

# Items for discussion by Council on Monday night meeting

- An [Extraordinary Meeting](#) of the full Council has been convened at 5 pm to discuss a Notice of Motion authored by Councillor Shapiro and Councillor Jarvis to address the timing of construction works for a new cycleway on the Rose Bay promenade. The Councillors are requesting that it be delayed until after the summer months. Due to the Covid-19 restrictions, the Promenade is busier than usual.
- The [Agenda for the Environment Planning Committee](#) includes discussion on plans to heritage list some new items in Bellevue Hill and Rose Bay. The accompanying Council reports highlight why the Council needs to move quickly in identifying heritage and character items before it's too late.
  - **R1 Planning Proposal - Heritage Listing of 165 O'Sullivan Road Bellevue Hill and 16 Bunyula Road, Bellevue Hill - 21/106822** - The report accompanying this recommendation makes for pretty depressing reading. A detailed report on California Bungalows identified as worthy of heritage protection was dismissed by the Council in 2015 but taken up again in 2019. In 2015, the Council recommended that the following buildings be considered for listing as heritage items in Schedule 5 of the Woollahra LEP 2014.: 16 Bunyula Road, 6 March Street, 165 O'Sullivan Road, 44 Russell Street, 5A Vivian Street, Bellevue Hill and 10 Parsley Bay, Vaucluse. Since that time, 6 March Street has been demolished; a DA for the demolition of 10 Parsley Road was approved in 2019 but work has not yet commenced; and the other examples - 44 Russell Street and 5A Vivian Street have been reassessed as not worthy of protection. Also, sadly, a lot of Californian bungalows identified in the original 2015 report as having a heritage-listing potential have now been demolished.
  - **R2 Post-Exhibition Planning Proposal - Heritage Listing of Hillcrest, 780-786 New South Head Road, Rose Bay - 21/146125** - Interim Heritage Order has been placed on this building to stop its demolition. Hopefully it will hold.

Just in case you're interested, I've attached the Late Correspondence submitted by the Double Bay Residents Association for Item No: 12.4 Subject: DELIVERY PROGRAM 2018 - 2022 & OPERATIONAL PLAN 2020/21 PROGRESS REPORT JANUARY - JUNE 2021 (see below) at the last Council meeting. It discussed the recommendations the DBRA made in a submission to the Upper House Inquiry into the review of the Heritage Act 1977. We're hoping some of these recommendations will get picked up by Council.

- **R4 DELIVERY PROGRAM 2018 - 2022 AND OPERATIONAL PLAN 2020/21 SIX MONTHLY PROGRESS REPORT - JUNE 2021** - Many of the items on the list below are only being addressed because the local community associations and active residents (typically working closely with the Residents First Councillors) successfully got Notices of Motions passed demanding that they be considered:
  - Removing the application of the Seniors Housing SEPP for R2 zones
  - Requesting a reduction in new dwelling targets for the Woollahra municipality. Residents First Councillors Elsing and Regan put the spotlight on this issue by asking the Council to provide data on how successful Woollahra Council has been to date in meeting its housing targets. The information they received was quite shocking. We have already exceeded our 2016 - 2012 target of 300 new dwellings by 478 new dwellings. The state government has said they won't revise the 2021 - 2026 target of 500 new dwellings, but the [Woollahra Local Housing Strategy 2021](#) says the combined long-term target for 2016 to 2036 is 1,200 net new dwellings. We are already close to meeting the long-term target (778 new dwellings to date). We need to hold both the state government and the Council to this target. 1,200 new dwellings is the equivalent of adding almost two suburbs the size of Point Piper. Our success to date in meeting the new dwelling targets is another example of why the draft Edgecliff Commercial Centre and Urban Design Strategy doesn't make sense. It will lead to around 1,250 new dwellings!
  - An increase in the minimum lot size for dual occupancy attached dwellings in order to stop the overdevelopment of small blocks and protect green space, local character and residential amenities

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- Investigation of areas of local special character
  - Investigation of items for heritage protection in Double Bay
  - Investigation of places of worship for heritage protection
  - Conducting a heritage gap analysis
  - Development of a Planning Proposal to give statutory weight to local character statements in the WLEP.
  - Rezoning of Riddell Street Bellevue Hill from R3 to R2 to protect single dwelling houses from being demolished.
  - Rose Bay Centre and Place Plan - Apparently a report on this will be tabled this month.
  - Identify sites that can be purchased or repurposed for community purposes. The Council's plan to build a new community facility as part of the Wilberforce Avenue carpark redevelopment in Rose Bay will be discussed by the [Finance Community and Services Committee](#). See below. The draft [Edgecliff Commercial Centre and Urban Planning Strategy](#) proposes rezoning the Crystal Carwash at Edgecliff from R2 - Private Recreation to B4 - Mixed Use. In the past, Council has regretted either selling sites that could have been repurposed for community purposes or changing zoning on sites that could be preserved for private recreational purposes. It's currently involved in litigation, for example, re. the rezoning of the Double Bay Bowling Club from RE 2 to R3 medium density development.
    - 30 or 40 km speed zones for residential areas
    - Pedestrian and traffic calming measures for Rose Bay
    - Planning Panel reforms
    - Conservation of heritage items
    - Hydrogeological and geotechnical study for the Rose Bay/Lower Bellevue Hill catchment area - Not yet funded, but the Council is considering that the proposed improved development controls for Double Bay be extended to include Rose Bay and Bellevue Hill.
- The [Agenda for the Finance, Community and Services Committee](#) includes the following items:
    - **D5 Investigation of the acquisition of the Charles Wentworth Memorial Church, 32B Fitzwilliam Road, Vaucluse - 21/171382** - Councillor Regan put forward a NoM at the last Council meeting requesting that the Council investigates acquiring this site for community purposes. It's heritage-listed, located next to a popular daycare centre and about to be sold for a modest. \$8 million. The Council staff's report dismisses the idea of repurposing the building for community use. It says that it does not meet many of the strategic best practice principles identified for considering new community facilities. The report also quotes advice from the Venue Coordinator who said there is "no current need in the Eastern Catchment for smaller single purpose community facilities with The Gunyah and Rose Bay Cottage often having weekend vacancies due to the current limited capacity of these facilities." Sounds like an argument to me for a bigger facility, which this site could provide?
    - **R4 Wilberforce Avenue Car Park Redevelopment - 21/173764** The Wilberforce Avenue Car Park Redevelopment includes plans for a new community centre of approximately 750sqm, built over 3 levels with two flexible meeting rooms; a large hall/recreation space, staff office with the opportunity for a small library space on the ground floor. The staff are recommending that Council proceeds with the lodgement of a DA. Good news here is that no residential development is included in the new proposal. The plan also includes parking for 209 cars (existing 95 cars), 350 sq mtrs of retail, a 350 sq metre public plaza linking Wilberforce Ave to Pannerong Reserve and public toilets. The real worry is the financing for the circa \$26 million project. The report notes that "at this stage, staff are exploring funding opportunities for the project, noting that this may be more successful if the project is DA approved and "shovel-ready". These options could include seeking Federal and State government grants, debt financing, reconsidering redevelopment or sale of the Ian Street site or potential joint venture opportunities with adjacent land owners." I think the sale or redevelopment of the Ian Street carpark would need to be carefully considered. The open space it currently provides in this part of Dover Road, even though it's a carpark, is very welcomed!

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The advantage of expanding carparks and creating new community facilities in Rose Bay and Vaucluse is that it takes the pressure to some extent off the surrounding areas. Also, highlights how the Council is approaching a carpark redevelopment without adding more apartment dwellings. This approach could bode well for the redevelopment of the Double Bay carpark.

The closing date for the draft [Woollahra Local Housing Strategy 2021](#) is the end of this month. A discussion paper on [local character in Woollahra](#) is also on view.

You can put in Late Correspondence for any of the above meetings. The deadline is 12 pm Monday. Send to [records@woollahra.nsw.gov.au](mailto:records@woollahra.nsw.gov.au).