



Woollahra Local Planning Panel Public Meeting

Friday, 22 April 2022
1pm

Minutes



**Woollahra Local Planning Panel
(Public Meeting)
Minutes**

Friday 22 April 2022

**Held under clause 25 of Schedule 2
of the Environmental Planning and Assessment Act 1979**

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Woollahra Local Planning Panel (Public Meeting)

Minutes of the Meeting held on 22 April 2022 at 1.00pm

Present: Annelise Tuor (Chair)
Graham Brown (Expert)
Sandra Robinson (Expert)
Graham Humphrey (Community Representative)

Staff: Waiwai Liang (Student Planner)
Carolyn Nurmi (Governance Officer)
Scott Pedder (Director – Planning & Place)
Anne White (Manager Strategic Planning)

Also in Attendance: Louise Menday – Consultant Strategic Planner

Note: The Panel was briefed by council staff on the planning proposal prior to the meeting.

The Panel heard members of the public who registered to address at the commencement of the public meeting. The public meeting was closed at 1.53pm.

The Panel then deliberated and voted on the Item in a confidential meeting.

The decision is recorded in these Minutes.

Leave of Absence and Apologies

Nil

Late Correspondence

Late correspondence was submitted to the Panel in relation to Item D1.

Declarations of Interest

Nil

Item No: D1
Subject: **PLANNING PROPOSAL - 136-148 NEW SOUTH HEAD ROAD, EDGECLIFF**
Authors: Louise Menday, Consultant Strategic Planner
Anne White, Manager - Strategic Planning
Lyle Tamlyn, Strategic Planner
Approver: Scott Pedder, Director - Planning & Place
File No: 22/69145
Purpose of the Report: To seek the advice of the Woollahra Local Planning Panel in relation to a planning proposal to amend the planning controls for 136 - 148 New South Head Road, Edgecliff under the Woollahra Local Environmental Plan 2014.
Alignment to Delivery Program: Strategy 4.1: Encourage and ensure high quality planning and urban design outcomes.

Note: Late correspondence was tabled by Charlotte Feldman of Darling Point Society, David Gowlland, Double Bay Residents Association, Annette Gray, Bill Haskett, Keith Tanaka, Kristen Sproule, Melanie America, The Paddington Society, Peter Gray, Karin Olah, Miranda Marshall, William Naughton & Gabrielle Upton MP for Charlotte Feldman.

Note: Councillor Witt, Luise Elsing, Esther Hayter from The Paddington Society & William Naughton, Objectors & Carl Reid and Brett Brown, on behalf of the Applicant, addressed the Panel.

Reason for Decision:

The Panel has considered the planning proposal, and advises Council that it is premature to proceed at this stage to Gateway prior to the adoption of the *Draft Edgecliff Commercial Centre Planning and Urban Design Strategy* (ECC Strategy). In particular, there remain a number of unresolved strategic issues in relation to the capacity of the surrounding road network and the status of the road reservation planning proposal, the provision of community infrastructure upgrades, and the overall bulk and form of the Centre. The benefit of providing 35 net new dwellings does not provide sufficient justification to proceed, prior to the ECC Strategy being adopted.

The Panel advises Council that the planning proposal does not have sufficient site specific merit to proceed as a standalone planning proposal, particularly as it proposes to significantly increase the Height and Floor Space Ratio development standards with no mechanisms within the LEP to ensure the delivery of the benefits proposed in the concept design. These matters include but are not limited to:

- Site amalgamation.
- Retention and conservation of the Heritage Item in a manner which retains the scale of the building and ensures that the item is not overwhelmed by the proposed new building.
- Specifying a minimum quantum of non-residential Floor Space Ratio.
- Provision of Affordable Housing consistent with Council's adopted policy.
- Design Excellence and commitments to sustainability beyond those required by BASIX.

Resolved:

- A. THAT the Woollahra Local Planning Panel advises Council that the planning proposal for 136-148 New South Head Road, Edgecliff does not have sufficient strategic or site specific merit to proceed as a stand-alone planning proposal, and that it should be incorporated into the *Draft Edgecliff Commercial Centre Planning and Urban Design Strategy*.

- B. THAT should Council resolve that the planning proposal for 136-148 New South Head Road, Edgecliff should proceed to a Gateway determination, the Woollahra Local Planning Panel advises Council that :
- I. It does not support the site specific amendments to increase the Height of Buildings to 46m and the Floor Space Ratio to 5:1 without further urban design and traffic analysis including:
- a. whether the 46m height standard is beyond what is required to accommodate a 12 storey building; and
 - b. defining in a draft Development Control Plan a building envelope that does not exceed a Floor Space Ratio of 5:1 and is in the form of a podium with tower.
 - c. the cumulative traffic and transport implications of the proposal and measures that are to be undertaken to mitigate impacts e.g. reduced car parking provision.
- II. The planning proposal should provide for a site specific clause to be included in the *Woollahra Local Environmental Plan 2014* which would increase the maximum height of buildings and the maximum Floor Space Ratio, but only if certain matters are satisfied. These matters should include, but not be limited to:
- a. Site amalgamation.
 - b. Retention and conservation of the Heritage Item in a manner which retains the scale of the building and ensures that the item is not overwhelmed by the proposed new building.
 - c. Specifying a minimum quantum of non-residential Floor Space Ratio.
 - d. Provision of Affordable Housing consistent with Council's adopted policy.
 - e. Design Excellence and commitments to sustainability beyond those required by BASIX.
- III. Any planning agreement proposed by the applicant is to be prepared in accordance with the adopted *Woollahra Voluntary Planning Agreement Policy 2020*.
- IV. Should a Gateway determination be received, the planning proposal, site-specific draft development control plan and any draft Planning Agreement be publicly exhibited concurrently.

Note: In accordance with the Woollahra Local Planning Panel Operational Procedures the votes are recorded on this planning matter.

For the Motion

Against the Motion

Graham Brown
Graham Humphrey
Sandra Robinson
Annelise Tuor

4/0

There being no further business the meeting concluded at 3.01pm.

We certify that the pages numbered 1 to 6 inclusive are the Minutes of the Woollahra Local Planning Panel (Public Meeting) Meeting held on 22 April 2022 and confirmed by all Panel members of the Woollahra Local Panel on 22 April 2022 as correct.

Chairperson

Secretary of Committee

Expert

Expert

Community Representative