



# Ordinary Council

Monday 29 April 2024  
6.30pm

## Late Correspondence

### Privacy Statement:

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## Late Correspondence

**Subject:** LATE CORRESPONDENCE - 29 APRIL 2024  
**Author:** Carolyn Nurmi, Governance Officer  
**File No:** 24/73463  
**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 29 April 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 29 April 2024. Correspondence received is listed below:

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**Item No:**  
**Subject:** REMEMBERING OUR ANZACS

**Author:** Richard Shields, Mayor  
**File No:** 24/70759

**Purpose of the Report:** To acknowledge the winners of the inaugural Mayoral Anzac Day Writing Competition.

**Recommendation:**

THAT Council notes and acknowledges the winners and highly commended entries in the Inaugural Mayoral Anzac Day Writing Competition:

- Winner - senior school category: Ashira Naidu, Reddam House Year 8.
- Winner - primary school category: Benjamin Levitt Reddam House Year 5.
- Highly Commended: Radha Kathir Ascham Year 3
- Highly Commended: Mason Gharebpour Sydney Grammar School Edgecliff Year 6.

**Discussion:**

On Thursday 25 April after attending a RANSA Darling Point dawn service, I hosted our annual Anzac Day wreath laying ceremony at the Double Bay Cenotaph in Steyne Park from 9am, followed by another moving Ceremony at the Mark Moran Village.

The Council's wreath laying ceremony at Steyne Park was well attended by the Member for Wentworth, Allegra Spender, Member for Vaucluse, Kellie Sloane, Councillors, Consular representatives, Navy representatives, local school student representatives and community members. Together we gathered to honour the service men and women who fought in WW1 and continue to serve our nation in military and peace keeping operations since then.

I would like to thank everyone who joined us.

It was a pleasure for the Deputy Mayor, Councillor Sarah Swan and I to read out the winning entries for the inaugural Mayor's Anzac Day Writing Competition for local primary and secondary school students. I launched this idea late last year with the intention of providing school students with the opportunity to share content from their curriculum, classroom studies and personal family connections to the Anzacs.

Our younger community will continue to play a very important role in upholding the legacy of the Anzac spirit alive. It was a privilege and honour to read the 130 high quality entries and I would like to formally thank the schools and families for their support and enthusiasm and I commend the students for their thoughtful and well-written responses.

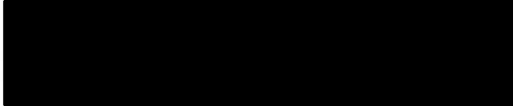
The winner of the senior school category: Ashira Naidu, Reddam House Year 8 received a Certificate and \$200 gift voucher.

The winner of the primary school category: Benjamin Levitt Reddam House Year 5 received a Certificate and \$100 gift voucher.

I also awarded two students with a Highly Commended certificate - Radha Kathir Ascham Year 3 and Mason Gharebpour Sydney Grammar School Edgecliff Year 6.

29 April 2024	
LATE CORRO	Item: 10-21
Meeting: <i>Council</i>	
Date: 29 / 4 / 24	

I read out the entries of the two Highly Commended winners, Radha and Mason at the Anzac Day at Mark Moran, Vacluse, which was attended by Councillor Mary-Lou Jarvis, the residents, family members, staff and the community. I have sent an email to all the entrants, certificates have been presented to the winners and two highly commended entrants.



Cr Richard Shields  
Mayor

### **Attachments**

1. Secondary School Winning - copy of Writing - Ashira
2. Primary School Winning - copy of Writing - Benjamin
3. Highly Commended - Copy of writing - Radha
4. Highly Commended - Copy of writing - Mason

# ANZAC DAY Lest we forget

## Woollahra Council Wreath Laying Ceremony Anzac Day Writing Competition

### Winner Secondary School Prize

#### We Listen

by Ashira Naidu

The ANZAC life once thought of with great  
pleasure,  
happy as life could treasure.  
With tales which spread as the HMT Ascot  
tread.  
A glowing life ahead...  
cut short.  
Oh! How disastrous it could be!  
Yet, they still forced them to their death bed,  
saying 'we need you'.  
The innocent step up  
oblivious to the fact that  
they will never stand on home soil again.  
As they step on the boat,  
this one-way trip,  
bright memories warm their hearts.  
The elements that scarred them,  
the clear extent of  
the brutality of life.  
War after war.  
Fight after fight.  
Death after death.  
Clinging on to life  
like the memories they had.  
The only reason they kept fighting:  
To protect.  
Yet,  
blood spills,  
lives are lost.

Poppies grow on the fields  
of war,  
a sign of nature,  
once surrounded by devastation.  
Year after year,  
we visit the graves  
of the soldiers,  
wearing rosemary,  
holding poppies,  
bowing our heads,  
paying our respect to those  
who sacrificed their lives  
for our country,  
our freedom.  
Respecting the lives of the soldiers,  
who risked themselves for us.  
The soldiers will always be young as  
they remain in their graves,  
their memories ingrained in the heads  
of those standing at this service.  
The tale of Gallipoli  
will never be forgotten.  
The dead soldiers wait,  
waiting for the chance to voice  
their difficulties.  
And the people listen.  
We listen.

# ANZAC DAY Lest we forget

## Woollahra Council Wreath Laying Ceremony Anzac Day Writing Competition 2024

### Winner Primary School Prize

#### What ANZAC Day Means to Me

by Benjamin Levitt

I wake up super early, the sun's barely out,  
To remember the heroes we're so thankful about.  
Those brave soldier men, who went far away,  
Fought hard and fell, so I could laugh and play.

I put on my best clothes, thinking of their fight,  
Munch on my Weet-Bix in the soft morning light.  
I say a little "Thank you" prayer in my head,  
To the ones who can't be here, who fought and bled.

My little sis sees my sad eyes and asks "Why?"  
I tell her about the heroes and how some had to die.  
"We remember them," I say, "to show that we care,  
By waking up early and all being there."

Dad comes and we have a minute of quiet,  
My sis still confused, not sure what this is about.  
I tell her, "It's for them, for me and for you,  
To never forget the things they did do."

In that still minute, though I'm just a kid,  
I start to get why remembering is so important.  
It's not just the fighting or the big scary war,  
But thinking hard about what they fought for.

Later, we watch the parade, I'm feeling so proud,  
I think of those heroes and thank them out loud.  
Munching a yummy Anzac biscuit, sweet and crisp,  
I feel a special connection, my head to my tips.

ANZAC Day isn't just an old tale or a story,  
It's a lesson about courage, sacrifice and glory.

# ANZAC DAY Lest we forget

## Woollahra Council Wreath Laying Ceremony Anzac Day Writing Competition 2024

### Highly Commended

#### Nurse Anne

By Radha Kathir

In war, Nurse Anne travelled from far and wide,  
In a stealthy ship against rough tides,  
She cured the wounded and tended with care,  
Proud to serve her fellows in despair.

In war, Nurse Anne played a vital part,  
She mended broken bodies including their hearts,  
She listened to their moans and tales of horror,  
As she hurriedly strode from one bed to the other.

Deafening booms heard all around,  
The guns fired were perilous and loud,  
Score of bombs were planted in belief,  
That the enemy would surrender in grief.

Thousands of men tragically died,  
Many lost their lives,  
Fearless men bravely fought,  
Peering from muddy trenches, persistent and bold.

Nurse Anne gazed at the poppies blooming red,  
Visions of valiant men swirled inside her head,  
Poppies as red as danger itself,  
But Nurse Anne clung onto her hope not hell.

Our courageous heroes showed true faith,  
In making Australia a peaceful place,  
To the army and nurses, we show most respect,  
As we pin our poppies, let we forget.



# ANZAC DAY Lest we forget

## Woollahra Council Wreath Laying Ceremony Anzac Day Writing Competition 2024

### Highly Commended

#### A Valour Sacrifice - Anzac Day

By Mason Gharebpour

In the quiet basement of our house, a timeworn leather suitcase smothered in cobwebs holds stories of my great-grandfather's journey in Gallipoli. I personally had never met him, but these faded photographs and vintage journals, paint vivid images of this courageous man. With trembling hands, I cautiously turn over fragile pages of my great-grandfather's war journal, with each page holding the weight of his legacy. My great-grandfather is my ultimate idol. He was a valiant soldier who fought for our country, our freedom, and for us.

A peculiar urge prompts me to reach more into the depths of this memory box. Amidst the trove of commemorative items, I find myself clutching a silver plaque, with great-grandpa's name engraved in bold. As I run my fingers through the glimmering letters, a sense of pride disperses within me. Pride for my great-grandfather and for those who fought alongside him. I take a moment to appreciate their selfless sacrifice for the new generation. Though he is not present today, his spirit still lingers around in our house, and will do so forever.

Mum always tells us Anzac Day is not just any other ordinary day in the calendar, it is a day to honour the lives of those who served, the blood and sweat of their significant contributions to our freedom. While engrossed in these sentimental photographs, I whisper a thank you to my great-grandfather. And as he rests in peace, I pledge to remember him and those who stood before us.

LATE CORRO Item: R1

Meeting: County (S&C)

P7

On 26 Apr 2024, at 2:26 pm, Double Bay Residents' Association <[REDACTED]> wrote:

# Double Bay Residents' Association

## Protecting Sydney's Stylish Bayside Village

The Mayor Councillor Richard Shields and all Councillors

Woollahra Municipal Council

PO Box 61

Double Bay 1360

Friday 26<sup>th</sup> April 2024

Dear Mayor and Councillors,

We are writing in reference to:

Last Wednesday evening's Strategic & Corporate Committee meeting that had been postponed from Monday 15<sup>th</sup> April due to the Bondi Junction tragedy.

**R1: Post Exhibition Report** prepared by staff on the **Draft Edgecliff Commercial Centre Planning and Urban Design Strategy**

We found it very informative to listen to the S&C Committee meeting to more fully inform our views on where the Council staff were heading with this Report.

We, the public, are not privy to the discussions & briefing enjoyed by this Committee.

We don't feel fully backgrounded. We have to rely on the Report.

We have not had the opportunity to discuss with Council the ramifications of this strategy on our Double Bay residents.

We also have had no access to the Late Correspondence that the Councillors & staff see ahead of the meeting as it is only posted after the meeting.

**We firmly believe that this Report needs far more serious scrutiny and SHOULD NOT be adopted and ratified on Monday 29<sup>th</sup> April at the full Council Meeting.**

**This FOUR DAY window gives the community far too short a time to fully examine such an important document.**

**Just because the stretched Council staff have worked very long hours, and many of the Councillors are so exhausted by the process, should not be a good enough reason to foist an inferior Edgecliff Strategy onto the community.**

Also, we were blind-sided that so many developers somehow knew to appear in person at the S&C Committee meeting to put their positions for Uplift on sites culled from the original ECC Report.

The staff and Councillors got very bogged down in detail but there was no opportunity for proper a debate as to the advantages of this particular strategy or indeed to put up any opposing arguments.

We ask why did this Committee meeting turn into a de facto Panel Meeting on the Cadry site and other holdings?

Is this the correct forum for such a decision? Isn't this called Planning on the run! **This further illustrates the fact that this report cannot possibly be in its final form.**

We request that this issue be postponed for at least ONE MONTH so that the Post Exhibition Report can be examined more thoroughly and then it should go back to the Strategic & Corporate Committee once more for reconsideration.

Kind regards,

Barbara Mortimer

Committee

**Double Bay Residents' Association**

**PO BOX 1684**

**Double Bay 1360**

**0414 932 818**

**[REDACTED]**





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LATE CORRO Item: R1

Meeting: *Louise CSJC*

Date: *29 / 4 / 24*

### **Draft Edgecliff Commercial Centre Planning and Urban Design Strategy**

Dear Woollahra Council.

The proposal of 10 stories for the sights 193-201 New South Head Rd down to the BP Station does not seem logical or rational as all the building have access to Glenmore Road which would not contribute to the traffic issues on New South Head Rd.

I have an office suite here and look forward to the redevelopment of Edgecliff as there are no quality shops or food outlets, the development is long overdue with many commercial spaces vacant due to demolition clauses. I would like to remain in area as a business owner and acquire residential premises along with commercial.

If the development is left to just 10 stories there is no views of the harbour and limited scope of premises that cost less due to height restrictions.

It is my view that the height of the buildings at the top of the hill should start at 18 stories so that Edgecliff comes alive as a vibrant commercial and residential area right next to a train station that means less traffic and much better for the environment and economically than urban sprawl.

Yours Sincerely,

Adam Beasley  
Principal Tax Agent

LATE CORRO Item: R1Meeting: Council (SAC)Date: 29/4/24

**From:** Peter Benjamin [REDACTED]  
**Sent:** Sunday, 28 April 2024 9:49 AM  
**To:** Records  
**Cc:** 'Peter Benjamin'  
**Subject:** EDGECLIFF CENTRE CORRIDOR: Impact on Double Bay

**Importance:** High

The General Manager,  
Woollahra Municipal Council.  
To: records@woollahra.nsw.gov.au

Dear Sir/Madam,

Re: Strategic & Corporate Committee Meeting 24<sup>th</sup> April 2024.

Item R1: Post Exhibition Report on the Draft Edgecliff Commercial Centre Planning and Urban Design Strategy  
**Request to defer consideration of this report at Council's full meeting scheduled for Monday 29<sup>th</sup> April.**

As long-term residents of Double Bay, my wife and I wish to lodge our strong objection to the four-day window of opportunity to read and assess the draft Edgecliff Commercial Centre Planning and Urban Design Strategy. This matter is far too important to be "rushed through the back door," thereby preventing, possibly by design, Woollahra ratepayers the opportunity to assess and critique this important, lengthy report. Ratepayers are those who shall be mainly affected should this misguided, developer-friendly scheme be implemented. We residents of Double Bay, as well as those of Edgecliff, shall be significantly adversely affected. Not so the developers who stand to make substantial gains to the detriment of all others.

This lengthy, important Report requires far more serious scrutiny, and **MUST NOT** be adopted and ratified on Monday April 29 at the full Council meeting. It is imperative that any decision be postponed for at least ONE MONTH so that the Post Exhibition Report might be examined more thoroughly, and then be referred once more to the Strategic & Corporate Committee for reconsideration.

We fully support the request for a delay and the opportunity to reassess this matter, lodged on behalf of 300 residents, by the Double Bay Residents' Association.

Yours truly,

Peter and Megan Benjamin,  
[REDACTED]  
[REDACTED]  
[REDACTED]

28th April 2024

**Re: Post Exhibition Report on Draft Edgecliff Commercial Centre Design Strategy**

Dear Woollahra Council Strategic & Corporate Committee,

LATE CORRO	Item: <u>R1</u>
Meeting:	<u>Planning and Urban Council (SIC)</u>
Date:	<u>29/4/24</u>

I write on behalf of several apartment owners in the Bayside Building at 85 New South Head Rd, Edgecliff.

We are in support of the recommendations presented in the above-mentioned report, and we would like the opportunity to provide our feedback to the Councillors before making a decision on the strategic direction for Edgecliff planning.

We wish to provide feedback on the case presented by Paul Walter from Atlas Urban Design & Strategy, which is also supported by GSA Planning, regarding 73-85A New South Head Rd (being the Crystal Carwash and BP Service Station sites).

In their presentations provided in the Late Correspondence PDF document and by Paul Walter in the Zoom meeting on Wednesday 24<sup>th</sup> April, they objected to the revised proposal for 73-85A New South Head Rd, in particular to keep the building heights restricted.

We object to their argument that they are contributing to the area with their plans to build towering buildings in that location and we support the council's suggestion that the site should remain as an open corridor between Paddington and Rushcutters Bay.

This is in main part due to the fact that any high rise buildings on that site will directly block the views of all residents on the West side of the Bayside Building at 85 New South Head Rd.

We reject Paul Walters claim that the Bayside building consists of a blind wall on the West with views limited to the north and south.

We also reject his assertion that residents of this building would be clearly anticipating something to be developed on the site at 73-85A New South Head Rd.

The Balconies on all apartments on the South West position of the building are directly facing the City/West.

The Windows on all apartments on the North West position of the building are directly facing the City/West. They are large windows 2.4M wide x 2.1M high, clearly designed to absorb views. The Balconies also face the City/West position in addition to the North.

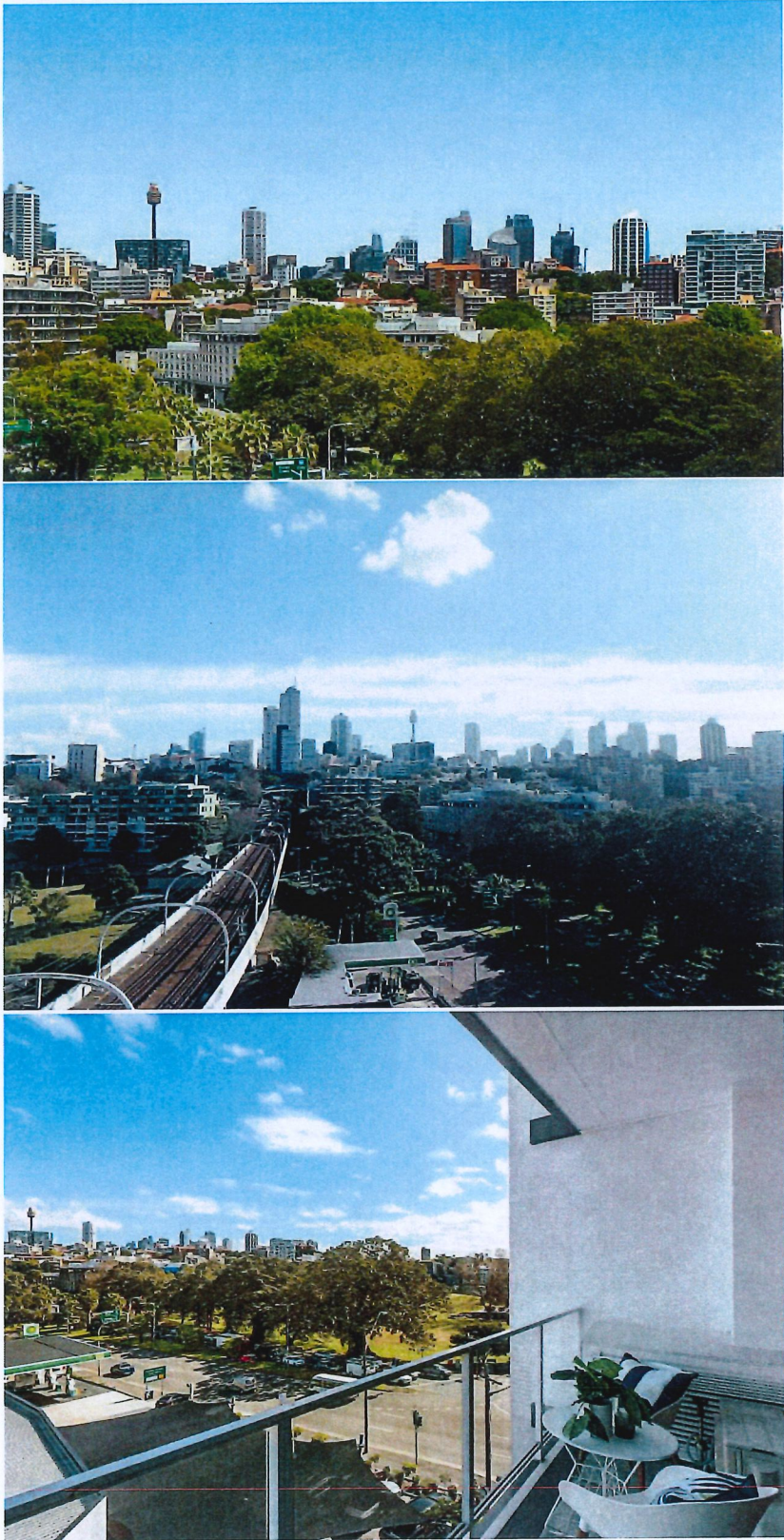
We feel the Bayside building should have a voice on this matter, being the most directly affected.

Those apartments will not only lose views, they will also lose all privacy and sunlight from the West. The apartments will become uninhabitable for some people, particularly if there is a building only a few meters opposite them with an imposing wall or peering neighbours.

For your reference please see several photos below from apartments on both the North and South sides of the Bayside building.



Views from the Balconies on the southside of the building facing the City/West





Views from the Windows on the north side of the building facing the City/West





In 2018 the property owner engaged GM Architects to arrange a photographer to take photos of the views from the Balconies on the West side of the building. They did not take any photos from the Windows with views directly of the City/West.

The property developer will clearly be the most beneficial party in any such development and it will come at cost to the residents and apartment owners in the Bayside building, who will lose the views they invested in and the value of our apartments will be greatly affected.

The developer is motivated only by personal gain and I plead with the council to use their power to protect this site from being damaged forever.

I think it is also worth mentioning the colourful history of Mr A. Sahade and his long-running disputes with his personal neighbours in Point Piper and with the Woollahra Council. I do not wish to make this matter personal but encourage you to consider this.

On the issue of the development, I understand Paul Walter is saying the plans would be subject to design excellence and there are several ways their goals can be achieved, however the fact is the views from Bayside will be lost. We are not wealthy people and our apartments are not worth a lot. We live in small one bedroom apartments on a noisy road and the views are the little comfort we have. I trust the council would not take this away from us for the benefit of few others when there are alternate ways to create more housing in the area as outlined in the updated design strategy.

The residents of Paddington have also expressed their concerns over the loss of views and open space threatened by high rises. It would also be a shame to close off that open space offering views from the street into the Paddington Hills, that keeps the gateway to the Eastern Suburbs open and connected. Even train commuters have a nice welcome to the Eastern Suburbs with views on both sides as they come out of the city into the East.

Furthermore, I believe our strata committee has previously expressed concerns over the quality of the soil on this patch of land and potential damage to our building caused by neighbouring construction. Limited public parking facilities were also raised. That may also be worth considering.

Thank you for your consideration.

Sam Auld

[REDACTED]

LATE CORRO		Item: <u>R1</u>	P15
Meeting: <u>Comm (3/4)</u>			
Date: <u>29/4/24</u>			

**From:** [REDACTED]  
**Sent:** Sunday, 28 April 2024 11:57 PM  
**To:** Records  
**Subject:** Woollahra Council Local Planning Panel re revised ECC Strategy

Dear Committee...

I am not against development if intelligent and imaginative but the proposed plans for Edgecliff threaten to turn a liveable neighbourhood into Bondi Junction with even worse traffic problems.

It seems there has been no genuine assessment of the impact of multi storey additions to the area. Already I experience traffic problems in New McLean Street Edgecliff and Sydney Water tell me the infrastructure here is "fragile."

One can add to this the loss of green space with the proposed 8-10 New McLean Street development and the attendant negative solar impact – not to mention net loss of affordable housing – meaning we're looking at doing irreversible damage to the locality.

Please don't be the committee that allows this to happen.

Bani.

Bani McSpedden

**From:** [REDACTED]  
**Sent:** Sunday, 28 April 2024 10:49 PM  
**To:** Records  
**Subject:** The Edgecliff Centre Corridor Strategy

LATE CORRO Item: R1  
 Meeting: Council (SCC)  
 Date: 29/4/24

Dear Sir/Madam,

Re: Strategic & Corporate Committee Meeting on 24 April 2024

We refer to the above meeting which was held to examine the Post Exhibition Report (prepared by Council staff) on the Draft Edgecliff Commercial Centre Planning and Urban Design Strategy. This new strategy is 180 pages long and is very detailed.

We are surprised to learn that this new strategy will be considered and possibly ratified at the full Council Meeting on Monday, 29th April. The FOUR DAY time limit, which included a public holiday and a weekend, is too short for such an important document. Residents that will be affected by the new strategy are not given the opportunity to review it.

We request that this issue be postponed for at least one month so that the Post Exhibition Report can be examined more thoroughly, with review comments forwarded to the Strategic & Corporate Committee for consideration.

Yours sincerely,

Anthony and Anna Kwok  
 [REDACTED]

C [REDACTED]

From:

Sent:

To:

Subject:

Sunday, 28 April 2024 10:10 PM

Records

EDGECLIFF CENTRE CORRIDOR: Impact on Double Bay

LATE CORRO	Item. <u>R1</u>
Meeting:	<u>Baniel (SIC)</u>
Date:	<u>28 / 4 / 24</u>

Dear Councillors and Woollahra Council planners.

The **current draft ECC planning strategy** appears to lack any **tangible benefits** for the existing residents in the surrounding areas. It's essential that planning strategies consider the well-being and interests of those who already call the neighborhood home. Without clear gains for the current residents, there may be concerns about the impact of the proposed changes.

It's indeed disconcerting when developers seemingly materialize out of thin air, advocating for uplift on sites derived from the initial ECC Report. The sudden appearance of multiple stakeholders can catch residents off guard, leaving them feeling blindsided and concerned about the implications.

Transparency and community engagement is paramount. Residents deserve a clear understanding of the decision-making process, including how sites were selected and why certain developers are advocating for uplift.

Perhaps it's time for a community forum where residents can voice their concerns, seek clarifications, and actively participate in shaping the future of their neighbourhood.

Yours sincerely,

Eva Santo

[REDACTED]

[REDACTED]

LATE CORRO	Item: R1
Meeting:	Council (58C)
Date:	29 / 4 / 24

**From:** Kristen Sproule  
**Sent:** Sunday, 28 April 2024 8:59 PM  
**To:** Records  
**Subject:** Will Naughton's correspondence

Dear Councillors,  
I wholeheartedly concur with all the points made and issues raised by resident Will Naughton.

Yours sincerely  
Kristen Sproule

Kristen Sproule



LATE CORRO	Item: <u>R1</u>	P19
Meeting: <u>Council (380)</u>		
Date: <u>29 / 7 / 24</u>		

C [REDACTED]

**From:** Will Naughton [REDACTED]  
**Sent:** Sunday, 28 April 2024 7:48 PM  
**To:** Records  
**Cc:** Charlene Batson [REDACTED]; tony bond  
**Subject:** Fwd: Late Correspondence Edgecliff Centre Strategy Post Exhibition Report Strategic and Corporate Committee Meeting 24 April 2024  
**Attachments:** Edgecliff Centre Strategy Post Exhibition Report meeting late correspondence 25 April 2024.pdf

Good Evening General Manager and Councillors,

As a follow up to my earlier late submissions (attached) re revised ECC Strategy, I would like to clarify that my comments re proposed uplifted height for No.2 New Maclean st relate to the proposed height uplift to 10 stories at no. 1 New Maclean st, Cnr New South Head Rd (not no2. New Maclean st, which is not included in the Strategy).

Due to the significant height and scale uplift being proposed for ECC, could Council please consider exempting No 1 Mew Maclean st from the height uplift (10 stories) and leave it at current height of 3 stories (or maximum 4 stories), since 10 stories will significantly impact nearby properties' solar access and views.

Many thanks,

Will

----- Forwarded message -----

**From:** Will Naughton [REDACTED]  
**Date:** Thu, 25 Apr 2024 at 10:22 am  
**Subject:** Late Correspondence Edgecliff Centre Strategy Post Exhibition Report Strategic and Corporate Committee Meeting 24 April 2024  
**To:** Records <[records@woollahra.nsw.gov.au](mailto:records@woollahra.nsw.gov.au)>  
**Cc:** tony bond [REDACTED], Charlene Batson [REDACTED]  
 [REDACTED], David Liebhold [REDACTED]  
 [REDACTED]

Good Morning Councillors,

I respectfully request that you give serious consideration to the attached submissions in your deliberations regarding the revised ECC strategy.

Thank you,

Will Naughton

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

LATE CORRO	Item: <u>R1</u>
Meeting:	<u>Council (SBC)</u>
Date:	<u>29 / 4 / 24</u>

25 April 2024

Attention: Councillors

**Re: Late Correspondence to Strategic & Corporate Committee Meeting 24 April 2024 re Post Exhibition Report for draft Edgecliff Commercial Centre Planning and Urban Design Strategy (Agenda Item R1)**

I am a local property owner/occupier who resides in Glebe Street, Edgecliff, in the vicinity behind the Edgecliff Centre. Myself and family, including my partner and two children have resided here since 2011. Prior to this we resided at Macleay Street, Potts Point for 15 years. So we have witnessed first-hand the undesirable and irreversible effects that ill-considered, ad-hoc overdevelopment in the interests of developers and their wealthy clientele, in prime real estate areas, can have on a suburb at the expense of local residents. Potts Point was a suburb which once enjoyed a village, community ambience, with less high-rise residential, less over-shadowing, less congestion and more sunlight.

I think we would all agree that Potts Point, since the former appealing 'human-scale village atmosphere' has been replaced by vast, maximum FSR/height street fronting high rise buildings, has forever lost it's beloved bohemian/artistic/diverse character. Many young renters and first home buyers (including myself, who bought my first property a 42sqm one bedroom apartment in Macleay Street in 1999, for \$205,000) can no longer afford to live in the new luxury high rise buildings which dominate Macleay Street. As a result, they have been pushed out, the suburb has lost its unique village/bohemian/diverse character and instead Potts Point is occupied by wealthy occupants of new luxury apartments enjoying harbour and city views, including many downsizers from large houses in the lower North Shore and Eastern Suburbs.

As a local resident in Edgecliff for the past 13 years (my wife grew up in a family home in Edgecliff), myself and my family and many other local residents, are fearful that Council is facilitating a similarly short-sighted and undesirable phenomenon in Edgecliff. Greedy developers are being allowed by a relaxed "laissez-faire" Council to over-develop a once beautiful, peaceful, heritage-sensitive enclave which fosters a harmonious and convivial community, into one dominated by over-development with disproportionate height and bulk. This will result in a regrettable legacy for the community and future generations.

As was pointed out by several Councillors at last evening's meeting, including Councillors Witt, Reagan and Elsing, the NSW Government has NOT mandated that any building at the ECC be 26 stories tall, or even a smaller number of stories. The State Government explicitly excluded Edgecliff from its Transport Oriented Development (TOD) Program, announced in December 2023, noting that the area, a "Local Centre" (defined as one having only one train station), is already capacity constrained, as is Bondi Junction. As was also raised by many Councillors, and as widely known in the community, Woollahra is already ahead of its current housing target and on track to meet its 2030 housing target, without the need for a 26 story tower at ECC and several imposing 10-12 story buildings in surrounding areas, including New Maclean Street and New South Head Road.

The Government's well-publicised intention of encouraging development is to provide "affordable housing", to facilitate first home buyers and housing for those who otherwise could not afford their own home. A 26 story tower at ECC and several other 10-12 story buildings in adjacent streets, which will enjoy harbour and city views in a prime location, is not in keeping with this objective and should not be waived through for the sole benefit of developers and wealthy investors and downsizers under the vague guise of providing "affordable housing". This argument is clearly misconstrued. Higher density should only be facilitated where the dominant purpose is affordable housing, not a nominal/minimal allocation to affordable housing. Other significant costs/benefits to the community should be given due weight.

Have Councillors and staff turned their mind to how many of the envisaged residential apartments will be affordable to first home buyers, at what cost and how many will be affordable to young or less affluent tenants? With the exception of a nominal/minimal allocation to "affordable housing" in these proposed developments of somewhere between 1-5% for a limited horizon of 15 years, or perhaps longer if it is/can be imposed (TBD), the vast majority of these luxury apartments will end up in the hands of well-heeled downsizers and wealthy opportunistic investors who will levy expensive rents to the privileged few who can afford them. Is this what we call "progress"? Respectfully, that is a fallacy.

So why do so many Councillors maintain Council should facilitate this over-development since State Government is pushing for "affordable housing" and "Woollahra must do something to be seen to be co-operating"? Quite simply, the argument is misconstrued since we are already ahead of our housing targets and these developments will not in any meaningful way satisfy the objective of "affordable housing". State Government has explicitly excluded Edgecliff from its TOD Program, noting anything more than 6-8 stories in Local Centres is inappropriate, acknowledging Edgecliff's already strained capacity.

These proposals will come at a highly disadvantageous cost to local residents, including loss of amenity, views, solar access, privacy, loss of natural environment/flora/fauna and exacerbation of existing traffic over-congestion.



The addition of increased residential accommodation at the expense of commercial (92% will be residential) in the revised ECC strategy, will also detract from public benefit to the local community.

As was pointed out by many objecting Councillors at last evening's meeting, the requirements for development should make clear that development consent will only be granted where tangible and meaningful benefits are provided to the local community. Councillor Shapiro pointed out that this will not be possible, since the only enforceable public benefit which can be imposed as a condition to development consent is "affordable housing". A nominal allocation to "affordable housing" in these developments will not provide any benefit to local residents, who will forfeit sunlight, views, land value, privacy, natural environment including precious flora and fauna and a barely acceptable level of traffic congestion.

The proposed development at 8-10 New Maclean Street, for which the Eastern Sydney Local Planning Panel has effectively approved up to 12 stories (subject to design review, further submission etc.), will reduce affordable housing in the area.

The State Government should adopt more meaningful quotas for affordable housing in future developments, if that is its stated objective. Councils should help to lobby Government in this regard. This would ensure developers do not take advantage of vague, fanciful notions of "progress" and "higher density" in pressuring Councils to approve gross over-developments, which benefit mainly themselves and the wealthy.

Many Councillors argued last evening that the proposed ECC strategy should not be approved without guarantees/conditions on developments of provision of public amenity, green space, public facilities etc.. This was shot down as unenforceable and unrealistic by Councillor Shapiro. Then where is the benefit to the local community, whom Councillors are elected to protect? One Councillor pointed out that even Ranelagh, in Darling Point Road, a widely despised development, considered out of character and intrusive upon its surroundings at 26 stories, has extensive green space, trees, gardens and a swimming pool within its boundaries. What such provisions are guaranteed for the ECC and surrounding 10-12 story developments? If there are no such guarantees, then the proposal should not

The proposal to concentrate the majority of development at the top of the hill on the ECC and adjacent areas, including in New Maclean Street and New South Head Road opposite the ECC, as was pointed out by many Councillors and several speakers/late corresponders, ignores the sloping topography of New South Head Road, which could be used to spread the impact of development and minimise impact on the ECC and its neighbours. This would also help relieve traffic congestion at the intersection of New Maclean Street, Darling Point Road and New South Head Road, by spacing out traffic congestion and parking demands down New South Head Road, towards Rushcutters Bay.

Allowing more development down NSH Road, in this way, could be used to reduce the height and bulk of towers at ECC, 8-10 New Maclean and No. 2 New Maclean Street, reducing the impact of over-congestion, loss of solar access, views, privacy and public amenity in these areas. It would not result in a net loss of housing supply. Development at No. 2 New Maclean Street (corner of New South Head Road), should be restricted to its existing 14 meter height, or increased to a maximum of 18 metres, to minimise unnecessary impacts on traffic congestion and loss of views, solar access and privacy to surrounding residents.

Council's traffic report, as was pointed out by several Councillors and late corresponders, directly contradicts the State Government's conclusion that Edgecliff is already over-congested and in excess of capacity. Council's traffic report does not appear to take into account peak times including commuter, shopper and school drop-off/collection spikes. The proposed removal of a lane from Ocean Street turning left into New South Head Road to provide a bicycle lane will only exacerbate the traffic congestion around ECC. As some Councillors pointed out, there are many elderly residents in the area who do not ride bicycles. School parents dropping off and collecting children do not do so by bicycle, other than perhaps a handful. Has the cost/benefit of a bicycle lane been properly considered? How many are likely to use it on a daily basis as opposed to driving? Could consideration not instead be given to providing a bus/transit lane, which would accommodate car-pooling, scooters and motorcycles?

Now that the Eastern Sydney Local Planning Panel has effectively approved a 12 story development at 8-10 New Maclean Street, the ECC strategy should be reformulated to take into account the additional traffic from that site, estimated to be some 150 additional cars, on top of the hundreds more owned by the additional 2,000 residents in the towers over the ECC and other proposed neighbouring developments.

Council should also undertake a comprehensive review of the impact of all the additional residents on bus and train transport capacity in Edgecliff, which is already significantly stressed at peak times. Similar to vehicular traffic congestion, this appears to have been glossed over or ignored.

If higher density is to be facilitated around transport hubs, infrastructure needs to be expanded to accommodate increased public transport and traffic capacity, ie. we should resist putting the cart before the horse. Decisions to dump excessive density on top of already constrained transport hubs, to appease other pockets of residents opposed to development in their own areas, as argued by some Councillors, should be avoided. Such decisions would be short-sighted and overlook that they do not guarantee over-development will not subsequently take place in those other areas.

Ad hoc exceptions to Council's proposed ECC strategy should not be entertained, unless they can be guaranteed to directly reduce the height and scale of the ECC and surrounding buildings such as No. 2 New Maclean Street, as pointed out by sev-

eral Councillors, since they detract from the overall strategy, which although seriously flawed in many important aspects, provides a holistic plan.

I sincerely hope that Council in its deliberations will give the above considerations due weight, as I believe they represent the strong feelings of the large majority of local residents. Myself and other local residents would welcome the opportunity to meet with Council and staff to discuss these considerations at any time.

Thank you for the opportunity to submit late correspondence.

Sincerely,

William Naughton

**From:** Cyrus Meher-Homji <[REDACTED]>  
**Sent:** Sunday, 28 April 2024 3:36 PM  
**To:** Records  
**Subject:** Edgecliff Centre Corridor - Impact on Double Bay

LATE CORRO	Item: <u>R1</u>
Meeting:	<u>Council (SAC)</u>
Date:	<u>29 / 4 / 24</u>

The General Manager,  
 Woollahra Municipal Council.  
 To: [records@woollahra.nsw.gov.au](mailto:records@woollahra.nsw.gov.au)

Dear Sir/Madam,

Re: Strategic & Corporate Committee Meeting, 24 April 2024.

Item R1: Post Exhibition Report on the Draft Edgecliff Commercial Centre Planning and Urban Design Strategy  
**Request to defer consideration of this report at Council's full meeting scheduled for Monday 29<sup>th</sup> April.**

As a proud resident of Double Bay, I wish to lodge my strong objection to the four-day window of opportunity to read and assess the draft Edgecliff Commercial Centre Planning and Urban Design Strategy. This matter is far too important to be 'rushed through the back door', thereby preventing, possibly by design, Woollahra ratepayers the opportunity to assess and critique this important, lengthy report. Ratepayers are those who shall be mainly affected should this misguided, developer-friendly scheme be implemented. We residents of Double Bay, as well as those of Edgecliff, will be significantly adversely affected. Not so the developers who stand to make substantial gains to the detriment of all others.

This lengthy, important Report requires far more serious scrutiny, and **must note** be adopted and ratified on Monday, 29 April at the full Council meeting. It is imperative that any decision be postponed for at least **one month** so that the Post Exhibition Report might be examined more thoroughly, and then be referred once more to the Strategic & Corporate Committee for reconsideration.

I fully support the request for a delay and the opportunity to reassess this matter, lodged on behalf of 300 residents, by the Double Bay Residents' Association.

Yours sincerely,

Cyrus Meher-Homji OAM

[REDACTED]  
 Double Bay  
 NSW 2028

**From:** Virginia Rundle [REDACTED]  
**Sent:** Sunday, 28 April 2024 2:19 PM  
**To:** Records  
**Subject:** Edgecliff Centre Corridor

LATE CORRO	Item: <u>R1</u>
Meeting:	<u>Round (58C)</u>
Date:	<u>29 / 4 / 24</u>

I would ask that the decision be postponed. It is long and detailed and it is being rushed through. It is inappropriate for high rise and doesn't sit well with Cary's Carpets building. What town planner sandwiches a building of history into a high-rise hub?

One only has to look at the eye sore of Ranelagh to realise that this sort of high rise is inappropriate and no regard is given for the buildings to the south who will lose their sunlight.

More serious scrutiny and less cowering to Liberal State Government thank you. This sort of hasty development has a major impact on Double Bay and Edgecliff, not to mention our major traffic problems getting in and out of Woollahra on New South Head Road and our weak and very aged infrastructure.

Virginia Rundle



**From:** joyce somm [REDACTED]  
**Sent:** Sunday, 28 April 2024 10:15 AM  
**To:** Records  
**Subject:** Fwd: EDGECLIFF CENTRE CORRIDOR: Impact on Double Bay

LATE CORRO	Item: <u>R1</u>
Meeting:	<u>Council (SAC)</u>
Date:	<u>29/4/24</u>

**From:** [REDACTED] Joyce Somm  
**Sent:** Sunday, April 28, 2024 9:49 AM  
**To:** 'records@woollahra.nsw.gov.au' <records@woollahra.nsw.gov.au>  
**Cc:** 'Peter Benjamin' [REDACTED]  
**Subject:** EDGECLIFF CENTRE CORRIDOR: Impact on Double Bay  
**Importance:** High

The General Manager,

Woollahra Municipal Council.

To: [records@woollahra.nsw.gov.au](mailto:records@woollahra.nsw.gov.au)

Dear Sir/Madam,

Re: Strategic & Corporate Committee Meeting 24<sup>th</sup> April 2024.

Item R1: Post Exhibition Report on the Draft Edgecliff Commercial Centre Planning and Urban Design Strategy

**Request to defer consideration of this report at Council's full meeting scheduled for Monday 29<sup>th</sup> April.**

As long-term residents of Double Bay, **all residents of Overhorpe wish to lodge our strong objection** to the four-day window of opportunity to read and assess the draft Edgecliff Commercial Centre Planning and Urban Design Strategy. This matter is far too important to be "rushed through the back door," thereby preventing, possibly by design, Woollahra ratepayers the opportunity to assess and critique this important, lengthy report. Ratepayers are those who shall be mainly affected should this misguided, developer-friendly scheme be implemented. We residents of Double Bay, as well as those of Edgecliff, shall be significantly adversely affected. Not so the developers who stand to make substantial gains to the detriment of all others.

This lengthy, important Report requires far more serious scrutiny, and **MUST NOT** be adopted and ratified on Monday April 29 at the full Council meeting. It is imperative that any decision be postponed for at least **ONE MONTH** so that the Post Exhibition Report might be examined more thoroughly, and then be referred once more to the Strategic & Corporate Committee for reconsideration.

We fully support the request for a delay and the opportunity to reassess this matter, lodged on behalf of 300 residents, by the Double Bay Residents' Association.

Yours truly,

Joyce Somm

[REDACTED]

LATE CORRO Item: R1

**From:** Christina Ditfurth <[REDACTED]>  
**Sent:** Saturday, 27 April 2024 4:18 PM  
**To:** Records  
**Subject:** URGENT : Edgecliff Centre Corridor

Meeting: Comm (SBC)  
Date: 29 / 4 / 24

Please give the community more time to discuss the proposed development and postpone your decision to a time after the 29th of April.

It has a huge impact on us, the community, who has to live with your decisions for years to come. Your consideration would be greatly appreciated.

Sincerely,  
Christina Ditfurth, member of the DBRA



**From:** [REDACTED]  
**Sent:** Saturday, 27 April 2024 3:42 PM  
**To:** Records  
**Cc:** 'Peter Benjamin'  
**Subject:** Meeting on Monday 29 April

LATE CORRO	Item: <u>R1</u>
Meeting:	<u>Council (S&amp;C)</u>
Date:	<u>29, 4, 24</u>

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

Dear Sir,

Re: Strategic & Corporate Committee Meeting 24th April 2024  
R1: Post Exhibition Report on the Draft Edgecliff Commercial Centre Planning and Urban Design Strategy

I am a resident in Double Bay.  
I believe that the above mentioned Report needs far more serious scrutiny and **SHOULD NOT be adopted** and ratified on Monday 29<sup>th</sup> April at the full Council Meeting.  
This FOUR DAY time limit is too short for such an important document.  
I have no access to the Late Correspondence that the Councillors and staff see as it is only posted after the meeting. Residents of the Municipality really need to listen to the S&C Committee meeting to more fully inform our views on where the Council staff were heading.  
Although staff and Councillors reviewed a lot of detail but there was no opportunity for proper debate as to the advantages of this particular strategy or indeed to put up any opposing arguments.  
Also, how is it that so many developers knew to appear in person at the S&C Committee meeting to put their positions for Uplift on sites culled from the original ECC Report?  
I respectfully request that this issue be postponed for at least ONE MONTH so that the Post Exhibition Report can be examined more thoroughly and then goes back to the Strategic & Corporate Committee for reconsideration?  
Yours faithfully,

Steve Gordon B.COM., LL.B., C.T.A., CMgr., C.H.M., F.A.N.Z.C.N., F.G.I.A., F.I.M.L., F.T.I.A., A.F.C.H.S.M.,

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[REDACTED]



**From:** barbara Vyden <[REDACTED]>  
**Sent:** Saturday, 27 April 2024 9:03 AM  
**To:** Records  
**Subject:** Edgecliff Centre

LATE CORRO Item: R1  
Meeting: Council (S&C)  
Date: 29/4/24

Dear Council,  
Please postpone your hasty decision for the Edgecliff Centre Strategy.  
It requires a more thoughtful process.  
Kind regards,  
Barbara Vyden  
Double Bay Resident

**From:** [REDACTED]  
**Sent:** Friday, 26 April 2024 4:57 PM  
**To:** Records  
**Subject:** Edgecliff Centre Corridor Strategy

LATE CORRO	Item: <u>R1</u>
Meeting:	<u>Long (S3C)</u>
Date:	<u>29 / 4 / 24</u>

To members of Woollahra Council,

I have only recently learned about the proposed new strategy, which was apparently only tabled this week . Council should not vote on adopting it until the residents are allowed more time to study this proposal .

Yours sincerely,  
Chris Yorke

4 [REDACTED]

**From:** Jim C [REDACTED]  
**Sent:** Friday, 26 April 2024 4:50 PM  
**To:** Records  
**Cc:** [REDACTED]  
**Subject:** Edgecliff Centre Corridor Stragedy.

LATE CORRO	Item: <u>R1</u>
Meeting:	<u>Council (S&amp;C)</u>
Date:	<u>29 / 4 / 24</u>

Dear Sir/Ms, my wife and I, in reference to the above strategy believe the Public requires more time to study the Councils proposal, accordingly we believe the Council should postpone any intentions of proceeding with any changes to this Strategy till further investigations are carried out to ascertain the benefits if any of the ptoposal....Many thanks and respectfully Jim & Judy Chryssochoides.

P33

LATE CORRO	Item: <u>R1</u>
Meeting: <u>Amie (SBC)</u>	
Date: <u>29/7/24</u>	

**From:** Robert B [REDACTED]  
**Sent:** Friday, 26 April 2024 2:59 PM  
**To:** Records  
**Subject:** Edgecliff Centre Corridor strategy

I am writing to seek an extension to the review period for the above strategy.  
I live in Edgecliff Road and I would appreciate more time to analyse the plans.  
Robert Barry

# Double Bay Residents' Association

Protecting Sydney's Stylish Bayside Village

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

24<sup>th</sup> April 2024

LATE CORRO	Item: <u>R1</u>
Meeting:	<u>Comm (S&amp;C)</u>
Date:	<u>29, 4, 24</u>

Dear Sir,

Re: Strategic & Corporate Committee Meeting 24<sup>th</sup> April 2024  
R1: Post Exhibition Report on the Draft Edgecliff Commercial Centre Planning and Urban Design Strategy

## Double Bay Residents' Association's Submission

**There is no discernible Planning Gain for current residents of the surrounding areas from this current draft ECC planning strategy.**

### Planning Gain

Sean Macken of Macken Strategic Planning Solutions in the original submissions for the ECC SC6270 16<sup>th</sup> September 2021 made the most telling point that **Scenario One** addressed the redevelopment of the whole precinct including the air space over the railway station owned by the East Point Tower Body Corporate.

This is the only scenario that gives the precinct a **Planning Gain**. It allows for the remediation of access to the area from Ocean Street & takes some of the pressure off New McLean Street. It also allows for the possibility of underground pedestrian corridors under NSHRd and also under the Ocean Avenue/Ocean Street/Edgecliff Road intersection removing pedestrians from the mix. This would enable a separate cycling corridor to become a more feasible option.

Why did the Council feel so completely locked into Scenario Two which excluded the airspace above the interchange? There is nothing preventing East Point Tower Body Corporate from undertaking such a project or selling the air space. Surely this possibility needs to be taken into account in a planning exercise such as this ECC.

Double Bay Residents Association Inc  
P.O. Box 1684, Double Bay, NSW 1360



### **Nominated height limits**

DBRA supports the **deletion of uplift sites** west of Glenmore Road and Mona Road down to Neild Avenue. This is a good result and will permit the visual linkage and sense of an amphitheatre between the harbour and the HCA of Paddington. However, has the Council envisaged safe guards on those properties to prevent them being the subject of opportunistic DAs from developers in the very near future?

DBRA would prefer to see **graduated height limits** starting with A, AB, B, C, & D, from Glenmore Road up to New McLean Street. The current heights are too high when starting from Cadry's Corner at two storeys and they do not allow for view sharing. View sharing is the most important decision when purchasing property in the Eastern Suburbs and yet this plan ignores it completely.

On the Mona Road to Darling Point Road side G should be lower to allow view sharing with F on the higher corner and the longer views from the Edgecliff hill.

### **The Edgecliff Centre design H is the biggest stumbling block of the whole ECC.**

This site urgently needs to be redesigned in order to better share the visual space & views with residents on the upper slopes of Ocean Street and Edgecliff Road and the amphitheatre of the HCA not to mention the stealing of light and sunshine from all the properties on the Trumper Park side of New McLean Street. There is **no planning gain** with this site except for the developer.

Completely missing from examination in this report are several currently active DAs such as 8-10 New McLean Street, as well as DAs that have been approved by the LEC such as F.

### **Traffic Management**

**Edgecliff is in danger of becoming a traffic choke point.**

DBRA would be most encouraged if TfNSW undertook a **Movement and Place** study for Edgecliff and indeed the whole length of New South Head Road.

The Traffic Report is very deficient.

Traffic that reaches Edgecliff heading towards the city is generated from far afield. New South Head Road, Old South Head Road, Bondi Road, York Road, generated all the way south from La Perouse and Little Bay.

To suggest that all this converging traffic flowing onto Ocean Street could be reduced to one slip lane into NSH Road is completely fanciful.

Ocean Street is now regularly full of traffic all the way back to the Syd Einfeld Drive seven days a week.

All feeder roads joining New South Head Road all the way back to Watsons Bay are fully loaded and slow most mornings.  
 We are all noticing increased traffic volumes and peak times are expanding.  
 Manning Road is now banked up for 100 metres most mornings trying to turn into NSHRd.  
 Bellevue Road also only worse.

This report completely ignores 'The Edgecliff Peak Hour' ie the fact that Ascham & St Marks Kindergarten drop off and pick up times dominate the northern side of New South Head Road from 7.30 am to 9am and 2.30pm to 4 pm on weekdays completely dominating the Greenoaks Avenue, Darling Point Road and Ocean Avenue block for this timeslot.

#### **Heritage Listings**

We applaud the Heritage Listing of the Cadry's Corner and several of the other buildings on this corridor but note that Woollahra Council has tremendous trouble implementing Heritage Listings outside the HCA.  
 Commercial interests tend to hold sway in so many of the developments.

#### **Affordable Housing**

DBRA would be very open to the idea of offsetting Affordable Housing in a scheme similar to the offsetting of carbon credits. That is locate affordable housing on less expensive and less sensitive land. Adding extra storeys on the NSHRoad corridor is just too impractical and detracts from the possible **minor Planning Gain** of this **Scenario Two** scheme.

Yours sincerely,

Barbara Mortimer  
 DBRA Committee

**Carolyn Nurmi**

**From:** Double Bay Residents' Association [REDACTED]  
**Sent:** Friday, 26 April 2024 2:26 PM  
**To:** Richard Shields; Sean Carmichael; Peter Cavanagh; Luise Elsing; Nicola Grieve; Mary-Lou Jarvis; Harriet Price; Lucinda Regan; Matthew Robertson; Isabelle Shapiro; Mark Silcocks; Merrill Witt; Susan Wynne; Toni Zeltzer  
**Cc:** Records [REDACTED]  
**Subject:** Late Correspondence: Re: Item 13.1 R1 Monday 29th April 2024 Ordinary Council Meeting

## Double Bay Residents' Association

### Protecting Sydney's Stylish Bayside Village

The Mayor Councillor Richard Shields and all Councillors  
 Woollahra Municipal Council  
 PO Box 61  
 Double Bay 1360

LATE CORRO	Item: <u>R1</u>
Meeting:	<u>Council (SBC)</u>
Date:	<u>29/4/24</u>

Friday 26<sup>th</sup> April 2024

Dear Mayor and Councillors,

We are writing in reference to:

Last Wednesday evening's Strategic & Corporate Committee meeting that had been postponed from Monday 15<sup>th</sup> April due to the Bondi Junction tragedy.

**R1: Post Exhibition Report** prepared by staff on the **Draft Edgecliff Commercial Centre Planning and Urban Design Strategy**

We found it very informative to listen to the S&C Committee meeting to more fully inform our views on where the Council staff were heading with this Report.

We, the public, are not privy to the discussions & briefing enjoyed by this Committee.

We don't feel fully backgrounded. We have to rely on the Report.

We have not had the opportunity to discuss with Council the ramifications of this strategy on our Double Bay residents.

We also have had no access to the Late Correspondence that the Councillors & staff see ahead of the meeting as it is only posted after the meeting.

**We firmly believe that this Report needs far more serious scrutiny and SHOULD NOT be adopted and ratified on Monday 29<sup>th</sup> April at the full Council Meeting.**

**This FOUR DAY window gives the community far too short a time to fully examine such an important document.**



Just because the stretched Council staff have worked very long hours, and many of the Councillors are so exhausted by the process, should not be a good enough reason to foist an inferior Edgecliff Strategy onto the community.

Also, we were blind-sided that so many developers somehow knew to appear in person at the S&C Committee meeting to put their positions for Uplift on sites culled from the original ECC Report.

The staff and Councillors got very bogged down in detail but there was no opportunity for proper a debate as to the advantages of this particular strategy or indeed to put up any opposing arguments.

We ask why did this Committee meeting turn into a de facto Panel Meeting on the Cadry site and other holdings?


Is this the correct forum for such a decision? Isn't this called Planning on the run! **This further illustrates the fact that this report cannot possibly be in its final form.**

We request that this issue be postponed for at least ONE MONTH so that the Post Exhibition Report can be examined more thoroughly and then it should go back to the Strategic & Corporate Committee once more for reconsideration.

Kind regards,

Barbara Mortimer  
Committee

Double Bay Residents' Association  
PO BOX 1684  
Double Bay 1360





**From:** Michael Fischer [redacted]  
**Sent:** Friday, 26 April 2024 1:10 PM  
**To:** Records  
**Subject:** FW: EDGECLIFF CENTRE CORRIDOR: Impact on Double Bay  
**Attachments:** ECC DBRA Submission.pdf

**Importance:** High

LATE CORRO	Item: <u>R1</u>
Meeting: <u>Comm (S&amp;C)</u>	
Date: <u>29/4/24</u>	

Dear Councillors and Woollahra Council planners;

I have read the attached summary of comments and criticisms by the Double Bay Residents Association relating to the proposed Edgecliff Centre Corridor - covering both sides of New South Head Road from Neild Avenue through Glenmore Road up to The Edgecliff Centre on the Southern Side and from New Beach Road through to Mona Road to Darling Point Road on the Northern side.

I admit, that whilst I am not an urban planner, I acknowledge that much diverse input is important to obtain the best results for all community parties – being residents, business owners, the local council, visitors to the precinct and lastly to investors and developers. I believe that the comments contained in the attached submission by DBRA are valid – primarily because there has been little consideration given to the individual development groupings and definitely insufficient time for interested parties to put forward constructive input. As such, I would recommend that more time be given to the community to allow for such input to be made.

Yours sincerely

Michael Fischer

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**From:** Double Bay Residents' Association [mailto:[redacted]]  
**Sent:** Friday, 26 April 2024 11:25 AM  
**To:** [redacted]  
**Subject:** EDGECLIFF CENTRE CORRIDOR: Impact on Double Bay  
**Importance:** High

## Double Bay Residents' Association

### Protecting Sydney's Stylish Bayside Village

Friday 26<sup>th</sup> April 2024

Dear Member,

This is most URGENT. The Edgecliff Centre Corridor Strategy is very deficient and, if adopted, will have a significant negative impact on Double Bay.

Please write in to [records@woollahra.nsw.gov.au](mailto:records@woollahra.nsw.gov.au) by 10am Monday 29<sup>th</sup> April requesting that the Edgecliff Centre Corridor strategy decision be postponed to give the Community more time to examine the latest report.

Background



Last Wednesday evening, 24<sup>rd</sup> April 2024, the Council's Strategic & Corporate Committee held the meeting that had been postponed from Monday 15<sup>th</sup> April due to the Bondi Junction tragedy.

The main topic for examination was the R1: **Post Exhibition Report** prepared by staff on the **Draft Edgecliff Commercial Centre Planning and Urban Design Strategy** which was last looked at by us in 2021.

The new strategy is 180 pages and the previous strategy from 2021 was also very very long and detailed.

The S&C Committee meeting went for over two hours and you can listen to it by linking to the Woollahra Council's Agenda & Minutes page. The transcript should be posted today, Friday 26<sup>th</sup> April by 5pm.

We quickly scrambled and put together Late Correspondence as did Darling Point Society, Paddington Society among other resident associations. See attachment.

**We firmly believe that this Report needs far more serious scrutiny and SHOULD NOT be adopted and ratified on Monday 29<sup>th</sup> April at the full Council Meeting.**

**This FOUR DAY time limit is too short for such an important document.**

We, the public, have no access to the Late Correspondence that the Councillors and staff see, as it is only posted after the meeting.

We actually needed to listen to the S&C Committee meeting to more fully inform our views on where the Council staff were heading.

The staff and Councillors got very bogged down in detail but there was no opportunity for proper debate as to the advantages of this particular strategy or indeed to put up any opposing arguments.

**Just because the stretched Council staff have worked very long hours, and many of the Councillors are exhausted by the process, should not be a good enough reason to foist an inferior Edgecliff Strategy on the community.**

Also, we were blind-sided that so many developers somehow knew to appear in person at the S&C Committee meeting to put their positions for Uplift on sites culled from the original ECC Report.

We ask why did this Committee meeting turn into a de facto Panel Meeting on the Cadry site?

Is this the correct forum for such a decision? Isn't this called Planning on the run!

We request that this issue be postponed for at least ONE MONTH so that the Post Exhibition Report can be examined more thoroughly and then goes back to the Strategic & Corporate Committee for reconsideration.

Kind regards,

Barbara Mortimer  
Committee

Double Bay Residents' Association  
PO BOX 1684  
Double Bay 1360

[REDACTED]  
[REDACTED]



**From:** diana yeldham [REDACTED]  
**Sent:** Friday, 26 April 2024 1:02 PM  
**To:** Records  
**Subject:** Edgecliff Corridor

LATE CORRO Item: R1  
Meeting: CommO (S&C)  
Date: 29 / 4 / 24

Late Request for Monday 29th meeting

Edgecliff Corridor

Dear Councillors please may I ask you to postpone the Edgecliff Centre Corridor Strategy decision for one month to give time for all those concerned in understanding the pros and cons this will have on the Woollahra Council Community.  
Thanking you in anticipation,  
Di Yeldham

**From:** Amanda Stewart <a [REDACTED]>  
**Sent:** Friday, 26 April 2024 12:29 PM  
**To:** Records  
**Subject:** Late Correspondence for 29/4/24 Council Meeting RE: R1: Post Exhibition Report, Draft Edgecliff Commercial Centre Planning and Urban Design Strategy

[REDACTED]  
 Edgecliff, NSW, 2027.

Dear General Manager,

We are writing to submit a Late Correspondence letter/submission for consideration at Council's Meeting this Monday 29th April. Our Late Correspondence letter and comments are added below in regards to the Post Exhibition Report, Draft Edgecliff Commercial Centre Planning and Urban Design Strategy

Thanks for your consideration.

Kind Regards,

Amanda Stewart

PS: Please keep our address and contact details confidential.

LATE CORRO	Item: <u>R1</u>
Meeting:	<u>Comm (S&amp;C)</u>
Date:	<u>29/4/24</u>

LETTER:

Please keep our address and contact details confidential.

RE: Post Exhibition Report, Draft Edgecliff Commercial Centre Planning and Urban Design Strategy

We understand that a new Draft Report regarding the Edgecliff Commercial Centre Planning and Urban Design Strategy has recently been released but that only 4 or 5 days have been allowed for the community to be able to consider and provide feedback on this new report.

The community needs more time to consider this large and important document so that appropriate feedback can be provided to Council before Council considers it. The 4 day time limit is too short for such an important document.

The community also needs time to listen to the S&C Committee meeting and then given an adequate period to consider the advantages of this particular strategy as well any opposing arguments.

We applaud the Heritage Listing of Cadry's Corner but have concerns about other aspects of the strategy in regards to the need for further heritage protections, the current overdevelopment problems in the area and lack of adequate infrastructure including traffic congestion which is already a major problem in the area. We are concerned that the Traffic Report seems deficient. TfNSW should undertake a "Movement and Place" study for Edgecliff and the whole length of New South Head Road.

We believe that this Report needs more scrutiny and should not be adopted and ratified on Monday 29<sup>th</sup> April at the full Council Meeting.

We request that this issue be postponed for at least a month so that the Report can be examined more thoroughly and is then returned to the Strategic & Corporate Committee for reconsideration.

LATE CORRO	Item: <u>R1</u>
Meeting: <u>Cond CSPC</u>	
Date: <u>29/4/24</u>	

[Redacted]

**From:** tony bond <tony.bond@woollahra.nsw.gov.au>  
**Sent:** Friday, 26 April 2024 11:50 AM  
**To:** Will Naughton; Records  
**Cc:** Charlene Batson; b.batson@woollahra.nsw.gov.au; David Liebhold; d.liebhold@woollahra.nsw.gov.au  
**Subject:** Re: Late Correspondence Edgecliff Centre Strategy Post Exhibition Report Strategic and Corporate Committee Meeting 24 April 2024

Super, Will !!

Kind regards

tony

---

**From:** Will Naughton <will.naughton@woollahra.nsw.gov.au>  
**Sent:** 25 April 2024 10:22  
**To:** Records <records@woollahra.nsw.gov.au>  
 [Redacted]  
 [Redacted]  
 [Redacted]  
**Subject:** Late Correspondence Edgecliff Centre Strategy Post Exhibition Report Strategic and Corporate Committee Meeting 24 April 2024

Good Morning Councillors,

I respectfully request that you give serious consideration to the attached submissions in your deliberations regarding the revised ECC strategy.

Thank you,

Will Naughton



C [REDACTED]

**From:** Richard Stenlake <[REDACTED]>  
**Sent:** Friday, 26 April 2024 11:40 AM  
**To:** Records  
**Subject:** Edgecliff Centre Corridor

LATE CORRO Item: R1  
Meeting: Ward (S8C)  
Date: 29/4/24

Dear Sir

I request that the Edgecliff Centre Corridor strategy be postponed to give the community more time to examine the latest report in more detail Regards Richard Stenlake Ratepayer and owner Sent from my iPad

LATE CORRO Item: R1 P45  
Meeting: Conc LS8C  
Date: 29/4/24

C [REDACTED]

**From:** David Prentice <[REDACTED]>  
**Sent:** Thursday, 25 April 2024 7:09 PM  
**To:** Danielle Schlanger  
**Cc:** [REDACTED]  
**Subject:** Re: Late Correspondence Edgecliff Centre Strategy Post Exhibition Report Strategic and Corporate Committee Meeting 24 April 2024

As simplistic as it may seem, we will have the support of all the Eastern Suburbs if we concentrate on traffic congestion and the absence of a traffic plan, without appearing to be anti-development (which we are). Who wants to throttle New South Head Road?

The whole municipality should be made aware and angry. It's our best chance.



David

On 25 Apr 2024, at 1:52 pm, Danielle Schlanger <[REDACTED]> wrote:

Hi Wills

Excellent submission.

Kind regards

Danielle

Sent from my iPhone

On 25 Apr 2024, at 10:25, Will Naughton <[REDACTED]> wrote:

Good Morning Councillors,

I respectfully request that you give serious consideration to the attached submissions in your deliberations regarding the revised ECC strategy.

Thank you,

Will Naughton

<Edgecliff Centre Strategy Post Exhibition Report meeting late correspondence 25 April 2024.pdf>

**From:** [REDACTED]  
**Sent:** Monday, 29 April 2024 11:24 AM  
**To:** Records  
**Subject:** FW: EDGECLIFF CENTRE CORRIDOR: Impact on Double Bay  
**Attachments:** ECC DBRA Submission.pdf

**Importance:** High

LAT	RRO	Item: <u>R1</u>
Meeting: <u>Council (58C)</u>		
Date	<u>29.4.24</u>	

**From:** Timothy [REDACTED]  
**Sent:** Friday, 26 April 2024 6:56 PM  
**Subject:** FW: EDGECLIFF CENTRE CORRIDOR: Impact on Double Bay  
**Importance:** High

Dear Ms Hudson

I found your email address amongst past correspondence to me from the Council. I would be grateful if you would pass this email on to the appropriate officer in Council.

I am away at the moment and have only just heard of Council's proposed plans for the Edgecliff Centre corridor.

I was astonished and somewhat flabbergasted at the speed with which this proposal has been advanced.

I have had the benefit of reading the Double Bay Resident's Association submission to Council and wanted to advise Council that I am totally in support of the position taken by DBRA.

Please lodge my strongest objection to the plan as currently proposed.

Yours sincerely  
 Prof Timothy F Rohl AM

**From:** Peter Benjamin [REDACTED]  
**Sent:** Friday, April 26, 2024 2:04 PM  
**To:** 'Peter Benjamin' [REDACTED]  
**Cc:** Bart Jaworski [REDACTED]  
**Subject:** FW: EDGECLIFF CENTRE CORRIDOR: Impact on Double Bay  
**Importance:** High

Dear Overthorpians,

All of us are encouraged to write to WMC (and our local councillors) no later than over the weekend in order to obtain a deferral of consideration of this "shot-gun" proposal. WMC's proposed timetable is outrageous and is an insult to any vestige of democratic representation.

Required is only a short note to WMC with that request. Michael Fischer is "first off the mark" with such a letter. Well done, Michael!

Please do not allow Michael and a few others to "do the heavy lifting."



Please, for your sake and for the sake of the community you are privileged to be a part of, **WRITE NOW!**

Thank you,

Peter Benjamin

**From:** Double Bay Residents' Association <[REDACTED]>

**Sent:** Friday, April 26, 2024 11:25 AM

**To:** [REDACTED]

**Subject:** EDGECLIFF CENTRE CORRIDOR: Impact on Double Bay

**Importance:** High

## Double Bay Residents' Association

### Protecting Sydney's Stylish Bayside Village

Friday 26<sup>th</sup> April 2024

Dear Member,

This is most URGENT. The Edgecliff Centre Corridor Strategy is very deficient and, if adopted, will have a significant negative impact on Double Bay.

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Is this the correct forum for such a decision? Isn't this called Planning on the run!

We request that this issue be postponed for at least ONE MONTH so that the Post Exhibition Report can be examined more thoroughly and then goes back to the Strategic & Corporate Committee for reconsideration.

Kind regards,

Barbara Mortimer  
Committee

Double Bay Residents' Association

F [REDACTED]  
D [REDACTED]  
C [REDACTED]  
G [REDACTED]

LATE CORRO	Item: <u>R1</u>
Meeting:	<u>Council (SAC)</u>
Date:	<u>29/4/24</u>

**C** [REDACTED]

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**From:** Maree Dixon <[REDACTED]>  
**Sent:** Monday, 29 April 2024 11:23 AM  
**To:** Records  
**Subject:** Edgecliff Centre Corridor Strategy

I have major concerns regarding the above report.

I would like Council to reschedule their ruling and allow the community at least 4 weeks to conduct a more thorough analysis.

In the interests of transparency and democratic ideals, please consider the views of many constituents who have had scant time to peruse this multi faceted report.

Regards  
 Maree Dixon  
 ([REDACTED])



**From:** Jasmine Steel [REDACTED]  
**Sent:** Monday, 29 April 2024 9:57 AM  
**To:** Records  
**Cc:** Sandra D [REDACTED]  
**Subject:** Attention The General Manager Woollahra Municipal Council and All Councillors.

Re: Strategic & Corporate Committee Meeting 29<sup>th</sup> April, 2024  
 Re: Edgecliff Commercial Centre Planning & Urban Design.

To All of the Above,

I object to the current Plans for the Edgecliff Commercial Centre.

Australia is currently immersed in a time of personal & national uncertainty & anger. Increased individual loneliness & more ( and existing ) mental health problems which are NOT diminishing.

We need Development which caters for Communities and the current Populations issues. This means the Edgecliff District as well !

This Development needs a Gathering Centre, like the Woollahra Library provides, a small Park NOT a Plaza for pigeons !

The Council and Committee must look closely at the Newmarket Development, Barker Street, Randwick. This should show you the Plan forward with the same 4 Architects used on this very successful example of modern Community Development.

Please make indepth Environmental Studies available to the Public.

Yours Sincerely  
 Jasmine Steel

LATE CORRO	Item: <u>R1</u>
Meeting:	<u>Board (S&amp;C)</u>
Date:	<u>29 / 4 / 24</u>



Carolyn Nurmi

LATE CORRO

Item: R1

P52

**From:** David Chan <[REDACTED]>  
**Sent:** Monday, 29 April 2024 9:50 AM  
**To:** Records  
**Subject:** Fwd: Late Correspondence Edgecliff Centre Strategy Post Exhibition Report Strategic and Corporate Committee Meeting 24 April 2024  
**Attachments:** IMG\_1035\_Original.jpeg; IMG\_0715\_Original.jpeg; IMG\_0714\_Original.jpeg; IMG\_0636\_Original.jpeg; IMG\_0716\_Original.jpeg

Meeting: come / SBC

Date: 29 / 4 / 24

Dear Woollahra Council,

I support the reduction of the height of towers proposed under the ECC and new developments at New McLean St from 26 to 14 towers as stated below. Note that traffic is often already at unacceptable levels in the area with the entire length of New McLean St often blocked by heavy traffic - see attached photos from various days.

Kind regards,

David Chan

---

**From:** Will Naughton <[REDACTED]>  
**Sent:** Monday, April 29, 2024 9:36 AM  
**To:** shannon chandler <[REDACTED]>

**Subject:** Re: Late Correspondence Edgecliff Centre Strategy Post Exhibition Report Strategic and Corporate Committee Meeting 24 April 2024

Residents First Councillors are trying to get the numbers to reduce taller tower from 26 to 14 stories, so any late submissions in that regard would be most helpful.

Best,  
Will

On Mon, 29 Apr 2024 at 9:31 am, shannon chandler <[REDACTED]> wrote:

Thanks Will,

We are lucky to have you coordinating!

Warm regards  
Shannon



[REDACTED]

On 28 Apr 2024, at 21:00, Kristen S [REDACTED] wrote:

Excellent correspondence, Will.  
Thank you

Kristen

Kristen Sproule  
[REDACTED]

On Sun, 28 Apr 2024 at 2:49 PM, David Liebhold [REDACTED] wrote:

Thanks Will.

Best regards,  
David

David Liebhold (from iPhone)  
Liability Limited by a Scheme Approved Under Professional Standards Legislation

On 28 Apr 2024, at 7:56 PM, Will Naughton [REDACTED] wrote:

Good Evening [Edgecliff](#) Residents,

Just a reminder that late correspondence re the revised Edgecliff Centre Strategy (26 and 14 story towers at ECC and 10 stories at No 1 New Maclean st (Cnr New South Head Rd)) can be submitted to Woollahra Council at [records@woollahra.nsw.gov.au](mailto:records@woollahra.nsw.gov.au) until 10am tomorrow morning, Mon 29 April.

The Woollahra Council Local Planning Panel vote on the revised ECC Strategy will take place later tomorrow.

The more submissions lodged the better.

Kind regards,

Will

----- Forwarded message -----

From: **Will Naughton** <[REDACTED]>  
Date: Thu, 25 Apr 2024 at 10:22 am  
Subject: Late Correspondence Edgecliff Centre Strategy Post Exhibition  
Report Strategic and Corporate Committee Meeting 24 April 2024

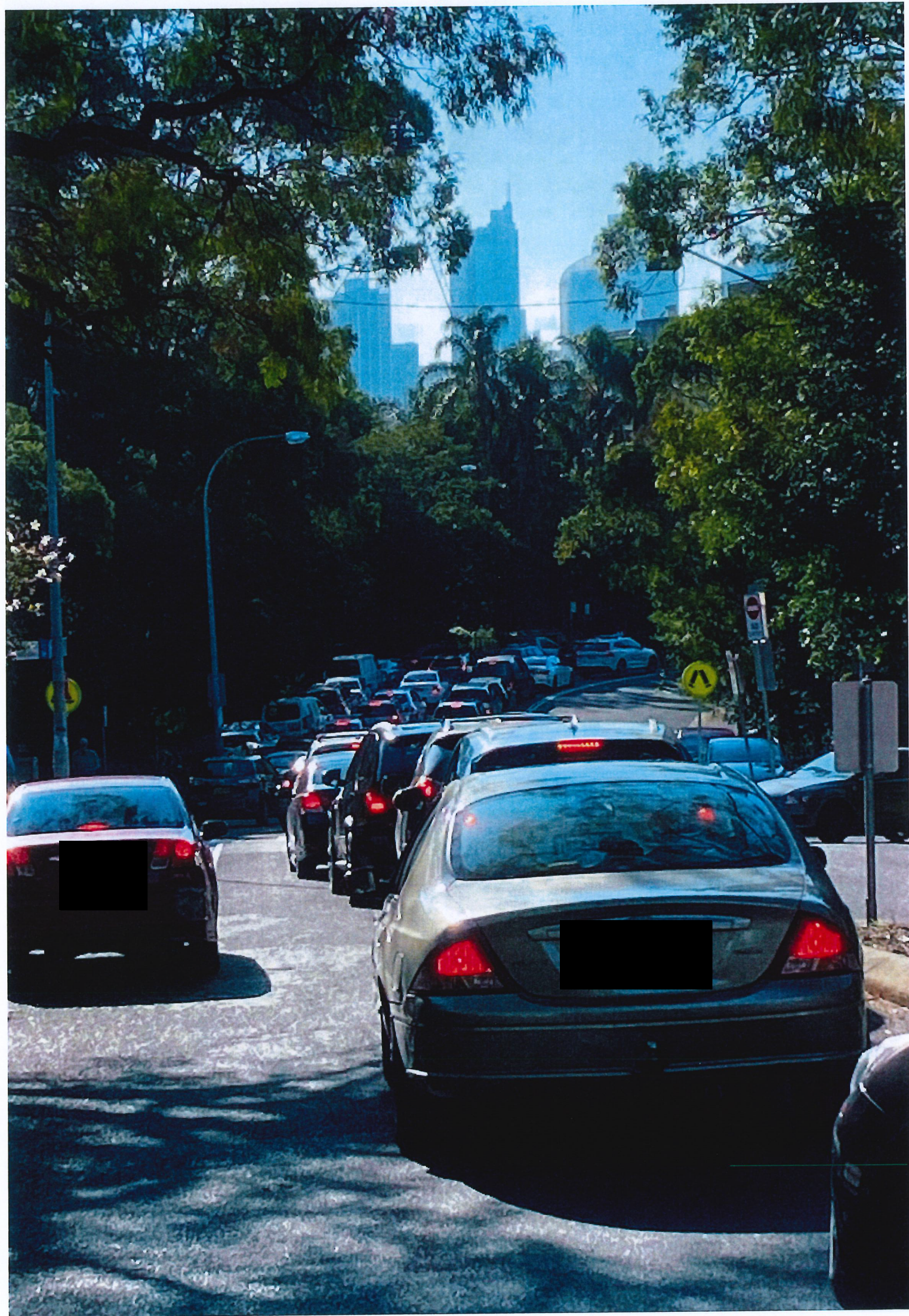
Good Morning Councillors,

I respectfully request that you give serious consideration to the attached submissions in your deliberations regarding the revised ECC strategy.

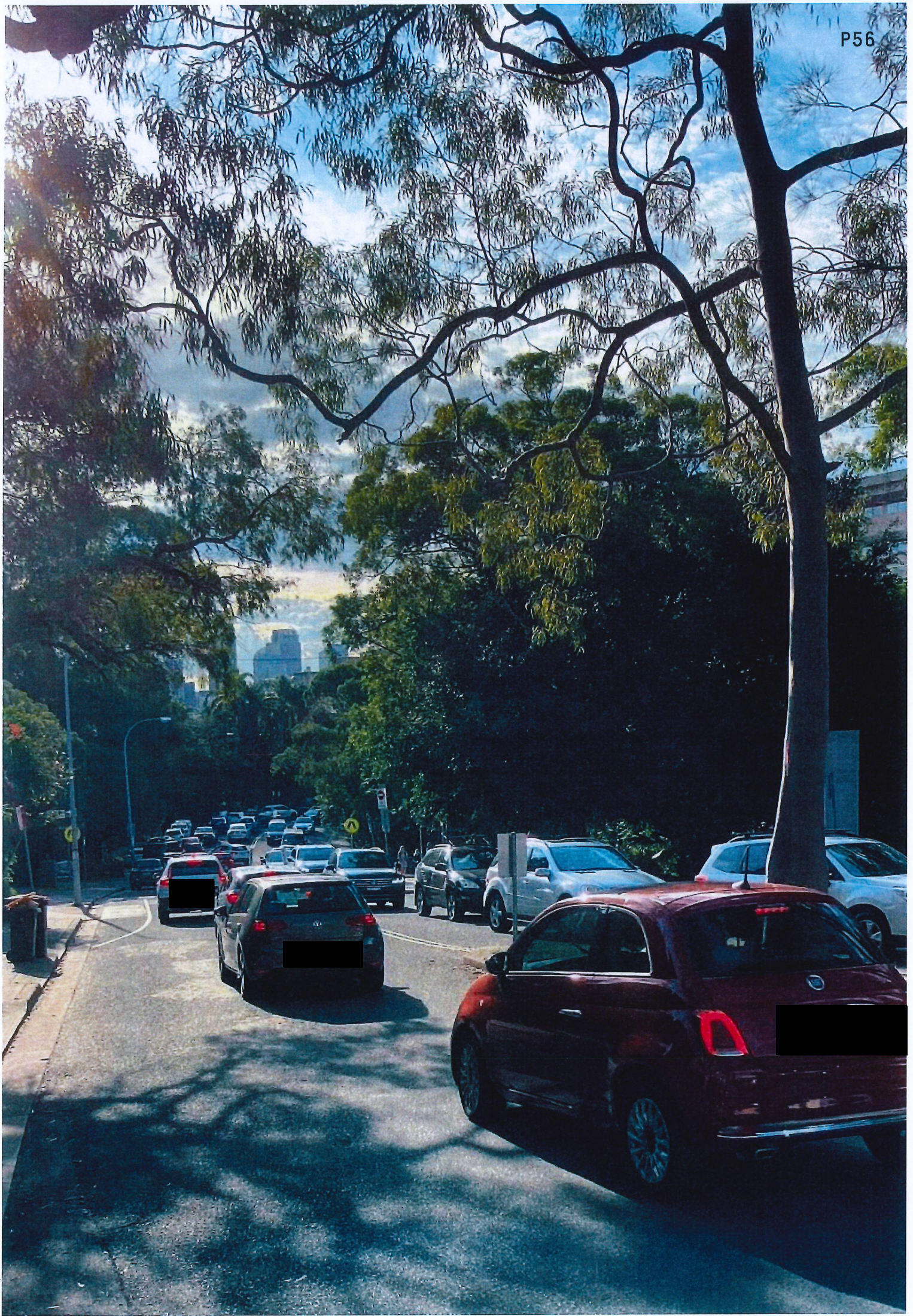
Thank you,

Will Naughton























# Memorandum

Date 29 April 2024

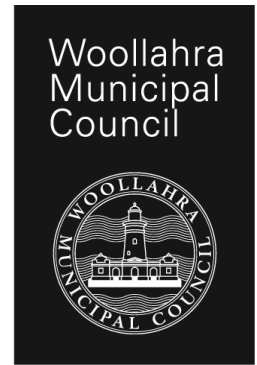
File No. SC3218-06  
24/72346

To Mayor Cr Shields and Councillors

CC Executive Leadership Team

From Anne White - Manager Strategic Planning & Place

**Subject** LATE CORRESPONDENCE TO COUNCIL MEETING 29 APRIL 2024 – ITEM 13.1 - ADDITIONAL INFORMATION ON THE DRAFT EDGECLIFF COMMERCIAL CENTRE PLANNING AND URBAN DESIGN STRATEGY



ABN 32 218 483 245

Redleaf Council Chambers  
536 New South Head Road  
Double Bay NSW 2028

Correspondence to  
General Manager  
PO Box 61  
Double Bay NSW 1360  
DX 3607 Double Bay  
records@woollahra.nsw.gov.au  
www.woollahra.nsw.gov.au

**Telephone (02) 9391 7000**  
**Facsimile (02) 9391 7044**

Dear Mayor Cr Shields and Councillors,

On 24 April 2024, the Strategic and Corporate Committee considered a report on the revised *Draft Edgecliff Commercial Centre Planning and Urban Design Strategy* (the Strategy).

The Committee recommended:

*THAT Council:*

- A. *Receives and notes the submissions received in response to the Draft Edgecliff Commercial Centre Planning and Urban Design Strategy.*
- B. *Receives and notes the post exhibition report on the Draft Edgecliff Commercial Centre Planning and Urban Design Strategy and supporting documents.*
- C. *Endorses the updated Edgecliff Commercial Centre Planning and Urban Design Strategy as provided at Attachment 1 of the report to the Strategic and Corporate Committee meeting of 24 April 2024, and requests staff to prepare a planning proposal to enact the updated Edgecliff Commercial Centre Planning and Urban Design Strategy and report the planning proposal to a future meeting of the Woollahra Local Planning Panel for advice subject to the following:*
  - i. *Include 498-502 Glenmore Road as an uplift site, with a height of 14.5m and staff to recommend an appropriate FSR for the site.*
  - ii. *Amend Figure 26 on Page 29 to show a separated cycleway in front of the Edgecliff Centre Site and the Edgecliff Station.*
  - iii. *Amend Figure 19 on Page 22 to remove western crossing across New South Head Road and show existing crossings only.*
- D. *Requests staff to prepare an Affordable Housing Contributions Scheme to enable affordable housing contributions to be required in conjunction with uplift, which is progressed concurrently with the planning proposal.*
- E. *Requests staff to prepare a draft development control plan for the Edgecliff Commercial Centre to complement the provisions in the planning proposal.*



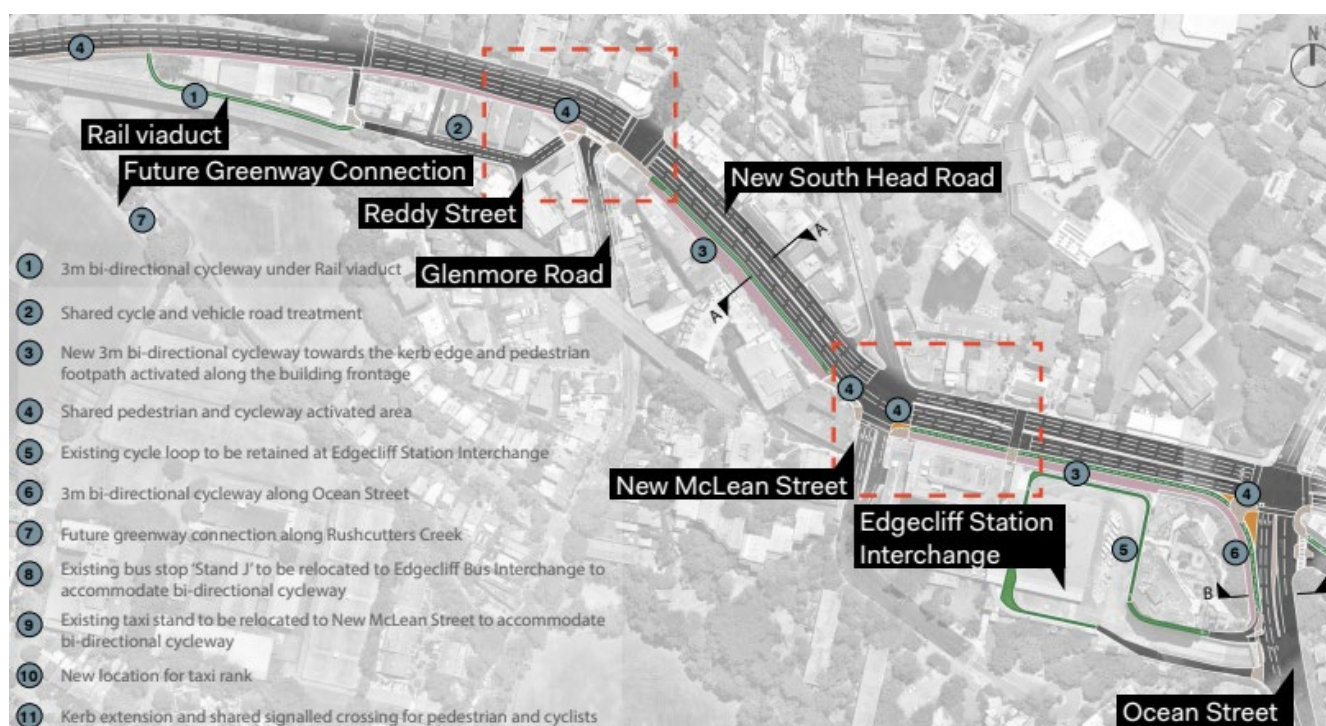
F. Endorses the updated Edgecliff Commercial Centre Public Domain Plan provided at Attachment 2 of the report to the Strategic and Corporate Committee meeting of 24 April 2024 subject to the following:

- i. Amend Figure 8 on Page 15 to add pedestrians in the footway section to clarify it is a shared pedestrian and cycleway.
- ii. Amend Figure 29 on Page 32 to show a separated cycleway in front of the Edgecliff Centre Site and the Edgecliff Station.
- iii. Amend Figure 30 on Page 33 to add a cycleway line around into Ocean Street

Additionally, the Committee requested staff to provide additional details on certain issues raised in the debate. This information is provided under the headings below.

### Reddy Street Cycleway

The Committee requested clarification on the cycleway route along Reddy Street. The proposed location of the cycleway is illustrated in Figure 3 of the *Draft Edgecliff Commercial Centre Public Domain Plan* (ECC Public Domain Plan), and is consistent with the recommendations of the *Woollahra Active Transport Plan 2023*, Cycling Priority Project 1a. The shared cycle and vehicle road treatment is proposed along Reddy Street and Mahoney Lane, and continues along the proposed 3m bi-directional cycleway under the rail viaduct (refer to **Figure 1** below).



**Figure 1:** Excerpt from *Woollahra Active Transport Plan 2023*

The ECC Public Domain Plan also identifies other site-specific projects along Mahoney Lane and Reddy Street (see page 13). Figure 5 does not indicate the cycleway route, but shows the extent of the area to which the site-specific project applies.

Staff also note that the cycleway bridge is anticipated to be over RailCorp land, but this is subject to further detail design and negotiations for a lease agreement. If this is not feasible, other options exist using Council land.

### **Existing Use Rights at 81-83 New South Head Road**

The Committee requested staff provide information on how existing use rights would apply if RE2 Private Recreation zoning was retained at 81-83 New South Head Road (the car wash site).

The car wash site currently benefits from existing use rights, being an ancillary use to the approved service station at 73-79 New South Head Road. Staff note that the legal definition of a 'service station' does explicitly permit the cleaning of vehicles as part of the use. Accordingly, it could be enlarged, altered or rebuilt after undergoing a merit based assessment (against the current controls that apply). However, the use could not be changed to another one that is also prohibited in the RE2 Private Recreation zone.

### **Glenmore Road Uplift & community feedback**

Part C(i) of the Committee's recommendation requested staff to provide an floor space ratio (FSR) to enable the inclusion of 498-502 Glenmore Road as an uplift site.

If a 14.5m height control is applied to this site, a corresponding FSR would be 1.5:1. Staff note that all nearby sites have an FSR of 1.5:1 under the *Woollahra Local Environmental Plan 2014* (irrespective of heights). The heights in the Paddington Heritage Conservation Area vary from 6.5m to 12m.

However, staff maintain that uplift at 498-502 New South Head Road would not be consistent with the aims of the revised Strategy. During the exhibition period, community members and residents groups expressed a strong desire to retain the existing scale of development between Paddington and Rushcutters Bay. They also raised concerns about high density development occurring near heritage items and heritage conservation areas. Accordingly, the revised Strategy refocused uplift near Edgecliff Station and reduced opportunities for redevelopment west of Glenmore Road. The redevelopment of 498-502 would depart from this approach and create an anomaly, which would impact on the significance of the Paddington Heritage Conservation Area.

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