including those within Woollahra and Waverley LGAs (refer to the notification and submissions map at Figure 4).
 - Local interest group - Vaucluse Progress Association.
 - Public authorities / organisations - AGL, Ausgrid, NBN Co., Sydney Water, Telstra, Transport for NSW (TfNSW) / Roads and Maritime Services (RMS) and Waverley Council.
5. Site notices – a public notice was placed on the Old South Head Road street frontage of each property within the site, as resolved by Council on 24 July 2017.



Figure 4: Notification and submissions map

5. Submissions

Twenty-three submissions were received in response to the public exhibition. A redacted copy of all submissions is attached as **Annexure 4**. Of these submissions:

- ten were from adjoining and nearby property owners and residents (as shown in Figure 4),
- two were from community / residents' groups,
- two were from public authorities (Sydney Water and RMS),
- the remainder were from other members of the public.

Twenty-one of the submissions raised objections to the planning proposal. The submission from Sydney Water did not raise any objections. The submission from Roads and Maritime Services raised no objection to the proposal, in principle. However, the submission provided detailed comments for consideration. These matters have been addressed below.

All the issues raised in the submissions have been addressed in this report. These issues have been grouped into the following categories, and sorted from most commonly raised category to least raised:

1. Traffic congestion
2. Car parking
3. Public transport impact
4. Traffic safety

5. Other transport
6. Overdevelopment
7. Infrastructure
8. Character and streetscape
9. Noise and pollution
10. Planning process
11. Views
12. Privacy
13. Precedent
14. Overshadowing
15. Environment

A summary of the issues raised in the submissions, along with staff responses, are provided below. It is important to note that the assessment of a planning proposal differs from that of a development application (DA). The assessment of this planning proposal will focus on whether the proposed amendment to the zone, height and FSR are an appropriate outcome for the site. Issues related to detailed development plans for the site are more appropriately addressed through the DA process. The staff responses will identify issues raised in a submission that will be addressed through the DA process.

1. Traffic congestion

Issues raised in submissions

Sixteen submissions raised the issue that the additional development potential on the site would create additional traffic, as listed below:

- Old South Head Road is currently heavily congested with traffic, particularly in the morning peak, and the additional traffic generated by new development on site would exacerbate this situation.
- Council's traffic engineer's assessment of the traffic impact from additional development as being 'marginal' is inaccurate.
- The cumulative impact of additional traffic generated on the site and from proposed mixed use developments within or near the Rose Bay South local centre (on Old South Head Road near Dover Road), will create additional traffic congestion along Old South Head Road.

RMS provided a submission raising the following issues:

- RMS raise no objection to the planning proposal in principle.
- The planning proposal has the potential to generate more traffic than is outlined in the Traffic Impact Assessment, however, "traffic generation is not likely to be significant".

Staff response

The submissions relating to traffic, including the RMS submission, were referred to Council's traffic engineer for consideration. The traffic engineer used the RMS's "Guide to Traffic Generating Developments" and RMS advice to calculate that potential development on the site would generate an increase of between 16-24 vehicle movements in peak hour*. This level of increase is considered marginal in relation to existing traffic using Old South Head Road. This assessment is consistent with the RMS submission which did not raise an objection to the planning proposal in principle, and stated that "the traffic generation is not likely to be significant". The exhibited Traffic Impact Assessment report is also consistent with the RMS and traffic engineer's assessments that traffic generated as a result of planning proposal is unlikely to be significant.

(*Note: “peak hour” refers to an hour long period with the highest level of traffic generation and not a set hour within the day. The hour varies depending on factors such as land use and location, for example, peak hour for schools is different from peak hour for seniors housing.

Furthermore, traffic generation is a matter that would be assessed as part of the detailed design for a site specific DA. The Woollahra DCP (E1 Parking and Access) sets a number of controls to meet the objective “to minimise the amount and impact of vehicular traffic generated due to proposed development”. These controls include maximum numbers of car parking spaces and minimum numbers of bicycle parking space to be provided in residential developments. Where on-site parking varies from the maximum rate, a traffic and parking report must assess the additional parking demand created by development and justify the level of provision which may be proposed.

The planning proposal requires a site specific merit assessment, and the potential impacts of traffic generation (identified above) are assessed independently. It is not possible to accurately predict the cumulative changes in traffic generation as this is dependent on many unknown factors such as the level, intensity and timing of new development as well as the long term trends in car ownership and car usage within both the Woollahra and Waverley local government areas.

The issues raised in the submissions do not warrant a change to the planning proposal.

2. Car parking

Issues raised in submissions

Fifteen submissions raised the issue that the additional development potential on the site would create additional on-street car parking demand on nearby roads. Most of these submissions stated that there is an existing shortage of on-street car parking opportunities around the site. A high level of demand is created by a number of competing land uses, such as local residents without off-street car parking, shoppers and workers of the nearby Rose Bay North local centre, and visitors to the nearby Diamond Bay Bowling Club. Some submissions stated that on-street car parking was reduced by the bus zone / parking area on Military Road near the intersection of Old South Head Road.

Staff response

Car parking is a matter that would be assessed as part of the detailed design for a specific DA. The Woollahra DCP (E1 Parking and Access) sets the maximum number of on-site car parking spaces to be provided for residential development. Where on-site car parking spaces proposed are less than the maximum rate, the applicant must justify the level of provision which is proposed. Council will generally only support such proposals if the applicant can demonstrate that the development is unlikely to create a significant additional demand for on-street parking in surrounding streets.

The issues raised in the submissions do not warrant a change to the planning proposal. Further consideration of car parking will be undertaken in response to a specific DA.

3. Public transport

Issues raised in submissions

Fourteen submissions raised the issue that the level of service of public transport (buses) to the site was overstated by the applicant. They claim that bus services near the site are generally unreliable and operating “at capacity”. In particular, submissions described the lack of reliability of buses as a result of existing traffic congestion in the area, particularly in peak times, and particularly on Old South Head Road between the Rose Bay South centre and Bondi Junction.

Staff response

The site is highly accessible by public transport. Five bus stops are located within 100 metres, accommodating two regular bus services (380 and 387) and two peak hour bus services (323 and 333). The bus services connect the site to nearby centres including Rose Bay, Edgecliff, Bondi Junction, Bondi Beach, Watsons Bay and the Sydney CBD. When contacted by Council staff, RMS confirmed that the size and number of buses on these routes is monitored and adjusted regularly to minimise any capacity shortfall. Additionally, RMS did not raise an objection to the planning proposal.

The issues raised in the submissions do not warrant a change to the planning proposal.

4. Traffic safety

Issues raised in submissions

Five submissions raised the issue that increased traffic generated by additional development on the site, would result in reduced traffic related safety. The increased traffic would create additional conflict between cars, buses and pedestrians along Old South Head Road, at the following locations:

- any proposed entry and exit driveways required for new development,
- the intersections with Military Road and Oceanview Avenue, and
- the existing pedestrian refuge island (outside 56 Old South Head Road).

RMS provided a submission raising the following issues:

- RMS raise no objection to the planning proposal in principle.
- Council should give consideration to the preparation of a development control plan that outlines a vehicle access strategy for the site.

Staff response

The submissions relating to traffic, including the RMS submission, were referred to Council’s traffic engineer for consideration. The traffic engineer used the RMS’s “Guide to Traffic Generating Development” and RMS advice to calculate that potential development on the site would generate an increase of between 16-24 vehicle movements in peak hour. This level of increase is not anticipated to result in unacceptable adverse vehicle conflict impact on the existing road network. This assessment is consistent with the RMS submission which did not raise an objection to the planning proposal in principle. The exhibited traffic impact assessment report is also consistent with the RMS and traffic engineer’s assessments in that it concluded that the planning proposal would not result in adverse impacts on the amenity of the area.

Vehicle access and traffic conflict points will be assessed as part of the detailed design for a site specific DA. Woollahra DCP (E1 Parking and Access) sets out driveway and access point design standards to minimise vehicular and pedestrian conflict. The driveway and access design for a specific DA will be referred to the RMS due to its location on a main road.

A site specific DCP for access is not considered necessary in this case as:

- the site is not constrained by a lack of road frontage or topography,
- the configuration of future development is unknown due to the fragmented ownership pattern of the site, and
- all the issues raised about traffic safety can be addressed through the existing Woollahra DCP controls.

The issues raised in the submissions do not warrant a change to the planning proposal.

5. Other traffic issues

Issues raised in submissions

Four submissions raised the issue that cycling and walking are unrealistic transport options to the site because its location at “the top of a big hill” will deter people using these options. This will result in more residents driving or using buses.

Staff response

A number of transport options are available to and from the site, including cycling and walking. The Woollahra DCP (E1 Parking and Access) aims to encourage active transport options such as cycling by setting the minimum number of bicycle parking spaces to be provided for residential development. Where the proposed rate of bicycle parking is less than the required rate, a parking report must address and justify those inconsistencies.

Issues such as bicycle parking requirements are a matter that would be assessed as part of the detailed design for a specific DA. The issues raised in the submissions do not warrant a change to the planning proposal.

6. Overdevelopment

Issues raised in submissions

Fifteen submissions raised the issue of “overdevelopment” that would result from the increased development potential of the site. Overdevelopment and its impacts were described in a number of ways. Those related to height, bulk and scale, and quality of life are described below. Other issues raised in relation to overdevelopment, such as impacts on infrastructure, urban character and streetscape are listed under their own heading.

Height

- The existing 9.5m building height control can already accommodate three storey buildings, and the additional height control to 10.5m should not be approved.
- If the proposed 10.5m building height control is approved, a DA could be lodged requesting a variation in the control to permit a taller building, resulting in additional adverse amenity impacts.

- One submission raised the issue that the height of any proposed development or rezoning should not exceed the roof levels of the current buildings at 52-56 Old South Head Road, Vaucluse and should have flat roofs to minimise view impacts.

Bulk and scale

- The planning proposal will permit development which is inconsistent with the bulk, design, form and scale of the surrounding properties.
- If an increase in FSR is approved it should be restricted to maximum of 1:1 (as proposed) and not the higher maximum proposed by the applicant.

Quality of life

- The increased density in development and additional residents will create adverse impacts on the quality of life of the existing residents of the area.

Staff response

The proposal has strategic and site specific merit based on consideration of both State and local level planning strategies, such as NSW Government's document *A Plan for Growing Sydney* (2014) and *Draft Central District Plan* (2016), and the Woollahra DCP. Furthermore, the site was identified in June 2010 as one of Council's 24 opportunity sites, for its potential, subject to planning control amendments, to provide additional housing to meet the housing targets set for Woollahra Council by the State government. Staff support the planning proposal because the proposed zoning, height and FSR (bulk and scale) are an appropriate outcome for this site.

The 'baseline' controls, described in the background section of this report, should form the basis for all requests seeking amendments to height and FSR planning controls of the Woollahra LEP. Where the proposed height and FSR controls are consistent with these baselines, they provide the opportunity for appropriate development, and have been applied consistently across the R3 Medium Density Zone. These controls are discussed in greater detail below.

Height

- The height of development permissible on the site will be controlled by the proposed maximum building height control of 10.5m. This height is considered appropriate for the site because:
 - The height is consistent with the 'baseline' control for the proposed R3 Medium Density Residential Zone for a three storey development. This control accounts for current building practices regarding floor to ceiling heights, State regulations, BCA standards and urban design modelling based on the Council's setback controls.
 - The site is located at the bottom of a natural rock escarpment, making its natural ground level generally lower than that of many of the adjoining properties. This will minimise adverse impacts associated with building height, such as overshadowing and view loss, on adjoining properties and the public domain.
- Any site specific DA which proposes a non-compliance to the height limit for the site will require an accompanying request to exceed the maximum building height control. The request would need to successfully satisfy the test of clause 4.6 *Exceptions to development standards* under Woollahra LEP.
- No justification was provided in the submission as to why the existing building heights at 52-56 Old South Head Road, Vaucluse are considered optimal. The maximum height of these buildings at the roof ridgelines range from 8.8m at No.52 to 8.28m at No.56. However, as mentioned above, the maximum height of 10.5m is considered appropriate for this site. A

10.5m height control would apply, irrespective of the building roof form. The issue of views is discussed in more detail below.

Bulk and scale

- The bulk and scale of development permissible on the site will be controlled by the proposed maximum building FSR control of 1:1. This FSR control is appropriate for the site because:
 - The FSR of 1:1 reflects the ‘baseline’ control for a three storey building in the R3 Medium Density Residential Zone.
 - The site is located at the bottom of a natural rock escarpment. The natural ground level of the site is generally lower than that of many of the adjoining properties, and the rock escarpment forms a substantial natural background to the site. These topographic factors will minimise adverse impacts associated with bulk and scale, such as overshadowing, view loss and the perception of building size, on adjoining properties and the public domain.
 - The development permissible on the site will be consistent in bulk and scale to nearby development, such as residential flat buildings and mixed use development at Nos. 687, 693-693A, 695, 697 Old South Head Road, and the existing building at 58 Old South Head Road (on the site), which is a part three storey building.

Quality of life

- The planning proposal will have positive social and economic effects, in that it will provide:
 - the opportunity for additional residential development near the Rose Bay North mixed use centre;
 - the potential to accommodate additional population which will provide economic support to local businesses;
 - the opportunity for additional housing containing a mix of apartment sizes; and
 - an incentive to redevelop the site to replace ageing housing stock.

The issues raised in the submissions do not warrant a change to the planning proposal. Further consideration of height, bulk and scale, roof design and views, will be undertaken in response to a specific DA.

7. Infrastructure

Issues raised in submissions

Thirteen submissions raised the issue that increased development and additional residents will place an increased burden on the already overstretched infrastructure of the area, namely:

- Drainage and stormwater runoff infrastructure.
- Sewerage infrastructure, particularly relating to the existing sewage outflows at Diamond Bay and Vaucluse.
- Overhead wiring, particularly a requirement for additional wiring along Old South Head Road.
- Secondary school facilities. Rose Bay Secondary College is the only secondary public school in this area and is already at capacity.
- The cumulative impact of development. Approved residential flat buildings near the site in the Waverley LGA, will combine with additional development on the site, to amplify the impacts of development on the infrastructure of the area.

Staff response

The planning proposal provides the opportunity for a relatively small increase in population and dwellings numbers. As described below, the requirements for infrastructure such as drainage and stormwater, sewerage, electricity and telecommunication supply, and secondary school facilities can be reasonably accommodated. The issues raised in the submissions do not warrant a change to the planning proposal.

Drainage and stormwater

The Woollahra DCP (Part E2) sets out the requirements for the provision of stormwater infrastructure to be provided for residential development. If development consent is granted, the DA will be subject to Council's standards conditions for drainage and stormwater provision. Furthermore, drainage and stormwater will be managed and minimised in accordance with the DCP controls addressing matters such as water sensitive urban design, deep soil planting and on-site detention.

Sewerage

Sydney Water is the responsible authority for the provision of sewerage infrastructure. The authority was contacted regarding the planning proposal but did not provide a submission. Sydney Water will be consulted for a specific DA. If development consent is granted, the DA will be subject to Council's standard conditions for the provision of appropriate connection to the existing sewerage system. The following additional information relates to sewerage infrastructure in the area:

- The Sydney Water website describes the current "Vaucluse & Diamond Bay Wastewater Improvement Project" to improve the local wastewater system, which includes three ocean outfalls in Vaucluse and Diamond Bay. Detailed information about the project is available at the following link: <https://www.sydneywater.com.au/SW/water-the-environment/what-we-re-doing/current-projects/improving-our-wastewater-system/vaucluse-diamond-bay-wastewater/index.htm>
- Stage one of the project is complete and work is progressing on stage two. In stage one, Sydney Water inspected, cleaned and repaired 12 km of high flow public wastewater pipes in the Vaucluse and Diamond Bay areas.
- Planning for stage two of the project is continuing. Sydney Water is currently reassessing their strategy to improve wastewater discharges from the outfalls.

Overhead wiring

Ausgrid is the responsible authority for electrical infrastructure, including overhead wiring. The authority was contacted regarding the planning proposal but did not provide a submission. Ausgrid will be consulted for a specific DA. If development consent is granted, the DA will be subject to Council's standard conditions for the provision of appropriate electricity provision to the site.

Secondary school facilities

The Rose Bay Secondary College is located in the Waverley LGA at 34A Hardy Street, Dover Heights. Council's Manager of Community Development provided the following information with regard to secondary school facilities:

- The NSW Department of Education (DEC) is the responsible authority for public school facilities.
- The matter of demand for additional public secondary school student places was raised by Council with the NSW Minister for Education on 30 May 2017. A response was received on 28 July 2017. In summary, the responses advises that:

- Nearly 90% of all secondary students living in the Woollahra LGA attend non-government schools.
- Rose Bay Secondary College has some capacity for additional enrolments in 2017.
- An additional 2,000 secondary school places for students from eastern Sydney will be provided by 2022, at the proposed Inner Sydney High School (Surry Hills), and through upgrades to the Alexandria Park Community School (Alexandria).
- There is some existing capacity for additional students at Randwick Girls and Randwick Boys High Schools.
- DEC will reassess if additional capacity is required at Rose Bay Secondary College after the other secondary school places become available.

Cumulative effect of development

The planning proposal provides the opportunity for a relatively small increase in overall population and dwellings numbers. This increase is not expected to place unreasonable demands on existing infrastructure having regard to the current and likely future development in the locality.

8. Character and streetscape

Issues raised in submissions

Eleven submissions raised the issue that the planning proposal will permit development which is incompatible with the character and streetscape of the surrounding area. Of particular note, the following issues were raised:

- Development will be permitted which is inconsistent with the desired future character objectives for the Vaucluse East Precinct in the Woollahra DCP.
- Development will be permitted which is incompatible with the existing surrounding development.
- Development will be permitted which is incompatible with the existing (“village”) character and density of the area.
- The site location is not appropriate for zoning to R3 Medium Density Residential.
- Development will be permitted which is “somewhat like the ugly solid ‘great wall’ that the Moran Nursing Home has created on OSH Rd”.
- The cumulative impact of approved residential flat buildings near the site in the Waverley LGA, and the additional development on the site, will amplify the impacts of development on the character of the area.

Staff response

As identified previously in this report, the site is an appropriate location for increased residential density and is consistent with State planning strategies and Council’s local planning strategies. It provides the opportunity to develop the site with additional housing supply and choice, in a location which is highly accessible to a mixed use centre with various shopping options and services, public transport and open space facilities. Further, the site is located at the bottom of a natural rock escarpment, making its natural ground level generally lower than that of many of the adjoining properties. This will minimise adverse impacts associated with building height, such as overshadowing and view loss, on adjoining properties and the public domain.

The character of development is a matter that would be assessed as part of the detailed design for a specific DA. The Woollahra DCP (Chapter B1.11 Vaucluse East Precinct) sets out the requirements for the desired future character of the precinct. Where a specific DA is inconsistent with the desired future character controls in the Woollahra DCP, the applicant must address and justify those inconsistencies.

The planning proposal is generally consistent with this desired future character which anticipates that some land fronting Old South Head Road may be zoned R3 Medium Density Residential.

The new height and floor space ratio controls, which are supplemented by the existing controls in Woollahra DCP 2015, will allow development of a bulk and scale which is compatible with existing development in the vicinity of the site.

The issues raised in the submissions do not warrant a change to the planning proposal.

9. Noise and pollution

Issues raised in submissions

Eight submissions raised the issue that the noise and pollution generated during the building works of new development would adversely impact the existing residents of the area, and the operation of the Yeladim Day Care Centre at 691 Old South Head Road (directly opposite the site) and a nearby yoga school. Two of these submissions also raised the issue of long term amenity loss, created by additional residents on the site.

Staff response

Noise and pollution are matters that would be assessed as part of a specific DA. If development consent is granted, the DA will be subject to Council's standards conditions for controlling noise and pollution during construction, including the submission and adherence to a Construction Management Plan. The issue of post-construction noise, such as ongoing and inappropriate noise from mechanical equipment or residents is a consideration for Council's compliance staff or NSW Police. The issues raised in the submissions do not warrant a change to the planning proposal.

10. Planning process

Issues raised in submissions

Six submissions raised issues relating to the processes Council used to consider the planning proposal.

LEP making process

Three submissions made statements criticising the plan making process. These submissions suggested that:

- Council should not consider a request for a planning proposal which is initiated by a third party proponent or developer.
- Council should not consider a planning proposal to amend the Woollahra LEP, which has only been recently adopted.
- The planning proposal already has the support of Council and the State government, precluding any objection by other parties.

Recent DAs

Two submissions raised the issue that they did not understand why Council initially opposed two recently approved DAs on the site, however, is willing to support this planning proposal to permit even more development on the site. The two recent DAs referred to are:

- DA 589/2016 for two dual occupancy developments, and
- DA 591/2016 for two, three storey boarding house buildings.

Inadequate information

One submission stated the planning proposal does not contain adequate information and documentation to permit an informed assessment of any potential adverse amenity impacts on adjoining properties and the surrounding area. Furthermore, Council should require the applicant to provide additional information in support of the planning proposal before re-exhibiting the proposal.

Staff response

The issues raised in the submissions are considered in the discussion below. However, these issues do not warrant a change to the planning proposal.

LEP making process

- The request for a planning proposal was accepted in the manner required by the Act, the Regulation and Department guidelines. The Act does not specify who can prepare a request for a planning proposal. In practice, the request for a planning proposal can be prepared by a landowner or a developer seeking to change the planning controls relating to a site.
- The Act and Regulation do not specify the timing of planning proposals. Providing that the planning proposal has strategic and site specific merit, based on consideration of both State and local planning strategies, the date of submission of a planning proposal is not relevant to the date of adoption of the Woollahra LEP.
- The planning proposal was prepared and exhibited in the manner required by the Act, the Regulation and conditions set out in the gateway determination. The public exhibition of the planning proposal is the mechanism which facilitates the consideration of the opinions of the public and authorities, prior to Council deciding whether or not to make the amendments to the Woollahra LEP. The decision of Council and the State government to support the exhibition of a planning proposal does not ensure that the matter will proceed to the draft LEP stage and then to the Woollahra LEP being amended.

Recent DAs

Details of the recent DAs cited are listed below. Neither of the DAs were refused following a merit assessment by Council. In both cases, the applicant appealed to the Land and Environment Court (the court) against a failure of Council to make a decision within the timeframes specified in the Regulation (known as “deemed refusal”).

- DA 589/2016
Site: 52-56 Old South Head Road
Date lodged: 23/12/2016

Type of work: Demolition of all existing structures on 52-56 Old South Head Road and the construction of a two-storey attached dual occupancy on each of the 3 sites. The balance of the works include new swimming pools, fences, driveways, landscaping, site works and strata subdivision.

Land and Environment Court reference:

Parker Logan Property Pty Ltd v Woollahra Municipal Council [2017] NSWLEC 1563

Date determined: 06/10/2017

Determination summary:

- Agreement by way of a conciliation conference, in which an agreement under section 34(3) of the *Land and Environment Court Act 1979* was reached between the parties as to the terms of a decision.

- The appeal was upheld.
- The DA was approved by the court subject to agreed amended plans and conditions.

- DA 591/2016

Site: 42 Old South Head Road

Date lodged: 23/12/2016

Type of Work: Demolition of all structures on 42-44 Old South Head Road and the construction of a new three storey boarding house on each site with shared basement car parking. The balance of the works involve new fences, landscaping and site works.

Land and Environment Court reference:

Parker Logan Property Pty Ltd v Woollahra Council [2017] NSWLEC 1409

Date determined: 04/08/2017

Determination summary:

- Agreement by way of a conciliation conference, in which an agreement under section 34(3) of the *Land and Environment Court Act 1979* was reached between the parties as to the terms of a decision.
- The appeal was upheld.
- The DA was approved by the court subject to agreed amended plans and conditions.

Despite the DA history of the site, the assessment of the merits of this planning proposal must remain independent of the assessment of previous DAs.

Inadequate information

The planning proposal contains adequate information and supporting documentation to assess its strategic and site specific merits, in that:

- The information provided is consistent with that required for a planning proposal in the Act and the Regulation and the Department's "*A guide to preparing planning proposals*" (August 2016) and "*A guide to preparing local environmental plans*" (August 2016).
- The information provided is sufficient to assess the environmental, social and economic impact of the proposed amendments to the planning controls for the site.
- The information provided was sufficient for the Department of Planning Environment to issue a gateway determination for the planning proposal to be exhibited. No additional studies or information were required by the gateway determination.

Notwithstanding, the public exhibition process provides the opportunity for staff to investigate specific issues raised in these submissions, such as potential view impacts from adjoining properties.

11. Views

Issues raised in submissions

Two submissions raised the issue that their view may be adversely effected by development permitted by the proposed planning controls changes, particularly the amended height and FSR controls. These submission were made by, or on behalf of, the owners of properties at 29B Captain Pipers Road and 35 Captain Pipers Road. Both of these properties are located to the west of the site (refer to Figure 4 for their location).

Staff response

The Woollahra DCP (Chapter B3.5.3 Public and private view) outlines Council's controls for view sharing. The controls aim to achieve equitable distribution of views between properties, and to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Chapter B1.11 Vaucluse East Precinct also identifies view sharing as a desired future character objective for the precinct. A specific DA will be assessed against these planning controls, and in accordance with the planning principles established in the Land and Environment Court case, *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140. Where a specific DA is inconsistent with these character controls, the applicant must address and justify those inconsistencies.

Notwithstanding, staff visited both properties and took photographs of the views over the site. The figures below show the view from the different parts of the properties east to the water horizon. Overlaid on these photos is an approximate representation of the existing 9.5m and proposed 10.5m height limit planes for the site, based on the measurements sourced from the exhibited survey plan (**Annexure 1**).

29B Captain Pipers Road

Staff visited 29B Captain Pipers Road on 8 January 2017. The following observations were made:

- 29A and 29B Captain Pipers Road comprise an attached dual occupancy development on a battle-axe lot. The lot and both dwellings in the dual occupancy are under a single ownership.
- The dwellings are configured so that 29A is located to the west (Captain Pipers Road) side of the lot and 29B is located to the east (water) side. The backyard of 29B adjoins the site.
- 29B has views east to the water, however, its location restricts views to the water from 29A.
- 29B Captain Pipers Road is a two storey dwelling. The living areas, including the open plan living / dining room and kitchen, are located on the ground floor. The bedrooms and a children's play room are located on first floor.
- The main view from the living areas is a water view from the kitchen in a standing position. The view is a water glimpse between buildings. Refer to Figure 5.
- This same view is available from the backyard which adjoins the kitchen. Refer to Figure 6.
- No sitting views of the water or land / water interface are available.
- The existing 9.5m height limit on the site permits development that would completely obscure the existing water view from the living areas and backyard. Refer to Figures 5 and 6. Consequently, the 1m increase to the height limit will have little effect on the potential for view sharing. However, a skilful design of a future development proposal on the site might permit the retention of the existing view. This is a matter than can be explored in the future.
- Standing views are available from the master bedroom, second bedroom and children's playroom on the first floor. Refer to Figures 7 and 8. The view is a partial water view between buildings and vegetation. The view from the second bedroom and the play room is almost identical.
- Sitting views are available from the beds in the bedrooms. These views are less extensive than the standing views. No formal seats were evident in the playroom during the staff visit.
- From the rooms on the first floor, the existing 9.5m height limit on the site permits development that would almost completely obscure the existing water view. The 1m increase to the height limit will have little effect on the potential for view sharing. Refer to Figures 7 and 8. A skilful design of a future development proposal might maximise the amount of existing view retained. This is a matter than can be explored in the future.

- Staff will assess a specific DA for the site against the view sharing planning controls in the Woollahra DCP, and in accordance with the planning principles established in *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140. It should be noted that that these planning principles establish that:
 - Whole views are valued more highly than partial views. For example, a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.
 - The impact on views from living areas is more significant than from bedrooms or service areas, although views from kitchens are highly valued because people spend so much time in them.



Figure 5: 29B Captain Pipers Road – standing view from kitchen



Figure 6: 29B Captain Pipers Road – standing view backyard



Figure 7: 29B Captain Pipers Road – standing view from master bedroom



Figure 8: 29B Captain Pipers Road – standing view from second bedroom

35 Captain Pipers Road

Staff visited 35 Captain Pipers Road on 24 January 2017. The following observations were made:

- 35 Captain Pipers Road is a detached two storey dwelling, consisting of a ground floor and lower ground floor.
- The living areas, such as a living / dining room and kitchen, are located on the eastern (view) side of the ground floor. Bedrooms and service areas are located on western (Captain Pipers Road) side of the ground floor and in the lower ground floor.
- The main view available from the property is a water glimpse between buildings and vegetation from the dining alcove connected to the living room, and the terrace directly outside the dining alcove. The view from both of these locations is the almost identical.
- The ground floor of 35 Captain Pipers Road is considerably elevated above the site, and the terrace is located approximately 70m from the nearest point of the site.
- Due to the elevation and distance of 35 Captain Pipers Road in comparison to the site, development on the site built to the height of either 9.5m or 10.5m would have no impact on the view from the property. Refer to Figure 9 below.

The issues raised in the submissions have been considered by staff, but do not warrant a change to the planning proposal.



Figure 9: 35 Captain Pipers Road – standing view from dining alcove

12. Privacy

Issues raised in submissions

Four submissions raised the issue that the planning proposal would permit development that would adversely impact the privacy of the adjoining properties.

Staff response

Privacy is a matter that would be assessed as part of a specific DA. The Woollahra DCP (Chapters B3.2 Building envelopes, B3.3 Floorplate, B3.5.4 Acoustic and visual privacy, B3.7 External areas, and B3.8 and 3.9 Additional controls for development) sets out the requirements for privacy. A specific DA will be assessed against these planning controls. Where a specific DA is inconsistent with these controls, the applicant must address and justify those inconsistencies. The issues raised in the submissions do not warrant a change to the planning proposal.

13. Precedent

Issues raised in submissions

Three submissions raised the issue that the planning proposal would set a precedent for future planning proposals in the area and along Old South Head Road.

Staff response

This issue is not relevant to the assessment of the planning proposal. Precedent does not apply to this site specific proposal which has been assessed on its merits based on the particular features and qualities of this site. Should Council receive similar requests for planning proposals along

Old South Head Road, each request will be considered on its merits. The issues raised in the submissions do not warrant a change to the planning proposal.

14. Overshadowing

Issues raised in submissions

Three submissions raised the issue that the planning proposal would permit development that would adversely impact the solar access / overshadowing between the site and adjoining properties.

One of these submissions was from the owners of the property at 40 Old South Head Road, located immediately to the south of the site. They raised the concern that their house and rear yard would potentially be overshadowed by new development on the site to a height of 10.5m.

Staff response

Overshadowing is a matter that would be assessed as part of a specific DA. The Woollahra DCP (Chapter B3.5.2 Overshadowing) sets out the requirements for building design to minimise overshadowing to neighbouring properties. A specific DA will be assessed against these planning controls. Where a specific DA is inconsistent with these character controls, the applicant must address and justify those inconsistencies. Development complying with the proposed height and FSR may overshadow the property at 40 Old South Head. However, a skilful design of a future development proposal on the site can minimise the impacts of overshadowing. This is a matter that can be explored during the DA process. The issues raised in the submissions do not warrant a change to the planning proposal.

15. Environment

Issues raised in submissions

One submission raised the issue that the removal of trees as part of a future development will result in an adverse effects to wildlife in the area such as possums and birds.

Staff response

The planning proposal is generally consistent with the tree management controls of the Woollahra DCP. The applicant provided a Tree Management Plan which states that there are no naturally occurring trees on the site and the limited existing tree canopy tends to be located at the rear of the site. The planning proposal provides the opportunity to improve the landscaping and tree management on the site by consolidating landscaped areas and implementing a co-ordinated landscape plan or plans.

Tree management is a matter that would be further assessed as part of a specific DA. *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* and the Woollahra DCP (Chapter E3 Tree management) set out the requirements for the management of trees. A specific DA will be assessed against these planning controls. Where a specific DA is inconsistent with these character controls, the applicant must address and justify those inconsistencies. If development consent is granted, the DA will be subject to Council's standards conditions for tree management. The issues raised in the submissions do not warrant a change to the planning proposal.

6. City Plan Services and Hemanote Consultants responses to submissions

The applicant's planning consultant, City Plan Services, and traffic consultant, Hemanote Consultants have reviewed the submissions to the planning proposal and provided a response to the issues raised (**Annexure 5**). Staff have noted the comments provided, however, these comments have already been addressed in the staff responses above.

7. Making the draft LEP under delegated authority

To streamline the plan making process, the Minister can delegate some plan making powers to Council for routine matters. In this case, Council has been provided with written authorisation to exercise the functions of the Greater Sydney Commission to make an LEP under section 59 of the Act.

Should Council resolve to proceed and finalise the planning proposal, which is our recommended approach, staff will request that the Parliamentary Counsel (PC) prepare a draft LEP. Once the draft LEP has been prepared, PC will issue an opinion that it can be made.

Alternatively, if Council decides not to finalise the planning proposal, it should resolve to write to the Minister requesting him or his delegate not to proceed with it under section 58(4) of the Act.

8. Conclusion

The planning proposal was prepared and exhibited in the manner required by the Act, the Regulation and conditions set out in the gateway determination.

Twenty-three submissions were received in response to the exhibition period. We have considered the issues raised in the submissions and find that none of these issues justify amendment to the exhibited planning proposal or its discontinuation. Issues related to detailed development plans for the site are more appropriately addressed through the DA process.

We conclude that the proposed amendments to the Woollahra LEP are appropriate for the site. We therefore recommend that Council resolves to finalise the planning proposal and prepare a draft LEP to amend the Woollahra LEP for the site in the following manner:

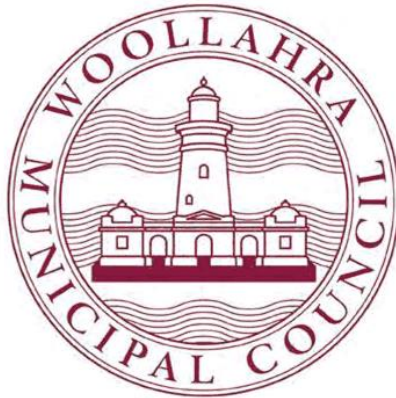
- amend the zoning from Zone R2 Low Density Residential to Zone R3 Medium Density Residential;
- increase the maximum building height control from 9.5m to 10.5m; and
- apply a (FSR) control of 1:1 (no FSR control currently applies).

We also recommend that Council exercise its delegated authority to make the LEP.

Annexures

1. Urban Planning Committee Report dated 10 July 2017 (including attachments) (*circulated under separate cover*)
2. Planning proposal for 42-58 Old South Head Road, Vaucluse as exhibited (excluding attachments) [↓](#)
3. Gateway determination and written authorisation to exercise delegation dated 21 September 2017 [↓](#)
4. Submissions (redacted) [↓](#)
5. City Plan Services and Hemanote Consultants responses to submissions [↓](#)

Annexure 2



PLANNING PROPOSAL

42-58 Old South Head Road Vaucluse



August 2017

TRIM: 17/139858

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1 Introduction

1.1 Summary

This planning proposal applies to land at 42-58 Old South Head Road Vaucluse (the site).

The objective of this planning proposal is to enable redevelopment of the site with residential flat buildings to a maximum height of 10.5 metres (3 storeys) and a maximum floor space ratio (FSR) of 1:1.

To enable this objective the planning proposal seeks to amend *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014), in the following manner:

- amend the zoning of the site from Zone R2 Low Density Residential to Zone R3 Medium Density Residential;
- increase the maximum building height control of the site from 9.5m to 10.5m; and
- apply a floor space ratio (FSR) control of 1:1 to the site (no FSR control currently applies).

The planning proposal is consistent with State planning strategies and the majority of Council's local planning strategies. It provides the opportunity to develop the site with additional housing supply and choice, in a location which is highly accessible to a mixed use centre with various shopping options and services, public transport and open space facilities.

1.2 Background

1.2.1 Opportunity sites

In the course of preparing a new principal local environmental plan, the Council resolved on 14 December 2009, to identify 22 sites, referred to as opportunity sites, as part of investigations aimed at meeting the housing targets set out by the NSW Government in the Draft East Subregional Strategy. The site forms part of a larger site, 30-58 Old South Head Road, which was one of those opportunity sites.

For 30-58 Old South Head Road, Council staff identified that increased development potential would be achieved by amending the *Woollahra Local Environmental Plan 1995* controls in the following ways:

- amending the zoning from 2(a) Residential to Zone R3 Medium Density Residential;
- increasing the maximum permissible building height control from 9.5m to 10.5m; and
- increasing the maximum permissible FSR control from 0.55:1 to 1:1.

The proposed planning control changes for each opportunity site were publically exhibited in 2010. Council received 14 submissions (12 objections and 2 submissions of support) relating to 30-58 Old South Head Road. The main issues raised in the submissions related to potential impact of additional development on traffic generation, view loss, privacy and property values.

On 25 July 2011 Council resolved to defer further consideration of the majority of the opportunity sites in order to focus its resources on the preparation of the Draft Woollahra Local Environmental Plan 2013, which is now Woollahra LEP 2014. As a result of the deferred consideration of the opportunity sites, a response to the issues raised in the

submissions was not reported to a committee of Council. However, a copy of the submissions relating to 30-58 Old South Head Road was provided to the applicant of this planning proposal for consideration in formulating their request for a planning proposal.

1.2.2 Baseline maximum building heights and FSRs

During the preparation of Woollahra LEP 2014 Council staff reviewed maximum building heights and FSR controls which apply to residential and business zones. For the R3 Medium Density Residential Zone, height controls and FSR were reviewed to account for:

- current building practices regarding floor to ceiling heights;
- state regulations;
- Building Code of Australia standards; and
- urban design modelling based on the Council's setback controls.

The outcome of this work created a suite of 'baseline' heights and FSRs, as shown in the table below.

Table 1: 'Baseline' heights and FSRs

Storeys	Height (m)	Baseline FSR
2	7	0.65:1
3	10.5	1:1
4	13.5	1.3:1
5	16.5	1.55:1

Council considers these baseline controls should form the basis for all requests seeking amendments to height and FSR planning controls. Where a request is not consistent with the baseline controls, a strategic justification must be demonstrated.

1.2.3 Pre-application planning proposal meeting

On 4 July 2016, a pre-application planning proposal meeting was held between Council staff and representatives for Parker Logan Property Pty Ltd (the applicant) to discuss the proposed planning changes for the site. After the meeting the applicant was advised to amend their request to prepare a planning proposal to address a number of issues. Key issues identified included the following:

- Obtaining written consent from the owners of the properties which are the subject of the request.
- Justification of the suitability of rezoning the site from the R2 Low Density Residential Zone to R3 Medium Density Residential Zone.
- Justification of why changes to height and FSR controls result in a suitable planning outcome for the site and its context. The justification was to include identification and analysis of the existing context, the desired future character of the Vaucluse East Precinct and impacts of proposed changes.
- If a request was made for height and FSR controls that are inconsistent with Council's baseline controls, justification of how these will result in a better planning outcome for the site.

Apart from providing sufficient strategic justification of the variation from the baseline FSR, these issues were generally addressed by the applicant in the subsequent request for a planning proposal.

1.2.4 Request for a planning proposal

In June 2017, a request for a planning proposal (included in Appendix 3) was submitted to Council by the applicant for the site.

The request sought to amend Woollahra LEP 2014, in the following manner:

- amend the zoning of the site from Zone R2 Low Density Residential to Zone R3 Medium Density Residential;
- increase the maximum building height control of the site from 9.5m to 10.5m; and
- apply a floor space ratio (FSR) control of 1.1:1 to the site (no FSR control currently applies).

The request was considered to be consistent with State planning strategies and the majority of Council's local planning strategies. It was seen to provide an opportunity to develop the site with additional housing supply and choice, in a location which is highly accessible to a mixed use centre with various shopping options and services, public transport and open space facilities.

Overall, Council supported the request because it has strategic merit. However, the requested FSR of 1.1:1 is inconsistent with Council's baseline FSR of 1:1, which was developed by Council staff during the preparation of Woollahra LEP 2014. In the absence of a strategic merit justification of an FSR of 1.1:1, Council resolved that the baseline FSR of 1:1 be applied to the planning proposal.

1.3 Description of this planning proposal

This planning proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the two documents prepared by the NSW Department of Planning and Environment titled *A Guide to Preparing Planning Proposals* (August 2016) and *A Guide to Preparing Local Environmental Plans* (August 2016).

The essential elements required for a planning proposal are provided in sections 2 to 9 as follows:

- 2 Existing site and surrounding context
- 3 Existing planning control
- 4 Objective of planning proposal
- 5 Explanation of provisions
- 6 Justification
- 7 Mapping
- 8 Community consultation
- 9 Project timeline

Additional information to support the application is provided in the appendices.

- Appendix 1 and 2 include Council's consideration of, and resolution to support, the planning proposal.
- Appendix 3 includes the supporting documents listed in the table below, submitted by the applicant with their request for a planning proposal:

Table 2: Supporting documents in Appendix 3

Annexure	Document	Prepared by
1	Planning Proposal report	City Plan Services
2	Survey Plan	John R. Holt Surveyors Pty Ltd
3	Urban Design Analysis: <ul style="list-style-type: none">• SEPP 65 Design Statement• Massing Study• View Impact Analysis• Shadow Analysis	Nicholas Tang Architects
4	Heritage Impact Assessment	Zoltan Kovacs Architect
5	Traffic Impact Assessment	Hemanote Consultants
6	Tree Management Plan	Talc Tree and Landscape Consultants

1.4 Conceptual building massing

The urban design analysis submitted by the applicant with their request for a planning proposal (included in Appendix 3), provides three conceptual illustrations of the potential lot amalgamation and building massing of development which could be used in a future development application for the site if the planning proposal is approved. These illustrations are included in Figure 1 to Figure 4.

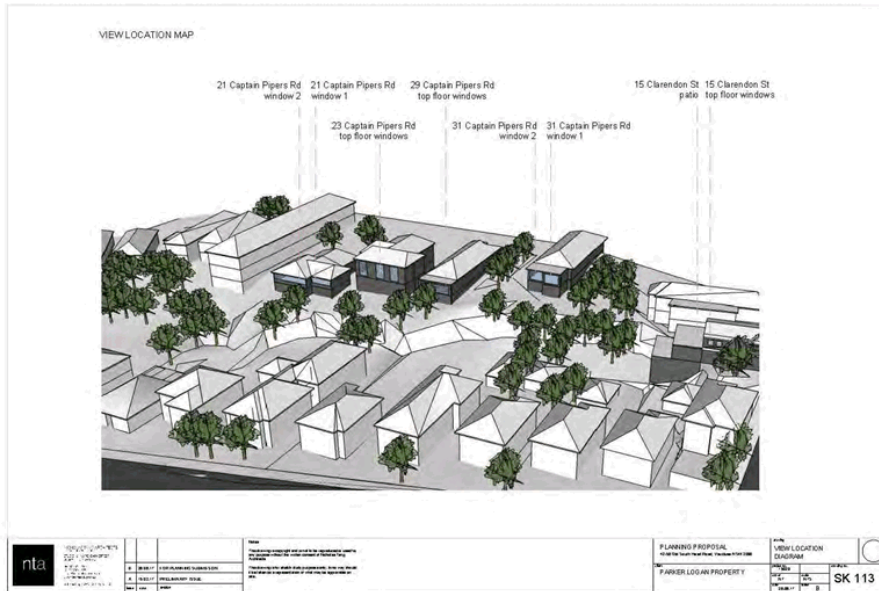


Figure 1: Existing built form (source: Nicholas Tang Architects)

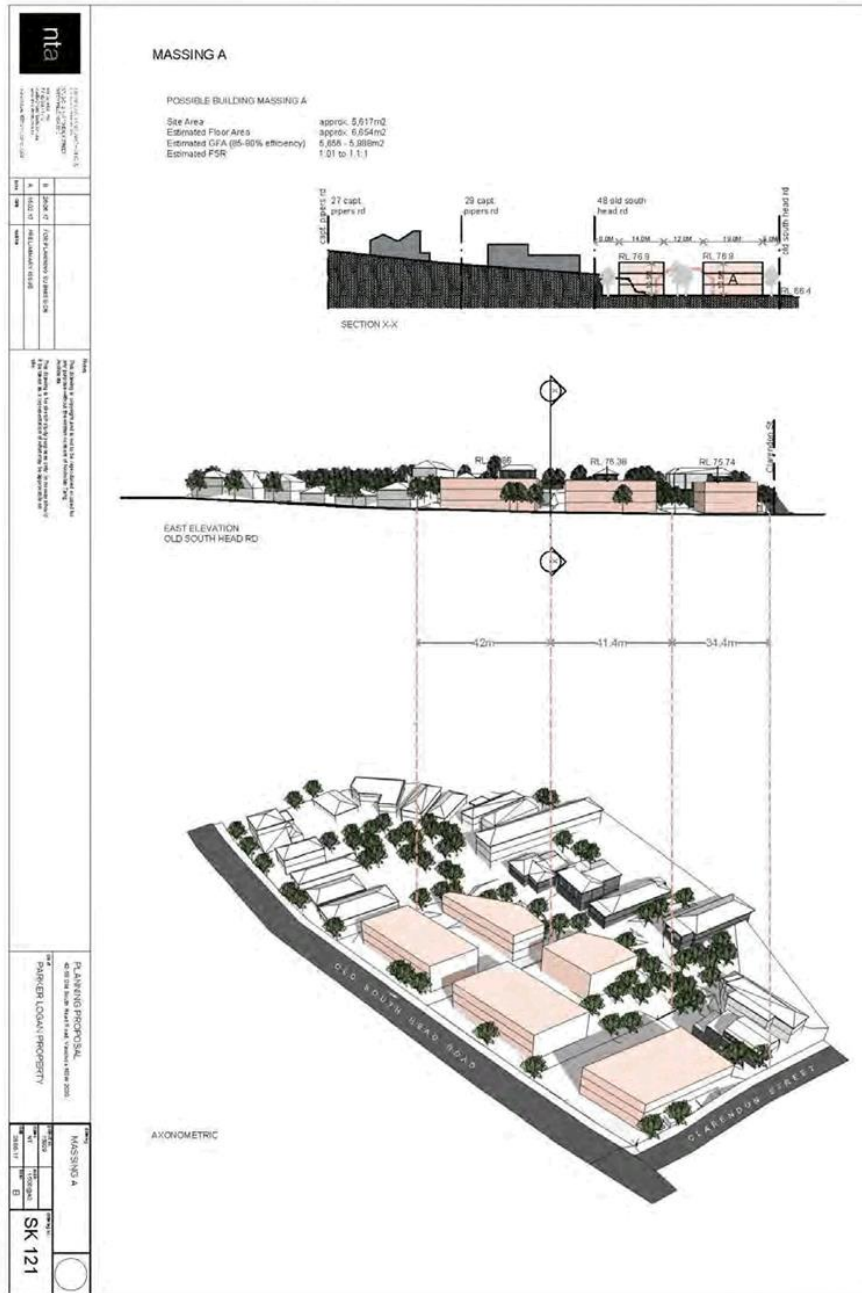


Figure 2: Building massing concept A (source: Nicholas Tang Architects)

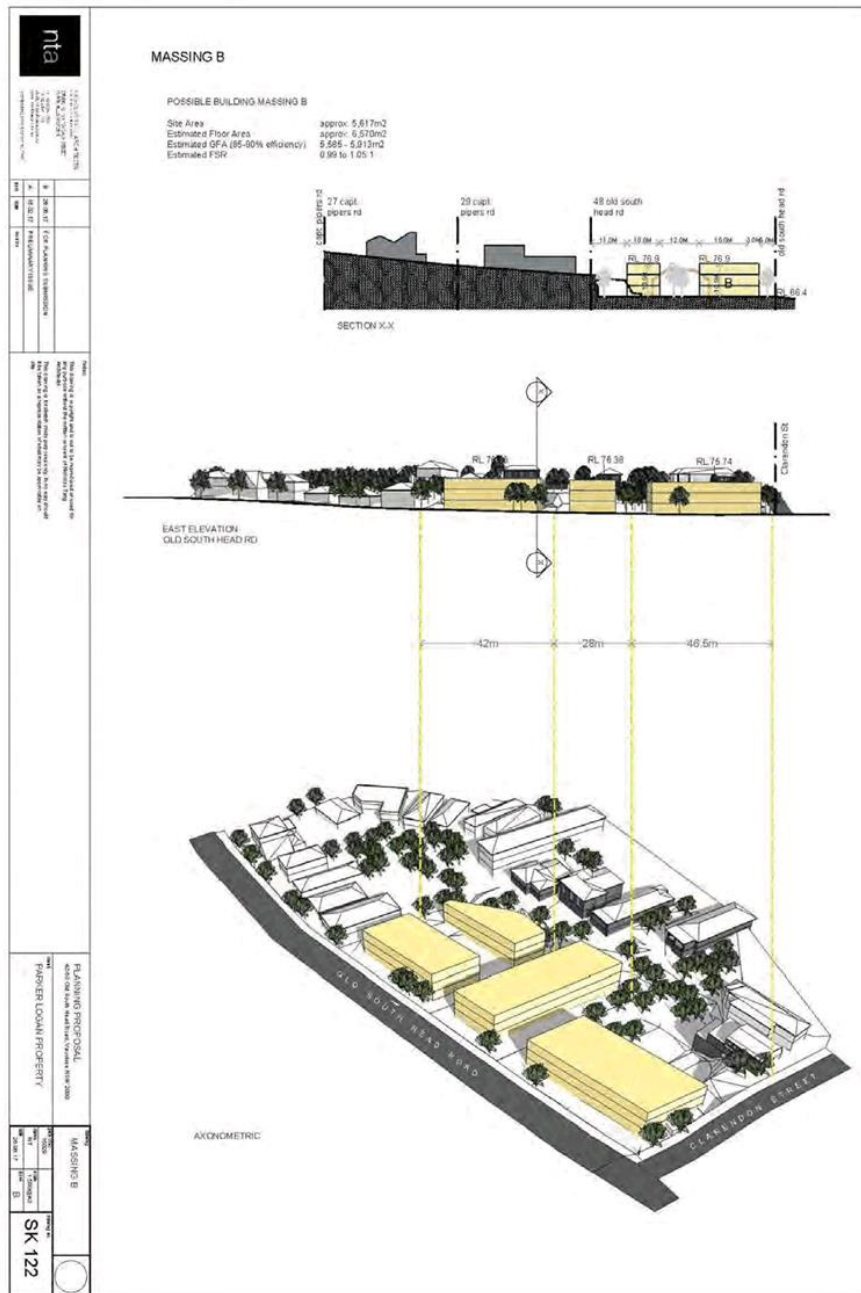


Figure 3: Building massing concept B (source: Nicholas Tang Architects)

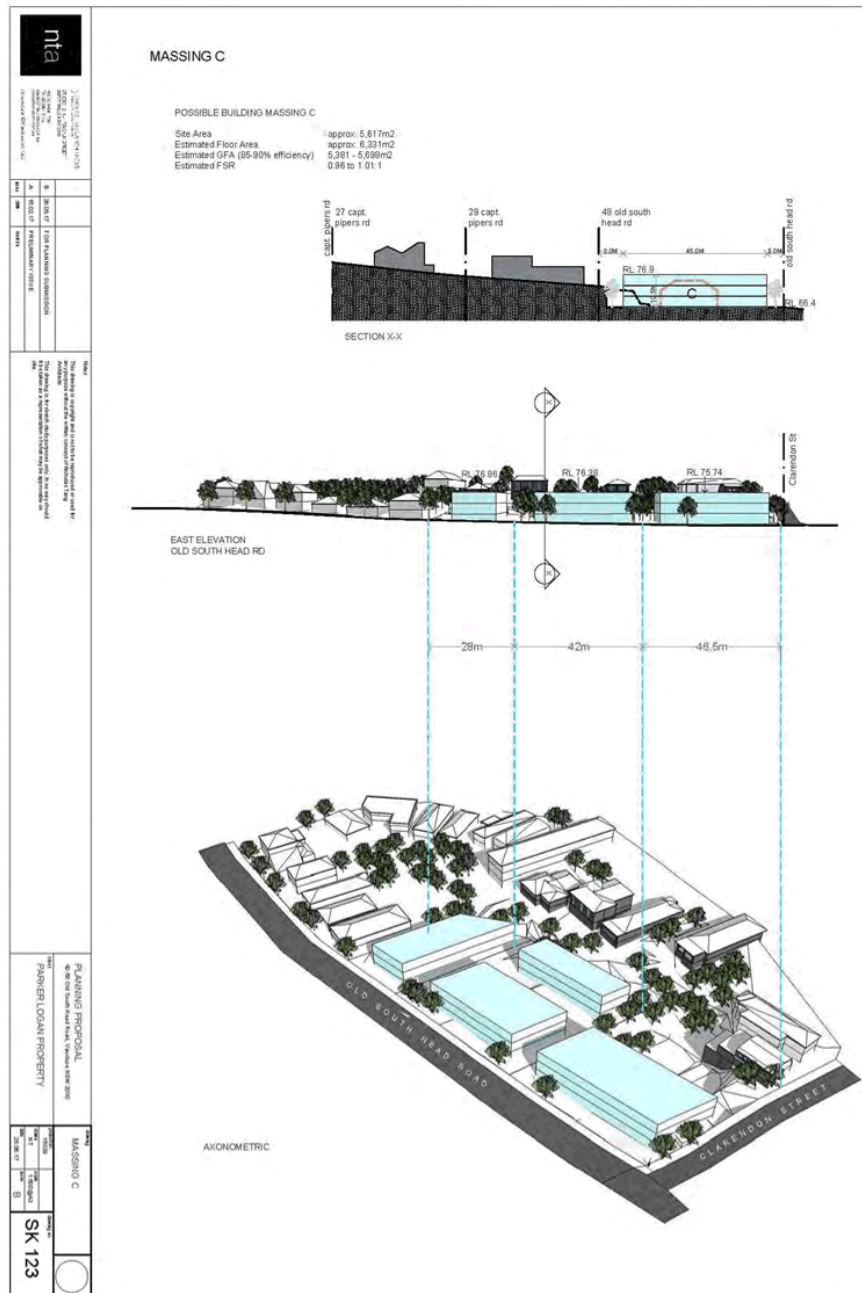


Figure 4: Building massing concept C (source: Nicholas Tang Architects)

2 Existing site and surrounding context

2.1 The site

The site consists of nine adjoining lots as described in the table below.

Table 3: Lots description

Street address	Legal description	Dwellings	Building type	Storey height
42 Old South Head Road	Lot 13 DP 13528	1	Detached	1
44 Old South Head Road	SP 16395	2	Duplex	2
46 Old South Head Road	Lot 11 DP 13528	1	Detached	2
48 Old South Head Road	SP 50433	2	Duplex	2
50 Old South Head Road	SP 13423	4	Residential flat building	2
52 Old South Head Road	Lot 4 DP 109409	1	Detached	2
54 Old South Head Road	Lot 3 DP 109409	1	Detached	2
56 Old South Head Road	Lot 2 DP 109409	1	Detached	2
58 Old South Head Road	Lot 1 DP 109409	1	Detached	2-3
Total		14		

A cadastral map showing property information is included below as Figure 5. The site is highlighted in red.

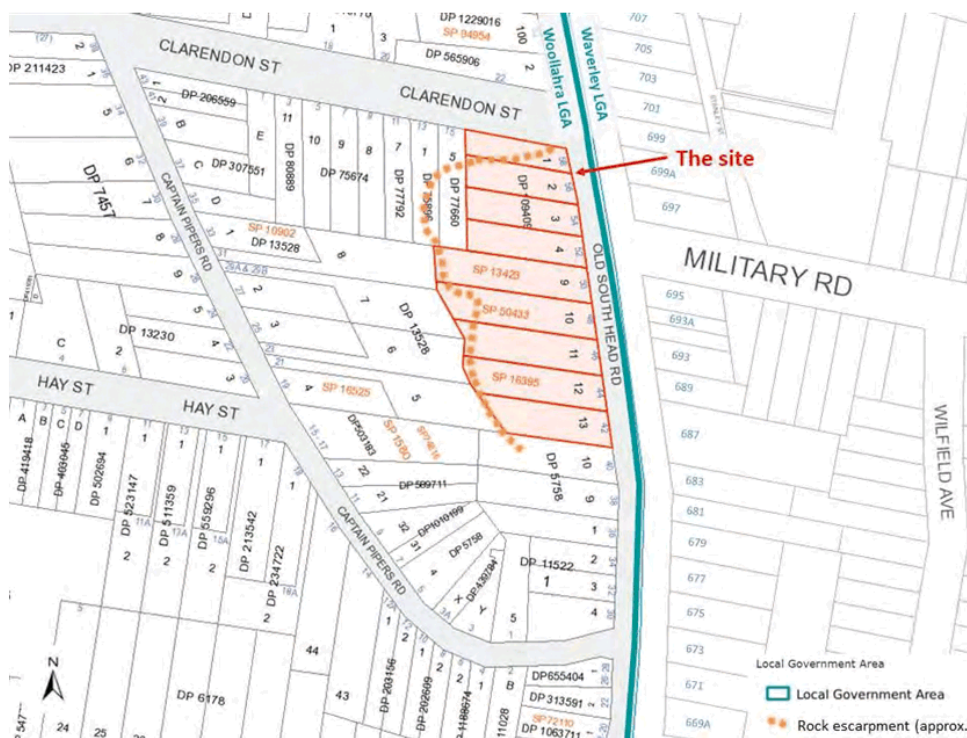


Figure 5: Cadastral map and approximate location of rock escarpment

The site has a total area of approximately 5,617 sqm. The site has a total frontage of approximately 116m to Old South Head Road and approximately 40m to Clarendon Street, and a maximum depth of approximately 60m (at No.50).

The bulk of the site, from No.42 to No.56, gently slopes downwards from south to north and from east to west. A rock escarpment, rising to a height of approximately 5 metres, is located to the west and north of this relatively flat area, as shown in Figure 5. The rear boundaries of the properties at Nos. 42 to 50 generally follow the escarpment. The escarpment then traverses the neighbouring properties to the west at 13 and 15 Clarendon Street before returning to the land at No.58, where it occupies more than 50% of that property.

The site is currently developed with 14 dwellings contained in six detached dwellings, two duplexes and one residential flat building with four units. The buildings range from 1 to 3 storeys in height. The buildings date from the Inter-War period. None of the buildings are heritage listed, nor are they located in a heritage conservation area or in the vicinity of a heritage item.

Photos of the existing development on the site are included below.



Figure 6: Existing development at 40 and 42 Old South Head Road



Figure 7: Existing development at 44 and 46 Old South Head Road



Figure 8: Existing development at 48 and 50 Old South Head Road



Figure 9: Existing development at 50 and 52 Old South Head Road



Figure 10: Existing development at 54 and 56 Old South Head Road



Figure 11: Existing development at 58 Old South Head Road (source: Google Maps)



Figure 12: Existing development at 58 Old South Head Road showing Clarendon Street, public stairs and steep topography of site and surrounds



Figure 13: Existing development at 58 Old South Head Road seen from the rear yard of 56 Old South Head Road, showing rock escarpment to the left



Figure 14: Existing development at 687 Old South Head Road, opposite the site in Waverley LGA, showing a 3 storey residential flat building



Figure 15: Existing development at 693-693A and 695 Old South Head Road, opposite the site in Waverley LGA, showing a 2 storey mixed use (retail and residential) buildings



Figure 16: Existing development at 697 Old South Head Road and the Military Road intersection, opposite the site in Waverley LGA, showing a 3-4 storey residential flat building and ocean views

2.2 Location, context and services

The site is located on the western side of Old South Head Road, Vaucluse, between Clarendon Street and Captain Pipers Road, as shown in Figure 17. Old South Head Road is an arterial road connecting Bondi Junction to Watsons Bay. At this location, Old South Head Road forms the boundary between the Woollahra and Waverley Local Government Areas (LGAs).



Figure 17: Local area map

Surrounding development consists of the following:

- Generally, the local area accommodates a mix of detached dwelling houses, semi-detached dwellings, duplexes and residential flat buildings which are predominantly 2 to 3 storeys in height.
- The Rose Bay North mixed use centre is located approximately 80m to the south. The centre accommodates a supermarket and various other shops and services.
- Diamond Head Bowling Club is located approximately 60m to the north.
- Kimberley Reserve is located approximately 75m to the east, and the ocean coastline is located approximately 250m to the east.

2.3 Transport accessibility

The site is highly accessible by public transport. Five bus stops are located within 100 metres of the site on Old South Head Road and Military Road, as shown in Figure 18. The bus stops service bus routes 323, 380, and 387 to Rose Bay, Edgecliff, Bondi Junction, Bondi Beach, Watsons Bay and the Sydney CBD, as shown in Figure 18. These services run at various times, but are generally every 15 minutes, 7 days per week.



Figure 18: Bus and ferry map for the area (source: Sydney Buses)

3 Existing planning controls

The planning controls that apply to the site and land in its vicinity are described below.

3.1 Zoning

The site is zoned R2 Low Density Residential under the Woollahra LEP 2014. The zone generally permits development of low density residential uses, such as dwelling houses, dual occupancies and boarding houses.

To the south of the site, the Rose Bay North mixed use centre is zoned B4 Mixed Use under the Woollahra LEP 2014. The zone generally permits development of a mixture of compatible uses such as commercial premises, entertainment facilities, medical centres and shop top housing.

Old South Head Road is an arterial road zoned SP2 Classified Road under the Woollahra LEP 2014. The permissible uses are limited to development of roads.

Land on the eastern side of Old South Head Road, opposite the site, is zoned R3 Medium Density Residential under the *Waverley Local Environmental Plan 2012* (Waverley LEP 2012). The zone generally permits development of:

- low to medium density residential uses, such as dwellings houses, attached dwellings, multi dwelling housing, seniors housing and residential flat buildings, and
- land uses that provide facilities or services to meet the day to day needs of residents, such as neighbourhood shops, child care centres and community facilities.

Zoning for the site and surrounding land is shown below in Figure 19.



Figure 19: Existing land use zoning (source: Department of Planning & Environment - Planning Viewer)

3.2 Building height

The site is subject to a maximum building height limit of 9.5 metres under the Woollahra LEP 2014. The height limit supports 2 to 3 storey development. The desired future character of the Vaucluse East residential precinct of the *Woollahra Development Control Plan 2015* (Woollahra DCP 2015) identifies that development may be 3 storeys, but should establish a 2 storey presentation to the street.

Land on the eastern side of Old South Head Road, opposite the site, which is zoned R3 Medium Density Residential, is subject to a maximum building height limit of 12.5 metres under the Waverley LEP 2012. Building height controls for the site and surrounding land are shown below in Figure 20.

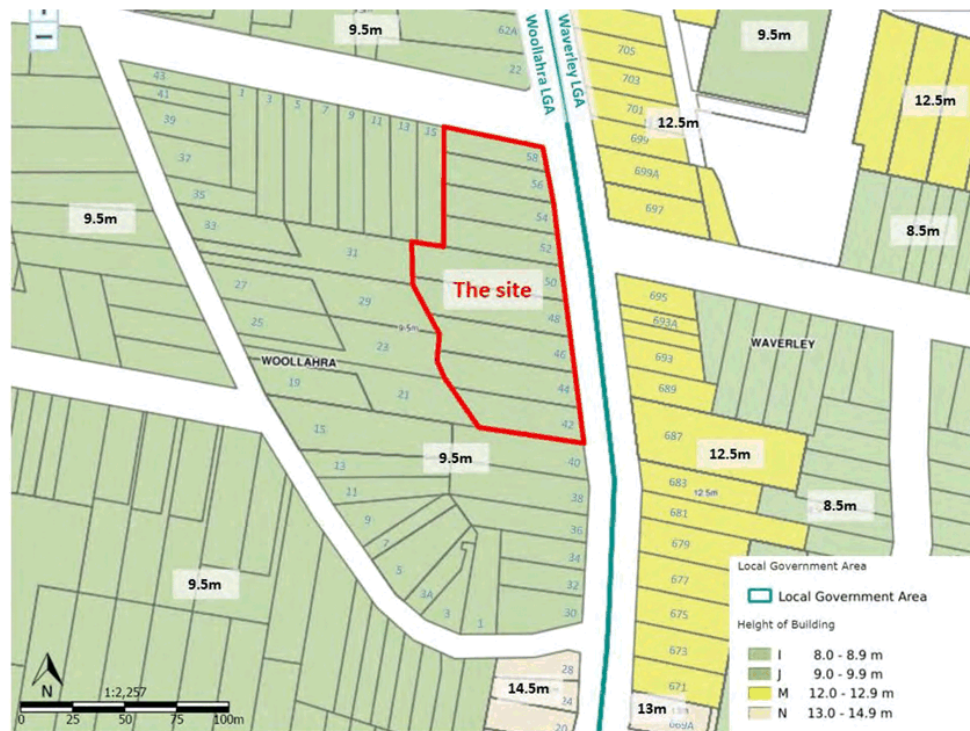


Figure 20: Existing maximum building height controls (source: Department of Planning & Environment - Planning Viewer)

3.3 Floor space ratio

The site is not subject to a maximum FSR control under the Woollahra LEP 2014. As the site is zoned R2 Low Density Residential, the bulk and scale of development is determined by controls in the Woollahra DCP 2015.

Land on the eastern side of Old South Head Road, opposite the site, which is zoned R3 Medium Density Residential, is subject to a maximum FSR control of 0.9:1 under the Waverley LEP 2012. FSR controls for the site and surrounding land are shown below in Figure 21.

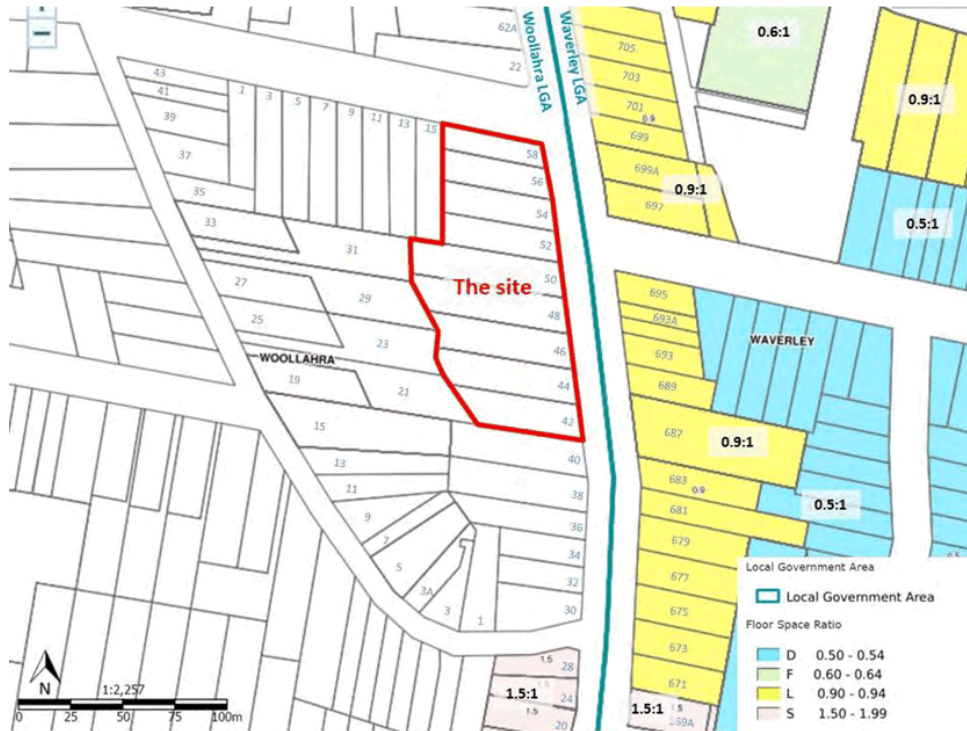


Figure 21: Existing maximum FSR controls (source: Department of Planning & Environment - Planning Viewer)

4 Objective of planning proposal

The objective of the planning proposal is to enable redevelopment of the site with residential flat buildings to a maximum height of 10.5 metres (3 storeys) and a maximum FSR of 1:1.

Meeting this objective will provide the opportunity to develop the site with additional housing supply and choice, in a location which is highly accessible to the Rose Bay North mixed use centre with various shopping options and services, public transport and open space facilities.

5 Explanation of provisions

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

- Amend the Land Zoning Map (Sheet LZN_005) to apply Zone R3 Medium Density Residential to the site;
- Amend the Height of Buildings Map (Sheet HOB_005) to apply a maximum building height limit of 10.5m to the site; and
- Amend the Floor Space Ratio Map (Sheet FSR_005) to apply a maximum floor space ratio of 1:1 to the site.

6 Justification

The planning proposal has strategic and site specific merit and the key reasons to amend Woollahra LEP 2014 are that:

- The planning proposal is consistent with the objectives of *A Plan for Growing Sydney* (2014) and the initiatives of the *Draft Central District Plan* (2016).
- The planning proposal is consistent with Woollahra DCP 2015 and the Council's *Community Strategic Plan, Woollahra 2025*.
- The planning proposal is consistent with the *Standard Instrument – Principal Local Environmental Plan* and all other applicable *State Environmental Planning Policies*.
- The planning proposal is consistent with applicable section 117 directions.
- The planning proposal does not apply to land identified with critical habitat areas, threatened species, populations or ecological communities or their habitats.
- The planning proposal will not create any environmental impact that cannot be identified and managed through the gateway public exhibition and development application process.
- The planning proposal will provide the opportunity to enable a social and economic benefit of additional housing and housing mix in a location accessible to public transport options, and improve the local economy by increasing the local population.

These matters are further discussed below in part 6.1 to 6.3.

6.1 Need for planning proposal

6.1.1 Q1. Is the planning proposal a result of any strategic study or report?

No. The planning proposal does not directly result from any strategic study or report. However, the proposal relates to the opportunity site process described in the background section of this report. On 14 December 2009, Council identified 22 sites as part of investigations aimed at meeting the housing targets set out by the NSW Government in the Draft East Subregional Strategy. The site forms part of a larger site, 30-58 Old South Head Road, which was one of those opportunity sites.

6.1.2 Q2. Is the planning proposal the best means of achieving the objectives, or is there a better way?

Yes. This planning proposal is the best means of achieving the objective outlined in Section 4 of this report. The best method of providing the opportunity to redevelop the site with additional housing is to amend the planning controls to allow residential flat buildings and corresponding maximum building height and FSR development standards. A planning proposal is required to amend the zoning, building height and FSR controls for site.

Other options for achieving the objective and outcomes include:

- Option 1: Allowing additional development based on a development application applying clause 4.6 exceptions to the existing height and FSR development standards. With Council development consent, this option would allow additional residential development on the site than would be available by strictly applying the existing development standards. However, the additional development opportunity of this option would not match that of the proposed controls because denser forms of residential accommodation, such as a residential flat building and multi dwelling housing would continue to be prohibited.
- Option 2: Rezone the site to B4 Mixed Use Centre, with appropriate height and FSR controls, to permit shop top housing. This option would permit the development of additional housing on the site. However, the rezoning of the site to allow a new centre, or an extensive of the Rose Bay North mixed use centre is not consistent with the desired future character for the precinct.

6.2 Relationship to strategic planning framework

6.2.1 Q3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional, subregional strategy or district plan or strategy (including exhibited draft plans or strategies)?

Yes. The planning proposal is consistent with the objectives of *A Plan for Growing Sydney* (2014) and the initiatives of the *Draft Central District Plan* (2016). These plans are discussed in detail in Schedule 1.

6.2.2 Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Yes. The planning proposal is consistent with Woollahra DCP 2015 and the Council's *Community Strategic Plan, Woollahra 2025*.

Woollahra DCP 2015

The planning proposal will permit development which is consistent with the objectives and desired future character of the local area described in the following chapters of Woollahra DCP 2015.

Chapter B1: 1.11 Vacluse East Precinct.

The planning proposal is generally consistent with the desired future character of the precinct. This character is described as:

- maintaining the evolution of low rise residential building styles, generally through the introduction of well-designed contemporary dwelling houses;
- minimising the building bulk and scale of 3 storey development by designing development to generally present as 2 storey to the street; and
- anticipating that some land fronting Old South Head Road may be zoned R3 Medium Density Residential.

Chapter B3: General Development Controls.

The planning proposal is not seeking to amend the existing general controls of the DCP, such as building envelopes, setbacks and landscaped area. Any future development on the site would need to comply with the existing appropriate DCP controls applying to the site.

The applicant provided a heritage impact statement in support of the planning proposal, as the site currently accommodates Inter-War flat buildings. The statement was referred to Council's Strategic Heritage Officer for comment. The heritage officer:

- stated that, although the existing buildings on the site date from the Inter-War period, none of the buildings are heritage listed or identified as potential heritage items, and none are located in a heritage conservation area or in the vicinity of a heritage item;
- did not raise an objection to the planning proposal as the buildings have been substantially altered over time and no longer retain any significance as representative examples of Inter-War architecture; and
- recommended that, if the proposal proceeded to a development application involving demolition, that the buildings be recorded with a photographic archival recording prior to their demolition.

Chapter E1: Parking and Access.

The planning proposal is generally consistent with the traffic, parking and access controls of the DCP. The applicant provided a traffic impact assessment in support of the planning proposal. The assessment was based on a preliminary investigation of the site using a maximum FSR of 1.5:1. The assessment estimated a development yield of 124-128 dwellings, which is approximately 50% higher than the estimated dwelling yield achievable with a maximum FSR of 1:1.

The statement was referred to Council's Traffic Engineer for comment. The traffic engineer:

- stated that, based on the assessment, the net traffic generation increase is marginal and not anticipated to result in unacceptable adverse traffic impact on the existing road network;
- did not raise an objection to the planning proposal, subject to future on-site car parking compliance with Council's DCP, NSW regulations and Australian Standards; and
- recommended that Roads and Maritime Services be further consulted in terms of their views on the traffic generation if the proposal proceeded to a development application.

Chapter E3: Tree Management.

The planning proposal is generally consistent with the tree management controls of the DCP. The applicant provided a Tree Management Plan which states that there are no naturally occurring trees on the site and the limited existing tree canopy tends to be located at the rear of the site. The planning proposal provides the opportunity to improve the landscaping and tree management on the site by consolidating landscaped areas and implementing a co-ordinated landscape plan or plans.

Woollahra 2025

The planning proposal is generally consistent with the Council's *Community Strategic Plan, Woollahra 2025*, in particular Goal 4 – Well planned neighbourhoods. Goal 4 sets out six key challenges, five of which are relevant to this planning proposal. The planning proposal's consistency with these challenges is described in the table below.

Table 4: Woollahra 2025 - Goal 4: Well planning neighbourhoods - Key challenges

Key challenge area	Key challenge	Response to challenge
Development	Protecting our area from high rise and inappropriate oversized development while balancing the pressure for new housing and jobs.	The planning proposal will not permit high rise or inappropriate oversized development. However, it will address the pressure for new housing.
Sustainability	Encouraging and supporting sustainable development.	The planning proposal will encourage and support sustainable development by providing housing in a location which is highly accessible by public transport and well located to access facilities within an established business centre.
Increased housing	Responding to the increased housing targets set by the State Government.	The planning proposal will respond to the housing targets set by the State Government, by providing the opportunity to develop additional housing.
Housing choice	Providing a diverse range of housing choices to meet the variety of household types, income and lifestyles.	The planning proposal will provide the opportunity to contribute to the diverse range of housing choices with the LGA to meet a variety of household types, income and lifestyles.
Protection of urban character	Maintaining our mostly low rise, mixed urban form vibrant villages, architecture and heritage. Balancing the protection of the leafy character of the area with achieving development demand.	The planning proposal will not prevent the redevelopment of the site in a manner that maintains a mostly low rise, mixed urban form of vibrant villages, architecture and heritage.

6.2.3 Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes. The planning proposal is consistent with the *Standard Instrument – Principal Local Environmental Plan* and all other applicable *State Environmental Planning Policies* (refer to Schedule 2).

6.2.4 Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Yes. The planning proposal is consistent with applicable section 117 directions (refer to Schedule 3).

6.3 Environmental, social and economic impact

6.3.1 Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. There are no critical habitat areas, threatened species, populations or ecological communities or their habitats present on the subject land. Accordingly, the proposal will not have any impact in this regard.

6.3.2 Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Yes. The potential environmental effects of the planning proposal are discussed below. Other environmental effects that might arise through the redevelopment of the sites would be identified through the development application process. Good design and conditions of consent will limit these effects.

View impacts

The site is located within a ridgeline that runs through the middle of Vacluse. The elevation of the ridgeline provides water views to the east from a number of properties in the vicinity of the site, particularly 15 Clarendon Street and 21, 23, 29 and 31 Captain Pipers Road. The views from these properties may be impacted by the development of buildings to a maximum height limit of 10.5 metres.

The applicant has provided 3D modelling images, and a virtual 3D model to assist Council with the assessment of the potential view impact of the proposed height limit for the site. However, this documentation is not based on inspections from potentially affected properties. The exhibition of a planning proposal will provide a better method of undertaking a detailed assessment of the potential view impact of the proposed height limit. This can be facilitated by conducting a view analysis from adjoining properties.

Design concept

Indicative concept plans for the site show an amalgamation of the various lots into three larger lots and development of four or five residential flat buildings with a height of 3 storeys, with three driveways onto Old South Head Road. However, the detailed design of development is a matter to be considered at the development application stage, and does not affect this request.

6.3.3 Q9. Has the planning proposal adequately addressed any social and economic effects?

Yes. The planning proposal will have positive social and economic effects, in that it provides the additional flexibility in residential development outcomes, which will provide:

- the opportunity for additional residential development near the Rose Bay North mixed use centre;
- the opportunity for additional public transport oriented development due to the site's proximity to frequent bus services;
- the opportunity for additional housing with a mix of apartment sizes;
- the potential to increase the local population and provide economic support to local businesses; and
- an incentive to redevelop the site to replace ageing housing stock.

6.4 State and Commonwealth interests

6.4.1 Q10. Is there adequate public infrastructure for the planning proposal?

Yes. The site is connected to water, sewer, electricity and telephone services. The site is in proximity to regular and frequent public transport services which have capacity to accommodate increased demand.

It is unlikely that there will be any significant additional infrastructure demand resulting from the planning proposal. Notwithstanding, we will consult with public utility companies, service providers and emergency services during the public exhibition, in accordance with the gateway determination.

6.4.2 Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Council will consult with any relevant State and Commonwealth public authorities in accordance with the gateway determination issued by the Department of Planning and Environment, during the public exhibition of the planning proposal.

7 Mapping

The planning proposal seeks to amend the Woollahra LEP 2014 maps in the following manner:

- Amend the Land Zoning Map (Sheet LZN_005) to apply Zone R3 Medium Density Residential to the site;
- Amend the Height of Buildings Map (Sheet HOB_005) to apply a maximum building height limit of 10.5m to the site; and
- Amend the Floor Space Ratio Map (Sheet FSR_005) to apply a maximum floor space ratio of 1:1 to the site.

An extract of the existing and proposed zoning, building height and FSR maps are shown in Figure 22 to Figure 27

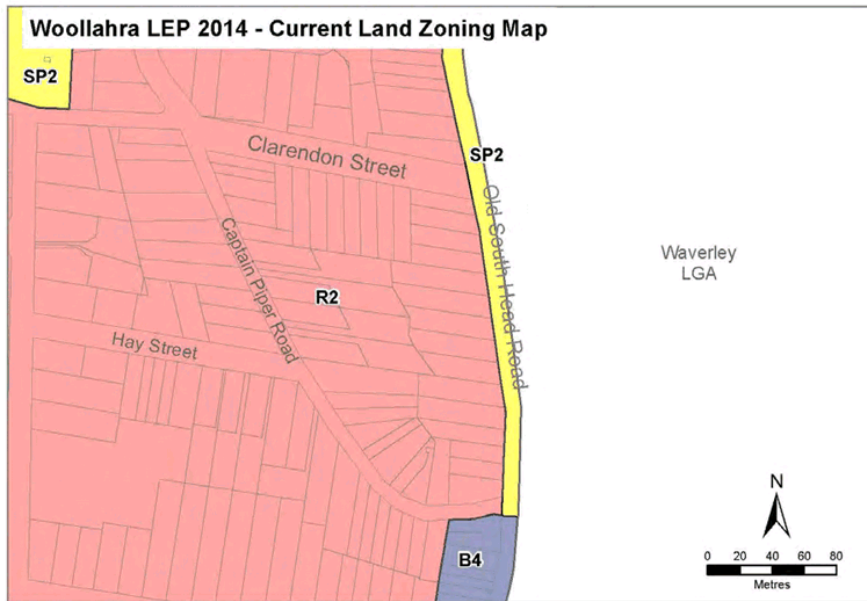


Figure 22: Extract from existing Woollahra LEP 2014 Land Zoning Map (Sheet LZN_005)

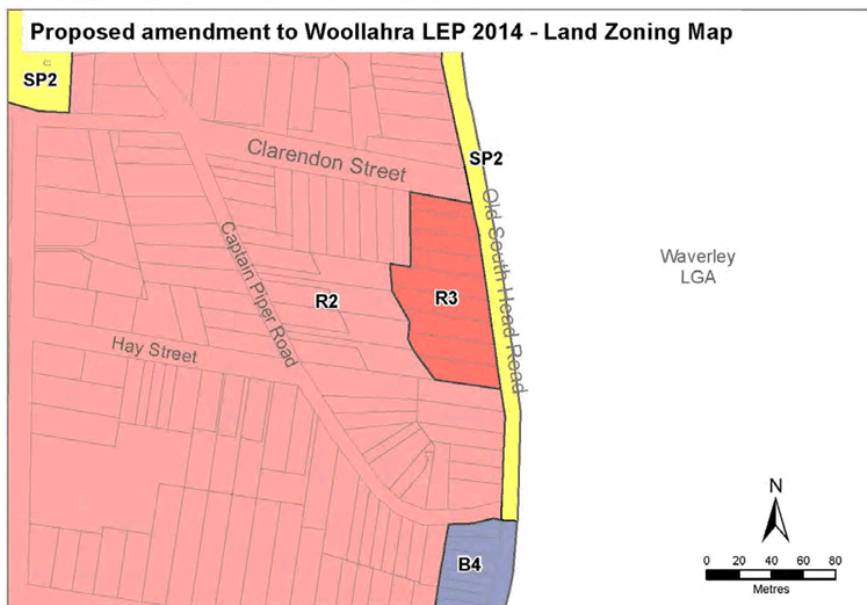


Figure 23: Extract from proposed Woollahra LEP 2014 Land Zoning Map (Sheet LZN_005)

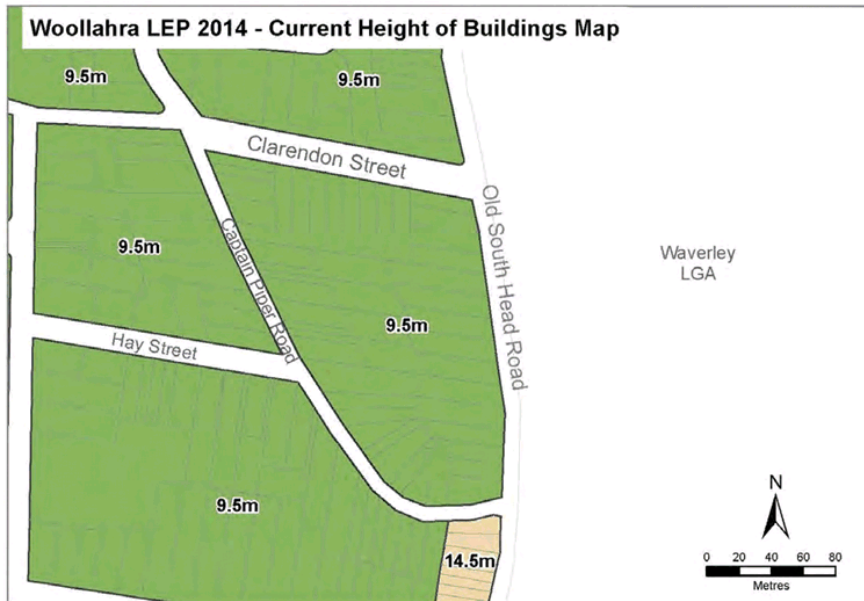


Figure 24: Extract from existing Woollahra LEP 2014 Height of Buildings Map (Sheet HOB_005)

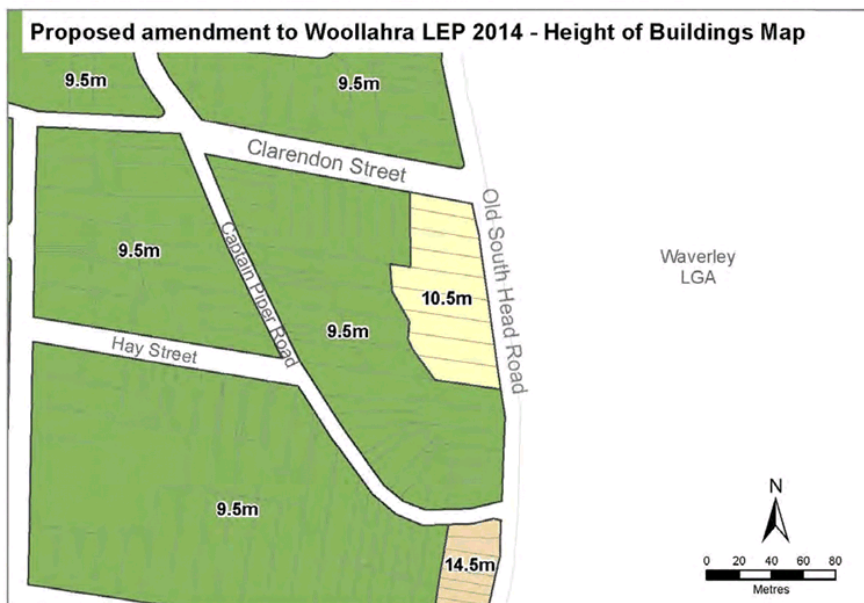


Figure 25: Extract from proposed Woollahra LEP 2014 Height of Buildings Map (Sheet HOB_005)

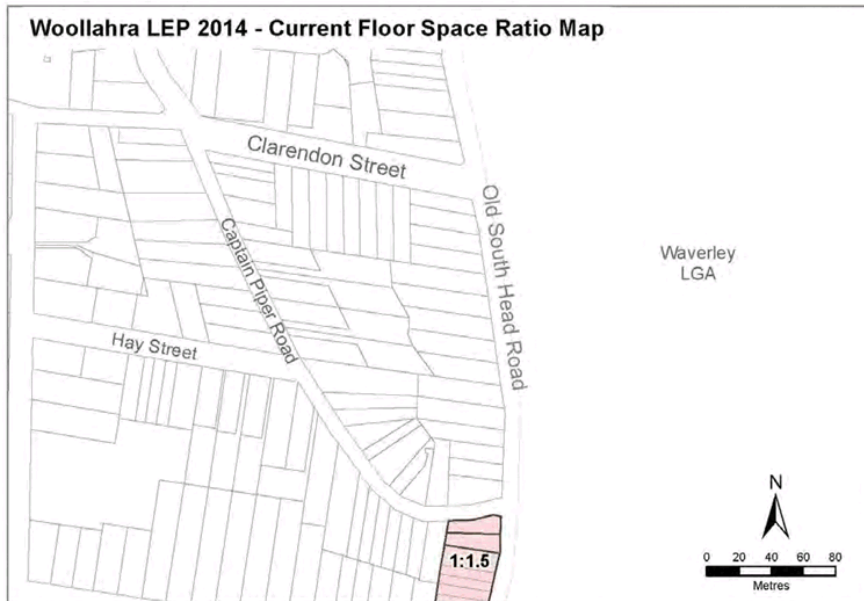


Figure 26: Extract from existing Woollahra LEP 2014 Floor Space Ratio Map (Sheet FSR_005)

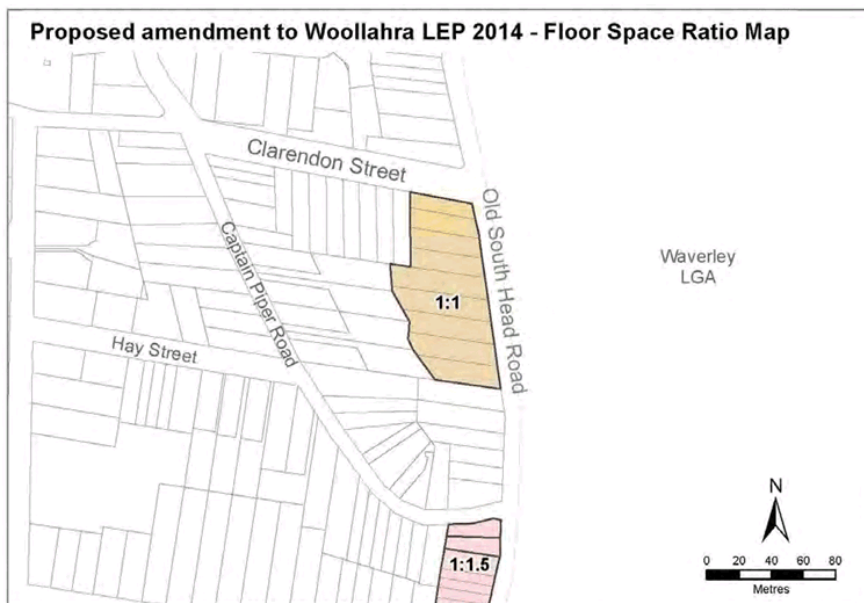


Figure 27: Extract from proposed Woollahra LEP 2014 Floor Space Ratio Map (Sheet FSR_005)

8 Community consultation

The public exhibition will be undertaken in accordance with the requirements of the EP&A Act, the *Environmental Planning and Assessment Regulation 2000* and the gateway determination.

The planning proposal will be exhibited for a minimum of 28 days or longer if required by the gateway determination.

Public notification of the exhibition will comprise:

- a weekly notice in the local newspaper (the *Wentworth Courier*) for the duration of the exhibition period;
- a notice on Council's website;
- a letter to land owners of the site, and land owners in the vicinity of the site;
- a letter to any relevant public authority in accordance with the gateway determination;
- a letter to local community groups including the *Vaucluse Progress Association*; and
- a public notice on each property of the site.

During the exhibition period the following material will be available on Council's website and in the customer service area at Woollahra Council offices:

- the planning proposal, in the form approved by the gateway determination;
- the gateway determination; and
- information relied upon by the planning proposal (such as the view analysis and relevant Council reports).

9 Project timeline

As Council is authorised to exercise the functions of the Minister for Planning under section 59 of the EP&A Act, the proposed timeline for completion is as follows:

Plan-making step	Estimated completion
Urban Planning Committee recommends proceeding	10 July 2017
Council resolution to proceed	24 July 2017
Planning proposal submitted to Greater Sydney Commission / Department of Planning and Environment for gateway determination	Week ending 1 September 2017
Gateway determination	6 weeks
Completion of technical assessment	Usually none required
Public exhibition period, including government agency consultation	4 weeks
Submissions assessment	2 weeks
Council assessment of planning proposal post exhibition	4 weeks
Council decision to make the LEP amendment	2 weeks
Council to liaise with Parliamentary Counsel to prepare LEP amendment	4 weeks
LEP amendment forwarded to Greater Sydney Commission / Department of Planning and Environment for notification	1 week
Notification of the approved LEP	4 weeks

Schedules

Schedule 1 Consistency with A Plan for Growing Sydney and the Draft Central District Plan

1. A Plan for Growing Sydney (December 2014)

This plan contains:

- A vision for Sydney
- 4 goals, 3 planning principles and 22 directions
- Priorities for Sydney's 6 subregions. The site is located in the Central Subregion.

Goal	Comment on consistency
1. A competitive economy with world-class services and transport	Consistent. The planning proposal will help meet this goal by providing additional flexibility in the development opportunities near the existing Rose Bay North mixed use centre. The site has good access to bus transportation.
2. A city of housing choice, with homes that meet our needs and lifestyles	Consistent. The planning proposal will provide additional flexibility in the housing development options for the site, providing the opportunity for additional diversity in housing choice to meet different lifestyles.
3. A great place to live with communities that are strong, healthy and well connected	Consistent. The planning proposal will provide the opportunity to develop a good quality living environment and encourage a strong, healthy and well connected community. The proposal will provide additional flexibility in the development options for housing supply and choice in a location which is near the Rose Bay North mixed use centre, close to a range of recreational areas and activities, and accessible to public transport.
4. A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources	Consistent. The planning proposal will not impede sustainability or the protection of the natural environment.

Planning principles	Comment on consistency
Principle 1: Increasing housing choice around all centres through urban renewal in established areas	Consistent. The planning proposal will provide an opportunity for increased housing choice in proximity to the Rose Bay North mixed use centre.
Principle 2: Stronger economic development in strategic centres and transport gateways	Consistent. The planning proposal will provide additional flexibility in development options for the site, which is located near the Rose Bay North mixed use centre. The site is well located to take advantage of jobs in the centre and has good public transport links to access jobs and services in other nearby strategic centres such as the Sydney CBD, Bondi Junction and other centres.
Principle 3: Connecting centres with a networked transport system	Consistent. The planning proposal will not impede the provision of efficient public transport links to commercial centres.

Directions
A set of 22 directions is listed for the four goals of <i>A Plan for Growing Sydney</i> . Each direction has been considered, but many are not related to this planning proposal. The relevant planning directions are addressed below.

Direction	Comment on consistency
Direction 2.1 Accelerate housing supply across Sydney	Consistent. The planning proposal will provide additional flexibility in housing development options for the site, which may assist to accelerate the supply of housing. With a maximum FSR of 1:1, the site is capable of accommodating a maximum residential GFA of approximately 5,617 sqm, or approximately 81 dwellings*, compared with the existing 14 dwellings on the site. This equates to approximately an additional 67 dwellings. <i>*Note: Dwelling calculations are based on minimum standards required by the NSW Apartment Design Guide (SEPP 65) - with an average size of 62.5 sqm, on a development efficiency of 90% of maximum GFA.</i>

Direction	Comment on consistency
Direction 2.2 Accelerate urban renewal across Sydney – Providing homes close to jobs	Consistent. The planning proposal will provide additional flexibility in housing options for the site, which is located close to the Rose Bay North mixed use centre. The site has good public transport links to other centres that provide jobs, such as Sydney CBD, Bondi Junction and other centres.
Direction 2.3: Improve housing choice to suit different needs and lifestyles	Consistent. The planning proposal will provide additional flexibility in housing redevelopment opportunities for the site to suit a range of different needs and lifestyles.
Direction 3.1: Revitalise existing suburbs	Consistent. The planning proposal will provide additional flexibility in the development options for the site, providing additional incentive to redevelop the site to replace ageing housing stock.
Direction 3.3: Create healthy built environments	Consistent. The planning proposal applies to land located near the Rose Bay North mixed use centre with shops, services, recreational spaces and public transport. This promotes healthy activities such as walking or cycling to these locations as part of daily activities and promotes physical activity.
Direction 4.1 Protect our natural environment and biodiversity	Consistent. The planning proposal applies to land located in an existing urban environment and does not apply to sensitive land or land with significant conservation values.

Direction	Comment on consistency
Central Subregion priorities	Comment on consistency
<p>The priorities for the Central Subregion are:</p> <ul style="list-style-type: none"> • A competitive economy; • Accelerate housing supply, choice and affordability and build great places to live; and • Protect the natural environment and promote its sustainability and resilience. 	<p>Consistent. The planning proposal is consistent with the priorities of the subregion as it:</p> <ul style="list-style-type: none"> • will facilitate additional flexibility in the redevelopment options near the Rose Bay North mixed use centre; • will facilitate residential development to accelerate housing supply, choice and potentially affordability; • will facilitate development close to existing recreation facilities such as the Diamond Head Bowling Club, Kimberley Reserve and the ocean coastline; • is in proximity to existing transportation infrastructure, services and recreation; and • does not apply to land with any significant conservation value.

2. Draft Central District Plan
<p>The Draft Central District Plan (2016) [the District Plan] sets out a vision, priorities and actions for the development of the Central District of Greater Sydney. The four goals of <i>A Plan for Growing Sydney</i> are addressed in the District Plan in three themes:</p> <ul style="list-style-type: none"> • A productive city (Goal 1) • A liveable city (Goals 2 and 3) • A sustainable city (Goals 3 and 4) <p>Each theme contains priorities which must be addressed during the preparation of a planning proposal. The consistency of this planning proposal with these priorities is addressed in this table.</p>

A productive city	
District priorities	Comment on consistency
<p>Productivity Priority 1: Creating opportunities for the growth of commercial floor space</p> <p>Relevant planning authorities need to consider the mechanisms to protect and enhance opportunities for the growth of commercial floor space. When planning strategic and district centres, relevant planning authorities should consider Productivity Priority 3 (Section 3.5), as well as strategies to:</p>	<p>Not applicable.</p> <p>The planning proposal is not a product of planning for regional or district centres.</p> <p>The planning proposal will not impede the development of commercial floor space under existing development standards</p>

A productive city	
<ul style="list-style-type: none"> enhance the urban amenity and walkability of centres; promote the diversification of complementary commercial activities; maintain a commercial core for employment activities in targeted locations; and support the economic viability of office development. 	and controls.
<p>Productivity Priority 2:</p> <p>Support the growth of innovation and creative industries</p> <p>The relevant planning authority should investigate opportunities to support the growth of innovation and creative industries. Consideration should be given to the full spectrum of activities from high-end global businesses to small start-ups.</p> <p>This may be achieved through a range of mechanisms and strategies including:</p> <ul style="list-style-type: none"> providing flexibility in appropriate zones for the co-location of creative industries in desirable locations with access to transport and ancillary uses such as retail, cafes and restaurants incentivising opportunities for the provision of affordable space for creative and start-up businesses. <p>Councils and State agencies should also consider opportunities to grow innovation and creative industries by:</p> <ul style="list-style-type: none"> providing affordable space for creative hubs on government-owned land and/or in large-scale government-led urban renewal projects enhancing synergies and connectivity between health and education facilities supporting increased opportunities for a diversity of housing choices including price points close to work opportunities. 	<p>Not applicable.</p> <p>The planning proposal will not impede the integration of arts and cultural outcomes, or creative hubs under existing development standards and controls.</p>
<p>Productivity Priority 3:</p> <p>Manage growth and change in strategic and district centres and, as relevant, local centres</p> <p>When undertaking planning for strategic, district and local centres, the relevant planning authority should consider:</p> <ul style="list-style-type: none"> opportunities for existing centres to grow and new centres to be planned to meet forecast demand across a range of retail business types, including: the need to reinforce the suitability of centres for 	<p>Not applicable.</p> <p>The planning proposal does not involve or is it a result of planning for a strategic, district or local centre.</p>

A productive city	
<p>retail and commercial, encouraging a competitive market</p> <ul style="list-style-type: none">• the commercial requirements of retailers and commercial operators such as servicing, location, visibility and accessibility• the use of B3 Commercial Core Zones in strategic centres, and where appropriate, in district centres to reinforce and support the operation and viability of non-residential uses, including local office markets. <p>When preparing strategic plans, the relevant planning authority needs to demonstrate how its planning for centres has considered strategies to:</p> <ul style="list-style-type: none">• deliver on the strategic and district centre's job targets• meet the retail and service needs of the community• facilitate the reinforcement and/ or expansion of allied health and research activities• promote the use of walking, cycling and integrated public transport solutions• provide urban spaces such as meeting places and playgrounds• respond to the centre's heritage and history• promote community arts• reflect crime prevention through environmental design (CPTED) principles such as safety and management• manage the transition between higher intensity activity in and around a centre and lower intensity activity that frames the centre.	

A productive city	
<p>Productivity Priority 4:</p> <p>Prioritise the provision of retail floor space in centres</p> <p>When preparing retail and commercial strategies to inform local planning, the following matters should be considered:</p> <ul style="list-style-type: none"> • existing and future supply and demand for retail floor space within the District, based on the Department of Planning and Environment’s medium population growth scenario • the accessibility of different types of retail and commercial floor space to communities • opportunities to allow retail and commercial activities to innovate • the impacts of new retail and commercial proposals to enhance the viability and vitality of existing and planned centres • the need for new retail development to reinforce and enhance the public domain • the net social, economic and environmental implications of new supply within different locations 	<p>Not applicable.</p> <p>The planning proposal is not a product of a retail or commercial strategy.</p> <p>The planning proposal will not impede the preparation of retail and commercial strategies to inform local planning.</p>
<p>Productivity Priority 5:</p> <p>Protect and support employment and urban services land</p> <p>Relevant planning authorities should take a precautionary approach to rezoning employment and urban services lands, or adding additional permissible uses that would hinder their role and function. The exception being where there is a clear direction in the regional plan (currently <i>A Plan for Growing Sydney</i>), the District Plan or an alternative strategy endorsed by the relevant planning authority.</p> <p>Any such alternative strategy should be based on a net community benefit assessment (i.e. analysis of the economic, environmental and social implications) of the proposed exception, taking account of a District-wide perspective in accordance with Action P5.</p> <p>How these matters are taken into account is to be demonstrated in any relevant planning proposal.</p>	<p>Not applicable.</p> <p>The planning proposal will not rezone any employment and urban services lands, or add additional permissible uses that would hinder their role and function.</p>

A Liveable City	
District priorities	Comment on consistency
<p>Liveability Priority 1: Deliver Central District's five-year housing targets</p> <p>To deliver these five-year housing targets, councils need to:</p> <ul style="list-style-type: none"> • plan to provide sufficient capacity and monitor delivery of the five-year housing targets; and • liaise with the Commission to identify barriers to delivering additional housing in accordance with the targets. 	<p>Consistent.</p> <p>The planning proposal will provide additional flexibility in housing development options for the site. This will assist in providing housing to meet the district plan's five year housing target for Woollahra Council of 300 dwellings.</p>
<p>Liveability Priority 2: Deliver housing diversity</p> <p>Relevant planning authorities should consider the needs of the local population base in their local housing strategy and how to align local planning controls that:</p> <ul style="list-style-type: none"> • address housing diversity that is relevant to the needs of the existing and future local housing market ; and • deliver quality design outcomes for both buildings and places. 	<p>Not applicable.</p> <p>The planning proposal does not form part of a local housing strategy. However, the proposal will provide additional flexibility in housing development options for the site, permitting the opportunity for additional housing diversity.</p>
<p>Liveability Priority 3: Implement the Affordable Rental Housing Target</p> <p>Building on Action 2.3.3 of <i>A Plan for Growing Sydney</i>, when preparing planning proposals or strategic plans for new urban renewal or greenfield areas, the relevant planning authority will include an Affordable Rental Housing Target as a form of inclusionary zoning.</p> <p>A target of 5% to 10% of new floor space will be applied at the rezoning stage so that it can factored into the development equation:</p> <ul style="list-style-type: none"> • within areas that have been shown, via a local housing strategy, or another form of appropriate research, to have current or future need for affordable rental housing; • to applicable land within new urban renewal or greenfield areas (government and private) subject to development feasibility assessed at a precinct scale; • to all new floor space (above the existing permissible floor space); 	<p>Not applicable.</p> <p>The planning proposal does not apply to land in a new urban renewal or greenfield area.</p>

A Liveable City	
District priorities	Comment on consistency
<ul style="list-style-type: none"> • in addition to local and State development contributions and cognisant of any public or private subsidy for affordable rental housing provision; • to provide a range of dwelling types including one, two and three+ bedroom homes; and • in accordance with any relevant guidance developed by the Commission and Department of Planning and Environment. <p>The Affordable Rental Housing dwellings will be secured by the relevant planning authority and passed onto a registered Community Housing Provider to manage, further developing this emerging sector of the economy.</p> <p>In this regard, we encourage the NSW Government to bring forward its own land to maximise affordable housing and Affordable Rental Housing.</p>	

A Liveable City	
District priorities	Comment on consistency
<p>Liveability Priority 4:</p> <p>Increase social housing provision</p> <p>Relevant planning authorities and the Department of Family and Community Services (and the Land and Housing Corporation) should collaborate to optimise housing and community diversity outcomes on sites of social housing concentration.</p> <p>Subject to appropriate consultation, feasibility considerations and environmental assessment, relevant planning authorities should translate optimal outcomes for social housing sites into land use controls.</p>	<p>Not applicable.</p> <p>The site does not contain any social housing.</p>
<p>Liveability Priority 5:</p> <p>Facilitate the delivery of safe and healthy places</p> <p>Relevant planning authorities should:</p> <ul style="list-style-type: none"> • facilitate the development of healthy and safe built environments • consider the inclusion of planning mechanisms such as floor space bonuses to incentivise the provision of: <ul style="list-style-type: none"> - neighbourhoods with good walking and cycling connections particularly to schools; - social infrastructure such as public libraries or child care; and - urban agriculture, community and roof gardens for productive food systems. 	<p>Consistent.</p> <p>The planning proposal will not impede the planning or delivery of healthy and safe environments under existing development standards and controls.</p>
<p>Liveability Priority 6:</p> <p>Facilitate enhanced walking and cycling connections</p> <p>Relevant planning authorities should facilitate enhanced walking and cycling outcomes by giving due consideration to the delivery of district and regional connections and walkable neighbourhoods.</p>	<p>Not applicable.</p> <p>The planning proposal will not impede the planning or delivery of walking and cycling facilities.</p>

A Liveable City	
District priorities	Comment on consistency
<p>Liveability Priority 7: Conserve heritage and unique local characteristics</p> <p>Relevant planning authorities should:</p> <ul style="list-style-type: none"> require the adaptive re-use of historic and heritage listed buildings and structures in a way that enhances and respects heritage values; and protect Aboriginal, cultural and natural heritage and places, spaces and qualities valued by the local community. 	<p>Not applicable.</p> <p>The planning proposal does not affect land that contains a heritage item, located in the vicinity of a heritage item or located within a heritage conservation area.</p>
<p>Liveability Priority 8: Foster the creative arts and culture</p> <p>Relevant planning authorities should:</p> <ul style="list-style-type: none"> integrate arts and cultural outcomes into urban development through planning proposals that nurture a culture of art in everyday local spaces and enhance access to the arts in all communities; and give due consideration to the inclusion of planning mechanisms that would incentivise the establishment and resourcing of creative hubs and incubators and accessible artist-run spaces. 	<p>Consistent.</p> <p>The planning proposal applies to private land.</p> <p>The planning proposal will not impede the integration of arts and cultural outcomes, or creative hubs on other lands, particularly public spaces.</p>
<p>Liveability Priority 9: Share resources and spaces</p> <p>Relevant planning authorities should consider the delivery of shared local facilities such as community hubs, cultural facilities and public libraries as multifunctional shared spaces.</p>	<p>Not applicable.</p> <p>The planning proposal will not impede the delivery of shared local facilities under existing development standards and controls.</p>

A Liveable City	
District priorities	Comment on consistency
<p>Liveability Priority 10:</p> <p>Support innovative school planning and delivery</p> <p>Relevant planning authorities should give due consideration to:</p> <ul style="list-style-type: none"> • Innovative land use and development approaches, including: <ul style="list-style-type: none"> ○ using travel management plans, that identify travel options, to reduce car use; and ○ enabling the development and construction of schools as flexible spaces, so they can facilitate shared use and change over time to meet varying community need. • The inclusion of planning mechanisms that would incentivise the: <ul style="list-style-type: none"> ○ development of new schools as a part of good quality and appropriate mixed use developments; and ○ the shared use of facilities between schools and the local community including playing fields and indoor facilities, so they can meet wider community needs. 	<p>Not applicable.</p> <p>The planning proposal does not apply to land which is currently used or proposed to be used for educational establishments.</p>
<p>Liveability Priority 11: Provide socially and culturally appropriate infrastructure and services</p> <p>Relevant planning authorities should:</p> <ul style="list-style-type: none"> • collaborate with Federal and State agencies and service providers to integrate local and District social infrastructure for Aboriginal residents including preschools, child care and aged care services; and • include appropriate planning mechanisms to incentivise the provision of these services required by local communities where appropriate. 	<p>Not applicable.</p> <p>A need for additional services and facilities to service Woollahra's Aboriginal population has not been identified.</p>
<p>Liveability Priority 12:</p> <p>Support planning for health infrastructure</p> <p>Relevant planning authorities should give due consideration to the need to support the co-location of ancillary uses that complement health precincts, including:</p> <ul style="list-style-type: none"> • residential aged care facilities • housing for health workers 	<p>Not applicable.</p> <p>The sites are not located in the vicinity of a major health precinct identified in the Draft Central District Plan. Co-locating ancillary services is not relevant to this planning proposal.</p>

A Liveable City	
District priorities	Comment on consistency
<ul style="list-style-type: none"> • visitor and short-term accommodation • health and medical research activities • child care • non-critical patient care • commercial uses that are complementary to and service the health precinct <p>Consideration should also be given to the protection of health precincts and super precincts from residential encroachment into key employment areas.</p>	
<p>Liveability Priority 13:</p> <p>Support planning for emergency services</p> <p>Relevant planning authorities must consider the operational and locational requirements of emergency services.</p>	<p>Not applicable.</p> <p>Woollahra's target of 300 additional dwellings over five years identified in the Draft Central District Plan does not require additional emergency services.</p>
<p>Liveability Priority 14:</p> <p>Support planning for cemeteries and crematoria</p> <p>Relevant planning authorities should give consideration to the need and locational requirements of cemeteries and crematoria.</p>	<p>Not applicable.</p> <p>Cemeteries and crematoria are not permissible anywhere in the Woollahra LGA under Woollahra LEP 2014, nor does the planning proposal propose to permit them.</p>

A sustainable City	
District priorities	Comment on consistency
<p>Sustainability Priority 1:</p> <p>Maintain and improve water quality and waterway health</p> <p>The Office of Environment and Heritage and the Environment Protection Authority have developed a risk-based framework to assist decisions that maintain, improve or restore water quality in the strategic planning process to help meet the NSW Water Quality and River Flow Objectives.</p> <p>Relevant planning authorities and managers of public land should:</p> <ul style="list-style-type: none"> • adopt the Office of Environment and Heritage and the Environment Protection Authority's framework to determine the appropriate stormwater and wastewater management targets that contribute to maintaining or improving water quality and waterway health to meet the community's values; • consider more water sensitive approaches to managing stormwater to meet the water quality and quantity targets, including harvesting and re-use of water and management of riparian corridors; • develop mechanisms to allow offsetting between sub-catchments and facilitate cost-effective opportunities to meet the management targets for whole catchments and water quality objectives for receiving waters; and • while management targets are being established, ensure that the quality of stormwater and wastewater from public land and new development in established urban areas maintains or improves the health of waterways, in line with community values and expectations of how waterways will be used. 	<p>Consistent.</p> <p>The planning proposal applies to existing developed land that is not located near or on a water body or water course.</p> <p>The planning proposal will not impede opportunities to appropriately manage or improve stormwater and wastewater quality and waterway health. A detailed assessment of these issues can be undertaken as part of a development application.</p>
<p>Sustainability Priority 2:</p> <p>Protect and conserve the values of</p>	<p>Not applicable.</p> <p>The planning proposal is not a strategic plan,</p>

A sustainable City	
District priorities	Comment on consistency
<p>Sydney Harbour</p> <p>When preparing strategic plans, relevant planning authorities around Sydney Harbour should consider opportunities to:</p> <ul style="list-style-type: none"> • conserve and interpret Aboriginal and European heritage; • protect and enhance aquatic and terrestrial biodiversity (also see Section 5.5); • enhance access to and along the foreshore and provide connected green space around the foreshore (also see Section 5.6); and • manage demand for and the design of essential maritime facilities within the natural and built environment. 	<p>and the planning proposal does not apply to land located near the Sydney Harbour foreshore.</p> <p>The planning proposal will not impede opportunities to manage or enhance heritage, biodiversity, foreshore access or the design of maritime facilities. A detailed assessment of these issues can be undertaken as part of a development application.</p>
<p>Sustainability Priority 3:</p> <p>Enhance access to Sydney Harbour foreshore and waterways</p> <p>Councils around Sydney Harbour should work with Roads and Maritime Services to revise foreshore and waterway access strategies for Sydney Harbour. These strategies should consider ways to manage competing demands placed on Sydney Harbour including:</p> <ul style="list-style-type: none"> • protection of flora and fauna • public access to the foreshore and waterway • growth in boat ownership • changes in boat size • demand for moorings, marinas, dinghy storage and other boat support infrastructure • demand for on-street boat parking 	<p>Consistent.</p> <p>The planning proposal is not a strategic plan, and the planning proposal does not apply to land located near the Sydney Harbour foreshore.</p> <p>The proposal will not impede options to manage competing demands placed on Sydney Harbour.</p>

A sustainable City	
District priorities	Comment on consistency
<p>Sustainability Priority 4: Avoid and minimise impacts on biodiversity</p> <p>Efforts to protect biodiversity values should be based on avoiding and minimising adverse impacts to biodiversity, as far as practicable. Only when impacts cannot be avoided or minimised, should consideration be given to offsetting those impacts.</p>	<p>Not applicable.</p> <p>The planning proposal applies to an existing developed site. There are no known critical habitat areas, threatened species, populations or ecological communities or their habitats present on the site. The impact of any future development on biodiversity can be assessment as part of a development application.</p>
<p>Sustainability Priority 5: Align strategic planning to the vision for the Green Grid</p> <p>Consistent with Action 3.2.1 of <i>A Plan for Growing Sydney</i>, relevant planning authorities should consider opportunities to support the delivery of the Central District Green Grid. This could include consideration of how land use zones can be applied, how new development is designed, or where voluntary planning agreements and agreements for dual use of open space and recreational facilities could contribute to delivering the Green Grid.</p>	<p>Consistent.</p> <p>The planning proposal will not impede the delivery of any known priority projects which support the long term vision for Sydney's Green Grid identified in the Draft Central District Plan.</p>
<p>Sustainability Priority 6: Maximise benefits to the public from the innovative use of golf courses</p> <p>When new opportunities to examine the future use of golf courses arise, relevant planning authorities should consider how golf courses could be managed to provide greater public benefits to communities in a way that responds to local needs for green space and recreation.</p>	<p>Not applicable.</p> <p>The planning proposal does not apply to a golf course or propose any changes to the use of golf courses.</p>

A sustainable City	
District priorities	Comment on consistency
<p>Sustainability Priority 7: Protect, enhance and extend the urban canopy</p> <p>When making strategic plans, relevant planning authorities should consider tree canopy cover in land release and established urban areas, with a focus on providing shade to streets.</p> <p>Councils should include green cover and shade tree planting along major transport corridors in local infrastructure investment planning, development control and urban design.</p>	<p>Consistent.</p> <p>The planning proposal will not impede the option for addition vegetation on the site.</p>
<p>Sustainability Priority 8: Improve protection of ridgelines and scenic areas</p> <p>The scenic qualities of landscapes are already recognised and considered in some areas of Greater Sydney, as part of the strategic planning and development process.</p> <p>All councils should identify and map areas with high scenic value and develop strategies, planning and development controls that protect important scenic landscapes and vistas of them. Planning and development controls should prohibit opportunities for development on ridgelines that would diminish their scenic quality.</p>	<p>Consistent.</p> <p>The planning proposal applies to developed land at the foot of a rock escarpment, well below the peak of a ridgeline that runs through the middle of Vaucluse. This side of the ridgeline faces the water and is not considered to be an important scenic landscape. The visual amenity of future development can be assessment as part of a development application.</p>
<p>Sustainability Priority 9: Support opportunities for district waste management</p> <p>When making plans, relevant planning authorities should:</p> <ul style="list-style-type: none"> • use appropriate land use zones to minimise the potential for conflict with the operation and expansion of existing waste facilities; • protect precincts that have functioning waste management facilities from encroachment by residential and other sensitive development; • consider ways to encourage design measures such as fully enclosing waste facilities to minimise dust, odours and 	<p>Not applicable.</p> <p>The planning proposal does not apply to land that is or will be used for district waste management.</p>

A sustainable City	
District priorities	Comment on consistency
<p>noise impacts to mitigate the risks and potential impacts on surrounding communities; and</p> <ul style="list-style-type: none"> consider opportunities to support co-location of waste management facilities with other activities that produce or reuse waste materials. 	
<p>Sustainability Priority 10: Mitigate the urban heat island effect Relevant planning authorities should consider where the urban heat island effect is experienced, and the location of vulnerable communities and use strategic plans to reduce impacts from extreme heat.</p>	<p>Consistent. The planning proposal applies to developed land in an elevated location approximately 250m from the coastline. It is not considered that the planning proposal will contribute to any localised head island effect or threaten vulnerable communities with extreme heat impacts.</p>
<p>Sustainability Priority 11: Integrate land use and transport planning to consider emergency evacuation needs Relevant planning authorities should coordinate with Transport for NSW and the State Emergency Service to consider land use and local road planning, so that it is integrated with emergency evacuation planning and takes into account the cumulative impact of growth on road evacuation capacity.</p>	<p>Consistent. It is not considered that any additional housing provided as a result of the planning proposal will require additional emergency services.</p>
<p>Sustainability Priority 12: Assist local communities develop a coordinated understanding of natural hazards and responses that reduce risk The Commission, the NSW Government and local councils will continue to adopt a range of tools and resources and implement actions to adapt to climate change and reduce risks to public and private assets. We will also explore ways to coordinate, improve and communicate information about risks associated with climate change to local communities.</p>	<p>Consistent. The planning proposal will not affect the ability of the Commission, the NSW Government and Woollahra Council to adopt tools and resources and implement actions to adapt to climate change and reduce risks to public and private assets.</p>

Schedule 2 Consistency with state environmental planning policies

State environmental planning policy	Comment on consistency
SEPP No 1 – Development Standards	Not applicable.
SEPP No.14 – Coastal Wetlands	Not applicable.
SEPP No 19 – Bushland in Urban Areas	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 21 – Caravan Parks	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 26 – Littoral Rainforests	Not applicable.
SEPP No 30 – Intensive Agriculture	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 33 – Hazardous and Offensive Development	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 36 – Manufactured Home Estates	Not applicable.
SEPP No 44 – Koala Habitat Protection	Not applicable.
SEPP No 47 – Moore Park Showground	Not applicable.
SEPP No 50 – Canal Estate Development	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 52 – Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable.

State environmental planning policy	Comment on consistency
SEPP No 55 – Remediation of Land	Consistent. There is no known contamination on the land, or any history of a previous use which would result in contamination. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 62 – Sustainable Aquaculture	Not applicable.
SEPP No 64 – Advertising and Signage	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 65 – Design Quality of Residential Apartment Development	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy. See section 6.3 of the planning proposal for more information.
SEPP No 70 – Affordable Housing (Revised Schemes)	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 71 – Coastal Protection	Not applicable.
SEPP (Affordable Rental Housing) 2009	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Exempt and Complying Development Codes) 2008	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

State environmental planning policy	Comment on consistency
SEPP (Housing for Seniors or People with a Disability) 2004	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Infrastructure)	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Kosciuszko National Park - Alpine Resorts) 2007	Not applicable.
SEPP (Kurnell Peninsula) 1989	Not applicable.
SEPP (Major Development) 2005	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Miscellaneous Consent Provisions) 2007	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Penrith Lakes Scheme) 1989	Not applicable.
SEPP (Rural Lands) 2008	Not applicable.
SEPP (Transitional Provisions) 2011	Not applicable.
SEPP (State and Regional Development) 2011	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable.
SEPP (Sydney Region Growth Centres) 2006	Not applicable.

State environmental planning policy	Comment on consistency
SEPP (Three Ports) 2013	Not applicable.
SEPP (Urban Renewal) 2010	Not applicable.
SEPP (Western Sydney Employment Area) 2009	Not applicable.
SEPP (Western Sydney Parklands) 2009	Not applicable.
SEPP (Vegetation in Non-Rural Areas) 2017	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

Sydney Regional Environmental Plans – now deemed State Environmental Planning Policies	Comment on consistency
SREP No 8 (Central Coast Plateau Areas)	Not applicable
SREP No 9 - Extractive Industry (No 2 - 1995)	Not applicable
SREP No 16 – Walsh Bay	Not applicable
SREP No 20 - Hawkesbury- Nepean River (No 2 - 1997)	Not applicable
SREP No 24 - Homebush Bay Area	Not applicable
SREP No 26 – City West	Not applicable
SREP No 30 - St Marys	Not applicable
SREP No 33 - Cooks Cove	Not applicable

Sydney Regional Environmental Plans – now deemed State Environmental Planning Policies	Comment on consistency
SREP (Sydney Harbour Catchment) 2005	<p>Consistent.</p> <p>The planning proposal does not contain a provision which is contrary to the operation of this policy.</p> <p>The planning proposal applies to land within the Sydney Harbour Catchment. Therefore the planning principles under Part 2, clause 13 Sydney Harbour Catchment of the SREP have been considered during preparation of the planning proposal. The planning proposal is consistent with the principles.</p> <p>The site is not land in the Foreshores and Waterways Area, therefore the principles of clause 13 Foreshores and Waterways Area are not applicable to this planning proposal.</p>

Schedule 3 Compliance with section 117 directions

Compliance with section 117 directions		
Direction	Applicable/comment	
1	Employment and resources	
s	Business and industrial zones	Not applicable. The planning proposal does not apply to land within a business or industrial zone.
1.2-1.5	Directions 1.2-1.5	Not applicable. These directions are not relevant to the Sydney metropolitan area.
2	Environment and heritage	
2.1	Environment protection zones	Not applicable. The planning proposal does not apply to land within an environmental protection zone or land identified for environmental protection.
2.2	Coastal protection	Not applicable. The planning proposal does not apply to land within the coastal zone.
2.3	Heritage conservation	Not applicable. The planning proposal does not apply to land that contains a heritage item, located in the vicinity of a heritage item or located within a heritage conservation area.
2.4	Recreation vehicle areas	Not applicable. The planning proposal does not apply to sensitive land or land with significant conservation values. It will not allow land to be developed for a recreation vehicle area.
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable. The planning proposal does not apply to land in the Far North Coast.
3	Housing, infrastructure and urban development	
3.1	Residential zones	Consistent. The planning proposal will create an opportunity to broaden the range of housing available in Vacluse and the Woollahra LGA. The site is well placed to efficiently use existing infrastructure and services as it is near public transport facilities that will support connections to employment and

Compliance with section 117 directions		
Direction		Applicable/comment
		<p>services, both within the Rose Bay North mixed use centre and further afield.</p> <p>As the planning proposal applies to land in an established urban area it will not consume land at the urban fringe.</p> <p>Any future residential development will be subject to assessment under the development controls which apply to all residential development, such as SEPP 65 and the Apartment Design Guide.</p>
3.2	Caravan parks and manufactured home estates	<p>Not applicable.</p> <p>The planning proposal does not relate to caravan parks or manufactured home estates.</p>
3.3	Home occupations	<p>Not applicable.</p> <p>The planning proposal does not affect home occupations in dwelling houses.</p>
3.4	Integrating land use and transport	<p>Consistent.</p> <p>The planning proposal is consistent with the aims, objectives and principles of <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001) as:</p> <ul style="list-style-type: none"> • The site is located near the Rose Bay North mixed use centre which is accessible by public transport and walking. The Rose Bay North Centre is patronised by the residents of Rose Bay, Vaucluse and nearby suburbs. • The site is located in proximity to a number of bus routes offering frequent public transport connections within the Woollahra LGA and beyond. The proximity of these transport services will encourage public transport use and discourage private transport use. • This proposal will provide for a development density consistent with the scale and character of surrounding development.
3.5	Development near licensed aerodromes	<p>Not applicable.</p> <p>The planning proposal does not apply to land near a licensed aerodrome.</p>
3.6	Shooting ranges	<p>Not applicable.</p> <p>The planning proposal does not apply to land adjacent to or adjoining an existing shooting range.</p>

Compliance with section 117 directions		
Direction	Applicable/comment	
4	Hazard and risk	
4.1	Acid sulfate soils	Consistent. The planning proposal applies to land identified as Class 5 on Council's Acid Sulfate Soils Planning Map. This is the lowest risk category. Existing acid sulfate soils provisions will not be altered by the planning proposal and will apply to any future development which might intensify the use of the land.
4.2	Mine subsidence and unstable land	Not applicable. The planning proposal does not apply to land within a proclaimed Mine Subsidence District or to land identified as unstable.
4.3	Flood prone land	Not applicable. The planning proposal does not apply to flood prone land.
4.4	Planning for bushfire protection	Not applicable. The planning proposal does not apply to land mapped as bushfire prone land.
5	Regional planning	
5.1 - 5.9	Strategies 5.1-5.9	Not applicable. These strategies do not apply to the Woollahra LGA.
5.10	Implementation of Regional Plans	Not applicable. No regional (or district) plan applies to the Woollahra LGA.

Compliance with section 117 directions		
Direction	Applicable/comment	
6	Local plan making	
6.1	Approval and referral requirements	Consistent. The planning proposal does not include provisions that require development applications to be referred externally and is not related to designated development.
6.2	Reserving land for public purposes	Consistent. The planning proposal does not create, alter or reduce existing zonings for reservations of land for public purposes.
6.3	Site specific provisions	Consistent. The planning proposal does include provisions to allow a site-specific development to be carried out on the site.
7	Metropolitan Planning	
7.1	Implementation of <i>A Plan for Growing Sydney</i> (Dec 2014)	Consistent. The planning proposal will facilitate additional flexibility in residential development in proximity to public transport, shops, services and employment.
7.2	Implementation of Greater Macarthur Land Release Investigation	Not applicable.
7.3	Parramatta Road Corridor Urban Transformation Strategy	Not applicable.



Annexure 3

Mr Gary James
General Manager
Woollahra Municipal Council
PO Box 61
DOUBLE BAY NSW 1360

Our Ref: 17/12760
(PP_2017_WOOL_006_00)

Attention: Anne White

Dear Mr James

Planning Proposal PP_2017_WOOLL_006_00 to amend Woollahra Local Environmental Plan 2014

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone 42-58 Old South Head Road, Vaucluse from R2 Low Density Residential to R3 Medium Density Residential and amend the development standards.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

Plan making powers were delegated to Councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under Section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Mr Douglas Cunningham of the Department's Sydney Region East section to assist you. Mr Cunningham can be contacted on (02) 9274 6582.

Yours sincerely

 21/9/17
Karen Armstrong
Director, Sydney Region East
Planning Services

Encl: Gateway Determination
Written Authorisation to Exercise Delegation
Delegated Plan Making Reporting Template



Gateway Determination

Planning Proposal (Department Ref: PP_2017_WOOLL_006_00): to amend Woollahra LEP 2014 to rezone 42-58 Old South Head Road, Vaucluse from R2 Low Density Residential to R3 Medium Density Residential and amend the development standards.

I, the Director, Sydney Region East, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act, 1979* (the Act) that an amendment to the Woollahra Local Environmental Plan (LEP) 2014 to rezone 42-58 Old South Head Road, Vaucluse from R2 Low Density Residential to R3 Medium Density Residential and amend the development standards should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
2. No consultation is required with public authorities/organisation under section 56(2)(d) of the Act
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The timeframe for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated *21st* day of *SEPTEMBER* 2017.

A handwritten signature in black ink that reads 'Karen Armstrong'.

Karen Armstrong
Director, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission

WOOLLAHRA (PP_2017_WOOLL_006_00)



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Woollahra Council is authorised to exercise the functions of the Greater Sydney Commission under section 59 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2017_WOOLL_006_00	Planning proposal to amend Woollahra LEP 2014 to rezone 42-58 Old South Head Road, Vaucluse from R2 Low Density Residential to R3 Medium Density Residential and amend the development standards.

In exercising the Greater Sydney Commission's functions under Section 59 of the EP&A Act, the Council must comply with the Department's "A guide to preparing local environmental plans 2016" and "A guide to preparing planning proposals 2016".

Dated 21st SEPTEMBER 2017


Karen Armstrong
Director, Sydney Region East
Planning Services
Department of Planning and Environment

**Delegate of the Secretary
of the Department of Planning and Environment**

WOOLLAHRA (PP_2017_WOOLL_006_00)



Delegated plan making reporting template

Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the Department of Planning and Environment following receipt of the planning proposal
- The Department of Planning and Environment will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the Department of Planning and Environment with the RPA's request to have the LEP notified

Table 1 – To be completed by Department of Planning and Environment

Stage	Date/Details
Planning Proposal Number	PP_2017_WOOLL_006_00
Date Sent to DP&E under s56	06/09/17
Date considered at LEP Review Panel (if applicable)	N/A
Gateway determination date	21/09/17

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Have changes been made to the draft LEP after obtaining final PC opinion?	YES NO	
Date LEP made by GM (or other) under delegation		
Date sent to DPE requesting notification		

Table 3 – To be completed by Department of Planning and Environment

Stage	Date/Details
Notification Date and details	

Additional relevant information:

WOOLLAHRA (PP_2017_WOOLL_006_00)

Annexure 4

From: [Jeremy Cole](#)
To: [Records](#)
Subject: Objection to SC3346
Date: Monday, 23 October 2017 12:39:11 PM

To Whom It May Concern,

I was reading the Wentworth Courier today and noticed an announcement about the proposal 'SC3346'. This is specifically about the proposal for the development of 42 to 58 Old South Head Road.

I'd like to strongly object to this proposal for a number of reasons.

- 1) Local infrastructure (roads, parking, public transport etc) is REALLY not able to cope with this density of population.
 - a. There is already an on-street parking shortage and the traffic congestion in that particular area is already bad, especially when the busses congregate.
 - b. Buses are the only viable public transport option as the geography does not lend itself to being a good cycle option, being at the top of a big hill. No one wants to tackle a big hill at the end of their commute.
 - c. The only good bus route for Bondi Junction is the 387 which only runs every half hour. The 380 takes between 40 and 45 minutes during peak times to get to Bondi Junction making it not a good option for commuters
- 2) There is insufficient available secondary schooling in the catchment area to be able to cope with this large influx of people. Rose Bay Secondary College is the only secondary public school in this area and is already at capacity.
- 3) There is a child's daycare opposite (Yeladim Day Care Centre) and the building works that will be needed will effectively kill that business as they will not be able to provide a venue where the toddlers can sleep and play in a quiet environment for a long period of time.
- 4) Under the Waverley Development Applications, a number of properties are already being developed within meters of this proposal. Specifically 695 Old South Head Road being developed into apartments and 699 – 705 Old South Head Road also being developed into apartments. If your proposal goes ahead with a potential 128 new apartments, that will bring the total number of new apartments being built within a few meters of each other to 150+ apartments.

I look forward to your response,

Jeremy

Jeremy Cole
Systems and Safety Assurance Manager

[Redacted signature block]

[WATER](#) | [ENERGY & RESOURCES](#) | [ENVIRONMENT](#) | [PROPERTY & BUILDINGS](#) | [TRANSPORTATION](#)

Please consider our environment before printing this email

From: [Laura Kleiman](#)
To: [Records](#)
Subject: Planning Proposal 42 – 58 Old South Head Road Vaucluse - SC3346 Submissions
Date: Monday, 23 October 2017 2:57:58 PM

To whom it may concern.

I would like to express my objection to this planning proposal on the following grounds:

1. Parking is already a nightmare and 128 new apartments in addition to a nearby nursing home would highly impact an already sparse parking situation.
2. The development is next to the intersection on Old South and Military where there is already a lot of congestion. Buses already bank up all the way to the end of the street and this is complete hazard with cars overtaking banks of buses at an intersection - a total recipe for disaster
3. There is a child care centre and yoga school nearby that would be heavily impacted by the noise during the development - not only effecting the business but the patrons that rely on their services
4. There are many Development Applications for apartments nearby already on a already congested and dangerous intersection that would increase significantly with 1 let alone 3 large developments in the vicinity

In fact, can you advise best contact regarding the bus terminal. There is not enough space for it and there are regularly 3-4 busses parked there (often on both side of the road) creating blind spots and major safety hazards, not to mention that they block people's driveways - there should not be a bus terminal on a street with no parking/stopping areas!

Thanks in advance for your help.

Laura

[Click to Download](#)

IMG_0558.MOV
0 bytes

From: [Bruce Bland](#)
To: [Records](#)
Subject: SC3346 SUBMISSION: 42--58 OLD SOUTH HEAD ROAD, VAUCLUSE
Date: Monday, 23 October 2017 3:54:48 PM

ATTENTION: THE GENERAL MANAGER.

I REFER TO THE ABOVE PROPOSAL TO REZONE THIS AREA TO PERMIT MEDIUM DENSITY DWELLINGS UP TO A HEIGHT OF 10.5M

I wish to register our strong objection to this proposal on the grounds that the infrastructure (particularly transport) is having great difficulty handling the existing traffic [and other infrastructure/amenity problems] in this area and there are a lot more sites already zoned for medium density development which have not, as yet, been redeveloped.

This proposal, if approved will only exacerbate the existing SERIOUS problems created by the general over-development in our LGA.

This over-development has negative ramifications on the quality of life in Woollahra generally [and in fact all over Sydney.]

This can no longer be considered a NIMBY attitude. It is a Sydney-wide problem.

Councillors are strongly encouraged to declare that "Woollahra is Full" and NOT approve any further zonings which will have the effect of increasing our LGA population.

Regards,

Bruce Bland

Vice President Rose bay residents Association



Po Bo 29 Vacluse Nsw 2030

Established 1915

Email [REDACTED]

The General Manager
Woollahra Municipal Council
By email RECORDS@WOOLLAHRA .COM.AU
4 November 2017

Dear Sir /Madam

**RE Woollahra council Planning Proposal -42-58 Old South Head Road –Submissions
SC3346**

We refer to the above matter. We write on behalf of the Vacluse Progress Association which represents a substantial number of residents in the Municipality and which has been in operation since 1915.

We object in the strongest possible terms to the planning proposal for the following reasons .Please note that none of us are town planners and therefore these opinions are expressed from a non-technical point of view however the Council should give extra weight to our submissions as we do not unlike the developer have teams of architects, town planners etc assisting us at great expense.

OVERDEVELOPMENT

This is an example of classic overreach by developers .The land is not suitable for the proposed development and it represents a massive overdevelopment in terms of bulk scale and form from that which currently exists

It is completely unsuitable for this reason alone as the proposed massing of the apartment blocks is not in keeping with surrounding buildings and the neighbourhood. It will create if allowed a very inappropriate and jarring view to the residents and will result in substantial property value loss.

It is noted Objective 4 of the Woollahra Council DCP states clearly that to minimise bulk and scale of three story development Development should be restricted to two storeys at Street level. This proposal is in clear breach of this

The Development breaches Objective 5 and 6 regarding views and fails to respond to the topography by building something which takes into account surrounding developments and properties behind

In truth the proposed Development does not meet any of the DCP standards and fundamentally breaches almost all of them, the developers attempt to justify these breaches is both self-serving and ludicrous.

VIEW LOSS

The granting of this planning proposal will result in damage to people's views and an effect where houses behind will seek to build up to regain their views. This will have a very undesirable cascading effect as people behind this area seek to build up to regain their views.

TRAFFIC

The proposed rezoning will create completely unacceptable Traffic conditions. The traffic and parking in the area is already strained and there are massive issues in peak hour with traffic volumes on Old South Head Road and surrounding Streets. Currently Clarendon set in morning and afternoon peak is extremely difficult to get out of. This proposal will further impact this traffic flow

The extra people proposed by this development will overly strain public transport which is already at capacity in this area

INFRASTRUCTURE

The surrounding infrastructure including the sewage system which is unconnected to the Bondi outfalls cannot cope with this influx of people. For this reason alone the planning proposal should be rejected.

There are not enough schools in the area to deal with this proposal and those existing are already full ie Rose Bay Secondary College



PREVIOUS APPLICATIONS BY PARKER LOGAN AFFECTING THIS SITE

It is noted that a recent Land and Environment Court decision allowed a duplex development on these sites which is actually quite sympathetic.

It is quite bizarre that the Woollahra Municipal Council objected to this duplex development, which after intervention of the Land and Environment was granted but is prepared to entertain this completely out of character massive overdevelopment.

This company should be bound to accept the DA for the duplexes rather than ratcheting up the Development proposals to this completely unacceptable level

The height of any proposed development or rezoning should not exceed the roof levels of the current buildings at 52-56 Old South Head Road Vaucluse and should have flat rooves to minimise view impacts and loss

CONCLUSION

The planning Proposal put forward is completely inappropriate for the area and is purely a money grab by developers which will have long lasting deleterious social and economic effects on the residents OF Vaucluse . Development involving this sort of massing block type apartments are not suitable .Any developments on this site should be restricted to modern versions of the existing built forms

Yours sincerely

THE VAUCLUSE PROGRESS ASSOCIATION

*Pe Peter Whit
Anthony H Booth
Secretary VPA*

From: [Samantha Mizrahi](#)
To: [Records](#)
Subject: Fwd: OBJECTIONS to SC3346 Submission - Planning Proposal 42 – 58 OSH Rd Vaucluse.
Date: Monday, 6 November 2017 5:30:15 PM

To Whom It May Concern,

I was reading the Wentworth Courier today and noticed an announcement about the proposal 'SC3346'. This is specifically about the proposal for the development of 42 to 58 Old South Head Road.

I'd like to strongly object to this proposal for a number of reasons.

- 1) Local infrastructure (roads, parking, public transport etc) is REALLY not able to cope with this density of population.
 - a. There is already an on-street parking shortage and the traffic congestion in that particular area is already bad, especially when the busses congregate.
 - b. Buses are the only viable public transport option as the geography does not lend itself to being a good cycle option, being at the top of a big hill. No one wants to tackle a big hill at the end of their commute.
 - c. The only good bus route for Bondi Junction is the 387 which only runs every half hour. The 380 takes between 40 and 45 minutes during peak times to get to Bondi Junction making it not a good option for commuters
- 2) There is insufficient available secondary schooling in the catchment area to be able to cope with this large influx of people. Rose Bay Secondary College is the only secondary public school in this area and is already at capacity.
- 3) There is a child's daycare opposite (Yeladim Day Care Centre) and the building works that will be needed will effectively kill that business as they will not be able to provide a venue where the toddlers can sleep and play in a quiet environment for a long period of time.
- 4) Under the Waverley Development Applications, a number of properties are already being developed within meters of this proposal. Specifically 695 Old South Head Road being developed into apartments and 699 – 705 Old South Head Road also being developed into apartments. If your proposal goes ahead with a potential 128 new apartments, that will bring the total number of new apartments being built within a few meters of each other to 150+ apartments.

On Saturday, 4 November 2017, 21:34:50 GMT+11, Samantha Mizrahi
[REDACTED] wrote:

So how do we sign this too?!

Sent from my iPhone

On 4 Nov 2017, at 9:09 pm, Lindsay P <[REDACTED]> wrote:

I've outlined all the information in the attachment.

Thanks so much
Lindsay

<Planning Proposal 42-58 OSH RD attachment.pages>

From: [Marion Freedman-Lobel](#)
To: [Records](#)
Subject: Submission for 42-58 OSH Rd
Date: Tuesday, 7 November 2017 8:28:12 PM

Old South Head Road
Vaucluse NSW 2030
7 November 2017

Attention: General Manager
Woollahra Municipal Council
Email: records@woollahra.nsw.gov.au

Re: SC3346 Submissions 42 – 58 Old South Head Road Vaucluse 2030

Dear General Manager,
I wish to make a submission in relation to **SC3346 Submissions 42 – 58 OSH Road Vaucluse**.

The Woollahra Local Environmental Plan 2014 states this area's zoning is R2 low density, with building height to a maximum of 9.5 metres and with no FSR. Why in 3 years is this Plan suddenly being discarded, to allow developers R3 medium density residential development with a height level to 10.5 metres? I object to these changes.

In summary my major concerns are

This Proposal would dramatically **change the density and character** of our local area and it **will be an excessive overdevelopment**. It will create a **vast intensification of use on an established residential suburb and its amenities and therefore would not be compatible with the existing character of this locality of Old South Head Road**. Until now 42-58 OSH Rd have housed 20 flats /houses but this Proposal will allow for a massive 81 -128 units, depending on who you believe will win! What an overdevelopment on the amenities of this area. The lack of suitable infrastructure ie OSH Road as a street, should stop the development.

The land in this part of the Woollahra Council area of Vaucluse is zoned Residential R2. (R3 zoning is currently only applicable to Waverley Council, opposite). Under the Woollahra Development Control Plan one of the desired **character objectives of the Vaucluse East Precinct B1.11 is 'to minimise building bulk and scale of 3 storey developments by designing development to generally present as a 2 storey form to the street'**. Why is **this being ignored** and changed?

Changing to R3 zoning is inconsistent with the bulk, design, form and scale of the surrounding properties and the streetscape. It is an excessive overdevelopment.

Major impacts of this proposal will include the loss of amenity for all the existing residents in terms of traffic, parking on OSH Rd, , acoustics and

loss of privacy.

The amenity of traffic. The various driveway entry and exits would create serious safety issues concerning traffic on this busy stretch of road. It is not unrealistic to expect that most people **exiting the properties would be turning south** towards Bondi Junction and the city and to schools. This is critical because the traffic coming from the north is considerable and joining this flow would be very dangerous, for all concerned. I have lived here for over 35 years and just one vehicle currently driving out onto this busy main street requires much skill and patience.

Crossing OSH Rd is already now difficult, what with parked cars and continuous oncoming traffic. **Having up to 200+ additional residents crossing OSH Rd to the bus stop and shops would create even more danger.**

The amenity of parking on OSH Rd is of great concern. In 2014 the RMS removed 12 public car spaces between Captain Pipers Road and Diamond Bay Road. **This was at great inconvenience for local residents, shopkeepers, local shoppers and visitors.** If this development proceeds the end result will be, many more people looking for parking spaces on OSH Rd, Military Rd, Captain Pipers Rd, Oceanview Ave and Clarendon Rd – all of which are already fully parked out.

The **Council Traffic Engineer's assessment is totally unrealistic.** Does the Engineer live here and travel towards the city in peak hours? With all the development already approved further down OSH Rd in Rose Bay, the current traffic is already at a 'log jam' Having upto 128 more residences here on the peninsula will mean OSH Rd will be more of a car park, not a major arterial road. See article 'Life in the Slow Lane...SMH 4 June 2014 discussing how OSH Rd is already one of the most congested roads in Sydney.

What about the amenity of privacy, the amenity of acoustics, the amenity of additional noise by having so many more residents in a small section of this area. **If this submission were to be passed, it would set a precedent for all future applications along this section of OSH Rd. It would negatively impact on the long residing local residents most of whom have lived here for over 20 years. Does Woollahra Council not consider its current local residents at all?**

Inaccuracy in the Transport and Traffic Impact Assessment

The Report indicates that there are 3 bus routes that operate on both sides of OSH Rd and Military Rd. **This is incorrect.** The 323 is only a peak hour route which goes cross country to Edgecliff - hardly a fast commuter route for people in this section of Vaucluse. The 380 goes via the beach, taking 40 minutes - hardly a commuter service to Bondi Junction. That leaves only the 387 which runs more frequently in peak hours but crawls to Bondi Junction -stuck in the same traffic jam as the cars on OSH Rd. Out of peak hour it is only a half hourly service. This section of OSH Rd is hardly a traffic hub -it is out on a peninsular with one arterial road direct to Bondi Junction/ city. The Report mentions using bicycles and walking - for pleasure yes, but not for the greater majority of city workers!

The number of bus stops stated (5) is totally irrelevant as it is for the above 3 bus services stated in the Report, which were exaggerated to justify allowing for the proposed increase in dwellings!.

In conclusion the Proposal which imposes a great intensification of use on an established residential area, is an overdevelopment in density and will have a far reaching impact on the total amenity of the local area.

This Proposal needs to be rejected.

Yours faithfully
Marion Lobel

Evelyn and Philip Palmer
Old South Head Road
Vaucluse NSW 2030

7 November 2017

Attention: General Manager
Woollahra Municipal Council
Email: records@woollahra.nsw.gov.au

Re: SC3346 Submissions 42 – 58 Old South Head Road Vaucluse 2030

Dear General Manager,
We wish to make a submission in relation to **SC3346 Submissions 42 – 58 OSH Road.**
We oppose changing the R2 low density housing and height limitations (to 10.5 m).

A. This area should remain R2 low Density Residential:

The **Woollahra Local Environmental Plan 2014** stated this area's zoning was R2 low density, building height to a maximum of 9.5 metres and with no FSR. Why in 3 years is this Plan suddenly being ditched to suit developers who opportunistically wish to develop 9 properties and completely change the character and density of the area?

Woollahra Council did not want to amalgamate with Waverley Council (where R3 is prevalent) and now Woollahra Council clearly wishes to assist the developers by changing zoning to R3. This certainly is to the detriment of the local 'village' of established residents in the Rose Bay North/Vaucluse area. (We and most other residents have lived here over 25 years)

Under the Woollahra Development Control Plan one of the desired **character objectives of the Vaucluse East Precinct B1.11 is 'to minimise building bulk and scale of 3 storey developments by designing development to generally present as a 2 storey form to the street'**. Why is Council ignoring its own guidelines? Why do developers always seem to benefit and win, against the wishes of local residents and Council guidelines? Why does the Council have guidelines if it does not follow them?

This Proposal **will create an excessive overdevelopment**. It would dramatically **change the density and character** of this area. It will create a **vast intensification of use on an established residential suburb and its amenities and therefore would not be compatible with the existing character of this locality** What an overdevelopment on the amenities of this area! The increased accumulated load on the existing infrastructure of OSH Road, as a main arterial road alone should stop the development.

We and local residents object to -

- (1) **overdevelopment** in this area
- (2) emphasis on **lack of infrastructure** to support the bulk and scale of this type of development
- (3) **overstatement of public bus transport availability** options to what actually exists. (Parker Logan quotes 3 bus routes with buses every 15 min to Bondi Junction), whereas local residents know there is only one direct bus to Bondi Junction (387)

usually at ½ hr intervals and not always reliable especially when caught in the peak hour traffic chaos that already exists on OSH Rd. The other route (380) via Bondi Beach can take 40 minutes during peak hours – hardly a realistic route for commuters. The 3rd bus route – 323, only has 6 services in peak hour and finishes by 8.23 am. The bus runs cross country to Edgecliff station avoiding Bondi Junction hub entirely. Hardly a viable bus option for commuters in this part of OSH Rd.

(4) **worsening the local parking situation** as in the ‘concept’ plan does not show or mention how much parking will be provided. Regardless, there will be a huge shortfall and parking space is already at a premium.

(5) a great **increase in the number of residents** in this area, which would substantially add to the already **congested OSH Rd** in peak times. The proposal mentions cycling and walking as being transport options, but these are unrealistic for the majority of workers and are not viable alternative transport modes for most commuters travelling to work.

(6) large scale development - this area is **not near a transport hub** and the **bus services do not provide great access to Bondi Junction for a city commute**. OSH Rd with its one lane each way is already a **‘car park’ during peak travel** times. Buses are also caught up in this. If Parker Logan are looking to provide housing for ‘shift workers’ there are no buses from just after midnight to 5.30am. All this indicates that residents will have cars and no parking spaces.

(7) Building between 81- 128 dwellings which can equate to 200+ residents. There will be nowhere near 81-128 car spaces provided. Even if only 81 residences are built as in the Council’s proposal - there will not be 81 car spaces and the parking and congestion on OSH Rd and the surrounding streets will be horrendous. It is already fully parked out at present.

(8) We object to this major overdevelopment. Other developments currently in process in Rose Bay, from the corner of Dover Rd to beyond Hamilton St are 3 - 5 storeys high. They all will already add a **significant traffic load** onto OSH Rd thus further increasing the travel time to Bondi Junction. The magnitude of what is being proposed for this entire area will lead to **unacceptable road usage on the ONE major arterial road to Bondi Junction. The proposed major development at 42-58 OSH Rd will add even more traffic load onto OSH Rd**. There must be a limit to how much this area can absorb. This proposed development would affect the whole local area.

(9) **The Council’s traffic engineer** stated “that the net traffic generation increase is marginal and not anticipated to result in unacceptable adverse traffic impact on the existing road network” This is **completely unrealistic** - how can this be true?

(10) Currently there are 14 dwellings on these 9 blocks. The Council appears to be accepting 81 dwellings and Parker Logan is seeking up to 128 dwellings. **How can this not impact on the net traffic and parking to a more than ‘marginal’ degree?**

The impact on traffic and parking will be a lot more than ‘marginal’.

(11) **Rose Bay Secondary College**, as the only public high school in the area is **already at full capacity**. Where will the extra students be accommodated?

(12) Yeladim Early Childcare Centre (opposite the site) will be adversely affected by the huge amount of noise during the lengthy construction phase. Children will not be able to sleep, parents will not send to the centre and the business may falter. Parking for the centre will also be greatly affected.

(13) various specific effects for immediate neighbours of this excessive development is solar access and overshadowing, loss of privacy and loss of views.

(13 A) Solar access and overshadowing - we live at 40 OSH Rd -right next door to this Proposal (for over 26 years). Solar access is a really great concern of ours. John Denton of CAD Draft Pty Ltd, a Shadow Analysis Consultant undertook an inspection and compiled a CAD modelling of a 3 storey development as of 21 June. It indicates that any development next door will remove ALL direct solar access to habitable ground floor living rooms (lounge, dining and family room) between 9.00 am -3.00pm on 21 June. The north facing windows in the living area currently receive direct solar access for 6 hours between 9.00am - 3.00pm on 21 June (There is currently NO overshadowing). There will also be NO direct solar access to the north facing garden which includes our clothes line. This garden area is currently a sun trap, very well suited to drying clothes and growing our herbs and fruit trees.

As local residents we wish to stop -

B. Increase in the maximum building height from 9.5m to 10.5 m

(1) 9.5metre height is already in place according to the Woollahra Local Environmental Plan 2014 but **we definitely do not want 10.5 metre** height. This would be the first step towards having 3 - 4 storey buildings on this site! Some new developments in Woollahra Municipality have recently 'grown an extra storey' after the initial DA was passed. Growth by stealth is what developers seem to do and get away with.

(2) With each additional storey in height, additional units and residents will choke the area's amenities.

(3) Extra height means extra loss of privacy and views for neighbouring homes.

(4) Extra height means additional overshadowing for existing homes.

(5) Extra height is detrimental to the streetscape,

(6) Extra building height houses more population, leading to more road dangers, including extra vehicles coming out of driveways and turning right, across existing traffic towards Bondi Junction.

(7) Extra use of already overstretched bus services (these services are not as frequent as was quoted in the proposal). It also mentions 5 bus stops within 100 metres but this only equates to one direct bus route and a total inadequacy of services!

(8) A serious lack of parking for current local residents, visitors, shopkeepers and local shoppers in Rose Bay North. The area is already fully parked out.

(9) We do not want another 120 metre wall of units, somewhat like the ugly solid 'great wall' that the Moran Nursing Home has created on OSH Rd.

C. Apply Floor Space Ratio (FSR) control Of 1:1 to a site where no FSR currently applies

The FSR of 1:1 is possibly the most reasonable aspect of this planning proposal (but if it wasn't in the 2014 Plan, why is it an issue now?)

We certainly **do not want it to be any more than 1:1 NOT 1.5:1** as Parker Logan stated in their proposal (which would allow for up to 128 dwellings on this site).

As stated above 1:1 should be the MAXIMUM ratio allowed.

We hope the Council takes into account all of the above issues and totally rejects this Planning Proposal.

Evelyn and Philip Palmer

■ Towns Road,

Rose Bay North NSW 2029

Attention of Assessment Officer

Woollahra Municipal Council Email: records@woollahra.nsw.gov.au

Re: SC 3346 Submissions 42-58 OSH Rd Vacluse

Dear General Manager

I live on the corner of Old South Head Road and Towns Rd, Vacluse. I have major concerns about this proposed change of zoning (from R2 to R3) and then the proposed redevelopment of the area. The huge issues are

- The changes will lead to a great overdevelopment of the area,
- the intensification on amenities on parking and traffic.

Parking: the amenity of parking is of great concern. This development will place a great amount of additional pressure on car spaces surrounding the proposed site. (No mention has been made as to how many parking spaces will be under the development but with anywhere between 81 -128 residences we are talking of needing at least 128 spaces, but I have grave fears this will not be the case).

Parking is not only accessed by the many local residents who already fully park out OSH Rd and neighbouring streets but also

1. Shoppers using the excellent shopping centre at Rose Bay North, and customers of the local businesses on the corner of Military Road
2. Retail and other workers who have nowhere else to park, so OSH Rd and neighbouring streets are already permanently full
3. Patrons using the wonderful local amenity of the Diamond Bay Bowling Club (both lawn bowlers and bridge players).

Point 1 & 2 are self explanatory

Point 3. - I am in my late 80's and play bridge every week at the Diamond Bay Bowling Club. The parking has become a major issue as there are upwards of 120 bridge players attending on Saturday afternoon and over 500 players during the course of the week. This is apart from all the bowlers who regularly play and frequent the club. The Bowling Club acts as a community hub/ centre and a great social outlet for the local community. Many of the players already have difficulty attending now, due to the shortage of parking along OSH Road. On Saturdays when the bowlers are playing from mid morning, the parking situation is even

further exacerbated. The afternoon Bridge players need to walk a great distance, which many cannot manage and this causes distress.

Since 2014 when the RMS removed 12 public car spaces between Captain Pipers Road and Diamond Bay Road, the parking problem has been a major bone of contention and not addressed. The proposed rezoning and then redevelopment of 42-58 Old South Head Road, will lead to total chaos for local residents, visitors and shoppers, using all local amenities.

It is totally unrealistic to think that many of the proposed new residents of this overly large development will not have a vehicles of some description.

Current local residents and their visitors have great difficulty at the present in accessing on street parking on OSH Rd near their destination and all surrounding streets. The end result is many more people looking for parking spaces on Towns Road, Military Road, Captain Pipers Road, Clarendon Road and Oceanview Ave, all of which are already now fully utilised. If this proposed development goes ahead, it will only intensify the parking problems.

The entry and exit of this huge overdevelopment would create additional traffic dangers on this already busy stretch of Old South Head Road. Most vehicles would be turning right from the buildings to travel towards Bondi Junction, a very dangerous manoeuvre for both those trying to enter the road and for traffic already on the road.

Pedestrian traffic. It is already difficult and dangerous to cross Old South Head Road at present with parked cars and continuous oncoming traffic. Having up to 128 additional units (with upto 256 residents) crossing Old South Head Road to access the bus stop and shops would create even more danger.

The current pedestrian refuge island (outside 56 OSH Rd) will most probably be removed, if the proposed development with driveways, accessing the development, occurs. Traffic turning into Military Road and Oceanview Ave is already causing stress for drivers and pedestrians alike. To have increased traffic will just make the area more dangerous.

The Council Traffic Engineer's Report stating there will be **no** extra stress on OSH Rd with more cars coming onto OSH Rd. How unrealistic is this! The Traffic Engineer obviously never uses OSH Rd in the morning peak period (7.30 - 9am). By the time traffic reaches Rose Bay (and with all the excessive development around Dover Road /Hamilton St and beyond) it comes to a standstill. All traffic including the buses creep to the lights and intersection of Curlewis St, where the car park continues up both OSH Rd and Birriga Rd.

The report indicates there are 3 bus routes that operate on both sides of Old South Head Road and Military Road. This is far fetched as the 323 does not run out of peak hours and goes cross country to Edgecliff. The number of bus services stated in the report is greatly exaggerated and the only direct service is 387 (which during the day runs only half hourly and on the weekend hourly). The 387 also gets caught in the 'log jam' car park of one lane OSH Rd during peak periods. The only other route is the 380 which goes via the scenic route of Bondi Beach (and the traffic jam on Bondi Rd) taking over 40 min to Bondi Junction - hardly an option for commuters to Bondi Junction/city.

This area is **not** near any transport hub, **OSH Rd is a one lane (each way) main arterial street**. Moving more people out onto this peninsula is unrealistic, especially since it is over congested - both for parking and for commuting to the Bondi Junction/ City.

For once consider the local residents who have lived and enjoyed this area for many years rather than giving in to developers' interests.

Yours sincerely

Tessa Surany



JUDITH RYCHTER
TOWER STREET VAUCLUSE NSW 2030

13 November 2017

General Manager
Woollahra Council,
PO Box 61, Double Bay NSW 1360

via records@woollahra.nsw.gov.au

SC3346 Submission
PLANNING PROPOSAL FOR 42-58 OLD SOUTH HEAD ROAD VAUCLUSE

This proposal to re-zone from low to medium density has the support of your Council and the NSW Government which would preclude any objection by an ordinary citizen.

While regular residents must abide by the limits contained in LEPs, it is concerning that these limits can be adjusted to accommodate large developments. This would negate the need for LEPs where developers are concerned.

The site location is on the Woollahra Council LGA boundary with Waverley Council LGA. This means residents of Waverley and **NOT Woollahra** who will be adversely affected by this proposal.

Waverley residents have already been impacted by another Woollahra/Waverley LGA boundary development being granted rights outside of LEP and planning limits – namely MarkMoran Seniors Apartment Complex – originally Council approved as a nursing home.

The huge size of this proposal will dominate the environment and cause, amongst others, the following adverse effects:

- Stress on already limited spaces in schools
- added stress on public facilities – most of which are in the Waverley LGA
- Increased traffic along Old South Head Road
- Increased traffic at the busy intersection with Military Road
- increased demand for on-street parking already at a premium
- Disruption to public transport, traffic, street parking and quiet enjoyment during a long construction period and upon completion – **and at a busy intersection.**

It is suggested that with rezoning strict limits are set at FSR not exceed 1.09.1 and that there be no increase in height from 9.5m

Yours sincerely,



Judith Rychter

Objection to SC3346

15 November 2017

Submission to: Woollahra Council Urban Planning Committee

Dear Committee members,

I was horrified to read Parker Logan's new proposal for a massive overdevelopment of the area 42-58 Old South- Head Road in submission SC3346. After the strenuous objections by the community to their first attempt at overdeveloping this area, it seems that this developer is waging a war of attrition on the local community! Additionally, I simply do not understand how Council approval was granted when the impact would be so utterly catastrophic, and so obvious to anyone who has spent any time on Old South Head Rd recently.

I will not completely rewrite what has already been comprehensively and succinctly laid out in other submission. However, I will summarise, and add, that the proposal, including requests to increase maximum building height and FSR, is an outrageous overdevelopment of the area, and will overburden the infrastructure, including:

- **sanitation**, which is currently pumped out into the ocean at Diamond Bay and Vaucluse, UNTREATED, with no plans in the foreseeable future by Sydney Water to channel this sewage to Bondi (as stated by a Sydney Water representative at Vaucluse/Diamond Bay Precinct Meeting, 9 November, 2017);
- **public transportation** – the information provided by Parker Logan is simply false, and can easily be verified by standing on Old South Head Rd for a day;
- **parking for residents, shopkeepers, shoppers and other visitors** – which is already difficult at peak times. As 26.9% of private dwellings in the eastern suburbs have 2 cars (and a further 8.2% have 3 or more cars registered) according to the 2016 census, this means that the number of cars requiring parking will be at least a third more than the number of actual dwellings.
http://www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/118
- **traffic density**- which will increase exponentially, and adversely affect both private and public transport, as Old South Head Rd is a MAJOR artery, that is only 1 lane each way, and with no dedicated bus lanes. This is even more problematic in view of the major developments occurring further south on Old South Head Rd, in the Rose Bay shopping centre.

Additionally, the increase in maximum building height will ensure that the streetscape and character of the area will be permanently and irrevocably damaged.

I earnestly hope that the concerns of the residents of this area are taken with the utmost seriousness, as the residents are the ones who will carry the burden of the consequences of this reprehensible development attempt.

Sincerely,

Neta Labi

Old South Head Rd.,
Vaucluse

Paul and Suzy Horowitz
■ Old South Head Road
Vaucluse NSW 2030

15 November 2017

Attention: General Manager
Woollahra Municipal Council
Email: records@woollahra.nsw.gov.au

**Re: SC3346 Submissions 42 – 58 Old South Head Road Vaucluse
2030**

Dear General Manager,
We wish to make a submission in relation to **SC3346 Submissions 42
– 58 OSH Road.**
**We oppose changing the R2 low density housing and height
limitations (to 10.5 m).**

Retaining R2 Low Density Residential

*The Woollahra Local Environmental Plan 2014 indicated this area's zoning to be R2 yet when developers with deep pockets approach the council it seems they are only too pleased to abandon these plans and change it. The character of the area will be irreversible changed (and not for the better) if these plans are allowed to be changed.

*Woollahra Council did not want to amalgamate with Waverley Council who have approved overdevelopment across the road. Is this not enough. May I remind you that when amalgamation was being discussed it was the residents of Woollahra who supported you and signed petitions against the amalgamation only to have you turn against those supporters and march along with the developers. What about the residents who have paid their rates and lived here very happily for the last 20 years.

*The councils guidelines state that their objectives for Vaucluse East Precinct B1.11 is to minimise 3 storey developments in place of buildings that present as 2 storeys. Once again the Council is choosing to ignore it's own guidelines. Why have these guidelines in place and allow people to buy into the area only to have the rug pulled out from under their feet and have it changed according to the whims of council and developers.

*Overdevelopment in this area will have such a negative impact on all concerned. In discussing this issue let us keep in mind that Waverley Council is going crazy with huge developments across the road and for you to join the party it will kill any kind of lifestyle one would want to achieve here. Firstly the infrastructure in place now cannot support the residents as it is. As usual the council has approached everything from the wrong direction. The existing infrastructure should have been addressed years ago but instead of doing this you wish to put more people in this area and burden it further. There is no major transport hub here and the bus services for this area are erratic and most of the time buses on the timetable don't turn up at all therefore more people will use their car and will be leaving home at the same time every morning. The gridlock occurring here from 7am to 9am is incredibly bad. The Council's traffic engineer stated "that the net traffic generation increase is marginal and not anticipated to result in unacceptable adverse traffic impact on the existing road network" . The traffic engineer is deluded if he believes this. Even the bus interchange cannot house it's current load of buses (Wentworth Courier Nov 1 p24). Do you really think it's possible they will get more buses and add more routes if they can't house the buses they have now.

*Parking in this little stretch of road is currently at a premium. If you allow a development for 81-128 dwellings to go ahead with no equal amount of car spaces can you imagine the impact this will have on the surrounding streets. At present there is nowhere to park your car if you arrive home at 6pm (average time of everyone arriving home from work).

*The Planning proposal is also applying for and FSR of 1:1. This is nor unreasonable however we would like to see it capped at this and not go to 1.5 : 2. For so long residents have wanted the FSR to be 1:1 for their own additions to their homes. The council was very strict with this rule. Please maintain you standards and allow the FSR to be 1:1 as the MAXIMUM ratio allowed.

*The village feel that currently exists here will be dramatically altered if the overdevelopment is passed. This is a residential suburb where families live. Better to leave the tall buildings for Bondi Junction the CBD and the Western Suburbs. You only have to open up the Wentworth Courier (Nov 1 p37) to find that no one is happy with the overdevelopment that is happening every where it seems. It is time for you to listen to the rate payers and stop bowing to the needs of the developers.

*The environmental impact on overdeveloping this area will also be significant. There are a lot of trees in this small area that house possums and a variety of birds. I hate to think what will happen if this balance is upset by intense building.

As a local resident I object to-

1. Overdevelopment in this area
2. Lack of infrastructure leading to increased congestion
3. Lack of street parking
4. Detrimental changes to streetscape and the village feel of the area
5. Adverse effects to wildlife in the area.
6. Allowing the maximum building height to be increased from 9.5 to 10.5m.

We are once again appealing to the council to listen to the residents and not allow overdevelopment from 42-58 Old South Head Road Vaucluse 2030.

Regards,
Paul and Suzy Horowitz.

From: [Bernard Fridman](#)
To: [Records](#)
Subject: Woollahra Planning Proposal: 42-58 Old South Head Rd - Submissions SC3346
Date: Wednesday, 15 November 2017 11:15:29 PM

Dear Sir / Madam,

I refer to the above matter - submission SC3346.

I oppose this submission until such time an extensive upgrading is undertaken to meet the existing overload and unacceptable levels of infrastructure and services in the area, namely:

- The Road Structure, ' traffic flow and street parking (esp at night)' is already grossly inadequate !!!.
- The antiquated overhead wiring (particularly in OSH Rd), presents alarming safety, health and fire hazard risks !!!.
- Sewerage, drainage and rainwater runoff is currently overextended !!!.

The council approving the developers proposal of rezoning No's 42 -58 Old South Head Rd from Low to Medium Density, will be irresponsible as it will not only create a dangerous precedent for this area, but for Sydney as a whole (as it prides itself as a world class city).

This planning proposal can have devastating repercussions on the area with its already overextended infrastructure.

This planning proposal is inappropriate for the area as it undermines the lifestyle that the local residents established over a life time.

Yours Sincerely

Bernard Fridman
[REDACTED] Old South Head Rd
Vaucluse
NSW 2030

Sent from my iPhone

Charles & Vivienne Beck,
[redacted] *Beaumont St*
Rose Bay NSW 2029
Phone [redacted]
Mbl [redacted]
e-mail [redacted]

15 November, 2017

The General Manager,
Woollahra Council
536 New South Head Road
Double Bay NSW 2028

By e-mail records@woollahra.nsw.gov.au

Dear Sir

Planning Proposal 42 – 58 Old South Head Road Vaucluse - SC3346 Submissions .

We write this letter of objection to the proposed development on the above mentioned sites.

We regularly visit our family that live in the area affected by this development. It seems to us that the proposal is not in keeping with the general nature of the area, in that it will increase the number of people that will live in the area as well as be out-of-character with the surrounding homes.

It is incongruous to us how Council can consider accepting 81 or more dwellings in sites that currently house 14 dwellings.

We live near Old South Head Rd and are very aware of the traffic issues in that main road. By allowing the site to be re-zoned from R2 (Low Density) to R3 (Medium Density) there will be an increase in the number of residents, which has the inevitable consequence of increased traffic on Old South Head Rd. As you do doubt are aware, Old South Head Road is already very congested during peak hours. Whilst there are some bus services, they are not "plentiful", and are also exposed to the same traffic congestion. Walking and cycling are also not options that many people take up, particularly if taking children to school.

Another consideration is the availability of parking – this does not seem to be adequately addressed in the proposal; if sufficient parking is not provided - for residents and visitors - on site, then street parking will be at even a higher premium than it is at the moment.

Charles & Vivienne Beck
■ *Beaumont St*
Rose Bay NSW 2029
Phone ■■■■■
Mbl ■■■■■
e-mail ■■■■■

Woollahra Council should consider the existing local and neighbouring residents who have affection for the 'village feel' of the area and clearly think of the long term implications of allowing developers to seize and redevelop these sites in a manner that is not in keeping the neighbouring environment. Council should take into account the concerns of residents and other concerned parties - and scrap this Planning Proposal.

Yours faithfully

Charles & Vivienne Beck

A rectangular box containing a handwritten signature in dark ink, which appears to be 'Charles Beck'.A rectangular box containing a handwritten signature in dark ink, which appears to be 'Vivienne Beck'.

From: [Lorraine & Mike Becker](#)
To: [Records](#)
Subject: SC3346 SUBMISSIONS
Date: Thursday, 16 November 2017 12:41:38 AM

We are writing this submission, relating to the planning proposal for 42-58 Old South Head Road, Vacluse , in our capacity as the elected members of the Strata Committee of Strata Plan [REDACTED], [REDACTED] Old South Head Road, Vacluse, NSW.

We wish to object to the planning proposal ,referred to in the previous paragraph, for the following reasons:

The proposal to amend the zoning of the site from R2 Low Density Residential to R3 Medium Density Residential will result in a development which would be totally incompatible to the area as it now exists , and would create a precedent that would inevitably lead to the rezoning of other properties in the area.

This , together with the other proposed amendments to Woollahra Local Environmental Plan 2014 , will result in the overdevelopment of the area in which we live , together with its consequent impact on traffic in Old South Head Road in general and between Ocean View Drive and Clarendon Road in particular , noise pollution , further demand for street parking in the area , which is already stretched to the limit , and additional pressure on the area's already overextended infrastructure.

Should the development be approved despite its negative impact on our area , as referred to above , then it should be absolutely essential that the approved development has sufficient off street parking , set at a minimum of one parking space per residential unit , in addition to adequate visitor's parking.

Kindly acknowledge receipt of this submission.

Yours faithfully.

The Strata Committee of SP [REDACTED].
[REDACTED] Old south Head Road.
Vacluse.NSW.
(Representing owners and occupants of 19 Units)

Tel/ Fax : [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]

ANTHONY H BOOTH BA.LLM
[REDACTED]

The General Manager
Woollahra Municipal Council
By email RECORDS@WOOLLAHRA.COM.AU
4 November 2017

Dear Sir /Madam

**RE Woollahra council Planning Proposal -42-58 Old South Head Road –
Submissions SC3346**

We refer to the above matter. I write on behalf of myself and my wife who live immediately behind the proposed site for the planning proposal.

I object in the strongest possible terms to the planning proposal for the following reasons .Please note I am not a town planner and therefore these opinions are expressed from a non-technical point of view however the Council should give extra weight to my submissions as I unlike the developer have teams of architects, town planners etc. assisting us at great expense.

OVERDEVELOPMENT

This is an example of classic overreach by developers .The land is not suitable for the proposed development and it represents a massive overdevelopment in terms of bulk scale and form from that which currently exists

It is completely unsuitable for this reason alone as the proposed massing of the apartment blocks are not in keeping with surrounding buildings and the neighbourhood. It will create if allowed a very inappropriate and jarring view to the residents and will result in substantial property value loss.

[REDACTED]

It is noted Objective 4 of the Woollahra Council DCP states clearly that to minimise bulk and scale of three story development should be restricted to two storeys at Street level .This proposal is in clear breach of this Objective and for this reason should fail.

The Development breaches Objective 5 and 6 regarding views and fails to respond to the topography by building something which takes into account surrounding developments and properties behind. That is the proposed Development very adversely affects the properties behind and does not take into account the natural fall of the land to the ocean.

In truth the proposed Development does not meet any of the DCP standards and fundamentally breaches almost all of them, the developers attempt to justify these breaches is both self-serving and ludicrous.

VIEW LOSS

The granting of this planning proposal will result in damage to people's views and an effect where houses behind will seek to build up to regain their views .This will have a very undesirable cascading effect as people behind this area seek to build up to regain their views.

TRAFFIC

The proposed rezoning will create completely unacceptable Traffic conditions. The traffic and parking in the area is already strained and there are massive issues in peak hour with traffic volumes on Old South Head Road and surrounding Streets. Currently Clarendon set in morning and afternoon peak is extremely difficult to get out of .This proposal will further impact this traffic flow and cause danger to cyclists pedestrians and other road users.

The extra people proposed by this development will overly strain public transport which is already at capacity in this area

INFRASTRUCTURE

The surrounding infrastructure including the sewage system which is unconnected to the Bondi outfalls cannot cope with this influx of people. For this reason alone the planning proposal should be rejected.

There are not enough schools in the area to deal with this proposal and those existing are already full i.e. Rose Bay Secondary College

PREVIOUS APPLICATIONS BY PARKER LOGAN AFFECTING THIS SITE

It is noted that a recent Land and Environment Court decision allowed a duplex development on these sites which is actually quite sympathetic.

It is quite bizarre that the Woollahra Municipal Council objected to this duplex development, which after intervention of the Land and Environment was granted but is prepared to entertain this completely out of character massive overdevelopment.

This company should be bound to accept the DA for the duplexes rather than ratcheting up the Development proposals to this completely unacceptable level

The height of any proposed development or rezoning should not exceed the roof levels of the current buildings at 52-56 Old South Head Road Vaucluse and should have flat rooves to minimise view impacts and loss

CONCLUSION

The planning Proposal put forward is completely inappropriate for the area and is purely a money grab by developers which will have long lasting deleterious social and economic effects on the residents of Vaucluse and my property. Development involving this sort of massing block type apartments are not suitable. Any developments on this site should be restricted to modern versions of the existing built forms

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Anthony H Booth', written over a thin horizontal line.

ANTHONY H BOOTH

Liability Limited by a scheme established pursuant to Professional Standards
Legislation



Tuesday 14 November 2017

Roads and Maritime Reference: SYD17/01450
Council reference: SC3346 Submissions

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

Attention: Jorge Alvarez

PLANNING PROPOSAL TO AMEND WOOLLAHRA LEP 2014 OFR MEDIUM DENSITY RESIDENTIAL DEVELOPMENT – 42-58 OLD SOUTH HEAD ROAD, VAUCLUSE

Dear Mr Alvarez

I refer to your email of 19 October 2017 inviting Roads and Maritime Services to provide comment on the abovementioned planning proposal in accordance with Section 56(2d) of the Environmental Planning & Assessment Act 1979.

Roads and Maritime has reviewed the submitted documentation and it is noted that the Planning Proposal is seeking to amend Woollahra Local Environmental Plan 2014, in the following manner:

- amend the zoning of the site from R2 Low Density Residential to R3 Medium Density Residential;
- increase the maximum building height control of the site from 9.5m to 10.5m; and
- apply an FSR control of 1:1 to the site (no FSR control currently applies).

Roads and Maritime raise no objection to the proposal, in principle, given the site's proximity to existing public transport (bus) services on Old South Head Road and surrounding roads. However, the proposal should consider the following traffic and transport matters prior to the making of the plan:

Traffic generation

It is noted that the traffic generation rate used to calculate the traffic generation for the proposal adopts the Sydney average for high density residential dwellings as per the RMS Guide to Traffic Generating Developments Technical Direction (2013). This traffic generation rate is used for high density residential developments close to high levels of public transport. The subject site, which benefits from bus services on Old South Head Road and surrounding roads, has the potential to generate more traffic than is outlined in the

Roads and Maritime Services

27-31 Argyle Street, Parramatta NSW 2150 |
PO Box 973 Parramatta NSW 2150 |

www.rms.nsw.gov.au | 13 22 13

Traffic Impact Assessment. While the traffic generation is not likely to be significant, traffic generated by the development and the means of ingress/egress to/from the site may impact bus operations and general traffic on surrounding roads.

Bus network operations and general traffic

The Traffic Impact Assessment has provided little assessment of the proposed development's peak hour traffic distribution and potential impacts to bus operations and general traffic on Old South Head Road and Military Road. It is noted that the location of the proposed driveways has not been shown in the architectural plans, therefore, additional information is required to properly assess the potential conflict between vehicles turning to/from the proposed driveways with bus and vehicle movements, particularly turning movements, on Old South Head Road and Old South Head Road / Military Road intersection. The location of the proposed driveways should not impact existing bus / pedestrian infrastructure including bus stops / bays, no stopping areas, pedestrian refuges and line marking on Old South Head Road and Military Road. In this regard, the location of the proposed driveways for buildings A and B may be impacted by the pedestrian refuge and its proximity to the Old South Head Road / Military Road intersection. Council should give consideration to the preparation of a Development Control Plan that outlines an access strategy for the site which limits potential conflict with bus operations and general traffic on Old South Head Road and the Old South Head Road / Military Road intersection.

Thank you for the opportunity to provide advice on the subject proposal. If you require clarification on any issue raised, please contact Tricia Zapanta, Strategic Land Use Planner on [REDACTED] or by email on [REDACTED].

Yours Sincerely,



Greg Flynn
Senior Manager, Strategic Land Use

From: [Peter Ulmer](#)
To: [Records](#)
Subject: SC3346 Submissions to General Manager Woollahra Council
Date: Thursday, 16 November 2017 3:29:15 PM

Dear Sir or Madam,

I object to the stated development on the grounds that Old South Head Road cannot support the increased traffic flow that will be generated by additional 120+ cars at the site of 42 to 58 Old South Head Rd, Vaucluse.

All the way along OSH Rd new medium density developments are springing up with little thought to traffic flow and its impact.

Just two examples are the new large-scale development at the corner of Hamilton Street, Rose Bay and the proposed development of the LJ Levi site at the corner of Dover Road, Rose Bay.

There are more developments under way from the O'Sullivan Road, Old South Head Rd, and intersection at the bottom of Bellevue Hill up to Bondi Junction.

I believe, the council should have a commitment to residents ahead of developers and must commission an independent report on traffic flow and parking conditions. Only with such a report can the residents and council know the true impact post development.

One should not lose sight of the fact that OSH Rd is just single carriageway and as such cannot be widened to increase future traffic density.

The situation is compounded by a distinct lack of public transport.

Councils will come and go but the consequences of their ill-considered decisions last a lifetime and impact greatly on the residents who suffer from them.

BTW: 120 cars at an average car length of 5 metres plus distance between each car adds approximately 900 metres of traffic to OSH Rd or 25% of the distance from the proposed development site to Bondi Junction.

Regards,

Peter Ulmer

home [REDACTED]
mobile [REDACTED]

From: [Jackie Freedman](#)
To: [Inacres](#)
Subject: FW: OBJECTIONS to Planning Proposal 42 - 58 Old South Head Road Vaucluse - SC3346 Submissions by 17 November 2017
Date: Thursday, 16 November 2017 11:27:40 PM
Attachments: [inacres001.docx](#)

Subject: FW: OBJECTIONS to Planning Proposal 42 - 58 Old South Head Road Vaucluse - SC3346 Submissions by 17 November 2017

Mail from Mrs Jacqueline Freedman in opposition to Planning Proposal 42-58 Old South Head Road, Vaucluse.

The Woollahra Council Urban Planning Committee has approved subject to local resident objections, the following

- Amend zoning from R2 low Density Residential to R3 Medium Density Residential
- Increase the maximum building height from 9.5m to 10.5 m
- Apply for Floor Space Ratio (FSR) control of 1:1 to the site (no FSR currently applies)

We oppose the submission for the following reasons:

A. Amend zoning from R2 low Density Residential to R3 Medium Density residential would completely **change the character and density of the area.**

Woollahra Council did not want to amalgamate with Waverley Council where R3 is prevalent and now they clearly wish to assist the developers by changing the zoning to R3.

Woollahra Local Environment Plan 2014 stated this area's zoning was R2 low density. Why is this plan being ignored?

Changing from R2 (to R3 zoning) would -

1. Completely overdevelop this area
2. emphasise the lack of infrastructure in the area to support the bulk and scale of this development
3. greatly increase the number of residents in this area, which would substantially add to the already congested OSH Rd in peak times. The proposal mentions cycling and walking as being options but these are unrealistic for most people and are not viable alternative transport modes for most commuters travelling to work.
4. Worsen congestion for the whole locality. This area is **not** near a transport hub and the bus services do not provide great access to Bondi Junction for a city commute. OSH Rd with its one lane each way is already a 'car park' during peak travel times. Buses are also caught up in this. If Parker Logan are also looking to provide housing for 'shift workers' there are no buses from just after midnight to 5.30am. All this indicates that residents will have cars and no parking spaces.
5. Parker Logan the developer completely overstates public bus transport availability options to what actually exists. (They quote 3 bus routes with buses every 15 min to Bondi Junction) whereas local residents know there is only **one** direct bus to Bondi Junction usually at ½ hr intervals and not always reliable. The other route via Bondi Beach can take over 40 minutes during peak hours – hardly a realistic route for commuters. The 3rd bus route – 323, only has 6 services in peak hour and finishes by 8.23 am. The bus runs cross country to Edgecliff station avoiding Bondi Junction hub entirely. Hardly a viable bus option.
6. Worsen the local parking situation as in the 'concept' plan it does not show or mention how much parking will be provided. Regardless, there will be a huge shortfall and parking space is already now at a premium. Parking and congestion on OSH Rd and the surrounding streets will be horrendous.
7. Build up to 128 dwellings equates to 250+ residents. There will be nowhere near 128 car spaces provided. Even if only 81 residences are built as in Woollahra Council's proposal - there will **not** be 81 car spaces. Where will the excess park? Also, those vehicles exiting from this overdevelopment, will be turning right across the traffic, as the majority would head towards Bondi Junction/city and will pose a great risk in trying to move into the continuous stream of peak hour traffic.

(8) Developments currently in process on OSH Rd in Rose Bay, from the corner of Dover Rd to beyond Hamilton St are 3 - 5 storeys high. These buildings will already add a significant traffic load onto OSH Rd thus further increasing the travel time to Bondi Junction. The magnitude of what is being proposed for this entire area will lead to unacceptable road usage on the **ONE** major arterial road to Bondi Junction. The proposed major development at 42-58 OSH Rd will add even more traffic load onto OSH Rd. There must be a limit to how much this area can absorb. This huge proposed development would have a detrimental affect on the whole local area.

(9) The Council's traffic engineer stated "*that the net traffic generation increase is marginal and not anticipated to result in unacceptable adverse traffic impact on the existing road network*" This is completely unrealistic - how can this be true? Has the traffic engineer ever travelled on OSH Rd during the peak hours?

(10) Currently there are 14 dwellings on these 9 blocks. The Council appears to be accepting 81 dwellings and Parker Logan is seeking up to 128 dwellings. How can even 81 dwellings not impact on the net traffic and parking to a more than 'marginal' degree! The impact on traffic and parking will be a lot more than 'marginal'.

(11) Rose Bay Secondary College, the only public high school in the area is already at full capacity. Where will the extra students be accommodated?

(12) Yeladim Early Childcare Centre (opposite the proposed development site) will be adversely affected by the huge amount of noise during the lengthy construction phase. Children will not be able to sleep, parents will not send to the centre, the business may falter. Parking there will also be greatly affected.

(13) Specific major concerns for the immediate neighbours of this excessive development are - overshadowing, loss of privacy and loss of views.

B. We oppose that the maximum building height being increased from 9.5m to 10.5 m

- (1) as 9.5m already allows for 3 storey building height construction (2.7m x 3 floors plus inter floor services -plumbing and electrics). **We really do not want 9.5m height, but we definitely do not want 10.5m** height. This would be the first step towards having 4 storey buildings on this site!
- (2) Some new developments in Woollahra Municipality have 'grown an extra storey after the initial DA was passed'. Growth by stealth.
- (3) With each additional storey in height means additional units and residents
- (4) Extra height means extra loss of view.
- (5) Extra height means additional overshadowing,

- (6) Extra height is detrimental to the streetscape,
- (7) Extra building height houses more population, leading to more road dangers,
- (8) Extra use of already overstretched bus services (these services are not as frequent as was quoted in the proposal). It also mentions 5 bus stops within 100 metres but this only equates to 2 bus routes and inadequacy of services!
- (9) A serious lack of parking for current local residents, shopkeepers and local shoppers in Rose Bay North.
- (10) We do not want another 120 metre wall of units, somewhat like the huge solid wall that the Moran Nursing Home has created.

C. Apply for Floor Space Ratio (FSR) control Of 1:1 to a site where no FSR currently applies

The FSR of 1:1 is probably the most reasonable aspect of this planning proposal, however, we want a maximum of 1:1, NOT 1.5:1 as Parker Logan the developer stated in their proposal, which would allow for up to 128 dwellings on this site. A massive overdevelopment.

As stated above, 1:1 should be the MAXIMUM ratio allowed.

Woollahra Council should consider their existing local residents who love this 'village' area and clearly think of the long term implications of allowing developers to grab it all and completely redevelop and decimate it. Council must take into account all of the above real issues and therefore reject outright this Planning Proposal.

I do sincerely hope you will take into serious account our opposition to the building proposals. I believe if any truly concerned councilor had taken the time necessary for an open and honest look at the local conditions, he / she would agree with and support our rejection of the above planning proposal.

Sincerely,

Jacqueline Freedman

 Virus-free. www.avg.com

From: [Elizabeth Liu](#)
To: [Records](#)
Subject: Ref: SC3346 Submissions (42-58 Old South Head Road, Vaucluse)
Date: Friday, 17 November 2017 3:36:37 PM

To:

The General Manager
Woollahra Council

Dear Sir

Ref: SC3346 Submissions
42-58 Old South Head Road, Vaucluse proposal

I am the owner of [REDACTED] Captain Pipers Road, Vaucluse.

I am concerned about the planning proposal for redevelopment of the above site. Based on view impact diagram for 31 Captain Pipers Road, Vaucluse, there may also be an impact on my ocean view.

Would the Council please assess and advise whether there is any potential ocean view loss prior to making any decision.

Regards
Elizabeth Liu
[REDACTED]

17 November 2017

■ Captain Pipers Road
VAUCLUSE NSW 2030

Woollahra Municipal Council
Email: records@woollahra.nsw.gov.au

Re: Planning Proposal 42 – 58 Old South Head Road Vauclose - SC3346 Submissions

Dear Sir/Madam,

This submission relates to **SC3348, re 42–58 Old South Head Road Vauclose 2030**. We are extremely disappointed, and somewhat confused, like many other neighbouring residents we have spoken with re this matter, to learn of Woollahra Council's Urban Planning Committee's decision to provide in principal support to the application for re-zoning these properties from R2 to R3. Apart from the total lack of logic given council's previous attempts to restrain the already excessive overdevelopment of the smaller sites, subject to DA 591/2016, it seems incomprehensible for the UPC to now be favouring inappropriate re-zoning, to enable even larger overdevelopment of the sites. Woollahra Council chose to spend considerable sums of rates payer's money on fighting the amalgamation of Woollahra Council, with Waverly Council, et al. One may ask, to what end, if this is the standard of decisions being made by the council's committees. The manner of such a turn-around strongly suggests this to be yet another example of corrupt dealings in NSW local councils, as has been identified in so many other ICAC investigations. It would appear extremely unlikely that the developer would risk the purchase of all these blocks without being informed of the likely turn-around.

It appears, yet again, that elected officials are not taking heed of the concerns of their constituents, so they should hardly be surprised at the likely ramifications at the next election.

As stated in our previous submission re DA 591/2016, we continue to have the following general concerns re this application:

- The proposed two, three storey unit blocks, is inconsistent with the existing character of the area which currently contains, mainly single dwellings, and two storey apartment blocks. This proposal is an overdevelopment within this section of Old South Head Road.
- The current Woollahra Council zoning for this zone is R2, and should remain so until council and Roads & Maritime Services can adequately address the already chaotic and dangerous congestion on Old South Head Road.
- The two, three storey dwellings, could be expected to accommodate between 50 & 60 residents (in 30 double boarding rooms), which greatly increase the density of the area, which is already struggling to cope with the rapid increase in population density.
- The overdevelopment enabled by the rezoning is inconsistent with the adjoining properties and the proximate streetscape.

1

- Major impacts of the proposal will include the loss of amenity for the existing residents in terms of overshadowing, acoustics, parking on Old South Head Road and adjacent streets, traffic, loss of privacy.
- The proposed development will clearly result in the further loss of the amenity of parking in Clarendon Street, Clairvaux Road, Captain Pipers Road, Hay Street and Black Street, due to the flow on effects of inadequate parking being provided for a development of this scale. Normal parking in these roads and streets already frequently grossly exceeds their current capacity. This is partially due to shoppers, shopkeepers and staff from North Rose Bay shops parking in these streets. This has already resulted in a loss of social cohesion, with constant examples of vehicles being illegally parked across residents' driveways, because the driver cannot find somewhere legal to park, thus preventing the resident from being able to access their vehicle. Also, vehicles are frequently illegally parked in positions that block the thoroughfare of the street, especially for larger vehicles. This frequently occurs in Clarendon and Black Streets, requiring delivery trucks with dog trailers to traverse Captain Pipers Road against the flow of traffic. This illegal parking can also prevent access for larger emergency vehicles, such as fire trucks, with the obvious inherent risks to life. Such an event was the catalyst for the council finally agreeing with residents' requests to make Captain Pipers Road a one-way street. I have witnessed the illegal parking being the catalyst for many physical and verbal altercations, and acts of vandalism. We also been physically assaulted by a construction worker when politely asking that he move his vehicle so that we could leave our driveway. This also results in needless work for Rose Bay police, in trying to contact the vehicle owner, to have the vehicle moved.

In conclusion, we are not against sensible, sensitive and compliant development of these sites, in accordance with the council's current R2 zoning.

We would be happy to clarify any issues that you may have to the points raised, should you require it when you are evaluating **SC3346**.

Yours faithfully,

Ann-Marie Powell & Steven Brown

From: [Dorith Freedman](#)
To: [Records](#)
Subject: Fwd: Objection to Planning Proposal 42-58 Old South Head Rd, Vaucluse - SC3346.
Date: Monday, 20 November 2017 11:38:02 AM

Sent from my iPhone

Begin forwarded message:

From: Dorith Freedman [REDACTED] >
Date: 18 November 2017 at 5:49:35 pm AEDT
To: records@woollahra.nsw.edu.au
Subject: **Objection to Planning Proposal 42-58 Old South Head Rd, Vaucluse - SC3346.**

Dear Sir,

We have only just heard of Proposal SC3346. That is why this is a late submission.

However, we object strongly to the proposal as it will make traffic congestion on Old South Head Rd impossible in peak hour.

It is already a nightmare to get to Bondi Junction in peak hour whether by car or bus. The traffic crawls forward.

Please do NOT approve Planning Proposal SC3346 as it will make commuting to Bondi Junction untenable.

Dorith and Mel Freedman
Residents of [REDACTED] Old South Head Rd,
Rose Bay,

Sent from my iPhone

From: [Tony Moody](#)
To: [Records](#)
Cc: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Subject: RE: PLANNING PROPOSAL, PPTIES: 42-58 OLD SOUTH HEAD ROAD, VAUCLUSE.
Date: Monday, 27 November 2017 2:19:05 PM

ATTENTION: ANNE WHITE, STRATEGIC PLANNING TEAM LEADER.

RE: PLANNING PROPOSAL, PPTIES: 42-58 OLD SOUTH HEAD ROAD, VAUCLUSE.

Dear Anne,

I refer to the abovementioned Planning Proposal for properties known as 42-58 Old South Head Road, Vaucluse (subject site).

I wish to firstly thank you for extending the period of exhibition until close of business today in order that I can lodge this submission.

Prior to providing my professional opinion on the above Planning Proposal, I wish to advise you of my qualifications and experience. I am a Consultant Planner with 15 years' experience in 3 Local Government Councils including 9 years as a Senior Development Control Planner. I hold a Bachelor of Town Planning Degree from the University of NSW, Sydney and a Bachelor of Laws Degree (Hons) from the University of Technology, Sydney, including a High Distinction in Environmental Studies. I have appeared as an Expert Planning Witness for 9 Local Government Councils in the Land and Environment Court (Court) and also appeared as a Court Appointed Expert.

I note that I have specifically appeared as the Expert Planning Witness in numerous Appeals for Woollahra Council (Council) and have also been involved in a number of Appeals as a Court Appointed Expert including Council as one of the parties.

I was requested by a number of adjoining owners upslope and to the west of the subject site to provide my professional opinion on the above Planning Proposal.

I confirm that I have examined the relevant documents, plans and reports accompanying the Planning Proposal. I have also inspected my Clients' properties and also inspected the subject site and general locality.

Any proposed increase in Height and Floor Space Ratio (FSR) Standards is contingent upon the proposed building mass under the Planning Proposal not creating unreasonable adverse impacts on adjoining properties, including my Clients' properties. Based on the material in the Planning Proposal, I consider that it is not possible for me, my Clients or Council to support the Planning Proposal. Simply put, I consider that Council should require the Applicant to provide additional required information and documentation in support of the Planning Proposal, particularly in relation to potential impacts on adjoining properties and the public domain. Upon receipt of the required additional information and documentation, Council should then renotify my Clients (and other adjoining owners) to provide an opportunity to them to comment on the additional information and documentation before a final decision is made by Council on the Planning Proposal.

I should note that I was recently the Planning Consultant in support of a Planning Proposal for properties at 374 and 376-382 New South Head Road, Double Bay (Double Bay Planning Proposal). The Double Bay Planning Proposal was ultimately supported by Council Officers and Councillors and has been recently gazetted by way of an amendment to Woollahra Local Environmental Plan 2014 (LEP). The Double Bay Planning Proposal is of relevance to the current Planning Proposal. The Double Bay Planning Proposal was supported by a range of documentation, plans and reports which included detailed architectural plans, shadow plans, photomontages and the like. As the Planning Consultant for the Double Bay Planning Proposal, I considered it essential that there should be a high level of information and documentation provided to Council and the adjoining owners in order that all interested parties can make an informed and proper assessment of the Double Bay Planning Proposal. You would be aware of the high level of detail provided as part of the Double Bay Planning Proposal. In contrast, the documentation and information provided for the Planning Proposal for the subject site is, in my view, inadequate for the reasons referred to below.

1.0 DOCUMENTATION AND INFORMATION REQUIRED FOR A PLANNING PROPOSAL.

- The information and documentation required in support of the Planning Proposal are outlined in Section 55 of the Environmental Planning and Assessment Act (EP & A Act), particularly, Section 55(2). The required information and documentation required to be submitted as part of the Planning Proposal under Section 55(2) of the EPA Act is stated below.

(2) The [planning proposal](#) is to include the following:

- (a) a statement of the objectives or intended outcomes of the proposed instrument,
- (b) an explanation of the provisions that are to be included in the proposed instrument,
- (c) the justification for those objectives, outcomes and provisions and the process for their implementation (including whether the proposed instrument will comply with relevant directions under section 117),
- (d) if maps are to be adopted by the proposed instrument, such as maps for proposed [landuse zones](#); heritage [areas](#); flood prone [land](#)--a version of the maps containing sufficient detail to indicate the substantive effect of the proposed instrument,
- (e) details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument.

- I also note the publication prepared by NSW Planning and Environment entitled "A Guide to Preparing Planning Proposals" dated August, 2016. A number of comments in the above document prepared by NSW Planning and Environment provide further assistance as to the level of information and documentation required in support of a Planning Proposal:
 - (i) "A Planning Proposal must demonstrate the strategic merit of the proposed LEP amendment" (page 5).
 - (ii) "The level of detail require in a Planning Proposal should be proportionate to the complexity of the proposed amendments" (page 5).
 - (iii) Whilst the above document by NSW Planning and Environment does explain that a Planning Proposal relates only to an LEP amendment and is not a Development Application, it does state that "The Planning Proposal should

contain enough information to identify relevant environmental, social, economic and other site specific considerations" (page 5).

- (iv) Thus, the Planning Proposal must have information and documentation "proportionate to the complexity of the proposed amendment" and "contain enough information to identify relevant environmental, social, economic and other site specific considerations".
- The examples provided in the above document prepared by NSW Planning and Environment provide additional information about the degree of documentation and information required. For example, page 10 states that "Overshadowing and amenity impacts may be potential issues associated with increasing the height and floor space ratio on the site". Whilst there is not necessarily a need to provide detailed architectural plans, the Planning Proposal must provide adequate information to assess "overshadowing and amenity impacts". For the reasons referred to in this submission, I consider that the level of information and documentation is not sufficient for my Clients, other adjoining owners and Council to undertake an informed and proper assessment as to the likely amenity impacts on adjoining properties and the public domain.
 - Council has also prepared a document entitled "Request for Planning Proposal" which not only refers to the abovementioned Clause 55(2) of the EP & A Act, but also the abovementioned publications by NSW Department of Planning and Environment. Furthermore, in relation to the information and documentation that should be submitted with a Planning Proposal, your Council states as follows:

*"This basic content may be supplemented by studies, reports, architectural plans, drawings and other graphical information **that assists with explaining and justifying the Planning Proposal**" (emphasis added).*

2.0 INADEQUATE DOCUMENTATION AND INFORMATION SUBMITTED WITH PLANNING PROPOSAL

- Given the fact that a Planning Proposal "should contain enough information to identify relevant environmental, social, economic and other site specific considerations", the question has to be asked as to whether the current Planning Proposal satisfies this objective? For the reasons referred to in this submission, I consider that there is inadequate information and documentation in the current Planning Proposal. On this point, I refer to the document entitled "Planning Proposal" prepared by City Plan Services.
- At page 6 in Section 2.1, the Planning Proposal refers to "Consultation with Woollahra Council". On this point, I note that the authors of the Planning Proposal have not consulted with my Clients and also have not visited my Clients' properties before preparing the Planning Proposal.
- I note Section 3.3 entitled "Development within the vicinity of the site". It is most interesting to note that my Clients' properties, which share a common boundary with the subject site, have not been described in the Planning Proposal document. Simply put, there has been little and inadequate consideration given to the potential impacts on my Clients' properties arising from the Planning Proposal.
- I note the top of page 16 in which the Planning Proposal which refers to the Apartment Design Guide in relation to issues such as separation distances and associated amenity impacts. No such consideration re potential amenity impacts has been given in relation

- to the amenity impacts of the Planning Proposal on my Clients' properties.
- I note the 6 bullet points at Section 4.1 of the Planning Proposal. One of the objectives of the Planning Proposal is "to ensure the future development and use of the land is appropriate, minimising environmental risk **and potential impacts on adjoining land uses**" (emphasis added). The Planning Proposal documentation does not, in any proper manner, assess the potential impacts on my Clients' properties. I again stress that my Clients' properties share a common boundary with the subject site and should have been properly considered in the formulation of the Planning Proposal.
 - The "Intended Outcomes" of the Planning Proposal referred to at page 20 do not speak of minimising potential impacts on adjoining land uses. Surely, one of the "Intended Outcomes" of the Planning Proposal is that the increased Height and FSR Standards and the proposed building mass should not create unreasonable adverse impacts on adjoining properties, including my Clients' properties. On this point, I also refer to the relevant Aims and Objectives of Council's current Planning Controls which speak of the need for protection of amenity of adjoining neighbours.
 - At page 25, there is a reference to the assessment as to whether the increased development potential is consistent with the adjoining Council's Controls. On this point, the Planning Controls of Waverley Council also stress the objective of protecting the amenity of adjoining neighbours. No proper assessment has been undertaken as to the impact of the Planning Proposal on the amenity of my Clients' properties.
 - At page 26 of the Planning Proposal, there is an assessment of likely View Loss from adjoining properties to the west, including my Clients' properties. This assessment is flawed and inadequate for the following reasons:
 - (i) No representative of the Applicant has ever inspected my Clients' property to assess View Loss.
 - (ii) No height poles have been erected reflecting the proposed building mass to make an informed assessment of likely View Loss.
 - (iii) There is no proper assessment of likely view loss based on the "Steps" of the Court's Planning Principle in *Tenacity Consulting v Warringah Council*.
 - (iv) The View Loss analysis in the Planning Proposal only gives weight to existing views which have land and water interfaces. This is not a proper reading of *Tenacity Consulting v Warringah Council*. In circumstances where my Clients have view of the ocean and these are their primary views, the proposed increase of the Height and FSR Standard may well result in a future development which completely obliterate those views. This is not an acceptable result based on the Court's Planning Principles in *Tenacity Consulting v Warringah Council* and the principle of "View Sharing" in Council's Planning Controls.
 - (v) There is also no Landscape Plan or Concept Landscape Plan which demonstrates that the maturity height of proposed landscaping will not block views from my Clients' properties. Simply put, any proposed landscaping at maturity should not block my Clients' views.
 - In relation to Overshadowing Impact, the Shadow Diagrams are also inadequate.
 - There is also a further issue in terms of Privacy or Overlooking Impact. No privacy measures are proposed, although I do acknowledge that privacy measures can be incorporated and the final proposed development.
 - I note that the Planning Proposal is accompanied by detailed reports, including assessment of traffic impact, SEPP 65 and a range of other matters. Why has there not been a detailed assessment of the important amenity impacts such as Loss of Views,

Overshadowing and Overlooking Impact.

- It is not the case for the Applicant to claim that the issue of impacts on my Clients' properties can be deferred for detailed consideration at the Development Application stage. Council is now being requested to grant an "uplift" of the Height and FSR Standards and it is at this stage, that Council should make an informed and proper assessment that the uplift will not have adverse impacts on adjoining properties and the public domain.

3.0 CONCLUSION

Any proposed increase in Height and FSR Standards is contingent upon any proposed building mass not creating unreasonable adverse impacts on the public domain and adjoining properties, including my Clients' property.

To date, the Planning Proposal has not provided adequate information and documentation for Council and my Clients to make an informed assessment as to whether the Planning Proposal will have unreasonable adverse amenity impacts on the above amenity grounds.

It is my very strong recommendation that Council should defer further consideration of the Planning Proposal and request the Applicant to provide more detailed information and documentation assessing issues of View Loss, Overshadowing Impact and Overlooking Impact. Upon receipt of the required documentation and information, the Planning Proposal should be re-exhibited and my Clients consulted to provide their comments on the additional documentation and information.

Thank you for considering this submission.

My Clients and myself would like the opportunity to meet with you at their properties to demonstrate the likely impacts and the reasons why I say that consideration of the current Planning Proposal should be deferred arising from the Planning Proposal.

Yours sincerely

TONY MOODY

Tony Moody Planning and Development

M: [REDACTED] E: [REDACTED] or [REDACTED]

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Please also note that we are moving offices premises on 30 November, 2017 . Our new address will be [REDACTED], Redfern. Our phone number and email address will remain the same.

From: [UrbanGrowth](#)
To: [Records](#)
Subject: RE: Planning Proposal - SC3346 - 42-58 Old South Head Road, Vaucluse
Date: Saturday, 16 December 2017 3:20:19 PM

Dear Sir/Madam,

Attn: **Jorge Alvarez**

Thank you for referring the planning proposal listed above to Sydney Water.

We have reviewed the proposal and have no objections.

Detail comments on connections and services will be provided once development applications on the rezoned sites are referred to Sydney Water.

Should you have further questions, please contact Lulu Huang of Growth Planning Team via

[REDACTED]

Kind regards,

Growth Planning & Development team



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Annexure 5



29 January 2018

Our Ref: 16-244

Mr Chris Bluett
Woollahra Municipal Council
PO Box 61
DOUBLE BAY NSW 1360

Dear Mr Bluett,

RE: PLANNING PROPOSAL: 42-58 OLD SOUTH HEAD ROAD, VAUCLUSE - RESPONSE TO SUBMISSIONS

On behalf of the applicant, Parker Logan Property, we are pleased to provide this response to the matters raised in the submissions received by Council during the statutory exhibition period.

The following headings summarise the issues raised in the submissions and a response is provided to each of the issues. Overall, our review of the submissions concludes that the public notification period does not raise any issues which have not been addressed in the Planning Proposal and should not inhibit the Planning Proposal from being finalised.

1. Traffic

The main traffic concerns relate to increased congestion and traffic generation in the surrounding streets and the cumulative impacts this will have in the adjoining locality. Concerns have been raised that the existing road infrastructure is inadequate and existing public transport provision is insufficient. Residents are concerned that additional density on the site would result in further traffic generation and congestion. Concerns regarding pedestrian safety and the increased risk of accidents are also raised.

In addition, submissions state that parking is inadequate in the surrounding streets and residents voiced their concerns that the Planning Proposal would result in an increased demand for on-street parking.

Response

The Planning Proposal is accompanied by a comprehensive Traffic Impact Assessment (TIA) prepared by Hemanote Consultants that examines the access, traffic and parking characteristics of the Proposal. As detailed in Section 4 of the TIA, the increase in trips at key intersections when compared to the current trip generation will have a low impact, and will not

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alter the current levels of service. Furthermore, the increase in traffic will remain well within the environmental capacity of Old South Head Road and the surrounding road network.

Specifically, the TIA notes that the Planning Proposal is estimated to generate a total of 24 vehicles per hour (vph) and 19ph in the AM and PM peaks respectively. Less the trips generated by the existing development, this represents a minor increase in the AM and PM peaks. Moreover, the distribution of these trips across various routes means that the actual increase (on any single road or intersection) would be imperceptible.

As described in Section 3 of the TIA, the site is supported/serviced by a range of public and active transport opportunities. Key bus routes operate directly adjacent to the site and provide services every 10-15 minutes for a range of key destinations, including the transport interchange at Bondi Junction (4.8km). The property is well connected to the Rose Bay Ferry Wharf and Watsons Bay Ferry, providing direct access to Circular Quay. As such, the site is provided with immediate access to high frequency public transport services to key sub-regional and regional destinations.

Regarding active transport, the local area is provided with good pedestrian and cycling infrastructure, including general and shared on and off-road paths. Immediately adjacent to the site, shared paths provide access through to all key local retail, commercial and recreational precincts, including the Rose Bay North Shopping Centre located 70m from the site and providing for the daily and weekly shopping needs of the local community and future residents of the proposal.

2. Parking

Submissions state that parking is inadequate in the surrounding streets and residents voiced their concerns that the Planning Proposal would result in an increased demand for on-street parking.

Response

As detailed in the accompanying TIA, the detailed provision and design of parking spaces would be finalised as part of a future Development Application. Notwithstanding, the parking demand resulting from the rezoning planning proposal will be accommodated within future on-site car parking facilities that will conform with contemporary parking standards. Compared with the existing situation, where individual sites are provided with sub-standard car parking and therefore rely heavily on the available on-street car parking, redevelopment of the sites will have a positive impact on parking availability.

Furthermore, redevelopment of the sites will reduce the number of driveway crossings from the seven which exist currently, to approximately three crossings, thereby facilitating an increase in the number of publicly available on-street car parking spaces.

Please refer to the accompanying TIA which confirms that the Proposal is will not have an adverse impact on parking availability.

3. Character and streetscape

Submissions raised concerns about the impact of new apartment developments on the locality. In particular, the proposed uses and built form were considered incompatible with existing character of locality. Reference was also made to the Woollahra Development Control Plan desired character objectives of the Vaucluse East Precinct - B1.11.

Response

The detailed design of individual buildings will be a matter for future development applications and it should be noted that the built form modelling provided with the planning proposal is for analysis and is not intended to represent the future detailed architecture.

Notwithstanding, we note that the site and surrounds have an eclectic mix of development that includes two to four storey residential flat buildings, one and two storey dwellings, and mixed-use buildings in the adjoining Rose Bay North Centre. As outlined in the Heritage Impact Report prepared by Zoltan Kovacs (Appendix 3) the subject site does little to contribute to the character of the area as "each building is degraded, and they have lost their coherent Inter-war character".

Further to the above, the subject sites were also identified by in Woollahra Council's Opportunity Site Report (2010) as an "opportunity site" that could be rezoned from 2(a) low density residential to R3 Residential with an FSR of 1:1 and a height of 11m. The key justifications included:

- The area is characterised by older building stock and the amenity will be improved by redevelopment.
- Rezoning the site to Zone R3 will be consistent with the planning controls and character of development encouraged by Waverley Council on the opposite side of Old South Head.

The planning proposal therefore seeks to replace a collection of face brick institutional buildings of dated appearance and little visual appeal (or internal amenity) with contemporary developments that will:

- engage the street, provides contemporary standards of amenity and is extensively landscaped throughout.
- enable a more suitable style of architecture that incorporates modulation and varied palette.
- facilitate development that addresses and engages with the street and provides an appropriate setback between the proposed buildings and the existing dwellings facing Old South Head Road.
- provides for landscaped areas and new open space along the frontage and throughout that provide enhanced visual permeability and improve the relationship between the publicly accessible and private domain.
- balances the protection of the character of the area while assisting to meet housing targets set by the State Government on a smaller site as envisioned by Council Opportunity Site Report.

Consequently, the streetscape will be enhanced by the removal of the existing buildings and their replacement with well-designed buildings that respect the local character.

In relation to the desired future character of the locality, there is significant urban transformation currently underway to the north and south of the site. The range of existing and approved developments along Old South Head Road within the Vaucluse East Precinct and within vicinity of the subject site include:

- 1-4 storey residential developments

- 2 storey commercial developments
- 4-5 storey mixed use developments; and
- 7 storey senior living developments.

The urban design analysis undertaken by NTA Architects and submitted with the planning proposal identifies that the planning proposal provides suitable consideration for the future surrounding context, including:

- the desired built form can reasonably establish a ground level interface that respects pedestrian scale and amenity a diversity of built form and massing can be provided that contributes to the legibility of development within the site, and avoids monolithic urban design outcomes;
- the agglomeration of allotments will effectively enable future development to meet ADG requirements (such as solar access, building separation), both within the site and with regards to existing residential areas;
- the agglomeration of allotments will effectively enable future development to deliver an urban form that contributes to the legibility of the wider urban form along Old South Head Road;
- the future development has the opportunity to provide an appropriate mix and number of dwellings which could contribute to affordable housing in the locality; and
- the increased site capacity will enable an appropriate transition to the predominant low density urban form and character of the Vaucluse East Precinct north and west of the site.

An indicative compliance table against the provisions of the Apartment Design Guide (ADG) has been prepared by Nicholas Tang and submitted with the planning proposal. The assessment demonstrates that future development is able to meet ADG requirements (such as solar access, building separation), both within the site and with regards to existing residential areas.

4. Increased pressure on local schools and infrastructure

The main concerns relate to the impact of the proposed development on local infrastructure, specifically on schools.

Response

Capacity within local schools to accommodate our growing population is a state-wide issue and is not an isolated issue within the Woollahra. To respond to this, the NSW Department of Education is undertaking a School Assets Strategic Plan to set the direction and framework for the future of school infrastructure in NSW. The Plan recognises that there is a growing number of students across the state and a shortage of NSW schools. The Plan estimates that there will be a requirement for an extra 7,200 classrooms by 2031, which equates to 215 new schools. The Department of Education is investigating increasing the use of minor interventions (e.g. prefabricated modular buildings), larger schools and smaller new school sites to assist in meeting the unprecedented growth in student numbers across the state. It is understood that the Department of Education will identify the most effective and efficient infrastructure solutions in conjunction with the non-government school sector.

We also note that the planning proposal is consistent with the NSW Government's Regional Plan (*A Plan for Growing Sydney*) and the relevant draft District Plan which have regard to available infrastructure and establish a relatively modest dwelling target for the Woollahra local government area.

Finally, Section 94 contributions will be required by Council as part of a future Development Application. This will fund local infrastructure and services to support the growing community. Section 94 contributions are regarded as an efficient means of reducing the impact of future development on the provision and financing of public amenities and services.

5. Height, bulk, density and view loss

Submissions raised concerns about the potential overdevelopment of the site. In particular, concerns were raised in relation to height, bulk and density. View loss was also raised generally and specifically in reference to ocean views from dwellings in Captain Pipers Road, Vaucluse

Response

The Gateway Determination (GWD) Report prepared by the NSW Department of Planning and Environment (DPE) provides an assessment of the proposed planning controls, including the proposed floor space ratio (FSR) of 1:1 and height of 10.5m. The DPE assessment states that the planning controls (and 67 additional dwellings) are supported and are consistent with the government objectives to improve housing variety and supply within locations that are close to existing service and public transport.

In addition, Council staff in consultation with the Applicant have reviewed maximum building height and FSR controls for the site during the preparation of the Planning Proposal. As outlined in the DPE GWD Report, Council staff sought to ensure the development controls provided for suitable consideration of matters such as:

- Current buildings practices regarding floor ceiling heights;
- State regulations;
- Building code of Australia standards;
- Urban design modelling based on the Council's setback controls; and
- Potential view impacts.

The outcome for this work was Council's recommendation to increase the applicable heights from 9.5 to 10.5m and increase the FSR from 0.9:1 to 1:1. It follows that the implications of the increased height and FSR can be suitably addressed through a well-designed built form that demonstrates compliance with the nine principles identified in State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development (SEPP 65). It is worth noting that the applicant contends that the site can comfortably accommodate a FSR of 1.1:1 within the building envelopes shown in the planning proposal.

In addition to Council's urban design analysis, a View Analysis prepared by NTA was submitted with Planning Proposal. The view impact analysis demonstrates that there is adequate scope to arrange building mass on the eventual development sites to ensure reasonable view sharing is achieved in accordance with the principles established in *Tenacity Consulting v Warringah Council [2004] NSWLEC 140*. It should be noted that the volume of the building envelopes represented in the view analysis exceeds the proposed FSR to allow for building

articulation that will come from a future detailed design. Such articulation will provide further scope for view sharing to be achieved in subsequent development applications. Finally, it is noted that the proposed maximum height development standard (10.5m) is lower than the maximum height standard (11m) permitted on the eastern side of Old South Head Road. When considered in this context, potential impacts on views would be less than that caused by development located on the east side of Old South Head Road.

The detailed design of built forms would be finalised as part of a future Development Application. All future applications will be required to provide a view analysis addressing matters identified in *Tenacity Consulting v Warringah Council [2004] NSWLEC 140*. View sharing and Tenacity therefore remain a relevant consideration for any future development application and there is ample scope within the proposed development standards to achieve reasonable view sharing.

6. Overshadowing

Concerns have been raised in relation to potential additional overshadowing generated by the proposal.

Response

The accompanying Urban Design Report and Architectural Plans include solar analysis modelling. The analysis is based on maximum building envelopes which, as discussed earlier, are actually larger than the likely eventual buildings that could be delivered on site. The analysis confirms that that overshadowing impacts in mid-winter are minor as a result of the topography, orientation and modest height limit proposed. In excess of 3 hours of sunlight will be achieved to the private open spaces of the neighbouring dwellings and no windows would be overshadowed. Consequently, the analysis confirms that the proposed building massing arising from the Planning Proposal will not cause any adverse overshadowing issues to existing properties or future properties.

Further to the above, any future Development Application will be required to comply with the Apartment Design Guide (ADG) and its requirements for overshadowing to neighbours is minimised as set out in Chapter 3B. The ADG sets out requirements to ensure buildings are set off from the neighbouring sites to not impact the solar access. The indicative building envelope demonstrates that compliance with the ADG can be achieved. In addition, a future Development Application will be required to fully comply with the design criteria and design guidance set out in this chapter to ensure adequate levels of amenity are achieved for existing and future occupiers.

7. Loss of Privacy and acoustics

The main concerns relate to the loss of privacy to adjoining occupiers and potential acoustic impacts.

Response

Any future Development Application will be required to comply with the Apartment Design Guide (ADG) and its requirements for visual privacy set out in Chapter 3F. The ADG sets out minimum separation distances from buildings to ensure reasonable levels of external and internal visual privacy can be achieved. The indicative building layout demonstrates that full compliance with the ADG can be achieved. In addition, a future Development Application will be required to fully comply with the design criteria and design guidance set out in this chapter

to ensure adequate levels of amenity are achieved for existing and future occupiers. Similarly, acoustic reports will be provided with future development applications as required.

8. Local Environment

The main concerns relate to the loss of trees and local wildlife habitats.

Response

The Tree Management Statement prepared by TALC and submitted with the planning proposal demonstrates that there are no naturally occurring trees on the site and the limited existing tree canopy tends to be located at the rear of the site. The redevelopment of the site therefore creates an opportunity to reintroduce natural vegetation in the landscaped areas and introduce increased building separation that provides for enhanced views between buildings. Consequently, the proposed built form controls will improve the precinct's landscape setting. The proposed building height controls facilitate building setbacks that enable landscaped areas that reflects the character of the area.

Further to the above, any future Development Application will be required to comply with the Apartment Design Guide (ADG) and its requirements for communal open space and deep soil as set out in Chapter 3D. In this regard, the indicative building envelope demonstrates that compliance with the ADG can be achieved. In addition, a future Development Application will be required to fully comply with the design criteria and design guidance set out in this chapter to ensure adequate levels of deep soils zones and landscaped areas are provided on site.

9. Documentation required for a planning proposal

The main concerns relate to the provision of inadequate information to enable an appropriate assessment of the proposal.

Response

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

As outlined above, adequate information has been provided to allow full consideration of the proposal and the potential natural and built environmental impacts including but not limited to height, bulk, density, view loss, privacy, vehicular access, pedestrian access, traffic, car parking, landscaping, acoustics, streetscape and the desired future character. The planning proposal has been prepared and exhibited in accordance with the gateway determination issued by the Department of Planning and Environment.

10. RMS submission

The main concerns relate to the Bus network operations and general traffic on surrounding roads. It was also suggested that Council should give consideration to the preparation of a Development Control Plan that outlines a vehicle access strategy for the site.

Response

An additional Traffic Statement has been prepared by Hemanote and submitted at Addendum 1. The statement outlines that *"vehicular access points for the proposed development will be detailed as part of individual future development applications for each individual site. The location of each proposed driveway crossing will be carefully positioned in a way to reduce any impacts on current traffic and pedestrian flows."* In addition, *"the subject site currently has driveways crossings in Old South Head Road with no impact on the bus network operations or existing bus stops. The proposed driveway crossing will maintain this and further improve it, by ensuring that all vehicles are to enter and exit the site a forward direction."*

Further to the above, we note that any future Development Application will be required to comply with the Apartment Design Guide (ADG) and its requirements for vehicle access as set out in Chapter 3H-1 and all vehicular access will be located and constructed in accordance with the requirements of AS2890.1:2004.

Given the above, it is considered that a site specific DCP is not required for the purpose of controlling vehicle access to the site.

11. Conclusion

Our review of the submissions concludes that the public exhibition period does not raise any issues which have not been addressed in the Planning Proposal and nor do they raise any issues which should prevent the Planning Proposal from being made.

Thank you for the opportunity to review the submissions and should you have any queries with regard to this response or wish to discuss any other matter related to the Planning Proposal, please do not hesitate to contact me.

Yours sincerely,



Stephen Kerr
Executive Director



29 January 2018

RMS Reference: SYD17/01450
Council Ref: SC3346 Submissions

Greg Flynn
Senior Manager, Strategic Land Use
Roads & Maritime Services

**PLANNING PROPOSAL
42-58 OLD SOUTH HEAD ROAD, VAUCLUSE
PROPOSED MEDIUM DENSITY RESIDENTIAL DEVELOPMENT**

I refer to the RMS letter dated 14 November 2017 in regard to traffic generation from the proposed planning proposal and its impacts on traffic flow and bus network operations along the frontage of the subject site on Old South Head and the nearby intersection.

Traffic generation & impacts on traffic, pedestrians and bus network operations

The estimated traffic generation for the proposed development is not considered to have any significant impacts on the current traffic flows along Old South Head Road or surrounding streets, as outlined in our Traffic Impact Assessment report submitted with the development application and as acknowledged in the above mentioned RMS letter.

The locations of the proposed vehicular access points for the proposed development will be detailed as part of individual future development applications for each individual site. The location of each proposed driveway crossing will be carefully positioned in a way to reduce any impacts on current traffic and pedestrian flows.

Vehicular access driveways are to be positioned to avoid conflict with the existing traffic island along Old South Head Road in front of the subject site and avoid conflict with the T-intersection of Old South Head Road / Military Road. This can be achieved by restricting access to forward entry and forward exit only, through the provision of wide two-way

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driveways and internal manoeuvring space for vehicles to turn around within the site boundaries where required.

The proposed driveway crossings are also to be positioned to provide adequate sight lines to oncoming traffic and pedestrians. All vehicular access to be located and constructed in accordance with the requirements of AS2890.1:2004.

Any front fencing is to be restricted to a height of 1.2 metres; otherwise a 45° splay or equivalent (2.5m x 2m) is to be provided at exit driveways, in accordance with Council's DCP and AS2890.1:2004 to provide adequate sight lines to pedestrians.

It should be noted that the subject site currently has driveways crossings in Old South Head Road with no impact on the bus network operations or existing bus stops. The proposed driveway crossing will maintain this and further improve it, by ensuring that all vehicles are to enter and exit the site a forward direction.

I trust that the above information addresses RMS' concerns in relation to vehicular access and bus network operations and is worthy of RMS support.

If you would like to discuss any of the above information, please do not hesitate to contact the undersigned on 0414 251 845 or by email at hemanote@optusnet.com.au

Yours sincerely

A handwritten signature in black ink, appearing to read "Ramy Selim".

Ramy Selim
Traffic Engineer
Hemanote Consultants Pty Ltd

Hemanote Consultants Pty Ltd

ABN 94 606 345 117

PO Box 743
MOOREBANK NSW 1875

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Item No: R2 Recommendation to Council
Subject: **EASY TO DO BUSINESS**
Author: Peter Kauter, Manager Placemaking
Approver: Allan Coker, Director - Planning & Development
File No: 18/12785
Reason for Report: To consider Council joining Easy to do Business

Recommendation:

- A. THAT Council delegates authority to the General Manager to enter into a contract with Service NSW for Easy to do Business.
- B. THAT the Seal of Council be affixed to all necessary documentation to effect the contract with Service NSW for Easy to do Business.

Background:

In November last year The Mayor accepted an invitation from the Small Business Commissioner, Robin Hobbs, to discuss the State Government's Easy To Do Business (EtdB) program. Following this a workshop was organised with Service NSW for relevant staff to gain an understanding of the benefits of joining EtdB and what was expected from ourselves. The workshop took place on 25 January 2018 and was run by Nick Rodwell, Council Agency Lead – EtdB Program.

Council has established a commitment to assist small businesses through:

- signing up to the **Small Business Friendly Council Program (SBFC)** in August 2015 – this is about working with the Office of the Small Business Commissioner (OSBC) to make local economies strong and giving us access to information and resources that build small business capacity. In return we are committed to doing things to assist small businesses. Our involvement with the SBFC program is now reported regularly through our Delivery Program and Operational Plan (DPOP). We have, and continue to, meet our commitments under the Program.
- In October last year we resolved to form a new **sub-committee** focusing on 'small business' and 'start-ups'
- Our **Placemaking** approach and activities for our commercial centres are strongly aimed at assisting small businesses.

Proposal:

The EtdB initiative through Service NSW (SNSW) is an integral part of the SBFC. Through an on-line digital platform and a concierge service it is a one-stop shop for small business customers and streamlines the way they transact with local, state and federal government. The first EtdB initiative provides a streamlined process for the cafe, restaurant and small bar sector to start up their businesses by eliminating numerous separate forms. New initiatives being developed include the full business life-cycle from starting, growing, managing and exiting.

Based on information provided by SNSW and the OSBC, setting up a cafe, small bar or restaurant involves dealing with up to 13 agencies, 75 regulations, up to 30 phone calls and completing 48 forms. This can take as long as 18 months to navigate. EtdB has seen this reduced to one digital application, and one phone number, reducing the opening time for businesses to 90 days or less. Businesses receive step-by-step guidance and support across local, state and federal requirements. It reduces red tape enabling streamlined and faster approvals. It will assist those small businesses that take advantage of EtdB with being able to get on with their business by making the approvals process easier.

Benefits for Councils include:

- Increased productivity with ‘decision ready’ applications
- Effective tools to help boost our local economy, enabling more jobs and assisting the delivery of our strategic plans
- No cost for sign up and participation
- Potential reduced turnaround times for applications
- Reinforce and expand our commitment to supporting small businesses
- Enhance Woollahra as a council area that is supportive of, and wants to attract, small businesses
- It could give us an advantage over other councils that have not joined EtdB in attracting small businesses

We retain the role of assessing and determining applications. Through the SNSW’s on-line digital platform and concierge service, applications we receive should be decision ready, i.e. applications should be properly completed and include all information/documentation so there will be no need to ask for additional information.

We will need to provide SNSW with knowledge articles on our processes and rules. These will need to be updated as required. Most of these should be available from current content on our web site.

The proof of concept for EtdB was first launched in the City of Parramatta in May 2016 and by the end of 2017 has expanded to 17 councils. These include Dubbo Regional Council, Georges River Council and Northern Beaches Council. In early 2018 indications are that 17 more councils are set to pass resolutions to join EtdB. EtdB is set to expand into other industry sectors including housing construction and clothing retail.

Joining EtdB initially requires a Council resolution in the terms set out in the Recommendation. We have been advised that, due to State Government funding for the program, the resolution is required before 28 February 2018. Further information on EtdB is available on [SNSW website](#).

The NSW Outdoor Dining Trial is part of EtdB and we have been in contact with the Office of the Small Business Commissioner about also becoming part of this trial.

Consultation:

Consultation has consisted of:

- the meeting between The Mayor and the Small Business Commissioner – **annexed** to this report is a letter dated 13 November 2017 to The Mayor from Robyn Hobbs, NSW Small Business Commissioner and information on EtdB and SBFC

- the workshop conducted by SNSW for our staff – staff attending included Placemaking, Information Technology, Customer Services, Property & Projects, Communications and Development Control

Identification of Income & Expenditure:

There will be no expenditure involved in joining EtdB. The onboarding process will involve passing on knowledge articles. They will need to be updated as necessary. This can primarily be coordinated by Placemaking across our relevant service areas.

Promotion of our involvement will involve media release and electronic and print media. Information will need to be included on our web site with links to the relevant SNSW portal. This can be organised in-house.

Conclusion:

Our DPOP includes, Theme *Local Prosperity*, Goal 9 *Community Focused Economic Development*, Strategy 9.1:

9.1 Encourage vibrant and vital local suburbs, villages and neighbourhoods that support a healthy economy.

Priority 9.1.2 is *Encourage economic development in business and retail centres* and Action 9.1.2.4 is *The Small Business Friendly Council Program*

Joining EtdB would be consistent with these parts of our DPOP. It will not place onerous commitments on ourselves and will result in the benefits discussed earlier in this report. The extent of the benefits will depend on business uptake which to some extent will be influenced by promotion of the program.

Annexures

1. Letter from the Small Business Commissioner to The Mayor 13 November 2017 [↓](#)



Level 48, MLC Centre
19 Martin Place Sydney NSW 2000
GPO BOX 5477 Sydney NSW 2001
T 1300 134 359

Counsellor Peter Cavanagh
Mayor
Woollahra Municipal Council
PO Box 61
DOUBLE BAY NSW 1360

records@woollahra.nsw.gov.au

Dear Counsellor Cavanagh

The NSW Government is committed to making NSW the easiest state to start up and grow a business. The Office of the NSW Small Business Commissioner (OSBC) and Service NSW (SNSW) are providing an opportunity for Councils to join the combined Small Business Friendly Council initiative (SBFC) and the award-winning Easy to do Business (EtdB) program free of charge.

As an existing SBFC Council you will be aware that the SBFC initiative works with small businesses and Councils to make local economies strong, and provides Councils with information and resources that build small business capacity. I look forward to updating you on some great new opportunities that we are developing for SBFCs to showcase Councils' small business initiatives and to provide information through a network group, conferences and workshops, newsletters, online case studies library, factsheets, resources, and many other activities. Currently, over half of NSW councils are SBFC councils.

The Easy to do Business (EtdB) initiative through SNSW is an integral part of the SBFC. The EtdB digital platform creates an online, one-stop shop for small business customers, and streamlines the way these businesses transact with local, state and federal government.

The first EtdB initiative launched is providing a streamlined process for the cafés, restaurant and small bars sector to start up their businesses, eliminating numerous separate forms. New EtdB initiatives currently being developed include the full business life-cycle of cafes, restaurants and small bars, from starting, growing, managing and even exiting a business.

An interim Outdoor Dining Policy is also currently being trialled with Councils to create a simple, easy and streamlined process with two business day approvals to enable cafes, restaurants and small bars to expand their businesses onto the footpath for the vitality, economic benefit and enjoyment of the local community. The trial harmonises policy and reduces complexity, approval times and administrative costs for councils and small businesses, and also provides an interim authorisation for change of boundaries for on-premises liquor licenses, and fast approval for outdoor dining located on classified roads.

My colleagues from OSBC and Service NSW and I are keen to meet with you to discuss the SBFC and EtdB initiatives. We hope you will consider joining EtdB as we believe this will benefit your Council, local businesses and your local community. Attached to this letter is further information about the benefits of being a SBFC and of the EtdB initiative.

We look forward to meeting with you and your team shortly. Please contact Liz Gemes, Senior Advisor, from my office by email on liz.gemes@smallbusiness.nsw.gov.au or phone (02) 8222 4817 to organise a time or if you required additional information on SBFC or EtdB.

Yours sincerely

A handwritten signature in black ink that reads "Robyn A Hobbs".

Robyn Hobbs OAM
NSW Small Business Commissioner
13 November 2017

A large blue triangle pointing upwards, located in the bottom right corner of the page.

we.assist@smallbusiness.nsw.gov.au

Opening and
running a café,
restaurant or
small bar just
got easier



We're working with
the Office of the
NSW Small Business
Commissioner to make it easier
to do business.

Previously, cafes, small bars and restaurants would have to deal with up to 13 agencies, 75 regulations, up to 30 phone numbers and complete 48 forms, taking as long as 18 months to navigate. Our program has seen this reduced to one digital application and one phone number, reducing the opening time for businesses to 90 days or less.

We are creating a brand new way for businesses to interact with government through one online portal. Businesses in your community will receive step-by-step guidance and support across local, state and federal government requirements, whether they wish to open, grow or finalise their business.

Benefits for Councils include:

- Increased productivity with 'decision ready' applications and reduced transaction costs
- Effective tools to help boost your local economy, enabling more jobs in your region – and assisting Council to deliver on its strategic plan

You can also become a member of the Office of the NSW Small Business Commissioner Small Business Friendly Council initiative that supports Councils with information and resources, access to a networking group and free conferences to help build small business friendly capability.

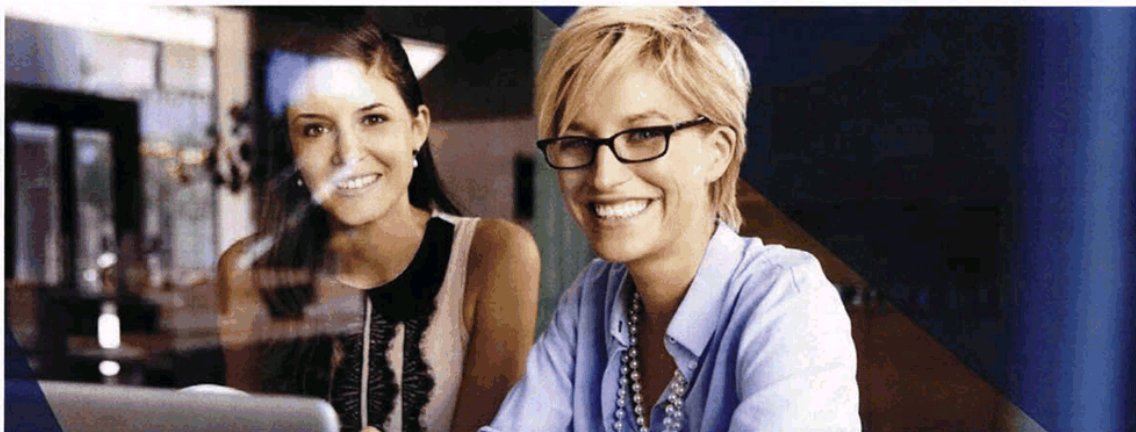
With new sectors such as housing and construction being added in the near future, we are working hard to make it easier to do business in NSW.

For more information visit service.nsw.gov.au/business

service.nsw.gov.au • 13 77 88



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Small Business Friendly Councils

Small businesses make a valuable contribution to the NSW economy and are a key driver of economic growth, innovation and regional development across NSW.

Local government has a key role in ensuring a friendly and supportive environment for small businesses to start up and grow in their communities.

NSW Small Business Facts:

- There are more than 710,000 small businesses in NSW, representing around 96 per cent of all NSW businesses.
- Small businesses employ around 1.57 million people, which is around half of the NSW workforce.
- The NSW small business sector pays more than \$47 billion in annual wages and salaries to employees every year.
- NSW small businesses contribute more than \$326 billion to annual sales and service income.
- Over 20,000 new small businesses were created in NSW in 2016, an increase of 3% and Australia's largest increase.

The Small Business Friendly Councils (SBFC) initiative provides NSW Councils with information, initiatives and resources that build capabilities and assist them to support local businesses.

An integral part of SBFC, the Easy to do Business initiative (EtdB) provides Councils with a digital platform and statewide policy solutions that make it easier for small businesses to start up and grow. EtdB reduces red tape and eliminates forms, enabling small businesses to obtain streamlined and faster approvals. It also provides Councils with decision-ready applications and significant efficiency gains. Councils joining EtdB automatically become SBFCs.

The Office of the NSW Small Business Commissioner is growing and strengthening the SBFC initiative benefits by working with Councils to develop a range of initiatives including:

- regulatory reform initiatives through the EtdB program, including starting a café, restaurant or small bar, growing a business through policy harmonisation of outdoor dining, fitness, outdoor markets and the agribusiness sector
- case studies that showcase initiatives, informs about best practice and policy, and advise of relevant programs
- fact sheets on key issues and useful resources
- networking group to share information and collaborate on problem-solving
- conferences and workshops for Councils to gain practical advice from industry experts, share their knowledge and workshop solutions to common business issues.

The SBFC initiative works in partnership with your Council to identify emerging issues and barriers for starting up and growing a small business in NSW.

Councils are encouraged to take advantage of the opportunity to join the Easy to do Business program free of charge and automatically become a member of the Small Business Friendly Councils initiative.

More than half of NSW Councils have joined the Small Business Friendly Councils initiative

Around 60% of small businesses in NSW operate in a Small Business Friendly Council area

Easy to do Business won the 2017 Premier's Award for Creating Jobs in NSW



For further information:



02 8222 4817



sbf.councils@smallbusiness.nsw.gov.au



www.smallbusiness.nsw.gov.au

Political Donations: Matters to be considered by Councillors at Council and/or Committee Meetings

