



Ordinary Council

Monday 12 February 2024
6.30pm

Late Correspondence

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Subject: LATE CORRESPONDENCE - COUNCIL - 12 FEBRUARY 2024
Author: Alison McNamee, Meetings Officer
File No: 24/24425
Purpose of the Report: To table late correspondence as submitted for consideration by the Mayor and Councillors relevant to the Ordinary Council Meeting held on 12 February 2024.
Alignment to Delivery Program: Strategy 11.3: Ensure effective and efficient governance and risk management.

Recommendation:

THAT Council receives and notes the late correspondence and reads late correspondence in conjunction with the relevant Agenda items.

Please find attached late correspondence relating to matters appearing on the Agenda for Council held on 12 February 2024. Correspondence received is listed below:

Environmental Planning Committee

Item No.	Matter	Author	Page
R1	Planning Proposal 136-148 New South Head Road, Edgecliff	Councillor Witt  	3
R4	Delivery Program 2022/23 – 2025/26 and Operational Plan 2022/23 Progress Report December 2023	Petrina Duffy - Coordinator Strategy & Performance	6

Finance, Community & Services Committee

Item No.	Matter	Author	Page
R5	Capital Works Program – Quarterly Progress Report December 2023	Petrina Duffy - Coordinator Strategy & Performance	6
R6	Delivery Program 2022/23 – 2025/26 and Operational Plan 2022/23 Progress Report December 2023	Petrina Duffy - Coordinator Strategy & Performance	6

Sue O'Connor

LATE CORRO Item: R1
Meeting: Council (EP)

Subject: FW: Late Correspondence Re 13.1 R1 Post Exhibition Report - Planning Proposal for 136 - 148 New South Head Road, Edgecliff
Date: 12, 2, 2024

Importance: High

From: Merrill Witt <Merrill.Witt@woollahra.nsw.gov.au>
Sent: Monday, 12 February 2024 9:49 AM
To: Records <Records@woollahra.nsw.gov.au>; Helen Tola <Helen.Tola@woollahra.nsw.gov.au>
Cc: Scott Pedder <Scott.Pedder@woollahra.nsw.gov.au>; Anne White <Anne.White@woollahra.nsw.gov.au>; Craig Swift-McNair <Craig.Swift-McNair@woollahra.nsw.gov.au>; Councillors <Councillors@woollahra.nsw.gov.au>
Subject: Late Correspondence Re 13.1 R1 Post Exhibition Report - Planning Proposal for 136 - 148 New South Head Road, Edgecliff

The questions below are put forward in advance of tonight's Council meeting in order to facilitate further discussion about Agenda Item 13.1 R1 - Post Exhibition Report - Planning Proposal for 136 - 148 New South Head Road, Edgecliff.

1. Will the number of residential parking spaces identified in the Planning Proposal for 136 - 148 New South Head Road Planning Proposal (57 spaces for 41 apartments) be reduced in the site-specific DCP to bring it in line with the proposed onsite parking policy as outlined in the draft ECC Planning Strategy?

With respect to onsite car parking spaces, the draft ECC Planning Strategy says:

Decrease the maximum parking rate for units to 0.3 spaces for studios and 1 bedroom units, while exempting new residential flat buildings from the residential parking permit scheme.

This would likely mean reducing the number of parking spots from 53 to around 34 - 40, based on the following proposed apartment-size mix, as outlined in the Planning Proposal for 136 - 148 New South Head Road:

9 x 1 bedroom
18 x 2 bedroom
12 x 3 bedroom 1 x 4 bedroom
1 x 5 bedroom

2. Will the site-specific DCP for 136 - 148 New South Head Road Edgecliff substitute a reduction in some onsite residential parking spaces with spaces dedicated for shared vehicles, as advocated in the draft ECC Planning Strategy?

Amend the Woollahra DCP 2015 to require the allocation of one on-site car space for shared vehicles to offset 10 on-site parking spaces in new developments.

3. Can the Planning Proposal for 252 - 254 New South Road, Double Bay, just down the road, be used as a precedent to also reduce the number of resident parking spaces to allocated in the Planning Proposal for 136 - 148 New South Head Road Edgecliff?

The provision for minimal car parking spaces (6 spaces for 31 apartments) for the Planning Proposal for 252 - 254 New South Head Road, Double Bay, was made on the advice of the Sydney Eastern City Planning Panel, which said:

That due to the location immediately adjacent to the Edgecliff Train Station and bus interchange that car parking on the site be minimised or deleted and that servicing only be provided.

4. Will the following provision for community infrastructure in the draft ECC Planning Strategy be embedded into the proposed amendments to the LEP, and should it be strengthened to specifically include the words "onsite community infrastructure"?

A new local provision to facilitate higher density development, with regard to HOB and FSR, will only apply if developers deliver community infrastructure.

For context, a wide range of community infrastructure to support the anticipated uplift in density at Edgecliff has been identified. It includes:

- *Child care, education, outside school hours care and early childhood health services*
- *Services for seniors and universal access*
- *Community services such as libraries, cultural and multi-use community centres*
- *Recreation and open space*

Further, the Woollahra Community Facilities Study 2019 (adopted by Council on 29 September 2020) identified an already significant gap in the delivery of community, cultural and creative facilities in the Woollahra municipality, and saw proposed urban renewal in Edgecliff as an opportunity to accommodate new facilities:

- *There is a need for more flexible, multipurpose and adaptable facilities to cater for a range of community needs.*
- *There are currently no integrated multipurpose facilities in Woollahra. Provision of libraries is generally sufficient. However, there are challenges with each with regard to capacity and future usage.*
- *There is a lack of provision for cultural and creative facilities. However, there are imminent opportunities in the future to address this.*

5. Can a provision be made in the site specific DCP for 136 - 148 New South Head Road Edgecliff to dedicate at least some of the proposed new commercial space to the provision of essential services that potentially will be lost when the amalgamated sites are redeveloped?

142 - 148 NSH Road is home to a significant number of medical and dental suites. A large number of residents in the Woollahra LGA are likely dependent on these services .

6. How can we ensure that onsite affordable housing is delivered on sites identified for uplift in the draft ECC Planning Strategy? Is the following proposed amendment to the WLEP in the draft ECC Planning Strategy adequate for ensuring the onsite delivery of affordable housing? Can the target be increased to 10% to address the identified urgent need for more affordable housing within our municipality?

Delivery of affordable housing at a minimum rate of 5% of new residential GFA.

The Local Housing Strategy sets the following goal with respect to the delivery of affordable housing in the Woollahra LGA:

Support increased supply of accessible housing and affordable rental housing.

For context, the Local Housing Strategy paints a very distressing picture of picture of housing affordability in the Woollahra municipality. It says that the NSW Family and Community Services reported that, in 2016, nearly all low income households in the Woollahra LGA were in rental stress and over half of low income households were in mortgage stress. (This situation is probably a lot worse now!)

The Local Housing Strategy says that very little affordable or social housing stock in the Woollahra LGA. In 2016, for example, only 140 social and affordable dwellings were identified.

Analysis by SGS Economics and Planning (2020) identified a gap of at least 1,900 dwellings for social and affordable housing in the Woollahra municipality. It further explains that teachers, both primary and secondary, are the largest group of key workers in the Woollahra LGA, and that carers and nurses are also relatively common.

Both of the above groups are typically on moderate incomes and according to this analysis have difficulty finding affordable access housing in and around Woollahra. The report notes that the ability of businesses and critical services to access a suitable labour pool could be impacted by the lack of affordable housing.

7. How can we ensure that future planning proposals are in line with the Local Housing Strategy's objectives for site-specific unsolicited planning proposals? Could the below text be amended to specify that the delivery of public benefits should always be site-specific?

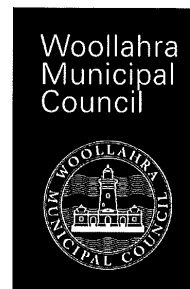
Ad hoc planning proposals are not encouraged as they are not consistent with our place based approach to planning. Notwithstanding this, should a site-specific or precinct planning proposal be submitted, it must demonstrate:

- how it will substantially contribute to the delivery of public benefits, including publicly accessible open space, public domain improvements, and affordable housing, and*
- a sensitive response to heritage and local character, and*
- compliance with the objectives of this Strategy, and planning priorities of the Woollahra LSPS 2020.*

Memorandum

Date 12 February 2024
File No. SC1774-03
To Mayor
Councillors
Directors
CC
From Petrina Duffy - Coordinator Strategy & Performance
Subject LATE CORRESPONDENCE TO COUNCILLOR QUERIES
RECEIVED 5 FEBRUARY 2024 RELATING TO AGENDA ITEMS
13.1 R4, 13.2 R5 AND 13.2 R6.

LATE CORRO Item: R4, R5, R6
Previously forwarded to Clrs (✓) N
Meeting: Council (EP) + (FC&S)
Date: 12, 2, 2024



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This late correspondence relates to queries received at the Finance, Community & Services Committee (FC&SC) and Environmental Planning Committee (EPC) meetings held 5/2/2024 to items:

- 13.1 R4 (Delivery Program 2022/23 – 2025/26 and Operational Plan 2022/23 Progress Report December 2023);
- 13.2 R5 (Capital Works Program - Quarterly Progress Report December 2023); and
- 13.2 R6 (Delivery Program 2022/23 – 2025/26 and Operational Plan 2022/23 Progress Report December 2023) of the Agenda.

EPC queries relating to 13.1 R4 (Delivery Program 2022/23 – 2025/26 and Operational Plan 2022/23 Progress Report December 2023):

Q1. Query about whether vibrations be included in the forthcoming report on the hydrogeological and geotechnical study for the Rose Bay/Lower Bellevue Hill Catchment Area, or does this require a new NOM? [pg 14]

Staff response:

The forthcoming report for the Hydrogeological and geotechnical study for the Rose Bay/Lower Bellevue Hill Catchment Area will address controls relating to vibrations issues, and this will include correspondence received by Councillor.

Q2. Request information on causes of flooding around Knox and Bay Street, Double Bay that occurred on 24/12/23.

Staff response:

Investigation into the cause of flooding in Bay/Knox Street on 24 December 2023 is ongoing. It is noted that, as the matter may be subject to a damages claim, future responses to Council will be provided on a confidential basis'

FC&SC queries relating to 13.2 R5 (Capital Works Program - Quarterly Progress Report December 2023):

Q3. Request to correct misalignment on page 23 of the Capital Works report.

Staff response:

Error has been corrected.

Q4. *Request for further information about 5.4.2.7 Kiaora Road corner Forest Road, Double Bay - Stormwater improvement works (01662) [pg 2].*

Staff response:

As mentioned at the FC&SC meeting on Monday 5/2/24, additional time will be required for staff to provide the detailed information requested for the proposed works. The information will be sent to Ward Councillors for information.

FC&SC queries relating to 13.2 R6 (Delivery Program 2022/23 – 2025/26 and Operational Plan 2022/23 Progress Report December 2023):

Q5. *Request to correct status of action Finalise the Double Bay Centre Planning Proposal and Development Control Plan from Not Yet Commenced to In Progress. [pg 64]*

Staff response:

Error has been corrected.

Q6. *Request for explanation of the reported response rate to unauthorised uses and works close out rate of 76.85% (Received 216 customer requests and finalised 166) [pg 67].*

Staff response:

The finalisation rate is consistent with the rolling incoming and closing of customer requests. Generally, at any one time there would be 25% of CRMs open for a three month period. This reflects that at the beginning of the quarter a number of CRMs are open and then at the end of a quarter a number of newer CRMs will be rolled into the following quarter.