

The background of the cover features a dark blue diagonal band across the middle. Above and below this band are grey, semi-transparent geometric patterns consisting of overlapping rectangular outlines, resembling a 3D architectural plan or a city skyline. On the right side, a blurred photograph of a modern skyscraper is visible.



Planning Proposal

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

Submitted to Woollahra Council
On Behalf of Parker Logan Property

JUNE 2019

REPORT REVISION HISTORY

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		Prepared by	Verified by
		Lucy Broadwell <i>Project Planner</i>	 Stephen Kerr <i>Executive Director</i>
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		Prepared by	Verified by
		Stephen Kerr <i>Executive Director</i>	 Stephen Kerr <i>Executive Director</i>

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Appendix	Document	Prepared by
1	Survey Plans	John R. Holt Surveyors Pty Ltd
2	Massing Study	Nicholas Tang Architects
3	Shadow Analysis	Nicholas Tang Architects
4	View Impact Assessment	Nicholas Tang Architects
5	Design Statement (SEPP 65)	Nicholas Tang Architects
6	Heritage Impact Assessment	Zoltan Kovacs Architect
7	Traffic Impact Assessment	Hermanote Consultants
8	Arboricultural Impact Appraisal	Talc Tree and Landscape Consultants
9	Donations and disclosure form	Parker Logan Property

SECTION A – OVERVIEW

1. EXECUTIVE SUMMARY

This Planning Proposal is submitted to Woollahra Council on behalf of the proponent, Parker Logan Property and relates to land at 42-58 Old South Head Road, Vaucluse. The planning proposal seeks to amend the existing zoning and floor space ratio (FSR) standards applying to the site to improve housing choice in a place with good public transport that is adjacent to the Rose Bay North local centre which provides a full range of shops and services.

This planning proposal has been prepared in accordance with Section 3.3 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the relevant Department of Planning Guidelines including "A Guide to Preparing Local Environmental Plans" and "A Guide to Preparing Planning Proposals". The proposal has also been assessed against the Strategic Merit Test as detailed in Planning Circular PS16-004 (dated 30 August 2016), which has confirmed that this planning proposal has strategic and site-specific planning merit.

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

- Amend the WLEP 2014 Land Zoning Map (Sheet LZN_005) to apply Zone R3 Medium Density Residential to the subject site; and
- Amend the WLEP 2014 Floor Space Ratio Map (Sheet FSR_005) to identify the site as having a Floor Space Ratio of 1:1 (no FSR control currently applies).

The planning proposal gives effect to a strategy prepared by Council before the WLEP was made, but never implemented. The strategy was called the 'Opportunity Sites Study' and it identified appropriate locations for additional housing that would make a modest contribution to greater Sydney's future housing needs.

A planning proposal was made previously for this site (Ref: PP 2017 WOOLL 006 00) and was supported by Council through public exhibition and up until the final report to Council. Contrary to the recommendation of the council officers, Council decided not to proceed with the planning proposal.

This planning proposal has been revised by retaining the maximum height control of 9.5m to ensure future development of the site does not have an unreasonable impact on views in the locality.

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

2. THE SITE

2.1. Location and description

The site currently consists of none (9) allotments as demonstrated in the Survey Plan in Figure 1 below. These allotments can be legally described as:

Table 1: Legal Description of Site

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

The combined area of the site the subject of this Planning Proposal is 5617m² as demonstrated in the Site Survey Plans provided at **Appendix 1**.

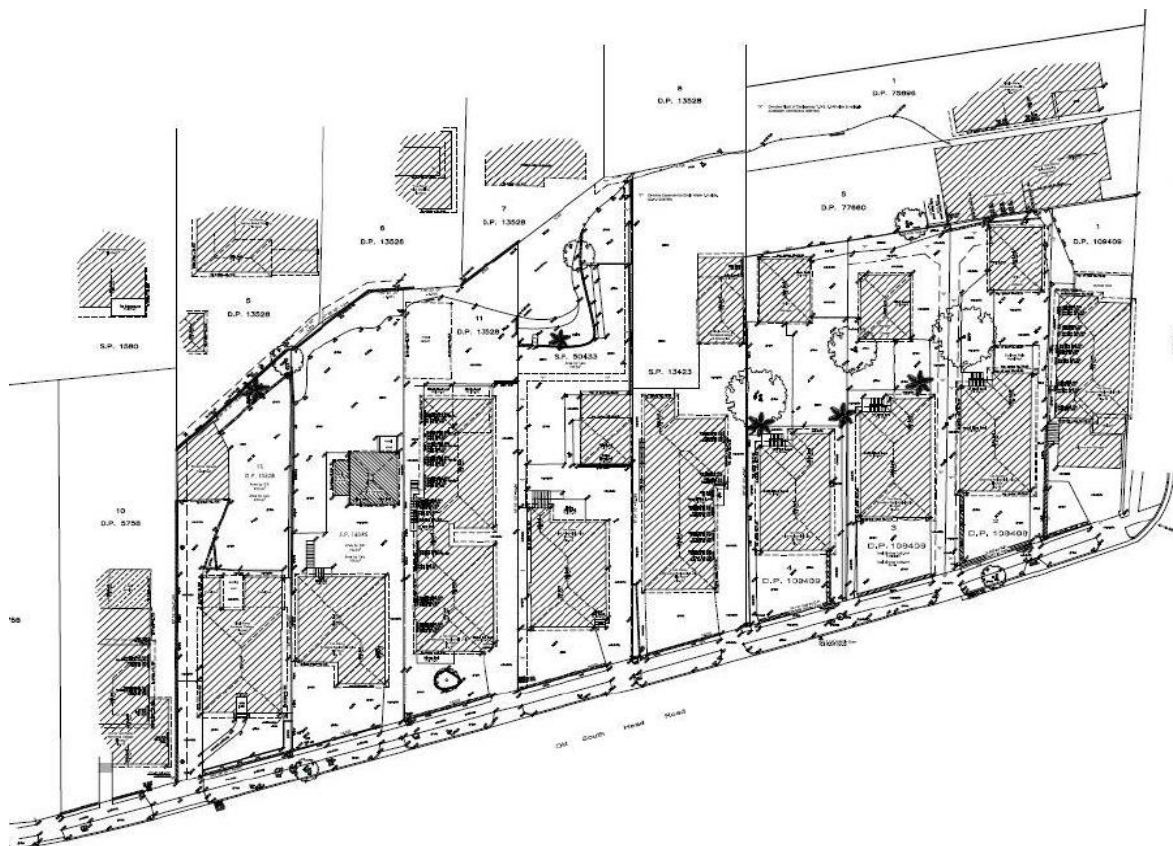


Figure 1: Site Survey (Source: Nicholas Tang Architects)

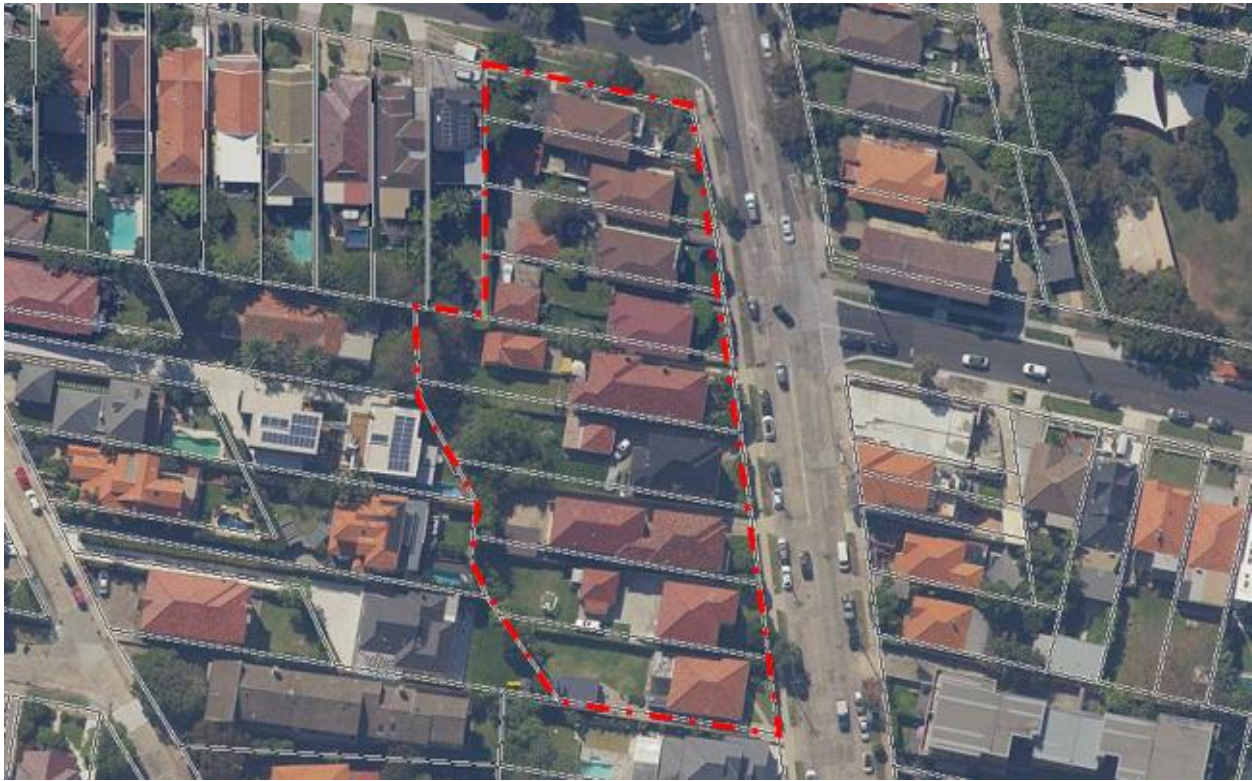


Figure 2: Aerial image of the subject site, highlighted yellow. (Source: Six Maps)

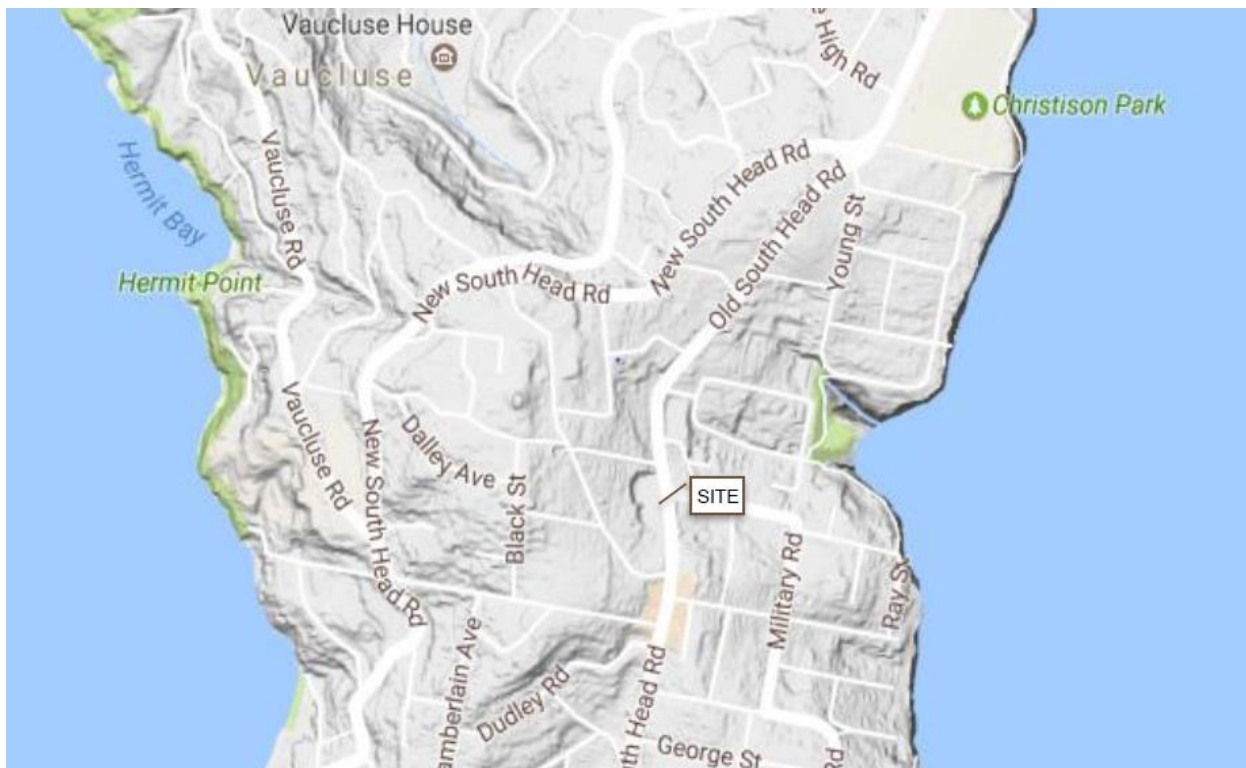


Figure 3: Terrain map of the locality illustrating the unique topography of the site. (Source: Google)

2.2. Existing development

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

Table 2: Details of existing development

Address	Land Use	Height
58 Old South Head Road	Dual Occupancy	2 storeys
56 Old South Head Road	Dual Occupancy	2 storeys
54 Old South Head Road	Dual Occupancy	2 storeys
52 Old South Head Road	Dual Occupancy	2 storeys
50 Old South Head Road	Residential Flat Building	2 storeys
48 Old South Head Road	Residential Flat Building	2 storeys
46 Old South Head Road	Residential Flat Building	2 storeys
44 Old South Head Road	Dual Occupancy	2 storeys
42 Old South Head Road	Detached Dwelling	1 storey

The buildings on the site are not heritage listed and nor do they exhibit any local heritage significance, as outlined within the Heritage Impact Report contained within **Appendix 6** of this Report.

Figure 5 to Figure 13 over the page show the existing development at the site with an individual photo of each property provided.



Figure 4: Photograph of the site from the street, inclusive of 58 to 50 Old South Head Road. (Source: City Plan)



Figure 5: Photo of 58 Old South Head Road (Source: City Plan)



Figure 6: Photo of 56 Old South Head Road (Source: City Plan)



Figure 7: Photo of 54 Old South Head Road (Source: City Plan)



Figure 8: Photo of 52 Old South Head Road (Source: City Plan)



Figure 9: Photo of 50 Old South Head Road (Source: City Plan)



Figure 10: Photo of 48 Old South Head Road (Source: City Plan)



Figure 11: Photo of 46 Old South Head Road (Source: City Plan)



Figure 12: Photo of 44 Old South Head Road (Source: City Plan)



Figure 13: Photo of 42 Old South Head Road (Source: City Plan)



Figure 14: Photograph of the site from the street, inclusive of 48 to 42 Old South Head Road. (Source: City Plan)

2.3. Adjacent and surrounding development

Part of the site, namely the existing properties 42 - 50 Old South Head Road, adjoin properties at the rear in Captain Pipers Road. These adjoining properties in Captain Pipers Road include 'battle axe' lots, whereby properties have been built on lots in close proximity to their boundary and behind existing properties on the eastern side of Captain Pipers Road. These properties on the eastern side of Captain Pipers Road are

located on sites that gradually slope downwards towards the east and Old South Head Road. Furthermore, there exists an escarpment of approximately 5m in height that runs along the rear boundaries of Nos 42-50 and through part of the lot at No. 58 Old South Head Road. Consequently, some of the properties that adjoin the site at the rear are raised approximately 6 to 8m above, as shown in Figure 15 to Figure 18.



Figure 15: No. 31 Captain Pipers Road located atop the escarpment behind No. 50 Old South Head Road. (Source: City Plan)



Figure 16: No. 29 B Captain Piper Road located atop the escarpment behind No. 46 & 48 Old South Head Road. (Source: City Plan)



Figure 17: No. 29 B Captain Pipers Road behind No. 46 Old South Head Road (Source: City Plan)



Figure 18: No. 23 Captain Pipers Road behind No. 44 Old South Head Road (Source: City Plan)

Development directly opposite to the east, and also to the south of the site, comprises a mix of residential and commercial uses varying in both height and modernity. This varied form is encouraged under the Waverly LEP being land within the boundary of Waverley Local Government Area (LGA), applying a varied land use pattern and height to the surrounding development. The development directly opposite the site can be described as follows:

Table 3: Details of Surrounding Development

Address	Land Use	Height
669a Old South Head Road	Residential Flat Building	3 storeys
697 Old South Head Road	Residential Flat Building	4 storeys
693-695 Old South Head Road	Commercial	2 storeys
687 Old South Head Road	Residential Flat Building	5 storeys
677-681 Old South Head Road	Detached Dwelling	2 storeys
32-40 Old South Head Road	Detached Dwelling	2 storeys

Development described above can be seen in the following Figures 19 to 22. It is noted that due to the slope of land on the western side of Old South Head Road, the predominant external wall height along the Old South Head Road is 2-3 storeys.

There are no heritage items in the vicinity of the site.



Figure 19: Development opposite the site - No. 697 Old South Head Road, within Waverley LGA. (Source: Google)



Figure 20: Development opposite the site - No. 695 - 693 Old South Head Road, within Waverley LGA. (Source: City Plan)



Figure 21: Development opposite the site - No. 689 - 687 Old South Head Road, within Waverley LGA. (Source: City Plan)

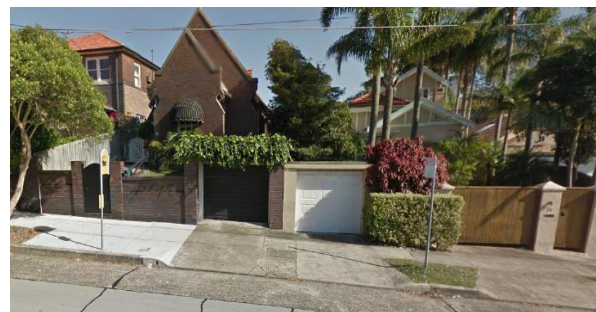


Figure 22: Development adjoining the site to the south - No. 32 - 34 Old South Head Road. (Source: Google)

Development within a 200m walking distance of the site comprises a mix of residential and commercial uses varying in both height and modernity, as described and shown below in Table 4:

Table 4: Surrounding development and land uses

Address	Land Use	Height
2-28 Old South Head Road	Commercial	4 storeys
694-704 Old South Head Road	Commercial	4 storeys
667a-653 Old South Head Road	Commercial	4 storeys
2-6 Oceanview Avenue	Residential Flat Building	4 storeys
677-681 Old South Head Road	Detached Dwelling	2 storeys
32-40 Old South Head Road	Detached Dwelling	2 storeys



Figure 23: Commercial premises to the south of the site, Rose Bay North Centre (Source: City Plan)



Figure 24: Commercial premises to the south of the site, Rose Bay North Centre (Source: City Plan)



Figure 25: Development within 100m of the subject site, at 2-6 Oceanview Avenue. (Source: Google)



Figure 26: A rare local example of a modern residential flat development with internal lift access, at 4-6 Isabel Avenue in the Waverly LGA. (Source: City Plan)

2.4. Site Context

2.4.1. Land Use

The subject site is located within the suburb of Vaucluse and within 5km of Bondi Junction (refer to Figure 27 below). The site is located within the Eastern Harbour City of Sydney, as defined within the Greater Sydney Region Plan.

The Subregion contains a wide range of housing types and styles reflecting important stages in its development. Large areas are characterised by Federation and Inter-War bungalows. Inter-War residential flat buildings are also important contributors to the local character. The diversity of the built form and the eclectic architectural styles provide a variable character that is in context with the proposed planning proposal for the subject site.

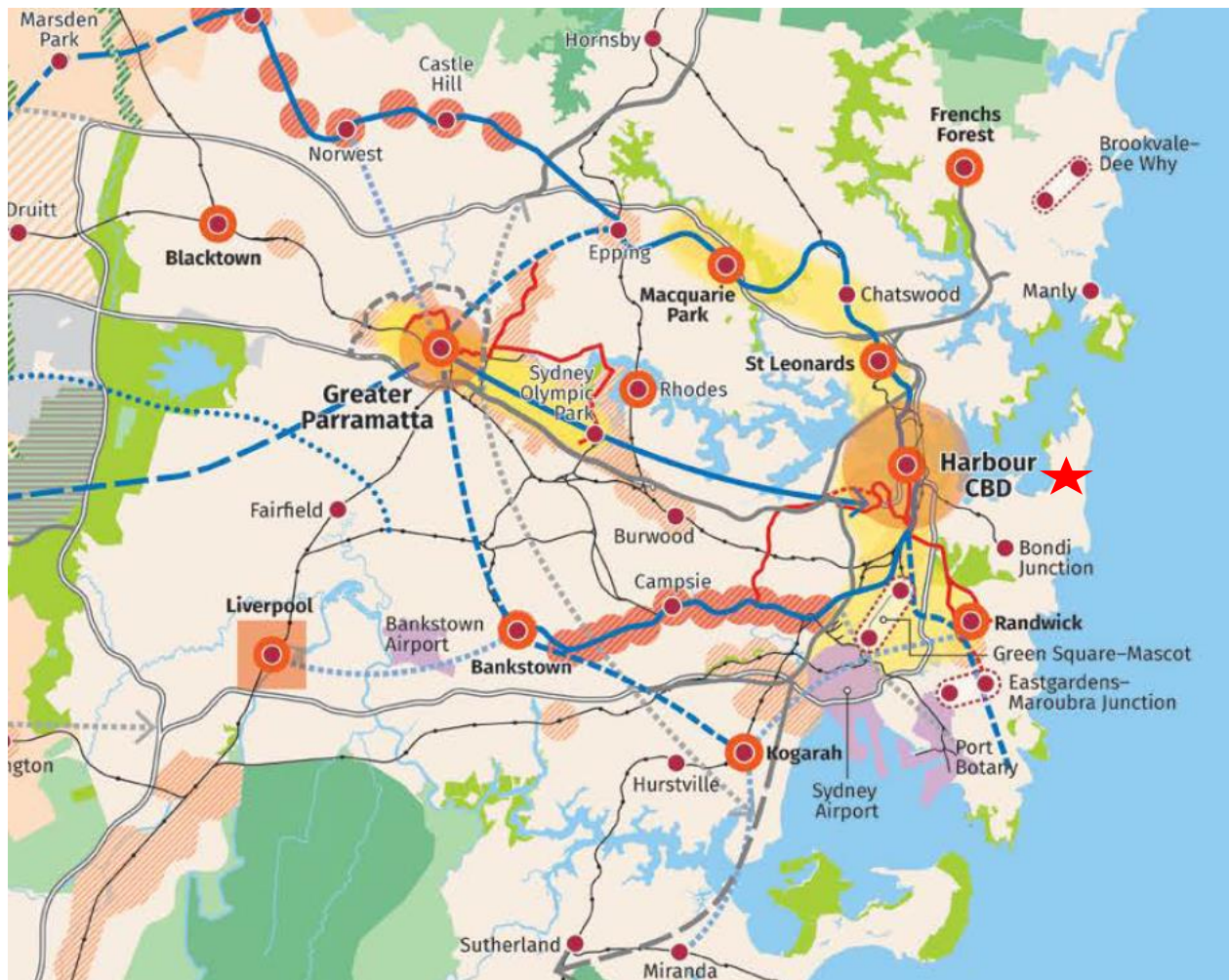


Figure 27: Extract from a Metropolis of Three Cities showing the approximate location of subject site.

Land fronting the eastern side of Old South Head Road is contained within the Waverly Council LGA and is zoned R3 Medium Density Residential, as shown in Figure 28 below. Waverley Council's R3 zone seeks to provide opportunities for renewal of existing building stock and a variety of housing types within a medium

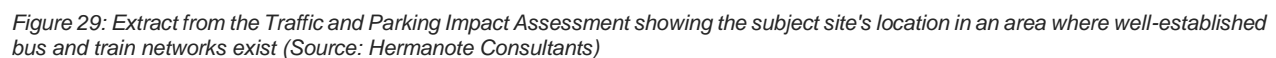
The growing mixed-use centre of Rose Bay North is located on Old South Head Road, approximately 85m south of the site and serves the daily and weekly shopping needs of the local community (2-25 Old South Head Road). Providing high quality and desirable residential accommodation close to the centre will therefore serve to maintain and enhance the viability of Rose Bay North. Moreover, placing diverse housing opportunities in a location with good public transport networks will also support the viability of established larger employment centres, such as Bondi Junction.

2.4.2. Accessibility and Connectivity

Old South Head Road is well serviced by buses with several bus stops located within 100m of the site. Buses from these nearby stops service surrounding suburbs and include bus routes 324, 333, 380, 386 and

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

The property is also approximately 2.3km from the Rose Bay Ferry Wharf and 2.7km from Watsons Bay Ferry, providing direct access to Circular Quay. The site's accessibility and connectivity are illustrated by the cycle, bus, train networks seen in Figure 29 below.



2.4.3. Building Forms and Streetscape Character

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

An analysis of the height of existing buildings in the area has been undertaken by Nicholas Tang Architects (**Appendix 5**) to determine the underlying built form massing and concludes:

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

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

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

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

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

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

An analysis of the streetscape character and desired future character has been undertaken by Nicholas Tang Architects to determine the emerging character and the Design Statement (**Appendix 5**) notes:

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

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

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

2.4.4. Public Open Space

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

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

2.5. Current Development Controls

The WLEP has the following planning controls that apply to this site and are relevant to this planning proposal.

2.5.1. Zoning and Permissibility

Under the WLEP the site is zoned R2 Low Density Residential, as shown in Figure 30.

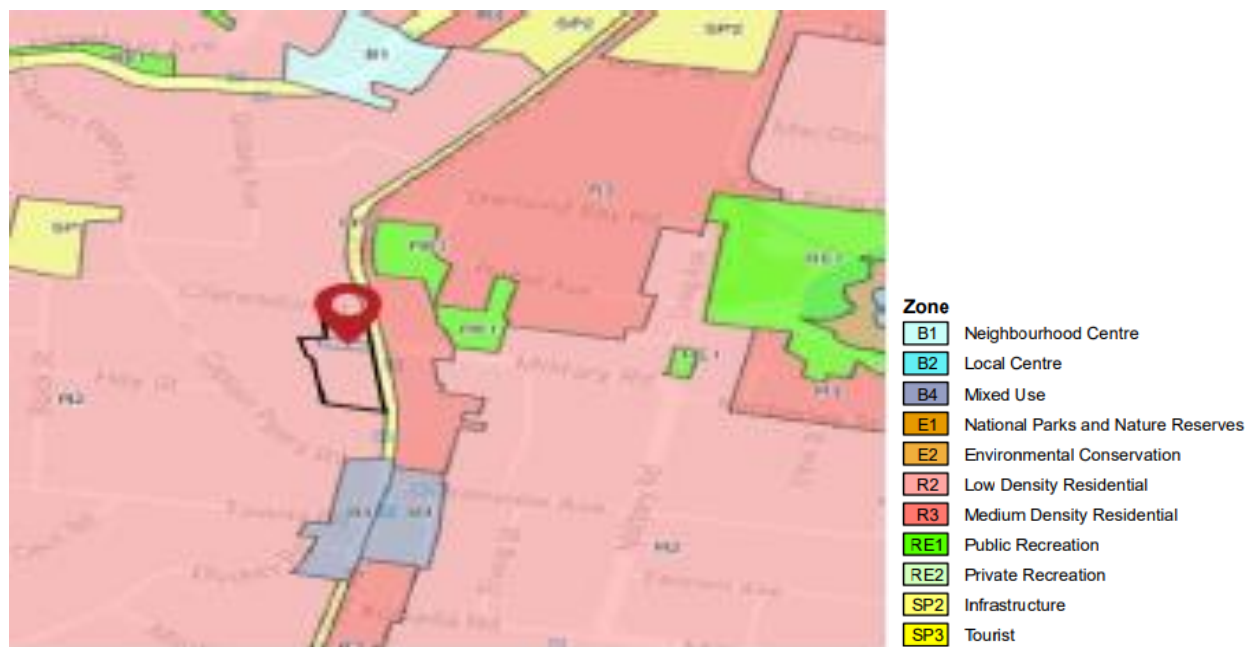
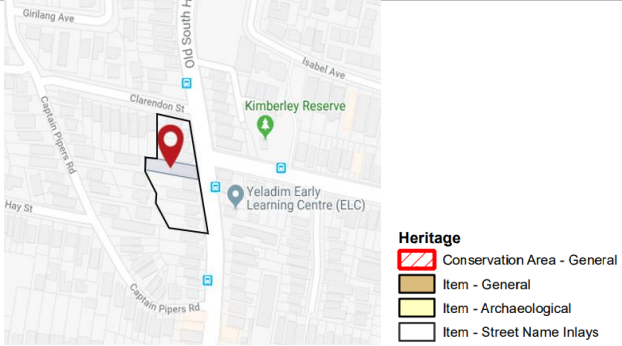


Figure 30: Extract of zoning map under the WLEP, subject site outlined black (NSW Planning Portal 2019)

Other relevant planning controls are as follow over the page in Table 5:

Table 5: Relevant WLEP 2014 Controls

WLEP 2014	Comment
Height of Buildings	<p>The site is identified as having a maximum building height of 9.5m.</p>  <p>J2 9.5</p>
Floor Space Ratio	<p>The WLEP does not contain a maximum floor space (FSR) ratio for the subject sites.</p> 
Minimum Lot Size	<p>The site is identified as having a minimum lot size of 675m2.</p>  <p>P 675</p>
Acid Sulfate Soils	<p>The site has a "Class 5" classification' under the WLEP.</p>
Heritage	<p>The site is not in close proximity to any heritage item or conservation area.</p>

WLEP 2014	Comment
	

2.6. Recent Approvals

The context outlined above has been facilitated by recent approvals which respond to the changing demography of the area and the need for alternative housing options. The "Mark Moran Vaucluse" Seniors Housing Development is located within 500m walking distance north of the subject site. It is acknowledged that the "Mark Moran Vaucluse" has a site history with its own set of idiosyncrasies, however, it is worth observing that the Department of Planning and Environment issued a Site Compatibility Certificate for the development with a cover letter, signed by the Director General, certifying that the development was "compatible with the surrounding environment."

The "Mark Moran Vaucluse" development comprises three (3) separate buildings with a contemporary built form consisting of a curved structure with undulating glass frontage to Old South Head Road (see Figure 31 to 32). The building has a height of 18.25m and an FSR more than 2.2:1. The subject planning proposal would not facilitate development of the same scale and character as the "Mark Moran Vaucluse" development. Rather, it would be of a much lesser density and would be at the height limit currently permitted on the site. The proposal would be more in keeping with the existing local character. Importantly, and similar to the Mark Moran development, the proposal will provide housing suited to the changing demography. In the case of the proposal, it will facilitate low rise contemporary apartments with lift access suited to an ageing, but independent, population.



Figure 31: Mark Moran Vaucluse on Old South Head Road



Figure 32: Mark Moran Vaucluse, as viewed from Laguna Street

2.6.1. Relevant Background

The proponent has previously submitted a planning proposal to Woollahra Council for the subject site. In June 2017, a request for a planning proposal was submitted to Council by Parker Logan Property Pty Ltd (the applicant) for the land at 42-58 Old South Head Road, Vaucluse (the site). Council staff supported the request acknowledging that it has strategic merit and on 24 July 2017 Council resolved to prepare and exhibit a planning proposal for the site.

That planning proposal sought to amend the WLEP 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).

On 21 September 2017 the Greater Sydney Commission (GSC) issued a gateway determination stating that Council could proceed to public exhibition. The planning proposal and supporting material were placed on public exhibition by the Council from Wednesday 18 October to Friday 17 November 2017. A total of twenty three submissions were received, including from properties 29 and 35 Captain Pipers Road to the west (rear) of the site.

Council reported to its Urban Planning Committee (UPC) an assessment of the public exhibition of the planning proposal on Monday 12 February 2018 supporting the planning proposal. Also considered at the UPC meeting (as late correspondence to the exhibited planning proposal) were further objections received from the owners of 21, 23 and 29 Captain Pipers Road. Council's assessment concluded there will be no view impact on the properties at 29 and 35 Captain Pipers Road, who had made submissions prior to the UPC meeting. Nevertheless, the UPC recommended on 26 February 2018 to defer the planning proposal pending an assessment of potential view impacts to further properties on Captain Pipers Road.

The view impact assessment was undertaken by Dr Richard Lamb, an independent view assessment expert. The findings of this report (dated May 2018) supported the original council staff assessment to the UPC meeting of Wednesday 12 February 2018, that the potential view impacts to the Captain Pipers Road properties from development permissible by the proposed controls, does not warrant a change to the planning proposal.

The report prepared by Dr Lamb concluded that:

- *"The planning proposal in itself does not appear likely to have negative impacts on view sharing to the extent that rezoning should be denied.*
- *At the proposed FSR of 1:1 with either a 9.5m or 10.5m height limit, 3-storey buildings would be constructed on footprints that could clearly permit significant view corridors to be created. The future design would be assessed against the provisions of WDCP general provisions and others specific to the locality, including requirements for adequate view sharing."*

The findings of Dr Lamb's report May 2018 supported the original council staff assessment, in that the potential view impacts of development permissible by the proposed controls did not warrant a change to the planning proposal.

The Council then reported to the Environmental Planning Committee (EPC) on Monday 2 July 2018 recommending that council proceed with finalising the planning proposal to amend the WLEP as exhibited and proceed with the preparation of the draft LEP. Having considered all the issues raised in the submissions and the independent view sharing assessment report by Dr Lamb, staff concluded the proposed amendments to the WLEP are appropriate for the site and that council should exercise its delegated authority to make the LEP. However, on Monday 16 July 2018 after considering the

recommendation of the EPC, Council resolved to take no further action in relation to the planning proposal for the following reasons:

- *The proposal will result in significant impacts on adjoining and neighbouring properties including: Bulk and scale. Overshadowing.*
- *The proposal fails to achieve view sharing in accordance with the Tenacity Principles set out in the Land and Environment Court judgement for Tenacity Consulting v Warrigah Council.*
- *The proposal will result in severe view loss from properties at 21, 23 and 29B Captain Pipers Road, Vaucluse.*
- *The proposal will make a wholly negative impact on the streetscape and local neighbourhood character.*
- *The future desired character of this precinct does not envisage the intensity of development represented by the proposal.*
- *The provision of essential infrastructure in the precinct including sewage, parking traffic and roads, public transport and schools is currently insufficient to deal with the increased residential population which will result from the proposal.*
- *The proposal will result in the overdevelopment of the amalgamated site and the precinct as a whole.*
- *The proposal is not in the public interest and will undermine the applicable LEP and DCP, zoning and controls, adopted by Council and endorsed by the community as recently as 2014-2015.*
- *The zoning to R3 represents a significant departure from the predominant and defined R2 zoning east of Fernleigh Avenue extending through Rose Bay, Vaucluse and into Watsons Bay.*

It is noted that the council staff supported the planning proposal, acknowledging it has strategic merit, and that any potential view impacts of development on the site could be overcome and a change to the planning proposal was not warranted.

This application seeks to provide a revised planning proposal for the subject site. The planning proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the relevant Department of Planning Guidelines including A Guide to Preparing Local Environmental Plans and A Guide to Preparing Planning Proposals. The proposal has also been assessed against the Strategic Merit Test as detailed in Planning Circular PS16-004 (dated 30 August 2016), which has confirmed that this planning proposal has strategic and site-specific planning merit.

SECTION B – PLANNING PROPOSALS

3. PART 1 – OBJECTIVES AND THE INTENDED OUTCOMES

3.1. Objectives of the Planning Proposal

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

The objectives of this planning proposal are to:

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

3.2. Intended development outcome

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

The following specific development outcomes are intended:

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

The massing study prepared by Nicholas Tang Architects is an indicative development outcome for the site demonstrating the anticipated built form outcome for the site which facilitates a range of positive outcomes discussed in this planning proposal. The potential yield of the indicative development is shown in Table 6 below and is based on the target market (being primarily downsizers):

Table 6: Indicative Site Development Statistics (Source: Nicholas Tang Architects)

Element	Provision
Site Area	5,617sqm
Max. GFA	5,617sqm
FSR	1:1
Height	9.5m
Indicative Total Residential Apartments	60 (average size of 80sqm at 85% efficiency)

4. PART 2 – EXPLANATION OF THE PROVISIONS

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

- Amend the WLEP 2014 Land Zoning Map (Sheet LZN_005) to apply Zone R3 Medium Density Residential to the subject site; and
- Amend the WLEP 2014 Floor Space Ratio Map (Sheet FSR_005) to identify the site as having a Floor Space Ratio of 1:1.

The proposed controls, operating in conjunction with the existing provisions of the Woollahra DCP 2015, would facilitate redevelopment of a contemporary residential flat buildings, which complement the character of the local area and provided much needed housing choice.

The existing DCP controls and the proposed height and FSR controls will create an appropriate framework in our view to ensure future development proposals are designed to a high standard that does not compromise the amenity of surrounding properties.

Development applications for the redevelopment of the site would be lodged following amendment of the WLEP.

5. PART 3 – JUSTIFICATION

5.1. Need for a Planning Proposal

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

Yes. This planning proposal is a result of Woollahra Council's Opportunity Site Report, dated June 2010. Council identified 30–58 Old South Head Road, Vaucluse as an opportunity site at the eastern boundary of the local government area. The report included a proposed change in zoning to R3 Medium Density Residential with an FSR of 1:1 and a height of 11m (3 storeys). The key justifications for the planning control changes on this site contained in Council's report were as follows:

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

On 11 July 2011 Council resolved that they *"defer consideration of the remaining opportunity sites until gazettal of the Principal LEP"*. This resolution was based on written advice from the Department of Planning provided dated 24 June 2011 outlining that in order to facilitate the finalisation of Woollahra's principal LEP, a staged approach to the delivery of opportunity sites through separate site-specific planning proposals would be appropriate.

There were 26 opportunity sites identified by Woollahra Council in the Opportunity Site Report. Only three sites have since been progressed, namely:

Table 7: Planning proposals approved in accordance with Council's Opportunity Site Report

Address	Planning Proposal Number	Status
9A Cooper Park Road, Bellevue Hill	Planning proposal_2011_Wooll_003	Approved by Minister or Delegate
240 New South Head Road, Edgecliff	Planning proposal_2014_Wooll_001	Approved by Minister or Delegate
80-84 and 90 New South Head Road, Edgecliff	Planning proposal_2015_Wooll_003	Approved by Minister or Delegate

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

5.1.1.1. Increased development potential will reflect the desired future character of the area.

The site is situated in the south east corner of the Vaucluse East Precinct as identified in the Woollahra Residential Development Control Plan (WDCP) 2015. The Precinct encompasses a substantial area of an elevated plateau. The site is located on the east facing slopes of the Precinct, approximately 500 metres from the ocean escarpment and is not visible from the Harbour.

The 'Desired Future Character' statement contained in section B1.11.2 of the WDCP states that: "*The Vaucluse East precinct is to maintain the evolution of low-density residential development, generally through the introduction of well-designed contemporary dwelling houses.*" The statement of 'Desired Future Character' also recognises that the Precinct is not homogenous as follows: "*Within this precinct, some land fronting Old South Head Road is zoned R3 Medium Density Residential, and may provide opportunities for renewal of existing building stock.*"

The planning proposal will not diminish the essential character of the wider precinct as a low-density residential area, yet it will make a small but valuable contribution to widening housing choice in an appropriate location on Old South Head Road and close to the Rose Bay North Village.

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

WDCP Section B1.11. Objective 1 - To respect and enhance the streetscape character and key elements of the precinct.

The site and surrounds have an eclectic mix of development that includes two to four storey residential flat buildings, one and two storey dwellings, and mixed-use buildings in the adjoining Rose Bay North Centre. As outlined in the Heritage Impact Report prepared by Zoltan Kovacs (**Appendix 6**) the subject site does little to contribute to the character of the area as "each building is degraded, and they have lost their coherent Inter-war character". The planning proposal therefore seeks to replace a collection of face brick institutional buildings of dated appearance and little visual appeal (or internal amenity) with a contemporary development that engages the street, provides contemporary standards of amenity and is extensively landscaped throughout. Consequently, the proposed development will make a positive contribution to the site and surrounds and will substantially improve the presentation to Old South Head Road.

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

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

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

WDCP Section B1.11. Objective 2 - To retain the scenic qualities provided by the dramatic topography and natural vegetation within the precinct.

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

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

WDCP Section B1.11. Objective 3 - To maintain the evolution of low-rise residential building styles through the introduction of good contemporary buildings incorporating modulation and a varied palette of materials.

The proposal will facilitate the replacement of a collection of rendered and face brick buildings of dated appearance and little visual appeal with a suitable form of residential development that engages the street and is extensively landscaped throughout. As the maximum building height control is proposed to remain at the existing 9.5m, redevelopment will continue to be of a low rise form. The proposal will enable a more suitable style of architecture that incorporates modulation and varied palette. The proposal will also facilitate development that suitably addresses the street and provides an appropriate setback between the proposed buildings and the existing dwellings facing Old South Head Road. Landscaped areas and new open space along the frontage and throughout the site will provide enhanced visual permeability and improve the relationship between the publicly accessible and private domain. Consequently, the streetscape will be enhanced by the removal of the existing buildings and their replacement with well-designed buildings that respect the local character. In our opinion, in the context of the site, the proposal therefore satisfies this objective.

WDCP Section B1.11. Objective 4 - To minimise building bulk and scale of three storey development by designing development to generally present as a two-storey form to the street.

We believe this objective, as indicated by the word 'generally' is intended to apply to the low-density residential land which comprises, and would continue to comprise, the vast majority of the precinct. Nevertheless, we believe that an R3 Medium Density Zone proposed in this planning proposal is appropriate in the context of this site, together with the existing 9.5m height limit. Consequently, a well-designed development can be delivered on the site with a suitable bulk and scale that would make a positive contribution to the streetscape in this part of the Precinct.

WDCP Section B1.11. Objective 5 - To design and site buildings to respond to the topography and minimise cut and fill.

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

WDCP Section B1.11. Objective 6 - To protect important views from the public spaces of the precinct to the harbour and them city skyline, including view corridors between buildings.

The proposal will not result in any loss of significant views towards the harbour or the city skyline from any of the public spaces of the precinct. A Heritage Impact Report prepared by Zoltan Kovacs Architects (**Appendix 6**) has confirmed that the proposal will not have any adverse impacts on the heritage items in the vicinity of the site. The design of the proposed building will substantially enhance the appearance of the site when viewed from public spaces. In our opinion, in the context of the site, the proposal satisfies this objective.

WDCP Section B1.11. Objective 7 - To reinforce the landscape setting and maintain the existing tree canopy.

Refer to response to objective 8 (below).

WDCP Section B1.11. Objective 8 - To retain and reinforce the green setting of mature street trees, private trees and garden plantings.

As observed in the Tree Management Statement by TALC (**Appendix 7**), there are no naturally occurring trees on the site and the limited existing tree canopy tends to be located at the rear of the site. The proposed built form controls will improve the precinct's landscape setting. In particular, the proposed building height controls facilitate better building setbacks and landscaped area, which reflects the character of the area. In our opinion, in the context of the site, the proposal satisfies these objectives.

5.1.1.2. Increased development potential is consistent with the adjoining council's controls.

The subject site is located on the LGA boundary with Waverley Council with properties directly opposite in the eastern side of Old South Head Road being within the Waverley Council LGA boundary. The provisions of the Waverley Local Environmental Plan 2012 that currently apply to the land directly east of the site are as follows:

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

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

As demonstrated on the plans prepared by NTA (**Appendix 2**) the proposal seeks to provide a maximum building height of 9.5m as measured from ground level (existing), which represents a three (3) storey building envelope with consideration given to lift over-runs and servicing elements on the roof. It is considered that the proposed height control does not result in any inconsistency with the anticipated scale and density of the site as envisaged by Waverley Councils controls.

The floor space ratio has been calibrated with the proposed building height control; however, we note that it is higher than the numeric standards within the Waverley Local Environmental Plan by 0.1:1. We also note that the FSR control has been, and is regularly, varied by Waverley Council. The correctly calibrated FSR control on the site will therefore ensure there is no need to vary the standard in future development applications. Moreover, the proposed amalgamation of allotments offers a significant opportunity to deliver a superior built form outcome in an "opportunity site".

5.1.1.3. Controls provide a suitable built form transition between adjoining zones.

Photomontages prepared by NTA (**Appendix 4**) show the general massing and height of the built form in relation to the existing development, so that council can accurately quantify the extent of visual effects and potential impacts in relation to parts of the proposal which seek to amend the existing height controls. A

more detailed visual analysis may also be required at the DA stage showing the view composition from private domain viewing locations.

In relation to the buildings to the west of the site, the R2 zoned land adjoining the site to the west has a height limit of 9.5m, however it is also elevated by approximately 6-8m in comparison to the subject site. Consequently, land to the west would have a height of between 15.5 -16.5m when compared to the subject site. Consequently, we are of the view that the proposed building height of 9.5m will provide for an appropriate transitional building scale that reinforces the topography whilst also protecting the amenity of adjoining land and ensures view sharing can be achieved.

The properties south of the site (30-40 Old South Head Road) are currently zoned R2 Low Density. A SEPP 65 Design Statement (**Appendix 5**) has been prepared against the preliminary indicative plans. The SEPP 65 Design Statement table demonstrates that the development is generally consistent with the SEPP 65, particularly in relation to adequate building separation distances between neighbouring sites to achieve reasonable levels of visual privacy without compromising access to light/air/views. While not confirmed, there is also an opportunity that this planning proposal will be a catalyst for the amalgamation of these sites as envisioned by Council's Site Opportunity report. Should this occur the transition between the subject site and the Rose Bay North Centre (2-28 Old South Head Road) will be further enhanced.

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

5.1.1.4. Lot orientation secures reasonable solar access and views within the site and to adjoining areas.

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

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

The site is located approximately 500m from the coastline. Properties at the rear of the site with access from Captain Pipers Road have limited and interrupted views to the ocean. The composition of these views does not include land-water interfaces. Analysis of the visual catchment from Captain Pipers Road has identified a number of taller residential apartment buildings to the east of the site which appeared to be and are of a height or approximate height, similar to or greater than, that proposed. It is worth observing that land on the opposing side of Old South Head Road enjoys a 12.5m maximum building height, which is 3m greater than the building height proposed to be retained on the subject sites.

A view analysis prepared by NTA is provided at **Appendix 4**. The view analysis images were prepared under the supervision of Dr Richard Lamb and to the standards of the Land & Environment Court, however, it is important to acknowledge the constraints of undertaking a proper view analysis when there is no definitive massing or design at the planning proposal stage. Any future development applications would be assessed against the provisions of WDCP general provisions and others specific to the locality, including requirements for adequate view sharing. The purpose of the view analysis therefore, is to accurately determine the possible impacts on views to enable an assessment of whether it will be possible to achieve adequate view sharing in future development applications. It is important to acknowledge that the building forms used in the view analysis, while they are accurate, they are also indicative and would be subject to

further design development and refinement in future development applications. In this regard there are opportunities in future development applications to further sculpt the building form to ensure view sharing in accordance with the WDCP and the principles established by the Land & Environment Court.

The view impact analysis has been undertaken with regard to the viewing locations from which there should be view sharing over the site. In this respect, the ground floor level windows of the dwellings adjoining the rear of the site in Captain Pipers Road would not reasonably be expected to retain existing views over the site, as the existing height control is the same as the envelope proposed. This is not to say, however, that some ground level views may not be retained, or even created due to the demolition of existing buildings, when development applications are prepared.

The view analysis provided at **Appendix 4** illustrates that existing view corridors from the properties to the west of the site (21, 23, 29B, 31 and 35 Captain Pipers Road) are dominated in the foreground by existing development on or outside the site, and the roofs of buildings beyond the site across Old South Head Road looking east, with the exception of a partial view of the ocean horizon in the far distance. This partial view of the ocean horizon is the most common feature of the views but the edge of the cliff top, cliff faces, land-water interface and other coastal features are not visible.

The view analysis demonstrates that at the proposed FSR of 1:1 with a 9.5m height limit, 3-storey buildings would be constructed on footprints that could clearly permit significant view corridors to be created and interrupted views to the ocean to be retained.

In relation to shadows, Nicholas Tang Architects have undertaken an indicative analysis of the existing and proposed shadows cast from the site and views from surrounding areas (**Appendix 3**). The shadow diagrams demonstrate the following:

- The existing buildings currently create a level of overshadowing to neighbouring buildings along Old South Head Road. The proposed development creates a minor extension to the extent of existing overshadowing.
- No undue overshadowing will occur to the public domain or to any neighbouring buildings. Shadows from the proposal largely fall within the site and adjoining road reserve. The extent of overshadowing is limited to the west elevation of the residential property located at 60 Old South Head Road and the impact is considered to be relatively minor and acceptable with the property continuing to receive 2 hours of solar access to living spaces and private open space.

5.1.1.5. Proximity to centres to facilitate access to public transport and services.

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

5.1.1.6. The site is located on a main road.

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

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

5.1.1.7. The site is within proximity to public transport nodes.

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

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

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

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

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

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

5.2. Relationship to Strategic Planning Framework

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

▪ Greater Sydney Region Plan

The Greater Sydney Region Plan - A Metropolis of Three Cities has been prepared by the Greater Sydney Commission (GSC) and was adopted in March 2018. It is 20-year plan to manage growth and change and is built on a 40-year vision where the people of Greater Sydney live within 30 minutes of their jobs, education and health facilities, services and great places. This vision is consistent with the 10 Directions established in the Directions for a Greater Sydney that are a set of common guiding principles that will assist in navigating Greater Sydney's future as follows:

- A city supported by infrastructure.
- A collaborative city.
- A city of people.
- A well-connected city.
- Jobs and skills for the city.
- A city in its landscape.

- Housing the city.
- A city of great places.
- An efficient city.
- A resilient city.

Within the Greater Sydney Region Plan these Directions are presented via the three cities concept, with the cities being the Western Parkland City, Central River City and Eastern Harbour City. District Plans have also been developed to support the three cities concept at a more localised level. The subject site is located in the Eastern Harbour City and is highly accessible to Sydney's Economic as shown in Figure 33 over the page.

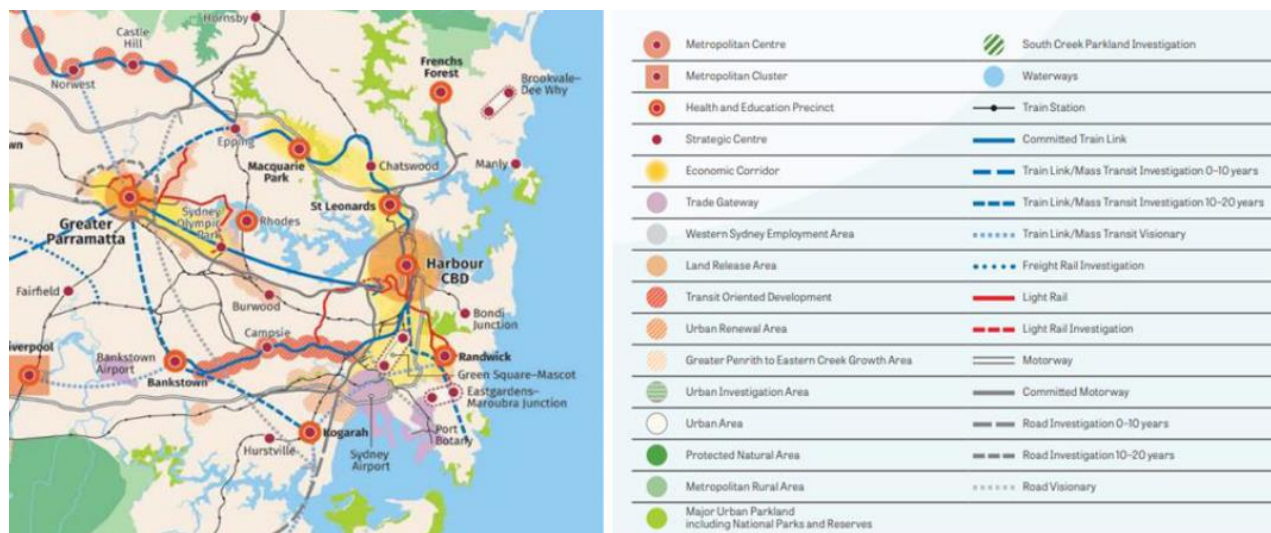


Figure 33: Metropolis of 3 Cities Vision to 2056 (Source: GSRP)

Eastern City District Plan

A Plan for Growing Sydney divides the Greater Metropolitan of Sydney into six districts, and the subject site is located within the 'Eastern subregion'. The District Plans provide the basis for the strategic planning of each district moving forward into the future.

The subject site is located within less than 85m walk of the Rose Bay North Centre and is within close proximity to the Harbour CBD and the strategic centre of Bondi Junction. The site has the ability to facilitate increased residential density, within a well-served location close to important centres as well as road and rail transport infrastructure.

Consistency with the Objectives of the Greater Sydney Region Plan and Planning Priorities of the Eastern City District Plan

To respond to population growth and future planning challenges, the Greater Sydney Region Plan (GSRP) and Eastern City District Plan focus on a number of Objectives and Planning Priorities. The table below demonstrates the key matters within those plans relevant to this planning proposal and consistency with the Objectives and Planning priorities.

Table 8: Consideration for the Greater Sydney Region Plan and Eastern City District Plan

Greater Sydney Plan Objective	Eastern City District Planning Priority	Response
Objective 4 Infrastructure use is optimised	Planning Priority E1 Planning for a city supported by infrastructure	The planning proposal will increase residential capacity in a location already well serviced by road based public transport routes. This provides access to a range of destinations along the Economic Corridor including Sydney CBD and Bondi Junction.
Objective 7 Communities are healthy, resilient and socially connected	Planning Priority E4 Fostering healthy, creative, culturally rich and socially connected communities	This objective recognises streets and public places as key contributors to wellbeing by encouraging spontaneous social interaction and community cultural life when they are designed at a human scale for walkability. Active street life provides the greatest social opportunities when they are inclusive, intergenerational and multipurpose. The planning proposal will build on an opportunity to leverage the benefits of skilful building design and provide enhanced activation on a neighbourhood level with a development that provides opportunities for interaction and community building at the neighbourhood scale.
Objective 8 Greater Sydney's communities are culturally rich with diverse neighbourhoods	Planning Priority E4 Fostering healthy, creative, culturally rich and socially connected communities	This objective notes the benefits of a place-based planning approach that recognises cultural diversity in communities and responds to the different ways in which people engage and contribute. The planning proposal seeks to enable the redevelopment of the site to provide enhanced residential accommodation at the site.
Objective 10 Greater housing supply Objective 11 Housing is more diverse and affordable	Planning Priority E5 Providing housing supply, choice and affordability, with access to jobs and services	<p>This objective notes the importance of providing ongoing housing supply and a range of housing types in the right locations to create more liveable neighbourhoods and support Greater Sydney's growing population. The Plan recognises that the best opportunities for urban renewal is to create housing at locations that are generally well serviced by amenities and are highly accessible.</p> <p>Table 3 of the Plan seeks to establish 46,550 new dwellings in the Eastern City to 2021 and 157,500 new dwellings to 2036.</p> <p>The planning proposal will enable the redevelopment of the site to provide additional housing supply. The planning proposal will improve the supply and choice of housing in the area and will contribute to meeting housing targets beyond the current 5 year target (which in fact was based on existing zoned capacity in 2016).</p>
Objective 30 Urban tree canopy cover is increased	Planning Priority E17. Increasing urban tree canopy cover and delivering Green Grid connections	Landscape treatments will be considered as part of a later detailed design and DA process. Opportunities for tree planting will be explored at the DA stage.
Objective 33 A low-carbon city contributes to net-zero emissions by		This objective seeks to mitigate climate change by reducing the emission of greenhouse gases to prevent

Greater Sydney Plan Objective	Eastern City District Planning Priority	Response
2050 and mitigates climate change		<p>more severe climate change and adapting to manage the impacts of climate change.</p> <p>The Plan seeks to facilitate greater use of public transport to combat the use of private vehicles and in doing so reduce greenhouse gas emissions.</p> <p>As the site is well located in proximity to road based public transport as well as local employment opportunities and amenities, the planning proposal builds on the opportunity to encourage uptake of public transport use and discourages the use of private vehicles.</p>

Merit Assessment

Strategic & Site-Specific Merit

The Department of Planning and Environment has identified assessment criteria to justify and determine if a planning proposal has strategic planning merit. In this respect, as outlined in the summary tables below, this planning proposal and the site have both strategic and site-specific merit.

Table 9: Strategic Merit Test

Strategic Merit Test	Comment
Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment;	As discussed in Table 8 above, this planning proposal is consistent with the Greater Sydney Region Plan and the Eastern City District Plan. The proposal will increase residential accommodation in the area with the future development providing accommodating approximately 60 apartments.
Consistent with the relevant local council strategy that has been endorsed by the Department; or	<p>The planning proposal is consistent with:</p> <ul style="list-style-type: none"> Woollahra Community Strategic Plan 2030; and Woollahra Council's Opportunities Sites Study (2010), Council identified 30–58 Old South Head Road, Vaucluse as an opportunity site at the eastern boundary of the local government area. The report included a proposed change in zoning to R3 Medium Density Residential with an FSR of 1:1 and a height of 11 m. This planning proposal seeks a change in zoning to R3 Medium Density Residential with an FSR of 1.1 and meets the objectives of Woollahra Council's Opportunities Sites Study (2010) and the original planning justification.
Responding to a change in circumstances, such as the investment in new infrastructure or changing	The planning proposal will increase housing opportunities within Vaucluse to assist in creating a more diverse and varied housing mix.

Strategic Merit Test	Comment
demographic trends that have not been recognised by existing planning controls.	

Table 10: Site Specific Merit Test

Site-specific Merit Test	Comment
The natural environment (including known significant values, resources or hazards),	There are no known site-specific environmental considerations identified in the planning proposal and supporting material that would preclude further consideration of the proposed urban renewal.
The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and	<p>The land use context surrounding the subject site is predominantly residential, however directly to the east opposite the site, and also to the south of the site at Rose Bay North, are also commercial uses. The surrounding buildings vary in height and modernity. The site benefits from street frontage to Old South Head Road only.</p> <p>The planning proposal has taken into consideration the surrounding context and character and it is considered the it will not unreasonably adversely impact any surrounding development (existing or proposed), but rather could act as a catalyst for urban renewal development. The proposal will have some impact on views from adjoining properties. These views from properties in Captain Pipers Road are predominantly of immediate dwelling development and restricted district views, with partial views of the ocean and horizon seen between and in some cases over intervening development. As discussed in Section 5.1.1, however, the proposal will retain opportunities for future view sharing.</p>
The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.	A Traffic Impact Assessment has been prepared and is submitted with the planning proposal at Appendix 4 . There are no traffic matters identified on the site that would preclude further consideration of the proposal. There is sufficient infrastructure (water, electricity, sewer etc) available to accommodate the proposed development on the site.

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

5.2.2. Is the planning proposal consistent with the council's local strategy or other local strategy plan?

Yes. The planning proposal is consistent with Woollahra Community Strategic Plan 2030. The Woollahra Community Strategic Plan 2030 (Strategic Plan) identifies the strategic direction and integrated planning framework for the Woollahra Municipality. The community vision is that:

Woollahra will continue be a great place to live, work and visit where places and spaces are safe, clean and well-maintained.

Our community will offer a unique mix of urban villages with a good range of shops, services and facilities.

We will make the most of the natural beauty, leafy streetscapes, open spaces, views and proximity to the water and the city.

We will be a harmonious, engaged and connected community that looks out for each other. (p. 6)

The planning proposal will assist in delivering a vibrant residential development with local access to a range of shops and facilities. Notably, the planning proposal will meet the following strategies within Goal 4 (Well-planned neighbourhoods) under the theme Quality places and spaces:

▪ **4.1 Encourage and ensure high quality planning and urban design outcomes**

The planning proposal will enable a high quality, well designed, urban design outcome on the site which responds to its urban context, topography and orientation. The planning proposal will facilitate the redevelopment of the site and revitalise the built form along this section of Old South Head Road in close proximity to the services provided at Rose Bay North centre.

▪ **4.4 Encourage diversity in housing choice to suit a changing population**

The planning proposal will contribute to the provision of housing choice in the area, providing high amenity residential development and increased housing choice in close proximity to the Rose Bay North local centre. The planning proposal will facilitate development that will broaden housing choice by providing an opportunity for modern low-rise apartment buildings with lift access providing accessible housing choice for the community.

5.2.3. Is the planning proposal consistent with applicable state environmental planning policies?

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

Table 11: Consistency with state environmental policies (SEPPs)

SEPP Title	Consistency	Comment
1. Development Standards Consistent	N/A	Not applicable
14. Coastal Wetlands	N/A	Not applicable
15. Rural Landsharing Communities	N/A	Not applicable
19. Bushland in Urban Areas	N/A	Not applicable
21. Caravan Parks	N/A	Not applicable
26. Littoral Rainforests	N/A	Not applicable
29. Western Sydney Recreation Area	N/A	Not applicable

SEPP Title	Consistency	Comment
30. Intensive Agriculture	N/A	Not applicable
33. Hazardous and Offensive Development Complex	N/A	Not applicable
36. Manufactured Home Estates	N/A	Not applicable
39. Spit Island Bird Habitat	N/A	Not applicable
44. Koala Habitat Protection	N/A	Not applicable
47. Moore Park Showground	N/A	Not applicable
50. Canal Estate Development	N/A	Not applicable
52. Farm Dams, Drought Relief and Other Works	N/A	Not applicable
53. Transitional Provisions 2011	N/A	Not applicable
55. Remediation of Land	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of this SEPP. The sites historical use was for residential purposes and the proposed use will continue this use.
59. Central Western Sydney Economic and Employment Area	N/A	Not applicable
60. Exempt and Complying Development	N/A	Not applicable
62. Sustainable Aquaculture	N/A	Not applicable
64. Advertising and Signage	N/A	Not applicable
65. Design Quality of Residential Flat Development	Yes	The planning proposal will achieve consistency with the SEPP through application of design excellence provisions. The Urban Design Analysis investigated the implications for realising the design quality principles in the SEPP and demonstrated an appropriate built form on the site. The future DA will need to demonstrate consistency with this SEPP.
70. Affordable Housing (Revised Schemes)	Yes	If a requirement for affordable housing is introduced in the planning proposal, the relevant provisions will be consistent with this SEPP.
71. Coastal Protection	N/A	Not applicable
SEPP (Three Ports) 2013	N/A	Not applicable
Kurnell Peninsula	N/A	Not applicable
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not applicable

SEPP Title	Consistency	Comment
SEPP (Building Sustainability Index: BASIX) 2004	Yes	The planning proposal will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	Not applicable
SEPP (Miscellaneous Consent Provisions) 2007	N/A	Not applicable
SEPP (Urban Renewal) 2010	N/A	Not applicable
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	The planning proposal will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Major Projects) 2005	N/A	Not applicable
SEPP (Sydney Region Growth Centres) 2006	N/A	Not applicable
SEPP (Infrastructure) 2007	Yes	The planning proposal will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	N/A	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	Not applicable
SEPP (Temporary Structures and Places of Public Entertainment) 2007	N/A	Not applicable
SEPP (Exempt and Complying Development Codes) 2008	Yes	The planning proposal will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Rural Lands) 2008	N/A	Not applicable
SEPP (Penrith Lakes Scheme) 1989	N/A	Not applicable
SEPP (Western Sydney Parklands) 2009	N/A	Not applicable
SEPP (Western Sydney Employment Area) 2009	N/A	Not applicable
SEPP (Affordable Rental Housing) 2009	Yes	The planning proposal will not contain provisions that will contradict or would hinder application of this SEPP.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	Not applicable

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

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

Table 12: Consistency with S117 Ministerial Directions.

Direction Title	Consistency	Comment
Employment and Resources		
1.1 Business and Industrial Zones	N/A	Not applicable
1.2 Rural Zones	N/A	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	N/A	Not applicable
1.4 Oyster Aquaculture	N/A	Not applicable
1.5 Rural Lands	N/A	Not applicable
Environment and Heritage		
2.1 Environment Protection Zones	N/A	Not applicable
2.2 Coastal Protection	N/A	Not applicable
2.3 Heritage Conservation	N/A	Not applicable
2.4 Recreation Vehicle Areas	N/A	Not applicable
Housing, Infrastructure and Urban Development		
3.1 Residential zones	Yes	The planning proposal encourages a variety and choice of housing types to provide for existing and future housing needs, whilst making efficient use of existing infrastructure and services. The planning proposal demonstrates appropriate built form whilst minimising the impact of residential development on the environment.
3.2 Caravan Parks and Manufactured Home Estates	N/A	Not applicable
3.3 Home Occupations	N/A	Not applicable
3.4 Integrating land use and transport	Yes	The planning proposal will enable residential development in close proximity to jobs and services encouraging walking, cycling and use of public transport.
3.5 Development Near Licensed Aerodromes	N/A	Not applicable
3.6 Shooting Ranges	N/A	Not applicable
Hazard and Risk		
4.1 Acid sulphate soils	N/A	This direction applies when a planning authority prepares a planning proposal which will apply to land having a probability of containing Acid Sulfate Soils (ASS). The subject land mapped as potentially containing Class 5 ASS in the corresponding WLEP planning map. The

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

5.3. Environmental, Social and Economic Impact

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

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

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

The planning proposal is supported by the studies/reports outlined in Table 10 below. The outcomes and conclusions of these studies/reports extracted in Table 10 show that the proposal does not include any unreasonable or unmanaged environmental effects. Reference should also be made to the analysis provided in Section 5.1.1 of this planning proposal, which addresses the environmental effects related to urban design issues identified in the original Opportunity Site Report.

Table 13: Outcomes and Conclusions of the Primary Studies and Reports that inform this planning proposal

Study/Report	Outcomes and Conclusions
<i>Design Statement (SEPP 65) prepared by Nicholas Tang Architects</i>	<p>The report notes the following:</p> <p>The subject site is proposed to be rezoned R3 to allow for medium density development and an FSR to reflect a 3 storey built form.</p> <p>The drop in topography from the sites to the rear ensures that development on the proposed sites will be of equal or lesser height than the dwellings behind, allowing individual designs to be moulded to respond to view lines from these sites.</p> <p>The proposed controls provide sufficient incentive for the economic redevelopment of the site whilst maintaining the future desired character of the area.</p> <p>The report recommends a building height up to 9.5m based upon analysis of the conditions of the site, which has a change in topography to the rear of the site. This is considered a practical height to accommodate the building within the desired 3 storey envelope with consideration given to lift over-runs and servicing elements on the roof and providing a suitable relationship to Old South Head Road. In terms of overshadowing, as demonstrated in the shadow diagrams provided by Nicholas Tang Architects in Appendix 3, the proposed building envelope has a minor increase to the shadows cast which are not considered to significantly or unreasonably impact the amenity of adjoining properties.</p>
<i>Heritage Assessment prepared by Zoltan Kovacs Architects</i>	<p>The report concludes the following:</p> <p>"The potential demolition of 42-58 Old South Head Road, Vaucluse forming part of the planning proposal will not generate any adverse heritage conservation impacts for the cultural heritage of Woollahra. Having assessed the heritage impact of the planning proposal, the following can be recommended that Council can consent to the planning proposal on heritage grounds in recognition of its lack of adverse heritage conservation impacts."</p>
<i>Traffic Impact Assessment Report by</i>	<p>The report concludes the following:</p> <p>It can be concluded from the traffic and parking impact assessment that the rezoning planning proposal for the existing lots at 42-58 Old South Head Road,</p>

Study/Report	Outcomes and Conclusions
<i>Hemanote Consultants</i>	<p>Vaucluse from low density to medium density residential will have no adverse impacts on existing traffic or parking conditions:</p> <ul style="list-style-type: none"> ▪ The external impact of the traffic generated by the proposed development options is considered to be acceptable and will not result in any adverse impacts on peak traffic periods. ▪ The potential of any increase in the number of vehicle movements in and about Old South Head Road and adjacent streets will remain well within the Environmental capacity of these streets, with no adverse impacts on the amenity of the area. ▪ The proposal will have three (3) driveway crossing points compared to the existing seven (7) driveway crossing points, which will provide safer manoeuvring into and out of the subject sites and reduce impacts on traffic along Old South Head Road, where all vehicles are to enter and exit the site in a forward direction. ▪ The parking demand resulting from the rezoning planning proposal will be accommodated within future on-site car parking facilities that are to be in accordance with the requirements of Council's DCP or other SEPP regulations. Therefore, the proposal will have no major impacts on parking in Old South Head Road or adjacent streets. ▪ The subject development site has good access to existing public transportation services in the form of regular bus services, as well as on road cycle routes."
<i>Arborist Report by TALC Tree and Landscape Consultants</i>	<p>The report notes the following:</p> <p>"All the trees are planted and no naturally occurring specimens are present. The age of the trees is broadly classes as being in mid to late maturity or upwards be predominantly 60-80% of their expected life expectancy with varying condition ratings of poor to fair. It is noted that there is a lack of age class gradation which would be required to ensure long term amenity and elements of continuous landscape to benefit the area in the foreseeable future."</p> <p>The report further recommends that a detailed tree impact assessment be undertaken for future development. The provision of a more detailed vegetation analysis in conjunction with a development application is supported.</p>

Upon analysis of the conditions of the site, which has a significant rock shelf/escarpment along the western boundary, the recommended building height up to 9.5m, which accommodates a the three (3) storey building on the site, is a practical height to accommodate the building within the desired 3 storey envelope with consideration given to lift over-runs and servicing elements on the roof, as well providing a suitable relationship to Old South Head Road.

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

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

This planning proposal is capable of providing a diverse range of benefits, which will ultimately provide a range of positive social and economic effects to the locality and broader community. This proposal promotes the efficient utilisation of land, services and support facilities and encourages the orderly growth of this strategic location. Specifically, this will include the following:

- **Economic** - The economic benefit of the proposal is not isolated to consideration of the immediate impacts, rather, consideration must be given to the broader economic function of the site. The site will provide diverse residential typology to support surrounding established centres around Bondi Junction and more specifically, the ongoing viability of smaller local centres such as North Rose Bay. The proposal will provide employment opportunities for local residents, both during construction and potentially during the development's operation.
- **Social** - The proposed development will contribute to the continued social growth of the area by encouraging a pattern of development which will help to diversify housing supply and increase housing choice. The proposal will positively contribute to the quality of the public domain and provide direct social benefits. It will enhance the character of the area and assist in sustaining and increasing levels of activity within the nearby centre.

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

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

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

This planning proposal will enable the development of the sites which are responsive to supporting the current and future social character of the locality, as well as supporting and revitalising its economic potential. Given the proximity of the site to public transport, services and infrastructure, this is an ideal site for development which will reinforce the opportunities for the social growth of the area.

- **Improved Public Domain** - The planning proposal will encourage the redevelopment of the site which currently contains a series of older, more dated looking buildings with little articulation. The proposal will improve presentation to the streetscape, as viewed from the public domain, with the provision of high quality architectural buildings which will improve the casual surveillance opportunities afforded from the site.
- **Sustainable living** - The proposal is for residential development in a sustainable location in good proximity to public transport and local centres. This will enable people to work and live within the one area, reducing the need for people to travel large distances.

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

5.4. State and Commonwealth Interests

5.4.1. Is there adequate public infrastructure for the planning proposal?

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

- The site is well serviced by public transport. Existing bus routes service Old South Head Road in the immediate vicinity of the site, connecting the site to a range of employment and social infrastructure throughout the LGA and metropolitan Sydney.
- This planning proposal is surrounded by established pedestrian and cyclist routes which contribute to the provision of safe and efficient connectivity and enable people to travel through the area towards surrounding centres and local public open space.
- The site is accessible by the existing road network. As considered in the Traffic Impact Assessment prepared by Hemanote Consulting accompanying this proposal (**Appendix 7**), the additional strain

placed on the operation of the street network of the site and surrounds will be minor given the context of the subject site.

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

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

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

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

6. PART 4 – MAPPING

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

- Amend the WLEP 2014 Land Zoning Map (Sheet LZN_005) to apply Zone R3 Medium Density Residential to the subject site; and
- Amend the WLEP 2014 Floor Space Ratio Map (Sheet FSR_005) to identify the site as having a Floor Space Ratio of 1:1.

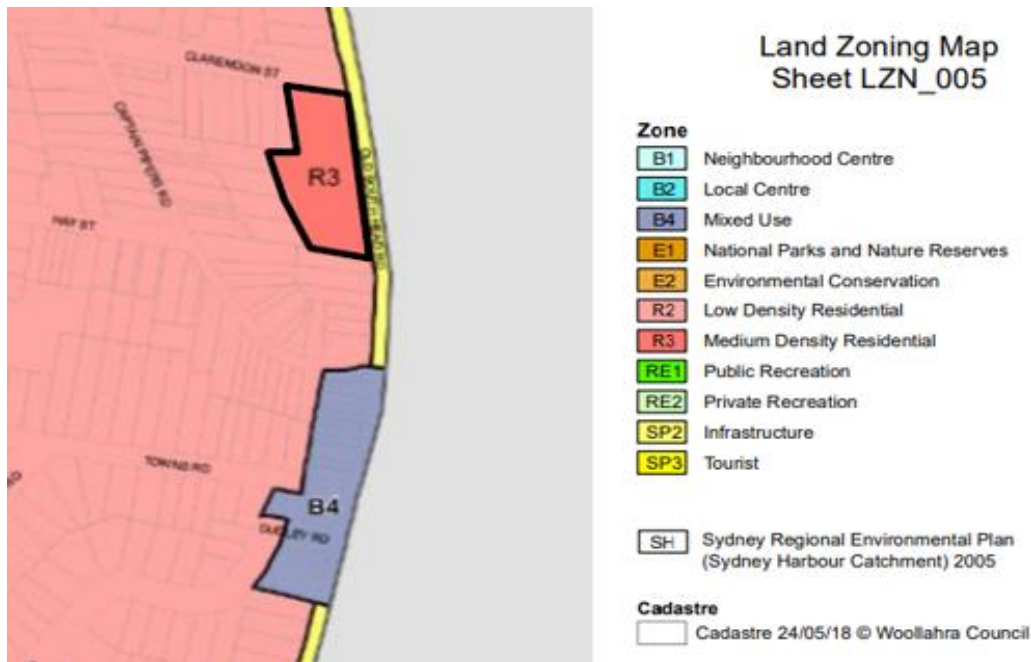


Figure 34: Amended WLEP 2014 Zone Map with site zoned as R3 Medium Density Residential (Source: CityPlan)

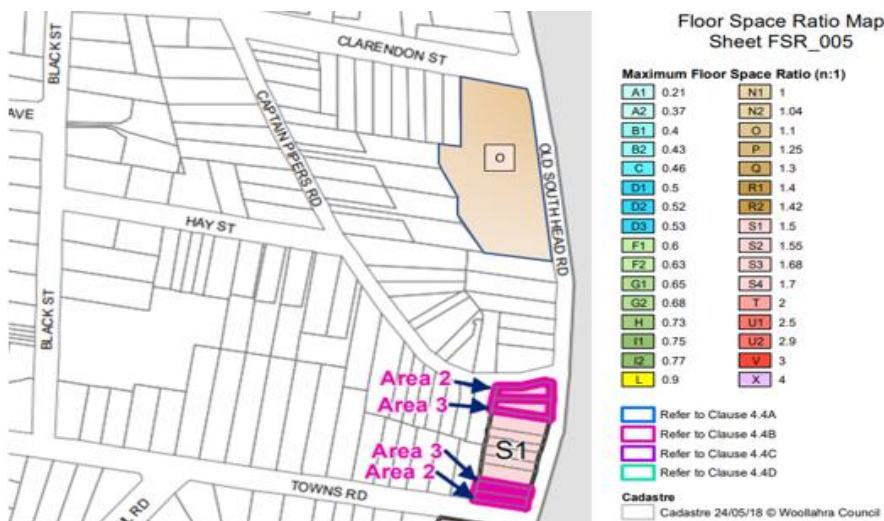


Figure 35: Amended WLEP 2014 FSR Map with site identified with 1:1 FSR (Source: CityPlan)

7. PART 5 – COMMUNITY CONSULTATION

The proponent is willing to assist Council and undertake community consultation post Gateway, if required, to ensure all matters and concerns the Council or the community have, are adequately and thoroughly addressed. The community will be notified of the commencement of the exhibition period via a notice in a local newspaper and via a notice on Woollahra Council's website. The written notice will:

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

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

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

8. PART 6 – PROJECT TIMELINE

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

Table 14: Indicative Project Timeline

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

9. CONCLUSION

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

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

- Amend the WLEP 2014 Land Zoning Map (Sheet LZN_005) to apply Zone R3 Medium Density Residential to the subject site; and
- Amend the WLEP 2014 Floor Space Ratio Map (Sheet FSR_005) to identify the site as having a Floor Space Ratio of 1:1.

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

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

- Is consistent with the principles of Council's community strategic policies;
- Is consistent with Greater Sydney Region Plan, "A Metropolis of Three Cities" and the accompanying Eastern City District Plan
- Is consistent with the principles of local planning strategies and plans;
- Is consistent with the relevant Ministerial Directions under Section 9.1 of the Act;
- Does not pose any adverse environmental or social impacts to the surrounding community; and
- Is consistent and complies with the strategic planning test outlined in DPE's 'A Guide to preparing PPs';

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

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

APPENDIX 1

Survey Plans

APPENDIX 2

Massing Study

APPENDIX 3

Shadow Analysis

APPENDIX 4

View Impact Assessment

APPENDIX 5

Design Statement (SEPP 65)

APPENDIX 6

Heritage Impact Assessment

APPENDIX 7

Traffic Impact Assessment

APPENDIX 8

Arboricultural Impact Appraisal

APPENDIX 9

Donations and Disclosure Form