

Kira Green

From: Eva [REDACTED]
Sent: Wednesday, 16 March 2022 2:59 PM
To: Emma Williamson; Records
Subject: RE: Notification - Review of the Double Bay Planning Controls - Public exhibition starts today

Dear Emma,

I am a resident of Double who has fought very hard to preserve our views and lifestyle. So very disappointed by the council staff by putting new plans on the public exhibition where locals will be underrepresented!

All the good work we have done fighting the overdevelopment will be undone by those who do not live there!

Can I suggest putting on a Public exhibition our disastrous constantly congested New South Head Rd?

“New South Head Road Named Worst Street for Congestion. Motorists in the Eastern Suburbs have weighed in on the worst roads in Sydney.
New South Head Road earned one of the lowest rankings in a survey conducted by National Roads and Motorists' Association (NRMA).”

Kind regards,
Eva Santo
[REDACTED] New South Head Rd
Double Bay

From: Emma Williamson [REDACTED]
Sent: Wednesday, 16 March 2022 9:20 AM
Subject: Notification - Review of the Double Bay Planning Controls - Public exhibition starts today

Good morning,

Today we commence public exhibition of the documents which form the [Review of the Double Bay Planning Controls](#), including:

1. ***Draft Double Bay Centre Planning and Urban Design Strategy*** (Draft Strategy)
2. ***Double Bay Transport Study***
3. ***Draft Double Bay Community Impact Statement***

The Draft Strategy recommends built form strategies that seek to preserve the Centre's village character, while providing a strengthened framework to guide future development in a coordinated manner.

It contains recommendations on key built form outcomes including heritage conservation, land use, maximum building and street wall heights, active street frontages, design excellence, housing, traffic and transport.

The Draft Strategy is on public exhibition from **Wednesday 16 March 2022** until **Friday 6 May 2022**.

You can view the exhibition, including FAQs and useful links, online at [Your Say Woollahra](#), or in person at our Customer Service Centre and at the Woollahra Library (in Double Bay).

Kira Green

From: Sue Corlette [REDACTED]
Sent: Monday, 21 March 2022 12:56 PM
To: Records
Subject: SC6808 Feedback

Thank you for the recent letterbox drop alerting us to 'Have your say on the future of the Double Bay Centre'.

My recommendations are:

- If inviting feedback, make it easy to provide it. Unfortunately I could not see on the website any way I could give feedback other than by emailing you. I respect that each project has a community consultation phase, however often these may be populated by 'professional' advocates and may not always be accurately reflective of the wider community. Providing an opportunity for immediate feedback on any project at <https://yoursay.woollahra.nsw.gov.au/> provides another benchmark to check if the sentiment is matching that received during the consultation period and to take on board any additional and worthwhile feedback to inform further surveys and future works. It truly is not a feedback page if this is not always encouraged and comes across as a 'tick the box' exercise.
- Accountability for delivery to completion: There seem to be a lot of projects on the go without any clear timeline of when each will be completed. I would appreciate seeing a summary table on the landing page at <https://yoursay.woollahra.nsw.gov.au/> that provides the start and projected end dates of each project, including changes due to delays, and the reason for the delays. This level of openness and accountability will help to enhance community trust by demonstrating council, in addition to seeking feedback, are committed to also delivering the commitments within a realistically achievable time frame.
- Traffic Safety: Could you advise (I couldn't locate this specifically) how the safety of the community is being addressed in relation to the intersection at Bellevue Road, New South Head Road and Cross Street? The intersection with the recent changes in traffic light sequences is a high risk accident zone with an even higher risk of fatalities than I believe is acceptable. I appreciate this may belong to State Govt but Council can contribute actively to making this happen and I cannot see any evidence of this and would hope to see pedestrian / traffic safety in general incorporated throughout the projects.
- Economic Prosperity: Could you also advise what the benefits to business will be? It seems there is an assumption that providing more pedestrian space, greater attention to restriction of high rise developments and less parking will enhance the wellbeing of the community, but how specifically will this benefit local business? I would appreciate being given a short summary of the evidence that the proposed changes will also
improve the economic prosperity of the area; and
provide sufficient accessibility for people who cannot, due to mobility issues and time restrictions, cycle or walk or take public transport to Double Bay and may choose to drive by necessity.

Thank you for your kind consideration of the feedback above and I look forward to hearing from you.

Sue Corlette

Mobile: [REDACTED]
Email: [REDACTED]

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V Rex

■ Rembrandt Drive
East Willoughby NSW 2068
17 March 2022

Woollahra Municipal Council
PO Box 61
Double Bay 1360

Dear Sir/Madam,

Re: REFERENCE SC6808 - PLEASE improve trade on the Manning Street end of NEW SOUTH HEAD ROAD, Double Bay.

The problems are;

1. Shop/office with 4 years of VACANCY.
2. An INTERMEDIATE SYNCHRONIZED PEDESTRIAN crossing linking north and south sides of New South Head Road between Manning and Knox Streets just has happen in Edgecliff would assist.
3. The MOVIE HOUSE is missing which has deaden area.
4. Please add YOUR EXPERTISE to activate trade at the Manning Road end of New South Head Road and estop another Parramatta Road being developed.

Thank you,

Yours faithfully,



V Rex

Kira Green

From: George and Robyn Pal [REDACTED]
Sent: Wednesday, 23 March 2022 3:26 PM
To: Records
Subject: SC6808

Dear Sir/Madam,

I am writing in dismay at the thought that Woollahra Council would consider to pedestrianize Knox Street, Double Bay.

I cannot see any advantage at all, only disadvantages.

Knox Street is the main thoroughfare for cars in Double Bay and even if you would prefer cars not to enter Double Bay, it is a fact of life, particularly as Double Bay has an ageing population.

Residents in Knox Street would have limited car access, where would taxis pick them up?

I am sure many of the retailers in Knox Street would lose custom.

There is more than sufficient parkland in Double Bay without creating more.

Yours Sincerely,

Robyn Pal

[REDACTED] Weeroona Avenue,
Woollahra



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From: [Lyndy Northey](#)
To: [Records](#)
Subject: SC6808
Date: Monday, 28 March 2022 11:59:35 AM

Disapprove.

Lyndy Northey
[REDACTED] BELLEVUE RD
BELLEVUE HILL 2023

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Kira Green

From: Double Bay Residents' Association [REDACTED]
Sent: Saturday, 9 April 2022 11:16 AM
To: Records
Subject: SC6808 Submissions: Draft Double Bay Centre Planning Strategy
Attachments: Draft Double Bay Centre-Planning and Urban Design Strategy Submission.pdf; 55 Bay Street view loss.jpg; Double Bay Cnr NSH Rd and Knox St..jpg

Double Bay Residents' Association

Protecting Sydney's Stylish Bayside Village

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

7th April 2022

Dear Sir,

Please find attached our Association's SC6808 Submission Re: Draft Double Bay Centre-Planning and Urban Design Strategy and Community Impact Statement.

Anthony Tregoning
President

Double Bay Residents' Association Inc
PO Box [REDACTED]
Double Bay 1360
Tel: [REDACTED]
Email: [REDACTED]

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Double Bay Residents' Association

Protecting Sydney's Stylish Bayside Village

The General Manager,
Woollahra Municipal Council,
PO Box 61,
DOUBLE BAY NSW 1360.

9th April 2022

Dear Sir,

Draft Double Bay Centre – Planning and Urban Design Strategy and Community Impact Statement

We have inspected the draft strategy and community impact statement ("CIS") as exhibited.

Our Association has a membership of some 300 Double Bay residents, all of whom are affected by the changes proposed in the draft strategy. Many of them live in the Centre itself. From our members there has been a clear response of utter dismay at the "one size fits all" proposal to increase the height limits for most of the undeveloped sites in the Centre from four storeys (14.7m) to six storeys (21.5m) or put simply a **50% height increase**¹.

Developers almost invariably and often successfully seek a floor or two more than the height limit. Examples of this being approved are many: 16-18 Cross Street (6 storeys approved against an LEP maximum of 4 storeys), 20-26 Cross Street (again 6 against a 4 storey limit), 28-34 Cross Street (6 storeys approved by the L & E Court against a 4 storey limit because Council was held to have abandoned its controls for this stretch of the south side of Cross Street – the very thing DBRA warned of in its objections to nos 16-18 and 20-26) and 30-36 Bay Street (6 storeys approved against a 5 storey limit).

Accordingly, history tells us what you will get if the Height control is altered as proposed. It is likely to mean buildings of seven and even eight storeys.

In summary, the height control changes proposed by the Draft Strategy and CIS and the consequent increase in the volume of development are inappropriate for the Double Bay Centre for the following reasons:

¹ In fact the proposed height increase is even more because the new height, unlike the old height limit, will be measured not from ground level but from the raised ground floor level necessary to prevent flooding (p44).

Double Bay Residents Association Inc
P.O. Box [REDACTED], Double Bay, NSW 1360
Tel: [REDACTED] Email: [REDACTED]

1. Six storey heights excessive - Loss of village character
2. Contrary to planning principle/Impact on amphitheatre and harbour views
3. The particular inappropriateness of six storeys in Bay Street
4. The particular inappropriateness of six storeys in Knox Street
5. The particular inappropriateness of six storeys in New South Head Road
6. The particular inappropriateness of six storeys in the vicinity of Transvaal Avenue
7. The particular inappropriateness of six storeys in Kiaora Lane/Patterson Street
8. The increase will bring with it increased excavation/high water table issues
9. The increase will bring with it increased acid sulphate soils problems
10. Traffic through and in Double Bay is already at saturation point/Parking issues
11. The argument that greater height is needed to encourage development is a myth
12. There are no bulk (i.e. FSR) controls in the strategy which is therefore incomplete

We set out below our submissions on each of the above issues.

1. Six storey heights excessive - Loss of village character

In its Double Bay Place Plan 2019 Woollahra Council states its vision for the Double Bay Centre as:

“Double Bay is Sydney’s stylish bayside village”

The high rise implicit in the 50% height limit increases is the antithesis of the village character that attracts people to Double Bay. Whatever else a centre with wall-to-wall six storey buildings might be it cannot possibly be described as a village, and, as it becomes less and less distinguishable from Bondi Junction, Hurstville or Chatswood, it cannot be described as stylish.

We residents and visitors to the Centre treasure what is left of a low-rise Double Bay Centre where people can stroll in the sunshine through the network of streets and lanes with their interesting mix of individual retailers and pavement cafes. All that attraction will be lost if the Centre becomes, via this misconceived strategy, another Bondi Junction. Go and stand this winter in the oppressive gloom in Knox Lane behind the two new developments at 16-18 and 20-26 Cross Street if you want to see the future.

At page 40 of the Strategy the authors of the report devote a full page to singing the praises of the Kelvin Grove Urban Village, Brisbane, Queensland complete with three photographs of it. It is quite simply ghastly when compared to what still exists of the still sunny and low-rise Double Bay Village. What appears in these Kelvin Grove photographs (presumably chosen to be the most favourable) is indistinguishable from the modern day disaster that has overtaken Zetland/Alexandria/Rosebery (picture Dank Street and surrounding streets).

The increase in heights is sought to be justified by artists’ impressions and montages not strictly to scale and artfully drawn to minimise the impacts of six storeys together with the sections at 5.2 and 5.3 dealing with “Street Wall Height” and “Built Form”. There is no

suggestion that these limitations on street wall heights and upper floor setbacks will form part of the LEP which will have the new 6 storey height limits instead of the current 4 storeys. Rather these street wall heights and upper floor setbacks are proposed at p47 to “be implemented in a future amendment to the Woollahra DCP”.

The trouble is that DCP controls are a flexible control. The Council has even failed to honour its LEP development standards which are “L.A.W” law – see the approvals granted for 16-18 and 20-26 Cross Street (six storeys where only four were permitted) and 36 Bay Street (six where only five permitted). Not surprisingly, it has repeatedly failed to enforce its existing DCP envelope and setback controls (controls which this Association has always supported). As an example, the rear frontages of both Cross Street properties to Knox Lane were required by the DCP to be, for at least 50% of their frontages, limited to 2 storeys in height for a considerable depth in order to keep Knox Lane in sunlight. Instead of which we got five storey monoliths with a meagre setback at the sixth floor level. We could quote innumerable other examples.

We have no confidence that Council, faced with wealthy developers, backed by powerful planning and legal teams, will be any more determined or successful in protecting these altered controls in our DCP than they have proved to be in protecting our current DCP’s envelope controls (which controls this association approves).

Of course, in any interlude between amending the LEP and bringing in the “future amendment to the Woollahra DCP” (p47), it will be open slather for developers to build six storeys right up to the boundaries.

2 Contrary to planning principle/ Impact on amphitheatre and harbour views

It is a trite planning principle that you do not erect your high-rise in low-lying, harbour fronting locations but rather on hills and ridges where harbour views, such as from the amphitheatre that surrounds Double Bay, can be maintained. This is particularly true of development in the northern part of the Centre. Annexed is a photograph taken from the writer’s study. It was recently annexed to a DBRA objection to a part 7/part 6 storey development at 55, Bay Street on the corner of Bay and Cross Streets showing the view loss caused if the DA were approved. It is a view shared by dozens of residences on the amphitheatre. It graphically makes the point that the impact on views of six or seven storey development in the northern part of the Centre is more extreme than in the case of a similar size development say on New South Head Road. Heights should moderate closer to the harbour both from the point of view of preserving views from the amphitheatre and from the harbour. The impact of greater building heights on views from the amphitheatre and harbour is ignored by the Strategy.

3 The particular inappropriateness of six storeys in Bay Street

Firstly, It is as though the urban planners who wrote this Strategy are completely divorced from Council's development control planners who have by and large fought successfully to keep development restricted to a maximum of five storeys, and been supported in this regard by the Woollahra Local Planning Panel and the L & E Court in the last year:

294-296 and 298 New South Head Road and 2-10 Bay Street

Development consent sought for a part six/part five storey development. Refused by the WLPP. On appeal a s34 settlement approved by the Court limits to a maximum five floors with a four storey street wall.

14, Bay Street

WLPP refuses consent to a six storey shop top housing development, reduced by the applicant to five storeys on the appeal in the L & E Court which remains undetermined.

20-24 Bay Street (aka 2A Cooper Street)

Consent to a two storey mongrel addition to Professor Gruzman's 3 storey modernist masterpiece which is heritage listed was refused by the WLPP. Approved on appeal when Council mystifyingly to us (and the Court) raised no issue about whether the two differently designed added floors would affect the heritage significance of the item under LEP cl 5.10 (4).

49-53 Bay Street

The L & E Court in January 2021 refuses consent to a proposed six storey development on the grounds of its impact on views from north facing units on the top floor of the Cosmopolitan Centre. Why is Council proposing the very six storeys that the Court held would have unacceptable view impacts?

55 Bay Street

The WLPP refuses consent to a part 6/part 7 storey shop and office development. On appeal, after a s34 conference the Court grants consent to a building reduced in height to five storeys. Why – with the same view impacts on the Cosmopolitan Centre units – is the Council proposing the six storeys that it opposed for this site?

19-27 Bay Street

DA lodged for a five storey shop and office building – to be before the WLPP on 7 April with DBRA an objector.

The point is with all of the above planning outcomes limited to a maximum of five storeys (and the L & E Court clearly opposed to greater height) why on earth should heights be raised to six storeys which is clearly not needed for redevelopment to go ahead?

Secondly, the Strategy has wisely refrained from making any height limit change for most of the eastern side of Bay Street (South) – a charming row of mainly two storey with some three storey terraced buildings including a large number of DCP listed “character” buildings. It is likely that because “character” buildings are to be retained under the DCP that side of the street will remain 2/3 storeys high rather than be redeveloped to their maximum of 4 storeys. Why change the other side of the street to a six storey height limit thus making the street lop sided with 6 storeys on one side and 2/3 on the other?

This is all the more the case when (a) as we have said the consent granted by the Court recently for 2-10 Bay Street is limited to five storeys, and (b) the west side borders the residential zone and logically should under the transitional principle be lower than the east side.

Thirdly, we object also to the six storeys proposed for the properties at the top of Bay Street (South), east side, including the corner to New South Head Road. Such development will both have a disastrous impact on views from “Overthorpe”, “Bibaringa” and the development recently approved for 351-353 NSH Road, and be totally out of scale with the character 2/3 terraces to their immediate north.

4 The particular inappropriateness of six storeys in Knox Street

At present the northern side of Knox Street is principally composed of two storey buildings with the consequence that the street is sunny and has human scale encouraging outdoor dining and window shopping. Council plans to turn the majority of the street from Goldman Lane/ Short Street north into a pedestrian plaza complete with extensive landscaping. Whilst the Strategy includes a two storey wall height with upper floor setbacks, we have already referred to Council’s feeble record of enforcing the building envelope controls in our DCP at p2/top p3 above. There is no reason to suppose that they will be any more successful in enforcing these in a “future amendment to the DCP” (p47).

Upper floor setbacks (above a two storey street wall) do not solve the oppressiveness issue which would fundamentally change the character of the street. The six storeys will be seen from all points of the public domain save directly below the particular building on the same side of the street.

Furthermore, these buildings will have no vehicular access at their front thereby raising all the issues that residents of the Cosmopolitan Centre have raised in their opposition to the proposed Knox Street plaza. The sensible thing, in view of that limited access issue, would be to keep the current four storey height limit.

Upper floor setbacks of course will not solve the further problem that six storeys will utterly destroy the NE views from units in the Cosmopolitan Centre including prized harbour views. It does not matter how far you setback the sixth storey, you will destroy the views from the Cosmopolitan Centre which, though nominally six storeys, is only the height of a five storey building because two of its upper floors are shallow parking floors and its residential floors have lower ceiling heights than nowadays required.

5 The particular inappropriateness of six storeys in New South Head Road

When the Strategy was debated before Council on 26th April 2021 the rival positions were that the current controls should be affirmed (save for the area the subject of the Court finding that there had been an abandonment for the south side of Cross Street as far as Knox lane in the east) which was the resolution passed and the defeated original motion which read in part:

“D. That noting concerns raised by Councillors that staff consider the following amendments during the exhibition stage:

I reducing heights from maximum 6 storeys to 4-5 stories (sic) in the following sites:

- New South Head Road to reflect the height of the Woollahra Library.”

The issue therefore was – the majority of councillors voted for no change to the current controls for New South Head Road, a minority voted to have the height reflect the height of the Woollahra Library. Woollahra Library is a four storey building. The authors of the report have completely ignored the expression of the community’s will as expressed by the community’s representatives and gone for an increase in heights to six storeys 50% more than any councillor voted for.

We know what six storeys looks like (see annexed photograph of the “Cue building”) – try to imagine the dismal overshadowed canyon created by having development of that height on both sides of the main road (excepting the five storey - and the four storey Woollahra Library. The “Cue building” will cast shadows in winter up the face of The Golden Sheaf.

The impact will be devastating on many of us to the south of New South Head Road and on the footsteps of the amphitheatre who will lose harbour views to the north and north-east . The authors do not even consider such impacts. What will be created is a six storey high barrier across Double Bay running in an approximately SW to NE direction precluding views from, and north-easterly breezes to, those living south of that line.

6 The particular inappropriateness of six storeys in the vicinity of Transvaal Avenue

One can hardly think of anything more inappropriate than putting six storeys next to this charming conservation area described in the DCP as “formed by a unique relationship

between the consistent and richly decorated Federation style cottages, the street trees and landscaped central garden” (App 1 A1.3). In the teeth of this the “one size fits all” author of the Strategy puts six storeys along the southernmost third of the Avenue and six storeys across the facing properties opposite in Cross Street. The attraction and appreciation of this charming precinct will be for ever lost if these height changes are introduced.

7 The particular inappropriateness of six storeys in Kiaora Lane/Patterson Street

Two of the reasons why this Association supported the Kiaora Lands project were that it kept the development on the south side of Kiaora Lane to a 13.5 height limit (three storeys) and because there were landscaping reserves to the southern border of the development protecting Court Road residents to the south. Why therefore the Strategy is proposing six storeys for the south side of Kiaora Lane and the north side of Patterson Street is beyond us. It is entirely out of character on the Kiaora Lane side with the three storey development to the rest of the south side of that street. It will have an appalling effect on the residents opposite on the south side of Patterson Street (nos 4-8) in terms of loss of view, light, sunlight, oppressiveness and loss of breeze. It is utterly contrary to the transitional principle quoted by the Strategy authors (“The built form should transition at the Centre’s edges to the lower scale residential uses of the surrounding area”) but totally ignored by them otherwise.

8 High water table/ Stormwater issues

The Centre is former marsh land with an extraordinarily high watertable which fluctuates with the seasons but can be as little as a few inches below the natural ground surface. When any substantial excavation is made in the Centre pumping out of the excavation is required 24/7.

The Centre and the shops in it are subject to flooding to the point where developers are required either to raise ground floor levels above existing ground floor levels and/or to put flood barriers in to ground and basement floors.

We refer to the GHD report of 2021 “Double Bay – Hydrogeological Geotechnical Impacts/ Groundwater and Geotechnical Assessment Report”. This report was obtained by Council in the wake of the massive cracking suffered by one of our members’ homes at 14, Forest Road Double Bay

(as well as cracking to some twenty or so other residences in that area) following dewatering for a single storey basement level at 4-8 Patterson Street. (The front half of 14, Forest Road had subsequently to be demolished and rebuilt). It also followed cracking to a home in William Street as a result of dewatering during excavation of a home unit site 16, William Street on the other side of that street.

The inevitable consequence of raising the Height limit to six storeys will be the need for developments to include a minimum of two basement levels of parking. The recently completed six storey developments at 16-18 Cross Street and 20-26 Cross Street each have two basement parking levels as does the six storey development presently under construction at 28-34 Cross Street. The evidence is that where some or all of the upper floors are office accommodation even more basement levels will be required – an example of this is the DA for a proposed 5 storey shop and office development at 19 – 27 Bay Street which proposes four basement parking levels.

These parking levels, whether they be two or even four levels deep, will be constructed well below the groundwater level. This means that during excavation they have to be dewatered 24/7 to maintain safe construction conditions on the excavated site. It also means that once constructed they present underground barriers or dams to the aquifer that flows under the Centre from south to north.

In relation to the excavation phase GHD point out at 8.4.1:

“Greater the depth of excavation relative to depth to groundwater, greater the temporary drawdown of the water table required to maintain dry/safe construction conditions.”

and at 9.1:

“The lowering of the water table by dewatering can induce soil settlement which is detrimental to buildings and structures located above the affected water table”.

The GHD authors go on to explain how this settlement of the surrounding ground occurs. They comment at 10.1.2 that “an uncontrolled dewatering of 2 – level basement construction could potentially result in up to 5m lowering of the original water table”. The significance of this is that the authors set the maximum permissible drawdown for Zone A which includes most of the Double Bay Centre at 0.2m! Such a draw down limited to a depth of 0.2m would cause settlement cracks limited to 15mm in size in surrounding buildings which GHD regard as tolerable (we are not sure that neighbouring building owners would agree!).

Remember what GHD say in their Executive Summary about the widespread impact of construction dewatering:

“In the sandy alluvium generally encountered within the Double Bay valley, the impact of construction dewatering is expected to extend far beyond the excavation footprint. The lateral impact can extend up to some 800m away.” – see also at 10.4.1.

Our observation with recent developments in Cross Street, Patterson Street and William Street (including the ones referred to in the third paragraph of this section) is that the dewatering is pumped out 24/7 and is just sent straight to the nearest stormwater drain (thence to Sydney Harbour) with no attempt to recharge adjacent soils. This means a

lowering of the adjacent water table, because it is not being recharged, of much greater degree than GHD's permissible maximum of 0.2m.

This is a potential environmental disaster inherent in any decision to raise building heights and therefore the volume of demand for basement parking. The risk does not end with the process of excavation/dewatering². Once constructed you will have an ever-increasing series of underground barriers or dams blocking the aquifer and leading to a raising of the groundwater levels upstream or south and a lowering downstream or north further exacerbating the settlement and cracking of structures.

9 The Acid Sulphate Soil problem

99% of the Centre is underlain by acid sulphate soils – see the Acid Sulphate Soils Maps that accompany the Woollahra LEP 2014 and clause 6.1 of the WLEP. Any excavation below ground surface in almost all of the Centre requires generally an ASS management plan prior to the grant of consent. The 50% increase in Height limits proposed means obviously an increased demand for parking and thus more excavation in potential acid sulphate soils. Acid sulphates are dangerous on exposure to both adjoining property and human health. To quote the NSW Department of Environment and Planning:

“Left undisturbed, acid sulfate soils do not present any risk. But when they are exposed to air, the iron sulfides they contain react with oxygen to create sulfuric acid.

The acid makes metals in the soil, such as iron and aluminium, more soluble. These metals can be released in toxic amounts.

The acid and released metals can have many damaging effects:

- **Damaging waterways and killing aquatic life** – Rainfall can wash acid and toxic metals into waterways, killing organisms that are immobile (such as oysters) or that live in sediment. It can also reduce survival and growth rates of plants and animals, and promote outbreaks of disease (especially red-spot disease in fish).
- **Killing plants** – Very acidic soil can kill all plants growing in it.
- **Corrosion** – Sulfuric acid can corrode concrete, iron, steel and some aluminium alloys.
- **Toxic water and dust** – Acid sulfate soil and water can irritate your skin and eyes. Drinking acidic water may make animals ill.”

² Quite possibly in many cases because of the extent of development on adjacent properties it will be impossible to recharge their soil.

10 Traffic is already at capacity/ Public transport deficiencies

Double Bay already suffers from severe traffic problems, placed as it is across the single artery – New South Head – that connects all the suburbs to its east and north east with the City of Sydney. Regularly traffic is backed up at peak times up the hill to the Council chambers and up towards the Edgecliff lights. The rat runs via William Street and Court Road/ Manning Road are regularly blocked. In addition, Double Bay has an acute shortage of both on-street and off-street parking. Residents are in the crazy situation of not being able to park in the street in which they live with acute problems for visitors and tradesmen. The last thing we need is to add the extra traffic that is implicit in the extra heights.

Any suggestion that the Double Bay Centre is well served by public transport deserves heavy qualification. The bus service is only good if you want to get to Edgecliff or the midtown part of the City (i.e. along Park Street where the buses go west to Walsh Bay). The bus service to Bondi Junction is a half hourly joke – its route so serpentine and indirect it takes for ever to get there. The Centre is not close to Edgecliff station – who in summer wants to toil up the hill and arrive in a sweat soaked shirt or top? Ferries are improving but still inadequate.

The talk in 5.8 of the strategy about “a modal shift from private vehicles towards active transport, in particular walking and cycling in the Centre” is a pipedream. There are two features of the population in and around the Double Bay Centre that are undeniable – it is older and wealthier than the general population. They are going to want their vehicles whether they be electric powered or by conventional petrol/diesel. As for the talk of lower parking requirements for one bedroom /studio units, we lost count of the number of s 4.55 applications approved for the new six storey buildings on the south side of Cross Street altering the internal mix of units from a small percentage of one bedroom units to ever larger units (three and four bedroom). That apparently is where the money is for developers, and what they want they invariably seem to get.

11 The argument that extra height is needed to encourage development is a myth

At 3.4 the authors mention the Hill PDA Report. Our members remember that report well:

- (a) This was the report that relied on discussions with unidentified commercial property owners, developers, real estate agents and Council staff, *but not a single resident of Double Bay*;
- (b) This was the report that examined just six unidentified sites using high current values for the existing sites no doubt provided by the site owners;

- (c) The errors in the Hill PDA report on valuation issues were exposed by the report obtained by DBRA from Mr David Collier, valuer and co-founder of Colliers, the international property consultants, of 16 June 2016 provided to Council.

However, the real proof that no increase in bulk or height controls is necessary for redevelopment to take place is the following long list of recent approved developments and recent DA's in the Centre **all of which are for buildings of less than six storeys:**

294-296, 298 New South Head Road and 2-10 Bay Street;

14 Bay Street;

19, 21, 23-25 and 27 Bay Street;

20-24 Bay Street (aka 2A, Cooper Street);

55, Bay Street;

14, Cross Street;

3, Knox Street

357-359 New South Head Road;

426-432 New South Head Road;

384, New South Head Road.

7.The Strategy is plainly incomplete and not ready for community consultation

There are two key controls in our LEP governing the size of development on any particular site. The first is the Height of buildings control which is in clause 4.3 and its cognate Height Maps. The second is the bulk or Floor Space Ratio ("FSR") controls which are in clause 4.4 and the cognate Floor Space Ratio maps.

The Strategy document does not define what if any changes are to be made to the current FSR control of 2.5:1 (with a few corner sites having a qualified chance to get to 3:1). Yet this bulk control is absolutely crucial and must be defined before the Strategy is put out to the public. The only reference we can find is a short paragraph on p44 (Agenda page 529) where this terrifyingly vague passage appears:

"Having considered our fine-grain detailed built form study, we anticipate that each of the review sites will achieve a (sic) FSR ranging from 2.6:1 to 4.6:1. However, the

appropriate FSR for each site within this range will be further investigated once the built form elements have been subject to initial community engagement.”

Firstly, it is terrifying to think that the author is contemplating an 84% increase in the maximum bulk control. Secondly, Council must define this key element of the proposed controls before rather than after it consults – otherwise one is consulting in a vacuum. Both the individual built forms and the proposed maximum FSR should be put before the public so that they can consider them.

Conclusion

There is no justification provided in the Strategy or CIS for the proposed 50% increase in height limits.

The proposals would replace a complete set of controls (Height, FSR (Bulk), building envelopes and setbacks) which were the subject of extensive community involvement with an incomplete set of controls lacking any bulk/FSR control (apparently to be determined *after* not before the public have their say).

Finally, the present period for community consultation is illusory. When we tried to open the link to the strategy on the Council website. It was said to be available at the Woollahra Library, but when our representative attended to inspect the librarian at first disclaimed knowledge of it before eventually locating a single copy which could be read there but not taken away.

In our experience most people would like to have a hard copy which they can annotate at home. If they want to get a hard copy Council is charging \$290!

We ask that these views of the residents be carefully weighed by councillors.

Yours faithfully,

DOUBLE BAY RESIDENTS' ASSOCIATION INC – per Malcolm Young OAM, Past President.





Kira Green

From: Douglas Joshua [REDACTED]
Sent: Sunday, 10 April 2022 4:54 PM
To: Records; [REDACTED]
Cc: Mark Silcocks; Richard Shields; Toni Zeltzer
Subject: reference SC6808

Dear Sir ,

I object most strongly to the content of the Draft Double Bay Centre – Planning and Urban Design Strategy and Community Impact Statement.

The only thing that I support is the development of the Knox St Plaza which will enhance the bayside village atmosphere . However, all the other proposals would detract from the village and make Double Bay just another soulless concrete suburb.

In particular.

- 1)The six-story height is excessive and will lead to loss of village character
- 2)The proposal is contrary to planning principle and will Impact on Amphitheatre and harbour views
- 3) There is an obvious and particular inappropriateness of six storys in Bay Street , Knox street and of course Transvaal Avenue , Kiora lane and Patterson St
- 4)The increase in height proposed will bring with it increased excavation/high water table and acid sulphate issues . Our building in Court Road was damaged by the construction of the Patterson St units

The acceptance of this plan would just reinforce the absolute uselessness of our elected councilors with regards to the wishes and needs residents .

Yours sincerely
Doug Joshua

Emeritus Professor Douglas E Joshua AO ,
Sydney University
Consultant Haematologist
Royal Prince Alfred Hospital
[REDACTED]

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Kira Green

From: Roger Muller [REDACTED]
Sent: Monday, 11 April 2022 3:41 PM
To: Records
Cc: Roger Muller
Subject: Draft Double Bay Centre – Planning and Urban Design Strategy and Community Impact Statement

RE SC6808

I email to register in the strongest possible terms my objection to the proposal in the draft plan to increase the permitted height of buildings from 4 to 6 stories - a staggering 50% increase. It is simply inconceivable that the unique character and charm of Double Bay could be maintained when faced with rampant development involving such massive height increases. We will end up like so many other precincts as a wasteland between high-rise buildings. And I am not at all sanguine that Council will then be able to stop applications for building that exceed a 6 story limit from obtaining approval in the future. Council has already shown scant regard for current height restrictions, and all too often approved DAs that take buildings to new and uncharted heights. Such a massive increase in permitted building heights will bring with it also a range of other problems, from increased traffic to concerns about the impact on the current water table.

I have noted in previous submissions to Council the apparent disregard that most Councilors seem to have for Double Bay's atmosphere and character. Most do not of course live in the area, and presumably regard DAs that breach carefully developed guidelines as permitted in the name of additional Council finances. This is short-sighted and unreasonable, and also unfair. There seems to be no recognition by Council and our elected representatives of the concerns and desires of people like myself who actually live in Double Bay, and whose quality of living is being continually eroded by Council decisions that, time and again, make inroads into what makes Double Bay so special as an urban environment.

Please - I urge you to listen to our voices, and to reject the proposal to approve this massive increase in building heights.

Roger Muller
[REDACTED] Henrietta Street
Double Bay

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Kira Green

From: Michael Fischer [REDACTED]
Sent: Monday, 11 April 2022 4:07 PM
To: Records
Cc: [REDACTED]

Subject: FW: DRAFT DOUBLE BAY CENTRE PLANNING STRATEGY

To everybody to whom this strategy has been devised or who may in fact be complicit in approving:

The Draft Planning Strategy is a long and all-encompassing plan for the beautiful Double Bay Village. Basically – everything that has been proposed and so adequately and professionally responded to by Malcolm Young – is based on your ability to dupe the unsuspecting public into believing that this latest strategy will become the benchmark that Woollahra Council; its Councillors and its planners will adhere to from this day forth into the unknown future. And we, the gullible public, are meant to believe that your previous disregard for an existing LEP – will not be a precursor for similar unaccountable attacks on the Double Bay environment and atmosphere. We just can't trust you anymore. Your words and actions do not give us the surety that what you plan today – will be what you will adhere to tomorrow. Yes, change is probably inevitable – and yes, the existing LEP was meant to protect all that we hold so precious and important to us burghers of Double Bay. But you went against your word, your legislated instructions and were seduced by what you found to be so attractive in the deep pockets of your friendly developers. Our TRUST in public office has been whittled away – and once again you ask us to trust you and your wisdom for you know what is best for all of us with a Double Bay address.

You have to do more than just open up your Centre Planning Strategy to the public. You have to listen to the public response and you have to earn back that long lost trust.

Michael Fischer
[REDACTED] New South Head Road
DOUBLE BAY NSW 2028

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From: [Joanna Krygier](#)
To: [Records](#)
Subject: Reference SC6808-
Date: Monday, 11 April 2022 5:22:06 PM

21 View Street
Woollahra NSW 2025

Double Bay Residents' Association

11 April 2022

Dear Member, Double Bay Owner or Resident,

DRAFT DOUBLE BAY CENTRE-PLANNING AND URBAN DESIGN STRATEGY SUBMISSION

I congratulate DBRA's former P resident, Mr Malcolm Young, for his detailed analysis of Woollahra Council's proposed strategy for Double Bay Centre (The Strategy).

The Strategy's stated aim is to preserve the village atmosphere of Double Bay but the result of their so-called vision will produce the exact opposite. I do not intend to explain why this would be the result as Mr Young, in his excellent submission, has eloquently explained why this would be so.

Mr Young's submission gives many reasons why this would happen and I wish to focus on one aspect that Mr Young identifies at Item 10 of his submission, namely:

- "Double Bay already suffers from severe traffic problems";
- The inadequacy of the public transport system;
- "The talk in 5.8 of the strategy about "a modal shift from private vehicles towards active transport, in particular walking and cycling in the Centre" is a pipedream. "

As the height of buildings, pursuant to the Strategy, will be increased and Knox Street will become a pedestrian thoroughfare, it goes without saying that there will be an increased number of residents and an increased work force in the area

– where are they going to park????

I wish to quote again From Mr Young's persuasive submission:

"We residents and visitors to the Centre treasure what is left of a low-rise Double Bay Centre where people can stroll in the sunshine through the network of streets and lanes with their interesting mix of individual retailers and pavement cafes. All that attraction will be lost if the Centre becomes, via this misconceived strategy, another Bondi Junction."

Will they want to visit "this centre with wall-to-wall six storey buildings... which cannot possibly be described as a village". And if perchance, they do want to visit,

-where are they going to park????

And yet the Strategy makes no mention of providing extra parking areas.

Nor does the Strategy foresee the catastrophic commercial impact on the Double Bay area.

If the Strategy goes ahead, who would want to live in this area or visit it????

I urge all of you to make your rejections of the Strategy loudly to Woollahra Council to prevent this disaster.

Yours faithfully

Joanna Krygier

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Kira Green

From: Eva [REDACTED] >
Sent: Monday, 11 April 2022 10:18 PM
To: Records; Susan Wynne; Toni Zeltzer; Lucinda Regan; Luise Elsing; Sarah Swan; Mark Silcocks; Mary-Lou Jarvis; Richard Shields; Peter Cavanagh; Harriet Price; Claudia Cullen; Matthew Robertson; Megan McEwin; Merrill Witt; Nicola Grieve; Sean Carmichael; Isabelle Shapiro
Subject: Draft Double Bay Centre Planning Strategy

Dear Mayor and Councillors,

It is puzzling why our council is determined to ruin one of the prettiest harbourside villages in Sydney. The proposed changes to Woollahra LEP will make Double Bay just another soulless suburb.

Developers habitually seek a floor or two more than the height limit. Examples of this being approved are many: 16-18 Cross Street (6 storeys approved against an LEP maximum of 4 storeys), 20-26 Cross Street (again 6 against a 4 storey limit), 28-34 Cross Street (6 storeys approved by the L & E Court against a 4 storey limit because Council was held to have abandoned its controls for the south side of Cross Street- it is likely to mean buildings of seven and even eight storeys.

The council wants to change a perfectly good and popular set of controls because "the Centre has been increasingly under pressure from development applications that are seeking approval for buildings that exceed the existing planning provisions in Woollahra LEP!!

Are the councillors here to support the developers or the residents and ratepayers?!

This misguided strategy will impact residents and destroy sunny village atmosphere that residents and visitors like about Double Bay!

I would recommend to the councillors to vote against this proposal and leave the LEP standards as they are. I would urge you to protect the amenities of Double Bay.

Sincerely,
a concerned resident,
Eva Santo
[REDACTED] New South Head Rd
Double Bay

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Kira Green

From: Martin Border [REDACTED] >
Sent: Thursday, 14 April 2022 4:04 PM
To: Records
Subject: SC6808 SUBMISSION: 21-25 Knox St, Double Bay - Draft Double Bay Planning Strategy

To whom it may concern,

I am the owner of 21-25 Knox St, Double Bay and have been so for almost 30 years.

I am excited and supportive of Council's proposed strategy which will encourage owners to invest in their properties after many years of little activity.

Owners have not invested in their properties due to the large cost of building in relation to the investment returns.

In relation to 21-25 Knox St, I note the following:

1. I have fully co-operated and allowed a recent inspection of the building by your appointed heritage architect. I am confident the building does not warrant heritage listing and have had independent advice in this regard.
2. I appreciate your specific note in your draft Strategy in relation to my building by permitting 6 storey development
3. However, you limit this to an amalgamation with adjoining sites.
4. The adjoining building to the east at 17-19 Knox St is a strata building of which I am the chairman of the Owners Corporation and the owner of one of the Strata Lots. We recently had a meeting with the 12 owners and it was unanimously resolved that owners did not want to sell the building or for it to be developed. Therefore there is absolutely no chance of amalgamation with the building to the east.
5. I do not want to sell my building and feel this limitation on me improving or developing my building on the basis of site amalgamation is unfair, unreasonable and should not be in Councils power to make such a demand.
6. Any planned development of my site which is larger than most other sites located in Knox St should be based on the merit and the design outcomes.

I am very happy to meet to discuss this further with Council.

Kind regards

Martin Border
Managing Director

MPJ Holdings Pty Ltd
Property Developers & Managers
[REDACTED]
Double Bay NSW 1360

Mob: [REDACTED]

Email:



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Kira Green

From: Gabriel and Ann Zipser [REDACTED]
Sent: Saturday, 16 April 2022 2:57 PM
To: Records
Cc: [REDACTED] Sean Carmichael; Lucinda Regan; Isabelle Shapiro; Luise Elsing; Nicola Grieve; Sarah Swan; Richard Shields; Mark Silcocks; Toni Zeltzer; Peter Cavanagh; Harriet Price; Mary-Lou Jarvis; Merrill Witt; Susan Wynne; Matthew Robertson
Subject: Over development problems of Double Bay

Dear Sir or Madam,

I am once again writing to you and the Woollahra Municipal Councillors on the subject matter I have addressed several times before, namely, the status and over development of our suburb with damaging consequences.

I am a member of DBRA, have lived in the area since 1974, and on this occasion I am following the plea from our 300 members who agree. Malcolm Young who has dedicated his semi-retirement to this cause and to whom we are all grateful, sent a detailed summary of the problems. I shall merely repeat the objections I have mentioned before:

1. With the increase in new building heights by up to 50%, we are causing a tunnel vision in the streets and cutting out sunlight. Also with the taller buildings, a lot of apartments that previously had views of the water will no longer have them and may also be much darker.
2. With the building of deep parking spaces within the new buildings, there will be more blocking to the outflow of water which is a major problem, because for decades there has been a water plateau about 50cm below the surface. This damages buildings and cause them to flood. I have walked our various dogs in Lough Playing Fields since 1975 and noted that after heavy rain, the park takes several days to dry, and also I have seen two major floods in Manning Road. Water damage to houses in Manning Road, Court Road and Epping Road is frequently reported. If any of your Councillors still have doubts about this problem, ask them to take a walk currently in Lough Park or Steyne Park. Although we have not had heavy rain for several days, the Suttie Road end of Lough Park is still sodden, as is a large area of Steyne Park. Without any blockage to the outflow of water, the grass would have dried by now, and this will only get worse.
3. With the population increase , traffic will be, and already is, much heavier, and street parking almost impossible.
4. All the above are touched on in Malcolm Young's last report, and he does not even mention the proposed development of a cycle track on the footpath of New South Head Road, which I think will be a disaster.

So once more, my wife and I plead wth those who have some authority, to prevent the rest of our neighbourhood problems.

Yours sincerely,

Gabriel Zipser

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Kira Green

From: Richard Stenlake [REDACTED]
Sent: Tuesday, 19 April 2022 11:41 AM
To: Records
Subject: Proposed 6 storey limit

Dear Sirs

As a long time resident of Double Bay I strongly object to this money grabbing proposal as it will destroy the beauty of Double Bay.

I have lived in Double Bay for over 70 years and find this thought most offensive, to put it mildly.

Yours Sincerely

Richard Stenlake

Sent from my iPad

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Kira Green

From: anna waldmann [REDACTED]
Sent: Tuesday, 19 April 2022 11:47 AM
To: Records; Toni Zeltzer; Richard Shields; Susan Wynne; Mark Silcocks
Subject: SC6808

Dear Woollahra Council

I am writing to object to the Council's draft Double Bay Centre Planning and Urban Design Strategy. I object to the proposed raising of the height limit across Double Bay village to replace 3-4 storey buildings with 6 storeys.

The proposal will destroy the character of our suburb. Double Bay will lose its charm and unique character to become another soulless suburb. It will be the end of the interesting and unique mix of different buildings and styles.

We don't want bulky and dominating buildings throughout the heart of the village.

We've seen the consequences of high-rise developments which will block views and sunlight.

There will be nowhere to park, as parking is already at capacity and we have daily problems in finding a parking spot. Undoubtedly, there will be increased traffic congestion on New South Head Road, Ocean Ave and in Double Bay village.

There will be major disruption for residents, visitors and businesses during excavation and construction.

There is no clear explanation why Councillors wish to inflict this new policy on the ratepayers while at the same time argue for pedestrianised zones and talk about DB's village atmosphere.

Sadly, it seems WMC's policy development happens in a vacuum, lacks consultation and ignores the impact on local residents.

Sincerely,

Anna

Anna Waldmann
[REDACTED] Ocean Ave Double Bay
[REDACTED]

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Kira Green

From: Pamella Regan-Fox [REDACTED]
Sent: Tuesday, 19 April 2022 2:03 PM
To: Records
Cc: Lucinda Regan
Subject: Re: Double Bay Centre Planning and Urban Design Strategy

To WMC

We object strongly to the strategy proposed by council to increase building size foot print in Double Bay It will kill the charm of the village. We don't want a mini Bondi Jungle and increased population and traffic congestion.

Regards
Pamella Regan Fox
Zoran Regan Vieira
Ros Spencer
Helen Mansour

[REDACTED] Bundarra Road,
Bellevue Hill, 2023

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Kira Green

From: Peter Benjamin [REDACTED]
Sent: Tuesday, 19 April 2022 3:33 PM
To: Records
Cc: Nicola Grieve; Luise Elsing; Sarah Swan; Richard Shields; Mark Silcocks; Toni Zeltzer; Harriet Price; Peter Cavanagh; Matthew Robertson; Mary-Lou Jarvis; Merrill Witt; Susan Wynne; Lucinda Regan; Sean Carmichael; Isabelle Shapiro
Subject: Draft Double Bay Centre Planning and Urban Design Strategy, Reference SC6808

The Manager,
Woollahra Municipal Council.
Dear Sir/Madam and elected WMC Councillors,

Re: Draft Double Bay Centre Planning and Urban Design Strategy, Reference SC6808

As long-term residents of Double Bay, my wife and I wish to express our concern and strong opposition to what appears to us as a misguided and destructive draft plan for the Double Bay Centre. Were this plan to be implemented as proposed, this would destroy those remaining attractive aspects of Double Bay and transform it into "Bondi Junction at the Bay!"

The outcome would allow non-compliant, over-height and excessively bulky six storey buildings throughout the centre, a 50% increase in existing height controls, totally contrary to the commitments made by recently re-elected Councillors and flying in the face of Council's established planning principles. The draft plan appears to have been put together by developers anxious to increase their business opportunities at the cost of residents who live in the area and visitors who presently patronise it. The draft plan shall have the effect of making Double Bay Centre much less attractive than it currently is, with sun-starved pavements, dark alleyways, overcrowding of a result of many additional residences and parking chaos.

Specifically, we base our objection on the following reasons:

1. **Views.** We live at Overthorpe, located at 337 New South Head Road opposite the Bay Street intersection. Our views are more than doubly affected as a result of two aspects of this draft plan. (1) The proposal for the north side of New South Head Road for six storey development (Section 5) shall impact our views towards the north and the harbour. (2) Similarly the proposal for Bay Street (Section 3) shall directly impact our views to the north towards the harbour. Basic planning principles require that tall buildings should be located on the perimeter of the Double Bay basin, NOT in the middle, where views are destroyed. Why was not a competent Town Planner involved in the preparation of this draft proposal?
2. **Floor Space Ratios.** This so-called "strategy" contains no restriction upon the bulk of these proposed six storey monoliths. How is it possible to consider a draft plan when there is no restriction to be placed on the bulk (FSR) of these six storey buildings? No apparent need for setbacks or consideration of impacts upon sunlight and streetscape?? As envisaged, it shall become a developer's Nirvana, but certainly NOT for visitors and residents.
3. **Loss of "village character."** Streets are to be lined with soulless six storey buildings, removing all remaining vestiges of "village character." One only needs to look at the recently-erected six storey monoliths on the south side of Cross Street to imagine how even more of this type of over-development shall degrade the liveability and visitor appeal of Double Bay Centre, should more such development be allowed, even encouraged as it is by this misbegotten plan.
4. **Transvaal Avenue.** The proposal to allow this charming street, lined with "character" cottages, presently enhanced with mid-street dining areas and supplemented with beautiful trees and gardens, to be overshadowed by six storey buildings, is akin to wanton vandalism. Unacceptable!
5. **Water Table.** Six storeys at Kiaora Lane/Patterson Street. This shall require extensive excavation and continual water pumping for car parking basements at what is the lowest point of the Double Bay basin. This shall result in changes to the water table, flooding after heavy rain and cracking of surrounding buildings

due to subsidence caused by non-stop pumping. That is why, in more sensible times than at the present, tennis courts were located there, as that area was, and still is, marshy and water-logged.

6. **Six storeys at Kiaora Lane/Patterson Street.** Apartments in that area shall lose all amenity – sunlight, lack of breeze, loss of views, great oppressiveness.
7. **“Greater height to encourage development.”** This is straight from the over-developer’s playbook! All recently built apartments were quickly sold, long before completion. Demand needs no encouragement – it is already there, at whatever height, and more height is not needed for any purpose except for developer profit and enhanced Council revenue as a result of the additional rateable apartments.
8. **Parking and Traffic.** The streets of Double Bay basin are already under severe pressure, and parking is often unavailable at any of the existing car parks. The additional traffic and demand for parking spaces as a result of additional apartments shall result in gridlock and a dire lack of parking spaces. That does not enhance Double Bay as a desirable destination for retail. The “cherry on the top” of these miss-steps is Council’s intention to demolish the Cross Street Car Park, without the consent of those affected, resulting in parking mayhem and loss of visitation. In these days of Netflix, internet movie downloads and the like, the much-touted need for Double Bay movie screens shall disappear, as our elderly moviegoers “exit left stage.”
9. **Knox Street closure between Bay Street and Goldman Lane – resulting in a dangerous right turn from Cross St into New South Head Rd.** There shall only be single lane capacity for vehicles turning right from Bay Street into Short Street (behind the Cosmopolitan Centre) in order to enter New South Head Road via newly-shortened and one lane Bay Street (taxi stand in second lane) into New South Head Road. Most west-bound vehicles in Bay Street shall be forced to use the only available alternative, ie. to enter New South Head Road from Cross Street via the poorly-designed New South Head Road/Cross Street/Bellevue Road/Kiaora Road intersection, where right turns from Cross St towards Edgecliff can be and often are life-threatening, with five streets intersecting at that location.
10. **Acid Sulphate Problems.** Additional six storey buildings shall require deep excavation for underground parking. We quote from the NSW Dept. of Environment and Planning’s website. *“Left undisturbed, Acid Sulfate soils do not present any risk. But when they are exposed to air, the Iron Sulfides they contain react with oxygen to create sulfuric acid. The acid makes metals in the soil, such as iron and aluminium, more soluble. These metals can be released in toxic amounts.”* Is the Council prepared to risk the health of residents by pursuing this misguided policy of over-development, contrary to proper town planning principles and against the wishes of Double Bay ratepayers, residents and visitors to Double Bay?

Please spare us from the proposed soulless, dark canyons of over-height apartment blocks and permanent traffic gridlock.

We hope that our elected representatives in Council shall take our valid concerns into consideration in rejecting this “dive to the depths of town planning” that provides unneeded-for support for the avaricious development lobby at the cost of residents and visitors to our Double Bay who shall have to “live” with such an undesirable outcome.

Please SAY NO!

Peter and Megan Benjamin,
“Overthorpe”
[REDACTED] New South Head Road,
Double Bay, NSW, 2028
Mobile: [REDACTED]

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Kira Green

From: Suzanne Burrows [REDACTED]
Sent: Tuesday, 19 April 2022 3:07 PM
To: Records; Mark Silcocks; Richard Shields; Toni Zeltzer; Lucinda Regan
Subject: SC6808 Double Bay 6-storey proposal

Dear all,

I wish to give my views re the proposal to allow developments six-storey's high in Double Bay and to allow existing buildings in the area to be increased in size to six storeys.

I am against this proposal and think it is an example of over development.

I am against it for the following reasons:

1. The traffic in Double Bay is bad enough now without more cars. I think the intersection of Bellevue Road and New South Head Road is very bad and cannot cope with more cars coming from Double Bay.
2. There is inadequate parking in Double Bay at the moment. Many times the Woolworths car park is full.
3. It is not in the village character of Double Bay.
4. The impact on the current residents of more cars and people is very negative!
5. The overall environmental impact of more people is negative!

Please vote against this proposal.

Thank you sincerely

Suzanne Burrows
[REDACTED] Bradley Ave
Bellevue Hill 2023
[REDACTED]

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Kira Green

From: Virginia Rundle [REDACTED] >
Sent: Tuesday, 19 April 2022 5:13 PM
To: Records
Subject: SC6808

I wish to make an objection to Woollahra Council's new planning strategy for Double Bay. Six storeys will make Double Bay like the ghetto that is now Bondi Junction - windy, bleak, sunless, dirty and monotonous in features, as well as adding more cars and more people to an area that is already overcrowded.

I am against the destruction of the village atmosphere of Double Bay - the loss of sunlight, excessive bulk, increased traffic are all features that WMC should be seeking to avoid.

I hope that the Council will have the backbone to stand up to the NSW State Government and reject any further increase in density in our municipality.

I am also seriously distressed with the thought that the Edgecliff and Rushcutters Bay corridor on New South Head Road will become high rise. I am against the destruction of the heritage listed former Commonwealth Bank building on the corner of Darling Point Road and NSH Road and would be disappointed if this were demolished.

I am totally against high rise on the Edgecliff Centre site with the proposal to increase this site to 26 storeys. This should be stopped in its tracks. It is tall enough now. Yes it is an eyesore, but that was the horrible architecture of the brutalist 1970's. Perhaps the WMC should consider heritage listing the building as an example of what never to build again in Woollahra?

The idea of a corridor of high rise at Edgecliff, leaving only the heritage listed building on the corner of Glenmore Road and NSH Road is a totally disgraceful town-planning disaster in the making. Just visualise this catastrophe please.

Please take on notice that I have very little regard for the planning/townplanning strategies that have been exhibited by Woollahra Council in recent years. Stop pandering to developers and start taking notice of the needs of the residents of Woollahra.

Preserve our past, Protect our future and Respect our community.

Virginia Rundle

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[illegible]

Whatever variance you agree to this year will never be enough. Next year, the developers will expect a greater variance still. So, where does it stop - at what cost, and to whom? We need to know!

If we sell out to the developers and create another chaotic Bondi Junction, or the like, who is actually gaining from this?

Firstly, the Double Bay property values/ property tax income, will surely diminish. We will no longer attract the high end clientele for real estate or local businesses as we do today.

So, who is actually gaining from this, apart from the voracious developers?

We need to know!

We need to keep the existing building codes firmly in place for enviromental, architectual and lifestyle reasons.

Look at the world around you, we will never ever be able to replicate or resurrect this again.

You are the gate keepers responsible for our long term community, and we trust you to behold to everything it stands for now, and in the future..

Sincerely,

Mrs. Joyce Somm

 New South Head Road,

Double Bay, NSW, 2800

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From: Timothy Rohl [REDACTED]
Sent: Wednesday, 20 April 2022 10:46 AM
To: Records; Susan Wynne; Mary-Lou Jarvis; Claudia Cullen; Isabelle Shapiro; Lucinda Regan; Nick Maxwell; Mark Silcocks; Toni Zeltzer; Richard Shields; Luise Elsing; Megan McEwin; Harriet Price
Cc: [REDACTED]
Subject: Draft Double Bay Centre Planning and Urban Design Strategy, Reference SC6808

The Manager,
Woollahra Municipal Council.
Dear Sir/Madam and elected WMC Councillors,

Re: Draft Double Bay Centre Planning and Urban Design Strategy, Reference SC6808

I fully support the following submission forwarded to Council by Mr and Mrs Benjamin and I wish to register my position on Council's Draft Double Bay Centre Planning and Urban Design Strategy, Reference SC6808.

As a long-term resident of Double Bay, I wish to express our concern and strong opposition to what appears to us as a misguided and destructive draft plan for the Double Bay Centre. Were this plan to be implemented as proposed, this would destroy those remaining attractive aspects of Double Bay and transform it into "Bondi Junction at the Bay!"

The outcome would allow non-compliant, over-height and excessively bulky six storey buildings throughout the centre, a 50% increase in existing height controls, totally contrary to the commitments made by recently re-elected Councillors and flying in the face of Council's established planning principles. The draft plan appears to have been put together by developers anxious to increase their business opportunities at the cost of residents who live in the area and visitors who presently patronise it. The draft plan shall have the effect of making Double Bay Centre much less attractive than it currently is, with sun-starved pavements, dark alleyways, overcrowding of a result of many additional residences and parking chaos.

Specifically, I base my objection on the following issues:

1. **Views.** We live at Overthorpe, located at 337 New South Head Road opposite the Bay Street intersection. Our views are more than doubly affected as a result of two aspects of this draft plan. (1) The proposal for the north side of New South Head Road for six storey development (Section 5) shall impact our views towards the north and the harbour. (2) Similarly the proposal for Bay Street (Section 3) shall directly impact our views to the north towards the harbour. Basic planning principles require that tall buildings should be located on the perimeter of the Double Bay basin, NOT in the middle, where views are destroyed. Why was not a competent Town Planner involved in the preparation of this draft proposal?
2. **Floor Space Ratios.** This so-called "strategy" contains no restriction upon the bulk of these proposed six storey monoliths. How is it possible to consider a draft plan when there is no restriction to be placed on the bulk (FSR) of these six storey buildings? No apparent need for setbacks or consideration of impacts upon sunlight and streetscape?? As envisaged, it shall become a developer's Nirvana, but certainly NOT for visitors and residents.
3. **Loss of "village character."** Streets are to be lined with soulless six storey buildings, removing all remaining vestiges of "village character." One only needs to look at the recently-erected six storey monoliths on the south side of Cross Street to imagine how even more of this type of over-development shall degrade the liveability and visitor appeal of Double Bay Centre, should more such development be allowed, even encouraged as it is by this misbegotten plan.

4. **Transvaal Avenue.** The proposal to allow this charming street, lined with “character” cottages, presently enhanced with mid-street dining areas and supplemented with beautiful trees and gardens, to be overshadowed by six storey buildings, is akin to wanton vandalism. Unacceptable!
5. **Water Table.** Six storeys at Kiaora Lane/Patterson Street. This shall require extensive excavation and continual water pumping for car parking basements at what is the lowest point of the Double Bay basin. This shall result in changes to the water table, flooding after heavy rain and cracking of surrounding buildings due to subsidence caused by non-stop pumping. That is why, in more sensible times than at the present, tennis courts were located there, as that area was, and still is, marshy and water-logged.
6. **Six storeys at Kiaora Lane/Patterson Street.** Apartments in that area shall lose all amenity – sunlight, lack of breeze, loss of views, great oppressiveness.
7. **“Greater height to encourage development.”** This is straight from the over-developer’s playbook! All recently built apartments were quickly sold, long before completion. Demand needs no encouragement – it is already there, at whatever height, and more height is not needed for any purpose except for developer profit and enhanced Council revenue as a result of the additional rateable apartments.
8. **Parking and Traffic.** The streets of Double Bay basin are already under severe pressure, and parking is often unavailable at any of the existing car parks. The additional traffic and demand for parking spaces as a result of additional apartments shall result in gridlock and a dire lack of parking spaces. That does not enhance Double Bay as a desirable destination for retail. The “cherry on the top” of these miss-steps is Council’s intention to demolish the Cross Street Car Park, without the consent of those affected, resulting in parking mayhem and loss of visitation. In these days of Netflix, internet movie downloads and the like, the much-touted need for Double Bay movie screens shall disappear, as our elderly moviegoers “exit left stage.”
9. **Knox Street closure between Bay Street and Goldman Lane – resulting in a dangerous right turn from Cross St into New South Head Rd.** There shall only be single lane capacity for vehicles turning right from Bay Street into Short Street (behind the Cosmopolitan Centre) in order to enter New South Head Road via newly-shortened and one lane Bay Street (taxi stand in second lane) into New South Head Road. Most west-bound vehicles in Bay Street shall be forced to use the only available alternative, ie. to enter New South Head Road from Cross Street via the poorly-designed New South Head Road/Cross Street/Bellevue Road/Kiaora Road intersection, where right turns from Cross St towards Edgecliff can be and often are life-threatening, with five streets intersecting at that location.
10. **Acid Sulphate Problems.** Additional six storey buildings shall require deep excavation for underground parking. We quote from the NSW Dept. of Environment and Planning’s website. *“Left undisturbed, Acid Sulfate soils do not present any risk. But when they are exposed to air, the Iron Sulfides they contain react with oxygen to create sulfuric acid. The acid makes metals in the soil, such as iron and aluminium, more soluble. These metals can be released in toxic amounts.”* Is the Council prepared to risk the health of residents by pursuing this misguided policy of over-development, contrary to proper town planning principles and against the wishes of Double Bay ratepayers, residents and visitors to Double Bay?

Please spare us from the proposed soulless, dark canyons of over-height apartment blocks and permanent traffic gridlock.

Prof Timothy Rohl AM
[REDACTED] Bew South Head Rd
Double Bay
M: [REDACTED]

Kira Green

From: Barbara Meyerowitz [REDACTED]
Sent: Wednesday, 20 April 2022 6:18 PM
To: Records
Subject: New strategic plan for Double Bay

Dear Emma Williamson

We are residents of Double Bay and have been for the last twenty odd years. We live in a building in William Street which was new when we bought our unit called Montage.

We are writing to have our say about the proposed strategic development for Double Bay.

We approve of the ideal in general. It would be very good to have such a plan for the future.

However, There are one or two aspects which would bring an end to the village like quality of DB:

1. The height of 6 stories is the most important one. Four stories should be the limit.
2. The fact that parking is a major problem already, and is still not adequately dealt with.

Yours truly

Colin Meyerowitz

Kira Green

From: Vera Ranki [REDACTED]
Sent: Thursday, 21 April 2022 3:56 PM
To: Emma Williamson
Subject: Re: SC5174 Submissions

Good afternoon Emma,
Woollahra council have asked submissions re developments in Double Bay. Im not sure what SC5174 means, I thought that is an internal reference.
So here is my explanation to what I meant:
I am AGAINST building anything taller than three stories.
KEEP DOUBLE BAY A VILLAGE. Keep it for people not for developers.
Since we talk now, please make sure that this is not discarded but actually read by the relevant officers and councillors.
Thank you
Have a good weekend
Vera

> On 21 Apr 2022, at 3:45 pm, Emma Williamson <Emma.Williamson@woollahra.nsw.gov.au> wrote:

>

> Good afternoon Vera,

>

> I have received the below email which you sent yesterday.

>

> Are you able to provide a bit more context so I can help direct your email to the appropriate officer?

>

> Thank you,

>

> Emma Williamson

> Strategic Planner

>

>

> Woollahra Municipal Council

> 536 New South Head Road, Double Bay NSW 2028

> t: 02 9184 1014

> e: Emma.Williamson@woollahra.nsw.gov.au w: www.woollahra.nsw.gov.au

>

> Our Values: Respect for People | Integrity and Excellent Performance |

> Professional Quality Service | Open Accountable Communication

>

> We acknowledge the Gadigal and Birrabirragal people as the traditional custodians of the land in our local area.

>

>

>

>

>

>

>

> -----Original Message-----

> From: Vera Ranki <vera.ranki@bigpond.com>

> Sent: Wednesday, 20 April 2022 8:29 PM

> To: Records <Records@woollahra.nsw.gov.au>

> Subject: SC5174 Submissions

>

> The very idea is offensive.

>

> Sent from my iPad

>

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Kira Green

From: Kim [REDACTED]
Sent: Thursday, 21 April 2022 2:13 PM
To: Records
Subject: ATTENTION ALL COUNCILLORS - Objection to Woollara Council new planning strategy for Double Bay: SC6808

All Councillors

I am writing to voice my object to the council's new draft Double Bay Centre Planning and Urban Design Strategy which is proposing to raise the height limit across Double Bay village by 50%, to six storeys.

I strongly object for the following reasons:

- Bulky and dominating buildings throughout the heart of the village
- Destruction of the existing low-rise stylish village character
- High-rise development blocking existing harbour views
- Loss of sunlight and amenity
- Nowhere to park, as parking already at capacity
- Increased traffic congestion on New South Head Road and in Double Bay village
- Severe problems with excavation due to the high water table
- Major disruption for residents, visitors and businesses during construction

Yours sincerely

K. Smith

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Kira Green

From: Robert Barry [REDACTED] >
Sent: Thursday, 21 April 2022 3:15 PM
To: Records
Subject: SC5174 Submissions

I have reviewed the Council's strategy for Double Bay.

I was the convenor of nohighriseindoublebay which successfully stopped a 14 and 16 storey development on Cross Street.

Such was the outcry from the community that 2000 people marched in protest against the development. Double Bay has in place an existing strategic plan which was developed after extensive consultation with the community.

This plan has repeatedly been ignored by the Councillors that have allowed add hoc developments often breaching the controls by 50%.

The new strategic plan should take into account the relief of the subject area. That is the height above the valley floor should be the determining factor. If a building is six storeys at the valley floor the height of a development where Bay Street meets New South Head Road will be much lower.

I note that the car park is part of the designated plan. Does this mean the height of the proposed car park development will be limited to 6 storeys?

Yours sincerely,
Robert Barry

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Kira Green

From: Max Morrison Smith <[REDACTED]>
Sent: Thursday, 21 April 2022 11:29 PM
To: Records
Subject: ATTENTION ALL COUNCILLORS - Objection to Woollara Council new planning strategy for Double Bay: SC6808

All Councillors

I strongly object to the development proposed in SC6808 for the following reasons:

- Bulky and dominating buildings throughout the heart of the village
- Destruction of the existing low-rise stylish village character
- High-rise development blocking existing harbour views
- Loss of sunlight and amenity
- Nowhere to park, as parking already at capacity
- Increased traffic congestion on New South Head Road and in Double Bay village
- Severe problems with excavation due to the high water table
- Major disruption for residents, visitors and businesses during construction

Yours sincerely

Max

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From: Alex Koutzoumis <[REDACTED]>
Sent: Thursday, 21 April 2022 5:51 PM
To: Records
Subject: Draft Double Bay Centre Planning and Urban Design Strategy, Reference SC6808
Importance: High

The General Manager,
Woollahra Municipal Council.

Dear Elected WMC Councillors,

Re: Draft Double Bay Centre Planning and Urban Design Strategy, Reference SC6808

As residents of Double Bay, we wish to **express our concern and strong opposition** to the draft plan for the Double Bay Centre.

Were this plan to be implemented as proposed, this would destroy those remaining attractive aspects of Double Bay and allow non-compliant, over-height and excessively bulky six storey buildings throughout the centre, a 50% increase in existing height controls with sun-starved pavements, dark alleyways, overcrowding of a result of many additional residences and parking chaos.

This is totally contrary to the commitments made by the recently re-elected Councillors and the Council's established planning principles.

The draft plan appears to have been put together by developers anxious to increase their business opportunities at the cost of residents who live in the area and visitors who presently patronise it.

The draft plan shall have the effect of making Double Bay Centre much less attractive and become another Bondi Junction.

Specifically, we base our objection on the following reasons:

1. **Views.** We live at Overthorpe, located at 337 New South Head Road opposite the Bay Street intersection. Our views are more than doubly affected as a result of two aspects of this draft plan. (1) The proposal for the north side of New South Head Road for six storey development (Section 5) shall impact our views towards the north and the harbour. (2) Similarly the proposal for Bay Street (Section 3) shall directly impact our views to the north towards the harbour. Basic planning principles require that tall buildings should be located on the perimeter of the Double Bay basin, NOT in the middle, where views are destroyed. Why was not a competent Town Planner involved in the preparation of this draft proposal ?
2. **Floor Space Ratios.** This so-called "strategy" contains no restriction upon the bulk of these proposed six storey monoliths. How is it possible to consider a draft plan when there is no restriction to be placed on the bulk (FSR) of these six storey buildings ? No apparent need for setbacks or consideration of impacts upon sunlight and streetscape ? As envisaged, it shall become a developer's Nirvana, but certainly NOT for visitors and residents.
3. **Loss of "village character."** Streets are to be lined with soulless six storey buildings, removing all remaining vestiges of "village character." One only needs to look at the recently-erected six storey monoliths on the south side of Cross Street to imagine how even more of this type of over-development shall degrade the liveability and visitor appeal of Double Bay Centre, should more such development be allowed.

4. **Transvaal Avenue.** The proposal to allow this charming street, lined with “character” cottages, presently enhanced with mid-street dining areas and supplemented with beautiful trees and gardens, to be overshadowed by six storey buildings, is akin to vandalism. Unacceptable !
5. **Water Table.** Six storeys at Kiaora Lane/Patterson Street. This shall require extensive excavation and continual water pumping for car parking basements at what is the lowest point of the Double Bay basin. This shall result in changes to the water table, flooding after heavy rain and cracking of surrounding buildings due to subsidence caused by non-stop pumping. That is why, in more sensible times than at the present, tennis courts were located there, as that area was, and still is, marshy and water-logged.
6. **Six storeys at Kiaora Lane/Patterson Street.** Apartments in that area shall lose all amenity – sunlight, lack of breeze, loss of views, great oppressiveness.
7. **“Greater height to encourage development.”** This is straight from the over-developer’s playbook ! All recently built apartments were quickly sold , long before completion. Demand needs no encouragement – it is already there, at whatever height, and more height is not needed for any purpose except for developer profit and enhanced Council revenue as a result of the additional rateable apartments.
8. **Parking and Traffic.** The streets of Double Bay basin are already under severe pressure, and parking is often unavailable at any of the existing car parks. The additional traffic and demand for parking spaces as a result of additional apartments shall result in gridlock and a dire lack of parking spaces. That does not enhance Double Bay as a desirable destination for retail. The “cherry on the top” of these miss-steps is Council’s intention to demolish the Cross Street Car Park, without the consent of those affected, resulting in parking mayhem and loss of visitation. In these days of Netflix, internet movie downloads and the like, the much-touted need for Double Bay movie screens shall disappear, as our elderly moviegoers “exit left stage.”
9. **Knox Street closure between Bay Street and Goldman Lane – resulting in a dangerous right turn from Cross St into New South Head Rd.** There shall only be single lane capacity for vehicles turning right from Bay Street into Short Street (behind the Cosmopolitan Centre) in order to enter New South Head Road via newly shortened and one lane Bay Street (taxi stand in second lane) into New South Head Road. Most west-bound vehicles in Bay Street shall be forced to use the only available alternative, ie. to enter New South Head Road from Cross Street via the poorly-designed New South Head Road/Cross Street/Bellevue Road/Kiaora Road intersection, where right turns from Cross St towards Edgecliff can be and often are life-threatening, with five streets intersecting at that location.
10. **Acid Sulphate Problems.** Additional six storey buildings shall require deep excavation for underground parking. We quote from the NSW Dept. of Environment and Planning’s website. *“Left undisturbed, Acid Sulfate soils do not present any risk. But when they are exposed to air, the Iron Sulfides they contain react with oxygen to create sulfuric acid. The acid makes metals in the soil, such as iron and aluminium, more soluble. These metals can be released in toxic amounts.”* Is the Council prepared to risk the health of residents by pursuing this misguided policy of over-development, contrary to proper town planning principles and against the wishes of Double Bay ratepayers, residents and visitors to Double Bay ?

Please spare us from the proposed over-height apartment blocks and permanent traffic gridlock.

We hope that our elected representatives in Council shall take our valid concerns into consideration in rejecting this “dive to the depths of town planning” that provides unneeded-for support for the avaricious development lobby at the cost of residents and visitors to our Double Bay who shall have to “live” with such an undesirable outcome.

To our recently re-elected Councillors - please vote NO !

Alex and Annette Koutzoumis
“Overthorpe”

██████ New South Head Road,
Double Bay, NSW, 2028
Mobile: ██████████

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Kira Green

From: Nadia Dimmock [REDACTED]
Sent: Friday, 22 April 2022 7:23 AM
To: Records
Subject: COMPLAINT SC6808

To whom it may concern,

Reference is made to SC808. I object to Woollahra Council new planning strategy.

The concerns I have are outlined below:-

- Traffic on Manning Rd, Woollahra has diabolically increased over the years. Woollahra Council have done nothing to address this issue !
- Noise in area has also increased and this has been caused by the increase in unit developments in the area.
- Rubbish in the area will increase. Bins in parks are constantly overflowing and poorly managed by council.

Residents in this area have paid a lot of money to live in this area and the last thing we would want to see is an increase in both traffic and noise. Approval for six storey buildings will ruin the area.

Woollahra council are incompetent and this proposal just further highlights the level of ignorance of both council members and staff. The level of service provided by Woollahra council is presently substandard and the council needs to take a good hard look at themselves! Suggest you get your core service up to date and forget about the proposal for 6 storeys in the area. I will be supporting any legal action against this proposal for 6 storey development in Double Bay.

Regards

Dr Nadia Dimmock
Ph : [REDACTED]

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Kira Green

From:



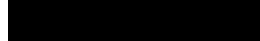
Friday, 22 April 2022 9:35 AM

To:

Records

Cc:

Sean Carmichael; Lucinda Regan; Isabelle Shapiro; Luise Elsing; Nicola Grieve; Sarah Swan; Richard Shields; Mark Silcocks; Toni Zeltzer; Peter Cavanagh; Harriet Price; Matthew Robertson; Mary-Lou Jarvis; Merrill Witt; Susan Wynne;



Subject:

SC6808

Dear General Manager

In relation to the redevelopment proposed in Double Bay regarding the increase of height of the buildings, I would like to respectfully put forward my humble feedback.

My family and I visit the Double Bay area often and the reason we return is it's unique village feel whilst being so close to the city and services. We return because you can see the sky and not be bombarded with the efficiencies of making sure every centimeter of space is secured, and that the land, footpath and vertical space is coveted by land and building owners.

We would be devastated if Double Bay ended up, like some of the suburbs near the inner city where investors needs overshadowed the needs of the resident leaving countless dingy, empty shop fronts with landlords waiting for the next stage in urbanization to make their money, not caring about the residents and the communities best interests. We are from the country and whilst we have seen this kind of development devastate areas in urban environments we have also experienced the loss of communities and villages, in the country, through regulatory authorities forgetting why their own local area is special and unique, leaving many of our communities with empty business premises and concrete monstrosities overshadowing our communities hearts and souls.

Please reconsider the raising of the height in buildings in Double Bay, please keep your piece of paradise unique and special and a legacy for your community and it's visitors for years to come.

Di Stacey



Edward St

GUNNEDAH NSW 2380



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Kira Green

From: Peter Conrad [REDACTED]
Sent: Thursday, 21 April 2022 4:01 PM
To: Records
Cc: Ann Ann Zipser
Subject: Objection to overdevelopment

Dear Woollahra Council

We the undersigned wish to strongly object to the overdevelopment planned for Double Bay.

We feel Double Bay's unique village atmosphere is being strongly eroded by planning approvals by Woollahra Council.

Our objections are as follows

1. Replacing 3 or 4 storey residential buildings by 6 storey buildings is totally wrong. It is ruining the peaceful village atmosphere of Double Bay and creating parking problems by bringing in excessive numbers of

visitors. It also causes overshadowing of the pedestrian areas. Visually it is detrimental to the atmosphere of Double Bay village.

2. To make Knox st into a pedestrian only area would be a huge mistake. Firstly Cross st traffic would increase, which is a problem even now. It would take away a large number of parking spots in an area

where parking for visitors is already a nightmare

3. Redevelopment of the Cross st parking station and replacement with a mixed development of units, shops and cinemas would create huge problems. During development of some 2 years or more it would add to the

parking chaos we already experience in Double bay. Even when built my understanding is that the number of available parking spots would decrease.

Yours sincerely

Dr Peter Conrad OAM., FRACS

Mrs Cynthia Conrad

[REDACTED] Bay st Double Bay 2028

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Kira Green

From: Sabrina Barry [REDACTED] >
Sent: Friday, 22 April 2022 2:45 PM
To: Records
Cc: Sean Carmichael; Lucinda Regan; Isabelle Shapiro; Luise Elsing; Nicola Grieve; Sarah Swan; Richard Shields; Mark Silcocks; Toni Zeltzer; Peter Cavanagh; Harriet Price; Matthew Robertson; Mary-Lou Jarvis; Merrill Witt; Susan Wynne
Subject: SC6808 - Draft Double Bay Centre Planning and Urban Design Strategy

Dear Sir/Madam,

I am writing to express my strong objection to Woollahra Council's new draft planning strategy - the Double Bay Centre Planning and Urban Design Strategy.

If this draft proposal is allowed to proceed, with the height limit across the Double Bay centre raised by 50%, it will destroy the Double Bay's low-rise village character and Double Bay will become another soulless suburb losing its present charm and unique character. The proposed increase in building height in fact contradicts Council's own stated objectives to "protect and preserve what is most loved about Double Bay" and "protecting character and heritage". This unique harbourside village once destroyed can never be replaced.

Bulky and dominating 6 storey buildings will create excessive shadowing in canyon-like streetscapes, a huge increase in population density in the commercial centre together with a dramatic increase in traffic along New South Head Road (a road already at capacity in peak hours), increased demand for parking (which is currently very limited) and destruction of views across the Double Bay amphitheatre.

I am also very concerned at the lack of community consultation to date regarding the proposed planning strategy and wonder why more development is needed in Double Bay. In particular, I understand from Woollahra Council's website that the Council has signed an agreement to redevelop the Cross Street car park site. This was done without consulting residents on their wishes or giving us any information on what is proposed. It is extremely disturbing that Council does not believe the community should be consulted about a proposal that would have significant impact on the residents of Double Bay and surrounding suburbs.

It is time the Council started to consult with and listen to the community and stop its over-development strategy.

Yours sincerely,

Sabrina Barry

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Kira Green

From: Victor Stollmann [REDACTED] >
Sent: Friday, 22 April 2022 4:35 PM
To: Records
Subject: SC6808 - Double Bay centre planning and urban design strategy

Dear Council,

I would like to send an email to show my support for the actions being proposed to increase the density across Double Bay by approving developments up to 6 storeys high.

I believe this is an essential component of increasing housing affordability and urban density and has numerous societal and environmental benefits. I also know that people opposed to such a measure are usually a more vocal minority who try and block any progress in the area, so I wanted to encourage the council to continue with these necessary reforms.

Kind regards,
Victor

Victor Stollmann
[REDACTED]

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Kira Green

From: Sunghi Yi [REDACTED]
Sent: Saturday, 23 April 2022 11:44 PM
To: Records
Subject: Opposition letter to 6 storey height limits in Double Bay (SC6808)

Hello,

I am a resident and owner of one of the units in Double Bay writing to oppose the council strategy allowing 6 storey buildings to be constructed in Double Bay.

My opposition of such works are for multiple reasons. Firstly, the works will significantly disrupt the neighborhood with noise, congestion and dust, making it very unpleasant for residents and commercial businesses to go about daily activities. However, there are more long-term reasons as to why construction should not go ahead.

Having lived in Double Bay for over 32 years, I feel that much of its charm lies in the village feel of the suburb, which would be destroyed by the construction of 6 storey buildings. Additionally, natural light and views of the water from other units in my apartment block will be impeded if such buildings were to be erected, which is very unfair to the residents and owner of these units, who would have considered these views prior to either living in or buying the property.

Additionally, as the number of places to park in Double Bay are already at capacity, such buildings would worsen the struggle that residents already experience in finding a spot to park. The projected worsening of traffic along New South Head Road is also a problem, as residents would have to leave home earlier and spend more time on the road, not only worsening their travel experience but also resulting in more emissions, which is damaging to our environment.

Please consider the above in your decision.

Yours sincerely,

Sunghi Yi
[REDACTED]

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Kira Green

From: Steve Gordon <[REDACTED]>
Sent: Sunday, 24 April 2022 12:46 PM
To: Records
Cc: Nicola Grieve; Luise Elsing; Sarah Swan; Richard Shields; Mark Silcocks; Toni Zeltzer; Harriet Price; Peter Cavanagh; Matthew Robertson; Mary-Lou Jarvis; Merrill Witt; Susan Wynne; Lucinda Regan; Sean Carmichael; Isabelle Shapiro; 'Peter Benjamin'
Subject: Draft Double Bay Centre Planning and Urban Design Strategy, Reference SC6808

The Manager,
Woollahra Municipal Council.
Dear Sir/Madam and elected WMC Councillors,

Draft Double Bay Centre Planning and Urban Design Strategy, Reference SC6808

My Wife and I are residents of Double Bay.

We wish to express our concern and strong opposition to the current draft plan for the Double Bay Centre.

The reasons for our objection are that the outcome would allow non-compliant, over-height and excessively bulky six storey buildings throughout the centre with a 50% increase in existing height controls that are totally contrary to the commitments made by recently re-elected Councillors and contrary to Councils established planning principles. The draft plan as it is currently configured will have the effect of making Double Bay Centre much less attractive causing traffic and parking chaos, overcrowding and making the 'village' dark and sun-starved.

Specifically, we base our objection on the following reasons:

1. **Views.** We live at Overthorpe, located at 337 New South Head Road opposite the Bay Street intersection. Our views are more than doubly affected as a result of two aspects of this draft plan. Firstly, the proposal for the north side of New South Head Road for six storey development (Section 5) shall impact our views towards the north and the harbour. Secondly, the proposal for Bay Street (Section 3) shall directly impact our views to the north towards the harbour. Basic planning principles require that tall buildings should be located on the perimeter of the Double Bay basin and not in the middle of the precinct where our views will be destroyed.
2. **Floor Space Ratios.** The draft strategy contains no restriction upon the bulk of these proposed six storey buildings. It is impossible to consider a draft plan when there is no restriction to be placed on the bulk (FSR) of these proposed six storey buildings? Also, we cannot see any consideration given in relation to the need for setbacks nor consideration of the impacts these buildings will have upon sunlight and streetscape?
3. **Loss of "village character."** It appears that all Double Bay streets are to be lined with six storey buildings which will remove all remaining vestiges of "village character." When looking at the recently-erected six storey buildings in Cross Street we fear that this type of over-development will degrade the liveability and visitor appeal of Double Bay Centre.
4. **Transvaal Avenue.** This is a charming street, lined with "character" cottages and enhanced with mid-street dining areas, supplemented with beautiful trees and gardens. To overshadow this very well utilised area and the subsequent loss of sunlight is unacceptable.
5. **Water Table.** Double Bay is built on a tidal swamp. The reason Woolworths has a roof top car park is because the tide comes in and out even to that area. If six storeys are allowed in the Kiaora Lane/Patterson Street precinct then to do so would require extensive excavation and continual water pumping for car parking basements at what is the lowest point of the Double Bay basin. This is what was required to build the Intercontinental. Huge pumps were required to be operating 24 hours per day, seven days per week just to remove the sea water that flooded into the site. Excavation in the Kiaora Lane/Patterson precinct will also result in changes to the water table, flooding after heavy rain and cracking of surrounding buildings due to subsidence caused by non-stop pumping.

6. **Six storeys at Kiaora Lane/Patterson Street.** To build here at this height would mean that all other apartments in that area shall lose all amenity: loss of sunlight, lack of breeze, loss of views. Unacceptable..
7. **"Greater height to encourage development."** With all due respect this is a furphy. All recently built apartments have been quickly sold, long before completion. Demand for units in Double Bay needs no encouragement, it is already there, at whatever height, and more height is not needed for any purpose except for developer profit and enhanced Council revenue as a result of the additional rateable apartments.
8. **Parking and Traffic.** The streets of Double Bay basin are already under severe pressure and parking is often unavailable at any of the existing car parks. The additional traffic and demand for parking spaces as a result of additional apartments will only result in gridlock and a dire lack of parking spaces. That does not enhance Double Bay as a desirable destination for retail. The intention to demolish the Cross Street Car Park without the consent of those affected will result in parking mayhem and loss of visitation. There has been no investigation as to the need for a movie theatre in Double Bay and it is unlikely to be something that is needed. The last theatre was closed many years ago. There is no need for a theatre in Double Bay unless it is one capable of providing live performances.
9. **Knox Street closure between Bay Street and Goldman Lane – resulting in a dangerous right turn from Cross St into New South Head Rd.** I have previously objected to the closure of Knox Street. This proposal is totally irresponsible. If allowed it will mean there will only be a single lane capacity for vehicles turning right from Bay Street into Short Street. Most west-bound vehicles in Bay Street will be forced to use the only available alternative which is to enter New South Head Road from Cross Street. This is already a congested site and has a very poorly-designed New South Head Road/Cross Street/Bellevue Road/Kiaora Road intersection. Right turns from Cross St towards Edgecliff can be and often are life-threatening with five streets intersecting at that location. Knox Street must be kept open for safety reasons.
10. **Acid Sulphate Problems.** Additional six storey buildings shall require deep excavation for underground parking. The soil in Double Bay should not be disturbed. The NSW Dept. of Environment and Planning's website states that *"Left undisturbed, Acid Sulfate soils do not present any risk. But when they are exposed to air, the Iron Sulfides they contain react with oxygen to create sulfuric acid. The acid makes metals in the soil, such as iron and aluminium, more soluble. These metals can be released in toxic amounts."* Council should not be risking the health of residents by pursuing this draft policy which will lead to over-development, contrary to proper town planning principles and against the wishes of Double Bay ratepayers, residents and visitors to Double Bay.

The draft plan should be rejected.

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.,
NOTARY PUBLIC & SOLICITOR

██████ New South Head Road,
DOUBLE BAY NSW 2028.
AUSTRALIA

T: ██████████
M: + ██████████
ABN: ██████████

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I acknowledge and pay respect to the traditional custodians and Elders past and present of all the lands on which we work 

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Kira Green

From: Philip Jacobson [REDACTED]
Sent: Monday, 25 April 2022 1:01 PM
To: Records
Cc: Double Bay Residents Association
Subject: DB Overdevelopment

Overdevelopment has proceeded despite a fortune in ratepayers money being spent on a LEP/DCP, still current. What is the point of having a LEP/DCP?

This basically stipulates 4 storey developments. Six storeys has been the norm, despite highly specific objections to each DA by DBRA, which are repeatedly ignored in substance, specific data not being addressed.

Residents objections have repeatedly and insultingly been ignored.

Traffic in Double Bay is often a boondoggle, and gets worse, and will continue in this way, along with new 6 story approvals. Parking is a constant problem, and will only be exacerbated. Congestion is pervasive.

Sunlight continues to be eliminated, and this will worsen if council persists along this path.
Shades of Bondi Junction!!

Double Bay village amenity continues to be downgraded in favour of avaricious developers, ignoring wishes of residents.

The council is, in my opinion, and that of most residents, guilty of wanton destruction of amenity. Why now, considering past egregiously perverse DA approvals, is Council conducting yet another enquiry, long having ignored it's own DCP.

I hope that this message fares better than my past ones, which have elicited an automatic digital reply, then disappear into the ether, never to be seen again.

I have no faith in Woollahra Council.

Philip Jacobson [REDACTED]

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Kira Green

From: evelyn kriegler [REDACTED]
Sent: Monday, 25 April 2022 2:56 PM
To: Philip Jacobson
Cc: Double Bay Residents Association; Records
Subject: Re: DB Overdevelopment

Good one!

On Mon, 25 Apr 2022 at 1:01 pm, Philip Jacobson [REDACTED] wrote:

Overdevelopment has proceeded despite a fortune in ratepayers money being spent on a LEP/DCP, still current. What is the point of having a LEP/DCP?

This basically stipulates 4 storey developments. Six storeys has been the norm, despite highly specific objections to each DA by DBRA, which are repeatedly ignored in substance, specific data not being addressed.

Residents objections have repeatedly and insultingly been ignored.

Traffic in Double Bay is often a boondoggle, and gets worse, and will continue in this way, along with new 6 story approvals. Parking is a constant problem, and will only be exacerbated. Congestion is pervasive.

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I hope that this message fares better than my past ones, which have elicited an automatic digital reply, then disappear into the ether, never to be seen again.

I have no faith in Woollahra Council.

Philip Jacobson [REDACTED]

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Kira Green

From: Ian Hardy [REDACTED] >
Sent: Saturday, 23 April 2022 1:11 PM
To: Records
Subject: FW: SC6808

First effort failed!

From: Ian Hardy
Sent: Saturday, 23 April 2022 12:19 PM
To: records@woollahra.nsw.gov.au
Subject: SC6808

I have lived in Woollahra Municipal Council area for over 30 years and have always been attracted to the village atmosphere in all our shopping centres, especially in Double Bay. It would destroy the village ambiance of Double Bay if six storey developments were allowed over this small neighbourhood centre.

A high rise shopping centre already exists in Bondi Junction. Please don't turn Double Bay into Bondi Junction.

Yours sincerely,

Ian Hardy

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Kira Green

From: Peter Martin [REDACTED]
Sent: Monday, 25 April 2022 8:00 AM
To: Records
Subject: Objection SC6808

Dear Councillors,

I write to object in the strongest terms to the proposal to increase the building heights across the Double Bay shopping precinct.

This plan has no community merit and is clearly aimed only at increasing residential development opportunities, thus pandering to property developers' interests.

Shoppers will lose all concept of "village" shopping, without expanded shopping opportunities as surely footpaths will remain the same length.

Residents living in the Edgecliff/Double Bay/Bellevue Hill basin will face a wall of buildings, materially impacting the value of their properties through a significant deterioration in their views.

I ask Councillors to carefully consider the interests of thousands of Woollahra residents rather than those of a few property developers.

Be far more creative in bringing vitality and prosperity to the Double Bay shopping precinct: this plan displays little imagination.

Regards,

Peter Martin
[REDACTED] Wentworth Street
Point Piper 2027

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Kira Green

From: John Jones [REDACTED]
Sent: Monday, 25 April 2022 11:52 AM
To: Records
Subject: SC6808

Dear Sir:

I would like to lodge to the Woollahra Council my strong objections to your proposal of 6-storey Buildings throughout Double Bay.

Double Bay is home to a close knit community. Six storey buildings would dwarf many homes here who would lose the sunlight and cast them into shadow. We would lose the village atmosphere that enfolds us. People know each other and care for each other. We take time to chat over cups of coffee at the coffee shops here and exercise in the park. Double Bay is a cosy home for us with the beach, the park and the huge trees.

This will be totally destroyed if the council grants its permission for six storey buildings and we will be just another megalopolis next to CBD. As it is New South Head Road is already a major Highway from CBD to the eastern suburbs. Traffic is so fast and furious; a danger to pedestrians who are not even given enough time to cross it.

Double Bay is our home. I beg you not to destroy it.

Regards,

Carmela Jones
[REDACTED] William st
Double Bay
Sent from my iPad

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Kira Green

From: B Farrell [REDACTED]
Sent: Tuesday, 26 April 2022 7:29 AM
To: Records
Subject: Opposition to 6 storey buildings in Double Bay

Hello

I wish to register my disapproval of the new draft strategy which involves the height limits for buildings in Double Bay increasing.

Regards
Belinda Farrell
Resident

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Kira Green

From: [REDACTED]
Sent: Tuesday, 26 April 2022 9:22 AM
To: Records
Subject: SC6808 Submissions
Attachments: WMC Correspondence 130422.pdf

Dear Sir/Madam,

Please find attached a submission related to the above.

Any queries, please don't hesitate to call.

Regards,

Mark.

Mark Petersen | Petersen Consulting Group Pty Ltd | [REDACTED] | [REDACTED]

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Petersen Consulting
GROUP

ABN 27 620 258 639

13 April 2022

The General Manager
Woollahra Council
PO Box 61
DOUBLE BAY NSW 1360

Dear Sir/Madam

SC6808 Submissions - Draft Double Bay Centre Planning & Urban Design Strategy

Reference is made to the *Double Bay Centre Planning and Urban Design Strategy*.

This correspondence is provided on behalf of my client (Bloomingdales Aust Pty Ltd) who owns:

- 393-395 New South Head Road, Double Bay; and
- 397-399 New South Head Road, Double Bay.

We have reviewed the *Double Bay Centre Planning and Urban Design Strategy* presently on exhibition.

We note that the Strategy:

- Does not seek to change the sites B2 Local Centre zoning under the *Woollahra Local Environmental Plan 2014*.
- Seeks to increase the sites FSR from 2.5:1 to 2.6-4.6:1, and that further investigation is to take place to firm up the eventual FSR to be adopted.
- Seeks to increase the maximum height of buildings permitted from 18.1m to 21.5m.
- Provides for a 4-storey street wall height to New South Head Road and a 2-storey street wall height to Kiaora Lane.
- Proposes a nil boundary ground level setback to New South Head Road and a 3.5m setback above the street wall height.
- Proposes a 2m ground level setback to Kiaora Lane and a 6m setback above the street wall height.
- Does not encourage residential development on either site (the area between New South Head Road, Kiaora Lane, Manning Road and Kiaora Road envisaged to redevelop to cater for "high quality commercial uses").

address ■ WHITE BLUFF ROAD
SAPPHIRE BEACH NSW 2450

email ■

web ■

telephone ■

mobile ■

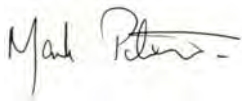
Town Planning & Development

My client:

- Supports the proposed increases in height and FSR over both sites.
- Does not support any changes that will prohibit residential development on either site. In this regard the inability to accommodate residential development at the upper levels on both sites severely curtails redevelopment options, and while the *Double Bay Economic Feasibility Study 2015* (and subsequent 2018 investigation) provided that increased FSR's be considered for the area, this work was carried out pre-Covid, and it remains to be seen what the demand for commercial floor space in the locality might be moving forward.
- Does not support any site amalgamation that might 'split' the landholding. In this regard Figure 63 in the Strategy appears to 'split' the landholding. As is obvious, the introduction of controls that limit the ability of both sites to be redeveloped in conjunction with each other would be problematic for my client, who has acquired both for this purpose.
- Submits that a slight reduction in the setback (above street wall height) proposed to Kiaora Lane of 4-5m should be considered, instead of the proposed 6m. Such a reduction would still achieve the objectives of the setback, which include:
 - mitigate the perception of bulk and scale;
 - avoid a stepped built form;
 - address overshadowing and wind effects;
 - provide a human scale streetscape.
- Submits that the 2m setback at ground level to Kiaora Lane appears to have limited merit. A number of properties along Kiaora Lane have a zero-boundary setback, and a number of these are subject to strata subdivision. The likelihood of the majority of properties redeveloping, and in the timeframe that the planning controls are likely to encompass, is considered low. Accordingly, while a 2m setback may be achieved in the short to medium for those select properties that do (substantially) redevelop, this is likely only to yield an inconsistent setback along Kiaora Lane, achieved at the expense of these (redeveloped) properties.

If you have any questions in relation to the information provided above, please do not hesitate to contact me on [REDACTED]

Yours sincerely



Mark Petersen
Director

Kira Green

From: Stephanie McInnes [REDACTED]
Sent: Tuesday, 26 April 2022 11:01 AM
To: Records
Subject: SC6808

Dear Woollahra council

I am shocked by the proposal to increase the building height limit in Double Bay.

This will completely destroy the amenity of the lovely village atmosphere which Double Bay is renowned for.

This is not to mention the increase in traffic noise and disruption to all locals.

I am completely shocked that this proposal is even being considered.

Thank you for considering my option and complete opposition to the proposal.

Kind regards

Stephanie

Get [Outlook for iOS](#)

Dr Stephanie McInnes
Director of Anaesthetics



[REDACTED] Missenden Road
Camperdown NSW 2050
[REDACTED] Missenden Road NSW 2050

Mobile: [REDACTED]
Email: [REDACTED]
Web: [REDACTED]



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Kira Green

From: Friends OCooperPark <[REDACTED]>
Sent: Friday, 22 April 2022 3:21 PM
To: Records
Cc: Friends OCooperPark
Subject: SC5174 Submissions

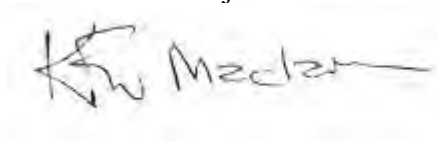
To Woollahra Council:

Submission re parking availability.

I note that part of your draft plan involves a policy of reduced dependence on cars in the Double Bay precinct.

You are risking all the good planning principles by reducing the amount of available parking. You are not dealing with an area which takes readily to public transport. Difficulty in finding parking will simply lead to people avoiding the area. There is insufficient population density in the surrounding streets to provide the kind of customer base you need with such enhanced consumer content. I know that you believe that people will get used to it but I have no idea what you think will happen if people cannot get easy access to car facilities. They will go elsewhere. Part of the current attraction of Double Bay is that one can drop in for coffee, Pilates, banking, a bit of shopping without having to make a major expedition. You are forcing an environment which will not work - this is not a public transport type borough, no matter how much you try to force it. Just look at the number of mothers who drive their children to school!!!!

I am not alone in this conviction - I have canvassed opinions in many dog parks around the Edgecliff and Double Bay area and have yet to find a single person who is in favour of it. And these are people who walk distances on a daily basis. We are not going to park miles away and walk, just to get to a coffee shop or a hairdresser . We just aren't.



Kate Maclaren

Friends of Cooper Park 🌿

[REDACTED]

Kira Green

From: William Hunt [REDACTED]
Sent: Tuesday, 26 April 2022 12:35 PM
To: Records
Subject: Ref: SC6808 OBJECTION TO OVER-DEVELOPMENT IN DOUBLE BAY

Dear Sir/Madam,

We are very dismayed and disappointed that the council is proposing to allow 6-storey buildings throughout Double Bay.

Among our concerns:

1. the village atmosphere will be lost
2. traffic congestion and parking problems are already becoming a headache
3. loss of sunlight and warmth will adversely affect the popular outdoor eating and discourage strip shopping.

If the proposal is accepted the unique character of Double Bay will be irrevocably lost and the reputation of our beautiful suburb will be no more.

Sadly and sincerely,

Margaret and William Hunt
[REDACTED] New South Head Road
Double Bay 2028

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Kira Green

From: Jane Purves [REDACTED]
Sent: Tuesday, 26 April 2022 2:07 PM
To: Records; Sean Carmichael; Lucinda Regan; Isabelle Shapiro; Luise Elsing; Nicola Grieve; Sarah Swan; Richard Shields; Mark Silcocks; Toni Zeltzer; Peter Cavanagh; Harriet Price; Matthew Robertson; Mary-Lou Jarvis; Merrill Witt; Susan Wynne
Cc: [REDACTED]
Subject: Abandon or alter proposed new draft for Double Bay Centre Planning and Urban Design Strategy

Dear Woollahra Councillors

I've just received advise that you Woollahra Council has proposal to raise the height limit across Double Bay Village by 50% and replace 1,2.3 and 4 story buildings with 6 storeys.

I want to advise you that as a resident of Woollahra since 1991, I'm totally against this proposal and would like this proposal abandoned or altered.

This proposal will certainly destroy the heart of Double Bay Village and will make parking and traffic horrendous for residents.

Jane Purves

[REDACTED] Wallaroy Crescent
Woollahra NSW 2025
[REDACTED]

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Kira Green

From: Keith Tanaka <[REDACTED]>
Sent: Wednesday, 20 April 2022 9:18 AM
To: Records
Subject: Objection to building height variance, Double Bay

I would like to voice my objection to changes in the height restrictions in Double Bay. The height variance will seriously impact the view from my unit in all directions. Not only will I be affected by view obstruction but all those residents who are in the Double Bay village area that are occupying apartments on the upper floors of their buildings.

In addition, I would like to cite the following effects of the building height change:

Bulky and dominating buildings throughout the heart of the village

Destruction of the existing low-rise stylish village character

High-rise development blocking existing harbour views

Loss of sunlight and amenity

Nowhere to park, as parking already at capacity

Increased traffic congestion on New South Head Road and in Double Bay village

Severe problems with excavation due to the high water table

Major disruption for residents, visitor

Thank you,

Keith Tanaka
[REDACTED] New South Head Road
Double Bay, NSW 2028

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Kira Green

From: Patty [REDACTED] >
Sent: Tuesday, 26 April 2022 3:24 PM
To: Records
Subject: Proposed New height allowance!!

Hi

As a resident of Double Bay I am deeply concerned at your possible consideration of allowing developers to build high rise buildings .

Double Bay has a great vibe now why do you want to make it a concrete jungle like everywhere else

Double Bays future should be kept as a low- rise stylish charming harbour side village .

Change is good but not at the expense of destroying a beautiful village for money !!

Enhance Double Bay by all means make better and more engaging children park facilities and play grounds

We do not want to make Double Bay a soulless suburb .

We want to feel the sky and water around us not concrete high rises

A very concerned resident

Patricia

Sent from my iPhone

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Kira Green

From: Maree Dixon [REDACTED]
Sent: Tuesday, 26 April 2022 4:06 PM
To: Records
Subject: Council proposals DBay

I am disgusted with Council's proposal to approve increased height of new buildings in Double Bay.

I have only recently purchased in Cross Street having always lived in the inner city of Newcastle.

My former residences in the inner suburbs of Cooks Hill and The Junction have maintained their village style heritage despite developers' lobbying NCC for height changes.

Indeed the unique style of Double Bay was the main reason I chose to buy here. I never envisaged that Woollahra Council would fall in line with developers' greed.

When I review my dealings with NCC over the years and their insistence on strict guidelines for my knockdowns and new developments, I have nothing but praise for their vision.

I would hope that Woollahra Council reassesses the proposals. Please guard the distinctive style of this beautiful suburb.

Regards

Maree Dixon (Mrs)

Sent from my iPhone

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Kira Green

From: Cristina Forlani [REDACTED]
Sent: Tuesday, 26 April 2022 7:47 PM
To: Records
Subject: SC6808 No to 6-storey buildings in Double Bay

Hello,
In reference to SC6808.

Please don't allow Double Bay to be ruined by overdevelopment. @

Thanks

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Kira Green

From: maree barrett [REDACTED]
Sent: Wednesday, 27 April 2022 12:46 PM
To: Records
Subject: Height limit

Dear sir / Madam

We are residents at [REDACTED] leura Rd Double Bay and we object to the council's proposal to raise the height limit in Double Bay

Thanking you Charles and Maree Barrett

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Kira Green

From: Charlotte Stanfield [REDACTED] >
Sent: Wednesday, 27 April 2022 6:15 PM
To: Records
Cc: Double Bay Residents Association
Subject: Double Bay Centre Planning and Urban Design Strategy and Transport Study - comments
Attachments: DB Centre Planning & Urban Design Strategy and Transport Study - submission Charlotte Stanfield 27.04.22.docx

Please see attached my comments in respect to the above.

I'd be pleased to meet with you to discuss these further.

Regards

Charlotte Stanfield
South Avenue
Double Bay
[REDACTED]

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The General Manager
Woollahra Municipal Council
PO Box 61
DOUBLE BAY NSW 1360

27 April 2021

yoursay.woollahra.nsw.gov.au
records@woollahra.nsw.gov.au/doublebay

**Draft Double Bay Centre – Planning and Urban Design Strategy, and
Double Bay Transport Study prepared for Council July 2020 by SCT Consulting**

Further to the feedback I provided to Council, at the recent webinar re the above, I am pleased to provide my written comments and feedback.

Draft Double Bay Centre – Planning and Urban Design Strategy

- **Driver for change and increased density** – I reiterate that there appears to be no apparent case for further redevelopment of the Double Bay village, for residents and the community, and no betterment and planning gain. Please provide copies of the analysis of benefit realisation strategy and business case undertaken to support such a strategy. As below, traffic, transport and access are inadequate to support the densities proposed. The proposed density and large scale redevelopment would result in some of the highest densities found in Australian towns and cities, never mind a village.
- **Development of the vision for Double Bay with clearly defined minimum and desirable outcomes, sustainability and climate resilience targets** - so that Council and residents can all see where the current draft meets and or contradicts basic minimum requirements
- **One village but severed heart** – what is the strategy to connect both sides of the Double Bay Village separated by New South Head Road – this issue of severance, amenity attraction, safety etc appears not to be addressed
- **Detailed advice on the delivery and funding strategy for the supporting infrastructure required with increased development** - including eg new classrooms for school etc, additional bus services, increased budget for maintenance of roads, etc
- **Strategy for protection against settlement and ground water contamination, flooding and pollution of Double Bay beach and Sydney Harbour** - excavation absolutely limited due to ground latent conditions for eg Council's Kiora Lane redevelopment, resulting in no basement car park. Why then is this not been adopted for the whole of the Double Bay village and wider Double Bay valley?
- **Application of relevant benchmarks, key precedents, emerging trends and lessons (to be learnt)** – include what has and has not, also the single benchmark of Kelvin Grove Urban Village, Brisbane, Queensland appears neither relevant, nor attractive. Please provide copies of

benchmarking studies undertaken to date, and if not available, suggest that such investigations are undertaken shortly

- **Enhancement and protection of character, amenity and view corridors** - what consideration has there been to develop Scenic Protection Areas and or Conservation Areas and Tree Protection Orders, to ensure the essential character and beauty of Double Bay village is maintained? Suggest this includes consideration of heritage landscape and tree species planted by the former Guilfoyle family market garden business in Double Bay and enhancement of 'gateways' to Double Bay, including New South Head Road and enhancement of Bay Street and view corridor to waterfront and ferry gateway. Suggest do not proceed with Transport for NSW's proposed ferry canopy as this will block the water views
- **Further investigations** - what further analysis, environmental, social and economic analysis and cumulative impact studies are to be undertaken?
- **Visualisation and 3D model to support community consultation** – please make available to the public a portal to Councils 3D model. Also suggest Council commissions an architectural scale model of the Double Bay village with the different height and build scenarios illustrated
- **Additional planning instruments, policies and pricing to achieve long term outcomes** – provide advice and include in strategy eg position on Double Bay floodplain and climate protections, and as above eg Scenic Protection Areas, etc
- **Planning pathway moving forward** – provide advice as to the further and additional measures to an updated Local Environmental Plan and updated Development Control Plan that can be enforced, once adopted and agreed with the community, as well as a position and strategy on planning gain / betterment.

Double Bay Transport Study - SCT July 2020

Matters for consideration:

- **transport and access provision cannot practically or efficiently support the envisaged development proposed in the Double Bay Strategy** - future density suggested in the Double Bay Draft Strategy cannot practically be serviced by either private vehicles and or service vehicles with the existing transport and car dependency. Scale of development proposed in Double Bay strategy will generate a high vehicle load. As above, density is far too great for a village. Also of critical significance is that NSW Government targets for Woollahra have been set noting that there is no great uplift in infrastructure planned or proposed.
- **design year** - for all traffic and multi modal analysis suggest 2035/2040 not + 5 years change. Current report has modelling and design year of 2027, is a mix of counts from pre Covid and during Covid, and does not deal with peak traffic flows in school term/timetable or Saturday sports runs
- **peak** - suggest extending this to include school am and pm traffic peak (current assessment from 7.15 to 8.15 and 5-6pm) and use Journey to Work data from 2019, pre Covid
- **mode split scenarios, towards zero safety and emissions targets** – provide advice on assumed mode split of bus, walking, cycling etc and sizing of facilities to accommodate increased use of public transport facilities and access, walking and cycling, achieving towards zero safety targets and emission targets (for 2030)

- **cumulative impact assessment** - required eg with Edgecliff Centre, current Double Bay Centre draft Strategy, Cross Street Car Park as well as schools and other redevt etc, including HMS Watson, as well as impact of diversion of traffic along William Street and Ocean Avenue
- **NSH Rd cumulative traffic and access impact assessment** – propose Council undertakes an impact assessment of traffic and access from Rushcutters to Watson Bay - include traffic demand and levels of service levels and amenity, including noise, air quality, heat load and visual impacts, and safety, emission and construction impacts
- **New South Head road strategy** – as above, appears to be no strategy to practically and safely address increased cumulative traffic loads. In addition, there is also a need to re-join what is in effect a severed village, including increased pedestrian crossing times, (except maybe in the 1hr am and pm peak Journey to Work)
- **access to Edgecliff Station** – current densities would suggest a metro/rail station in the heart of Double Bay village, yet this is not the case. Access to Edgecliff Station from Double Bay is not easy as the pavements are narrow, there are minimal holding area for pedestrians at each crossing, wait times to cross the road are long, the road is very steep and the environment and amenity unattractive – noise, heat load, and air quality poor with dust and vehicle emissions. Neither is access equitable, pushing a double stroller/pram or a wheel chair up New South Head Road is not practical or safe. A subsurface pedestrian connection running from a new subsurface concourse off the platforms of the existing Edgecliff Station could be provided. This would remove the need to traverse the steep gradient, narrow pavements, poor amenity and safety risk of crossing the roads, however this would be extremely expensive and not easy to build
- **noise, dust and emissions** – suggest ban on all vehicles with noise output of over 60 dBA travelling through Double Bay Village, and suggest no heavy vehicles (commercial as well as buses/coaches (unless by special exemption for the Double Bay School) access through Double Bay Village, or rat running via Ocean and William Street
- **gateways** – as above strategy not sufficiently address New South Head Road nor visual and actual links to ferry. Again, as above, suggest not proceeding with Transport for NSW's new ferry wharf as this will block views of the water
- **safety** - just too much traffic at speed and conflict with pedestrians and cycling and equitable (disabled) access and if more people as suggested have got to walk to Edgecliff station - pavement will need to be widened, and more space provided at each bus stop
- **resident's car parking** – suggest commit to no net loss and ensure that visitor parking does not exclude sufficient capacity for all residents. Note this will mean an increase to residents only car parking as residents displaced on market day and on Saturday and Sunday especially with the opening of new restaurants etc
- **technology** – no advice or strategy on how Intelligent Transport Systems (ITS) could be adopted to manage demand, speed, special events, including particle road closures, time of day etc to achieve greater outcomes and great sharing of space for all
- **precedents** - apply "Movement and Place" and "Healthy Street" best practice frameworks, and establish mode slit targets
- **construction traffic** - include in considerations:
 - major impacts on residents and visitors - with noise, visual and dust impacts, loss of car parking and trees, damage to road surface, etc

- no excavation of basements for reasons as above -and accordingly no removal off site of ground material
- size of vehicles - suggest limit to shortest length, no outsize vehicle access etc
- retail - loss of passing footfall and extended loss therefore of revenue and business continuity, esp severe after COVID
- safety - suggest no through running of construction vehicles through Double Bay village or rat running via Ocean and William Street any devt in the future needs to be accessed directly off New South Head Road
- cumulative impacts – ensure no wavering of usual site controls as adopted during COVID as residents exhausted with this
- **revise report and include new traffic counts and photographs** – current report includes mix of pre and post Covid traffic flows and photographs etc, suggest need to re-run, incorporate these and other comments and include cumulative and construction traffic.

In closing, I would be happy to meet with Council to discuss these items in more detail and I reiterate my support of the submission prepared by Double Bay Residents' Association Inc.

Regards

Charlotte Stanfield

Resident

South Avenue

Double Bay



Kira Green

From: Marilyn Condrau [REDACTED]
Sent: Thursday, 28 April 2022 10:03 AM
To: Records
Subject: Height limit Buildings Double Bay

I wish to protest the proposed raising of the building height limit in Double Bay Village to 6 stories. This leads to a destruction of existing high rise buildings that give a village character. These will be bulky buildings that will reduce the sunlight and add to parking problems and traffic congestion. There will be problems re the water table and massive disruption to existing residences and businesses. I therefore wish to register my protest to the proposals which will alter significantly the existing Double Bay Village and cause as well so many parking and traffic problems that will totally alter the character of the village.

Yours sincerely,
Marilyn Condrau
Woollahra Resident
[REDACTED] Kings Road
Vaucluse 2030

Sent from [Mail](#) for Windows

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Kira Green

From: David Collier [REDACTED]
Sent: Thursday, 28 April 2022 10:25 AM
To: Records
Subject: FW: SC6808 Stop 6 storey building height

From: David Collier [REDACTED]
Sent: Thursday, 28 April 2022 10:17 AM
To: [REDACTED]
Subject: SC6808 Stop 6 storey building height

We are opposed to increase development heights

David Collier
[REDACTED] Nevada
[REDACTED] Darling Point Rd
Darling Point NSW 2027
Mob. [REDACTED]

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Kira Green

From: Alison Wall [REDACTED]
Sent: Thursday, 28 April 2022 5:42 PM
To: Records
Subject: Draft strategy for Double Bay

I would like to register my opposition to the proposal to allow 6-storey buildings in Double Bay.

Years ago I watched with dismay while Bondi Junction was turned into another version of Chatswood. I would be horrified to think anything like that could happen to Double Bay because we all know that if (most) developers are offered an inch, they take a mile. 6 storeys could just be the first rung on their ambitious ladder.

Parking is already pretty dire and NSH Road looks fit to burst most days. 6-storeys means more cars. Simple.

I have enjoyed the character and relaxed charm of Double Bay since I was a child in the 1960s. Of course things change. But change doesn't have to mean the loss of what actually makes Double Bay a much-loved and admired part of Sydney!

Please reconsider.

Alison Wall
[REDACTED]
[REDACTED] Ocean Street
Woollahra.

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Kira Green

From: Michael Hall <[REDACTED]>
Sent: Friday, 29 April 2022 10:06 AM
To: [REDACTED]
[REDACTED] Comments on new draft code proposal

I guess you get heaps of comments so I will keep this simple

1. More high buildings mean more underground car parks.

Is there any report ,scientific report, that will suggest how this development will affect the underground water table!

2. More high rise means more people in double bay

Any road development planned to move these people in and out?

3. double bay has 2 extended hours pubs, many bars/ restaurants. These are needed.

Will there associated noise be tolerated/ accepted by the new residences.

Maybe development on the ridges is better than development in the town.

Michael Hall

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Kira Green

From: Paula Tardy [REDACTED]
Sent: Friday, 29 April 2022 10:31 AM
To: Records
Subject: Double Bay Height Restrictions - SC6808 Submissions

Attention: Emma Williamson
Strategic Planner

I'm writing to Object to the proposed height of new developments in Double Bay to 6 floors!!

This will totally ruin the Character and charm of the village look and Feel of present height which is at human dimensions. It will as well seriously restrict the light flow that now reaches the ground. New buildings are already becoming boxy and uniformly ugly. No variety of building shapes and design - a Serious lack of imagination!! Sadly, It's just the money that's motivating everyone involved, to the very serious detriment to all of Double Bay - we will lose our unique design and beautiful livability.

Other buildings will lose their variety of views, as well as being totally overshadowed. The entire concept is Soulless!!!

All of Double Bay is my Home, not just where I sleep!!!

Thank you,

Paula

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Kira Green

From: Jason Ward [REDACTED]
Sent: Friday, 29 April 2022 11:18 AM
To: Records
Subject: SC6808 - Objection to overdevelopment

Please take this email as notice of my object to the proposed plans to raise the building height limit in Double Bay. There are clearly many many reasons why this is not in the best interest of the people who live their lives in the Woollahra area, including:

- Substantially change (for the worse) the look and feel, culture and character of Double Bay.
- Substantially increase the density, without increasing services such as:
 - o Parking (which is already at a saturation point)
 - o Traffic through (and within) Double Bay (NSHR is already one of the most congested roads in NSW at peak hour)

As a solution, I would not object to an increase of the council rates to mitigate the councils financial needs for this development overdevelopment proposal.

If council is considering this "over development" proposal as a way to maintain financial viability, then other revenue generation strategies should be considered rather than simply relying on the low hanging fruit from Developers. I can't otherwise understand why it would even be considered.

Councillors are elected to represent the interests of the residents and ratepayers. This proposal for over-development is not aligned with the Councillors purpose.

Regards
Jason Ward
[REDACTED] Spencer Street
Rose Bay
NSW 2029
TEL: [REDACTED]

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Kira Green

From: Bill and Jenny Stearn [REDACTED]
Sent: Friday, 29 April 2022 2:31 PM
To: Records; Richard Shields; Mark Silcocks; Toni Zeltzer
Subject: Double Bay future development plans. SC 6808
Attachments: IMA2AE~1.PDF

Please add our names to concerns and objections regarding the future of Double Bay planning.

Could we learn from the Darling Point Ridge Plan done by Woollahra some years ago. It allowed high rise on the suburb's high ground with each floor in height requiring added green space surrounds.

Including plenty of extra onsite parking for visitors and servicing.

It is not good urban design to have such tall buildings in the low lying flood plain area of Double Bay. Which has acid sulphate soils and takes water over flow down from Edgecliff and Woollahra.

This overflow is pumped into storm water outlets and empties into the harbour causing unlivable pollution.

Consideration must be given to airflow inside units and surrounding the buildings themselves.

Without good pre planning constant air conditioning is required at huge environmental costs. Including noise levels.

Current road use is saturated. Parking is insufficient. Has sufficient consideration been given for huge servicing requirements? AKA rubbish removal, maintenance, trades people, cleaners, gardeners and ETC

And, residents coming into the area for much needed access to Supermarkets, Chemists and Doctors etc. Plus social gatherings in the many food and drinks venues.

It is all very well to have a "vibrant night time economy. But the noise created is awful. Plus there are NO public conveniences, or nearly enough public transport

Whilst certainly understanding needs to accommodate rising population needs these must be considered in light of impact on the communities created.

Most sincerely. William Edward and Jennifer Heather Stearn.

■ Brooklyn Lane, Double Bay.



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The General Manager

Woollahra Council

Re: SC 6808

Draft Double Bay Centre Planning and Urban Design Strategy


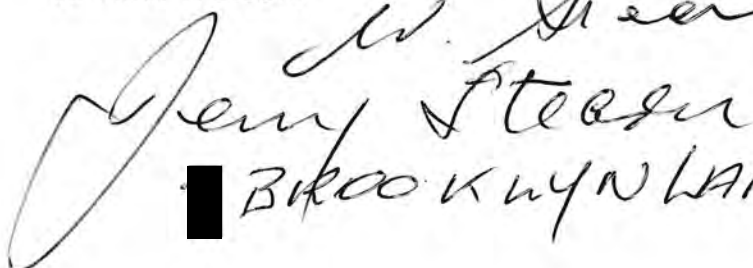
29 March 2022.

1. Please add our names to objectors regarding the future of Double Bay.
Could we learn from
2. the Darling Point Ridge Plan which allowed high rise on the high ground with each floor requiring extra green space including plenty of extra onsite parking for visitors and servicing.
3. It is not good urban design to have such tall buildings in the low-lying flood plain area of Double Bay.
4. Consideration must be given to airflow inside units and outside buildings themselves.
5. Constant air-conditioning required. Without good planning it creates undue noise and huge environmental cost.
6. Carparking provision for huge servicing requirements. Rubbish removal, maintenance, trades people, cleaners, gardeners and etc.
7. Current road use is saturated. Has any consideration been given to the added requirements for residents needs to access supermarket, chemists, doctors etc.
8. It is all very well to have a vibrant nighttime economy. But the noise creation is awful.
9. There is not enough public transport nor public conveniences.
10. Double Bay has acid sulfate soils which takes waterflow down from Edgecliff and Woollahra. When these overflows they are pumped into the harbor via stormwater.
11. Whilst certainly understanding needs to accommodate rising population requirement needs they must be considered in the light of impact on the communities created.

Most sincerely

William E Stearn

Jennifer H Stearn



BROOKLYN LANE, DOUBLE BAY

Kira Green

From: Alexandra [REDACTED]
Sent: Friday, 29 April 2022 2:57 PM
To: Records
Subject: SC6808 submissions

Dear Sir/Madam

As a long term business owner (business established 1948) and resident, having been born in the area, would like to express my concerns regarding the Draft Strategy for Double Bay.

I agree with some development, but it needs to be appropriate to the area. Six stories is just too much. Double Bay is not Bondi Junction. We are lucky enough to be harbourside and close to the City. The area is unique and attracts specialty businesses that are not found in big shopping centers. This in turn makes Double Bay a desirable place to visit and reside.

The infrastructure will surely not be able to cope , parking is already totally inadequate in both residential and business areas. Traffic congestion (especially if Knox St becomes pedestrian only) will increase and the general amenity of living and strolling in the area will be destroyed. There is also the water table issue.

While this proposal will obviously benefit some, it will certainly not benefit the rate paying residents and the hard working small business owners, who help make Double Bay such a unique and special place that is known locally, but also internationally.

This Draft Strategy is short sighted and not at all in the best interests of this community. We need to preserve the individuality and distinctiveness of Double Bay, where visitors and locals shop, eat and enjoy the sunshine and amenity.

Regards
Alexandra Anderson Stuart

Sent from my iPad

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From: Tony Johnston [REDACTED]
Sent: Friday, 29 April 2022 3:56 PM
To: Records
Subject: Draft Double Bay Centre - Planning and Urban Design Strategy and Community Impact Statement SC6808

Dear Sir

Draft Double Bay Centre – Planning and Urban Design Strategy and Community Impact Statement SC6808

The plan seeks to grossly over-develop Double Bay and thereby destroy its amenity for residents. It is completely contrary to the "no overdevelopment" commitments from all candidates at recent elections, which have proven to be deeply dishonest.

- Parking is already overwhelmed and the increased population enabled by the plan would exacerbate this. Residents are already severely challenged to call tradesmen to the premises, receive deliveries, accommodate visitors and so on.
- Any expectation that residents of studios and one-bedroom apartments would not have cars is a fantasy.
- Creating underground parking is not a responsible option. Dewatering wreaks havoc on neighbouring properties and interferes with the flow of underground water through the valley
- The proposed increased height limits will shadow the streets, creating unattractive wind tunnels, destroying the character of the village and obstruct views from existing properties.
- The desecration of Bay Street and Transvaal Avenue through over-development and height increases is of particular concern
- There is ample evidence that development in Double Bay will proceed without increased height limits.

The plan is not a response to the needs and benefits of the residents as a whole: it appears to cater to a narrow development mentality which has no care for the continuing amenity of the neighbourhood.

Regards

Tony Johnston

[REDACTED] William Street
Double bay

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Kira Green

From: Tony Johnston [REDACTED] on behalf of Margaret Johnston
Sent: Friday, 29 April 2022 3:57 PM
To: Records
Subject: FW: Draft Double Bay Centre - Planning and Urban Design Strategy and Community Impact Statement SC6808

Dear Sir

Draft Double Bay Centre – Planning and Urban Design Strategy and Community Impact Statement SC6808

The plan seeks to grossly over-develop Double Bay and thereby destroy its amenity for residents. It is completely contrary to the "no overdevelopment" commitments from all candidates at recent elections, which have proven to be deeply dishonest.

- Parking is already overwhelmed and the increased population enabled by the plan would exacerbate this. Residents are already severely challenged to call tradesmen to the premises, receive deliveries, accommodate visitors and so on.
- Any expectation that residents of studios and one-bedroom apartments would not have cars is a fantasy.
- Creating underground parking is not a responsible option. Dewatering wreaks havoc on neighbouring properties and interferes with the flow of underground water through the valley
- The proposed increased height limits will shadow the streets, creating unattractive wind tunnels, destroying the character of the village and obstruct views from existing properties.
- The desecration of Bay Street and Transvaal Avenue through over-development and height increases is of particular concern
- There is ample evidence that development in Double Bay will proceed without increased height limits.

The plan is not a response to the needs and benefits of the residents as a whole: it appears to cater to a narrow development mentality which has no care for the continuing amenity of the neighbourhood.

Regards

Margaret Johnston

William Street
Double bay

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Kira Green

From: David Green [REDACTED]
Sent: Friday, 29 April 2022 6:42 PM
To: Records
Cc: dbrassoc@gmail.com
Subject: SC6808 Double Bay Centre Planning and Urban Design Strategy

Att: Woollahra Councillors:

I wish to formally object to the Council's proposed six-storey height limit for Double Bay. I have resided in the Double Bay precinct for 60 years, and in that time I have witnessed extensive development of Double Bay, that has mostly eliminated the once quaint village atmosphere. In my opinion, a six-storey height limit for Double Bay is unjustified.

I would be interested in any traffic modelling undertaken by Council on the impact of a six-storey height limit on Double Bay and surrounding streets.

I trust that Council will act in the interest of the community and uphold the status quo.

Yours sincerely,
David Green
[REDACTED] Bellevue Road
Bellevue Hill

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Kira Green

From: [REDACTED]
Sent: Friday, 29 April 2022 7:11 PM
To: Records
Subject: Council's draft Double Bay Centre Planning and Urban Design Strategy

Dear Councillors

Please please please don't do this to our beautiful suburb .. so loved by residents and visitors from far and wide.
See some of the reasons for not going ahead with these large hideous 6 story monstrosities:

Bulky and dominating buildings throughout the heart of the village

Destruction of the existing low-rise stylish village character

High-rise development blocking existing harbour views

Loss of sunlight and amenity

Nowhere to park, as parking already at capacity

Increased traffic congestion on New South Head Road and in Double Bay village

Severe problems with excavation due to the high water table

Major disruption for residents, visitors and businesses during construction

Someone is hell bent on turning this suburb into nothing but huge blocks of units.... So much for the Double Bay Village look feel and atmosphere.

It is already suffering under the immense buildings going up at present.. and have just been completed.. so ugly.

Thank you

Deborah Green

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Kira Green

From: margaret tory [REDACTED]
Sent: Sunday, 1 May 2022 4:35 PM
To: Records
Subject: SC6808

1/5/2022

Dear Councillors,

We wish to object to your plans to elevate heights of buildings in Double Bay.

As it is, with all the new apartment buildings, the area is becoming more and more congested. Parking is at a premium already.

Higher buildings will cause wind tunnels and loss of sunlight.

The whole village atmosphere of Double Bay will be lost and this is what makes it special.

People might as well go to Bondi Junction.

Please reconsider.

Sincerely,

M and C Tory

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Kira Green

From: Eva [REDACTED]
Sent: Sunday, 1 May 2022 4:52 PM
To: Records
Subject: Fw: Re: SC6808

Dear Sir/Madam,

I wish to express my concerns regarding Woollahra Council's proposal to raise the height limit across Double Bay Village by 50% and to permit six storey buildings throughout Double Bay's commercial centre.

The current over-development and numerous proposed developments in Double Bay is of great concern to so many residents and visitors to Double Bay.

What you are proposing is definitely not in the community's interest.

The traffic in Double Bay is not just increasing on New South Head Road but on all the side streets. Every single one of them! For example, getting out of Jamberoo Lane is a nightmare at times. Cross Street's traffic moves very slowly and is getting worse. Drivers are getting very frustrated and impatient.

I have read the concerns/issues raised by the Double Bay Residents' Association and I very impressed with their response to what you are proposing. Their concerns are my concerns and concerns echoed by so many residents in Double Bay. We are very, very concerned.

I urge you to please consider all the issues raised by the Double Bay Residents Association. Also, please refer to an article "GROUNDS FOR CONCERN" in Wentworth Courier dated Wednesday, **January 18, 2006**. It reads.... "The presence of acid sulfate soil led to the unravelling of plans for the Kiaora Lands site at Double Bay..... Acid sulfate soil is found in most areas of Woollahra municipality. The reason acid sulfate soil is so problematic is that disturbing it generates sulfuric acid, which affects not only the site and any building on it (by corroding concrete and metal structure), but the wider environment as well through water run-off....."

Thanking you.

Eva Murphy
[REDACTED] William Street
Double Bay 2028

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Kira Green

From: Ian Neal [REDACTED]
Sent: Sunday, 1 May 2022 2:22 PM
To: Records
Cc: [REDACTED]
Subject: Draft Double Bay Centre Planning and Urban Design Strategy, Reference SC6808

The Manager,
Woollahra Municipal Council.
Dear Sir/Madam and elected WMC Councillors,

Re: Draft Double Bay Centre Planning and Urban Design Strategy, Reference SC6808

As residents of Double Bay, my wife and I wish to express our concern and opposition to The Double Bay Centre Planning and Urban design Strategy.

This strategy will destroy Double Bay's village atmosphere with six storey buildings throughout the centre, a 50% increase in existing height controls. The draft plan shall have the effect of making Double Bay Centre much less attractive than it currently is, with sun-starved pavements, dark alleyways, overcrowding of a result of many additional residences and parking chaos. It is a poor plan.

Our specific concerns include, overshadowing throughout the village from six story buildings which will also cause wind tunnels, reduction in views, parking and traffic chaos. In addition the closure of Knox St will increase traffic hazards and make it much more difficult to turn into New South Head Rd. The adverse effects on the water table do not seem to have been considered and we are concerned about increased flooding risk to low lying areas in the centre of Double Bay.

Regards

Deborah and Ian Neal

[REDACTED] New South Head Rd Double Bay

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Kira Green

From: Victoria Taylor [REDACTED]
Sent: Sunday, 1 May 2022 7:16 AM
To: Records
Subject: SC6808 Submissions

Dear Woollahra Council,

RE: SC6808 SUBMISSIONS

Please do not build six (6) storey high buildings in Double Bay.

This height proposal is way to high for Double Bay and it's village living. Please don't over develop and ruin Double Bay. These height changes will set a precedent and send heights up all over the council boundaries. It will ruin the amenity of our beloved area.

We totally agree with The Double Bay Residents' Association (DBRA) aimed at maintaining, the unique low-rise village character which differentiates Double Bay from other Sydney suburbs.

DBRA prefer to work with the Council, developers, and local businesses to facilitate development which enhances Double Bay as an attractive place to live, an inviting destination for visitors, and a place where all of us choose to shop and dine.

Please involve residents in developing this draft strategy.

Yours Sincerely,

The Taylor Families in Vacluse and Darling Point.

[REDACTED] Yarranabbe Rd Darling Point 2027.

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Kira Green

From: Chickey Bray [REDACTED]
Sent: Saturday, 30 April 2022 6:28 PM
To: Records
Subject: Re. Planning for Double Bay,

Quote SC6808

ATTENTION ALL COUNCILLORS.

I have attempted to fill in 'Your say', to no avail as it continually rejected my home address!, hence this e-mail to Council.

I have lived in Darling Point for the past 40 years and have enjoyed the amenities of Double Bay, as have the many people who visit Double Bay from outside the area, including many parents who have children at the respective boarding schools in the area who also take accomodation and frequent restaurants in Double Bay, rather than visit the ugliness of Westfield.

People come to Double Bay for it's unique qualities, however I have observed that this charm has been somewhat watered down over the years to what is now nothing more than a developer's paradise!.

I accept that times have changed, but the idea of 6 stories is absolutely outrageous, we will have simply created another Bondi Junction, wind tunnels and reduction of sunlight etc.
There seems to have been little thought given to the increased traffic and parking coming into Double Bay, also going out of Double Bay.

Surely Councillors have a responsibility to quash this for all the obvious reasons, failure to do so will be the 'death knoll' for Double Bay.

Yours sincerely,

Colleen 'Chickey' Bray
[REDACTED] Yarranabbe Rd.
Darling Point.

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Kira Green

From: Chickey Bray [REDACTED]
Sent: Friday, 27 May 2022 3:56 PM
To: Records
Subject: 'HAVE YOUR SAY'

TO ALL COUNCILLORS.

I would like to respond to the 'HAVE YOUR SAY' survey.

This survey is a farce !.

I have tried several time to access this and it will not accept my address in Darling Point, stating that this is not in Australia !, I then called the Council for help and they could not help, also reporting that response to this survey was poor - I am not surprised !.

I believe the wording did not allow for the real concerns of the community to be expressed, also that the need to set up a password for this further etc. not conducive to community engagement - all too difficult, one would be inclined to 'give up' and we did !.

Hence I am airing my concerns - this is my response ;

The idea of proposed 6 stories for Double Bay is totally unrealistic and unacceptable, it simply becomes another Bondi Junction wind tunnel, aside from the traffic concerns flowing into it from all aspects, and the loss of Village atmosphere, which I understood was the prime objective.

Furthermore the proposed high rise D.A. for Cnr. Of Darling Point Rd and New South Head Rd also unrealistic and unacceptable, with access and exits from Darling Point Rd., further congesting that very difficult and dangerous right hand turn into New South Head Rd.

The second development under way on Cnr. Mona Rd and New South Head Rd. , also unrealistic and unacceptable, with access and exit from Mona Rd.

Who is making these traffic assessments ?, traffic will be feeding into these two Roads from Double Bay, Rose Bay and beyond in hope of taking a short cut to the city, which will simply cause further traffic jams, aside from which Darling Point residents will be simply 'locked in'.

One accepts the inevitability of change ,but under no circumstances could these changes be justified to the proposed height levels.

I sincerely hope that Councillors consider these implications most seriously.

Sincerely,
Colleen 'Chickey' Bray
[REDACTED] Yarranabbe Rd,
Darling Point

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Kira Green

From: victoria owens [REDACTED]
Sent: Sunday, 1 May 2022 7:27 AM
To: Records
Subject: Fw: SC6808 Submissions

Feedback on Double Bay Centre Strategy:

The strategy runs counter to preserving the essence of Double Bay as a unique village. It is not the right place for a concentrated business/entertainment/night time economy precinct. (Listen to the noise at Bondi Beach, Kings Cross and Enmore Rd at night).

I spent 10 years working on live music/night time economies VS noise disturbance and residential preservation with the State Government. I also developed *Sound Advice* with OLGR for venue noise abatement. In the end I was firmly of the belief that you can only do this by:

1. introducing entertainment/night time economy zones with a long lead in time and a buyer beware policy. This enables residents time to get out or not buy into the area unless they want a NY vibe.
2. locating entertainment precincts/night time economies on busy roads where residents are transient and/or noise oblivious; OR
3. locating entertainment precincts in soundproof underground train stations or shopping malls that have closed for the night.

If Woollahra Council is convinced that the development of an intensive night time economy precinct is needed in the LGA, then I would suggest you aim to develop a vertical precinct over Edgecliff railway station. This would have stunning views. It would also contain noise disturbance and mitigate traffic congestion and drunk driving incidents. It would provide a rail link to the other nearest night time economy precinct at Kings Cross.

It would make much more sense to **gently enhance** the night time economy over the **entire** LGA by

- reintroducing a cinema to Double Bay;
- encouraging a restaurant/sidewalk dining precinct in Oxford St Paddington (such as Rundell St, Adelaide) and
- allowing night time food stalls at strategic harbourside locations such as Rose Bay Park etc.

I've lived in this area all my life and the Oak was the place where I had my first alcoholic drink as a teenager (*Creme de Menthe*). The Oak and the Sheaf were enough night time entertainment options for my youth. Have you consulted teenagers in this LGA to see whether they want the Double Bay outlined in the Strategy to become their future reality?

Double Bay is a standout place to visit in Australia because it is exactly the way it is. In saying that, I have become alarmed at the six story crane activity that is ready creating eyesores.

I trust that Council will opt for a smart decision and reject the Double Bay Strategy as proposed. It is not in the best interests of residents or tourism appeal to raise building height but an obvious boon for developers.

Victoria Owens

Bellevue Hill

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From: victoria owens [REDACTED]
Sent: Thursday, 5 May 2022 7:59 PM
To: Wai Wai Liang
Subject: Re: SC6808 Submissions no 2

Dear Wai Wai,

Please add this second addendum to the submission I sent on 2 May. Much appreciated.
Victoria

Double Bay Planning and Urban Design Strategy – Addendum Part 2

Arts and Culture

The Strategy does not address how Arts and Culture will be enhanced through planning changes for the built environment. In addition to a village being defined as a small (low rise) settlement it is also typically defined as having a church. One key purpose of churches in village life is to provide a hall for arts and cultural activities. Double Bay lacks a church and has no other home for the performing arts and cultural events.

One strategy to boost **fashion retail** in Double Bay could be to make it the home of Mercedes Benz Fashion Week (currently housed at Carriageworks, Eveleigh, 12-18 May 2022). This would provide a flagship event for Double Bay's rebirth as a chic centre of the fashion business. But where would it be staged? Is there an opportunity to approve a larger building DA, such as a hotel, on the proviso that it includes a ballroom/ function centre that is maintained at cost to the owners and available for performing arts and cultural events? Could this venue also house a grand piano (as mentioned in the Place Plan) and be used for music concerts. The *Toaster* building at Circular Quay was approved on condition that it included arts amenities. The outcome was a Dendy cinema and basement rehearsal studio for the Australian Chamber Orchestra... which they disliked intensely and recently vacated. That particular leverage opportunity was not highly successful. But arts leveraged DA approval outcomes can be productive, such as the example of City Recital Hall, Angel Place.

The Uniting Church in Paddington is a hub for village life through the Saturday markets. But it also ran a highly successful weekly concert series of multicultural music, *Café Carnivale*, in the early 2000s. The ever growing popularity of the series saw happy crowds gathered every Friday night, spilling into the outdoors. Noise complaints by a small number of neighbours led to its demise. *Café Carnivale* is a telling example of artistic, night-time vibrancy being extinguished due to proximate residents complaining about noise.

The big challenge for night time economies is noise disturbance exacerbated by mixed residential zoning. I may be wrong, but the *Sheaf* seems a good example of a venue that has managed to stage live music and not attract any noise complaints because of its position away from residential development?

The **Liquor Amendment (Night-time Economy) Act 2020** "seeks to encourage a vibrant and diverse nightlife where live music and entertainment thrives". The changes aim to:

- make doing business easier for music venues by simplifying the regulatory framework and easing licence and compliance cost burdens;
- give local councils the power to declare Special Entertainment Precincts and give included venues special dispensations, such as extended trading hours and more favourable noise management conditions;

- lower the regulatory bar that venues and promoters have to clear to put on outdoor performances by making it easier to gain permissions to close off street sections and use outdoor public spaces for special events and
- provide incentives for licensed venues that don't currently stage live music to start doing so.

In aiming to create a vibrant night time economy I would image the Double Bay Strategy should address the **Liquor Amendment (Night-time Economy) Act 2020** and the extent to which Council will embrace or ignore the new provisions?

Why ABS population figures are not the full picture

The Strategy does not address the issues residents already face that will only be exacerbated by increasing the population density (parking traffic congestion, noise disturbance, barking dogs, accessing beach space, stormwater harbour beach pollution).

Woollahra LGA is, in reality, **a leisure and schooling centre for the rest of greater Sydney**. Currently, the daily visiting population of the LGA is at least double the size of the resident population. This visiting population includes:

- tradies who take up significant amounts of parking in streets across the LGA on a daily basis due to an above average level of renovation and building activity (owners with money and older buildings);
- school students attending the numerous public and private schools in the LGA and students from schools outside the LGA who visit for sports competitions, instrumental music lessons and other after schools classes such as specialist languages (eg Russian at BHPS). The vehicle movements and parking problems created by the schools community is the number one cause of traffic congestion and parking problems in the LGA. This is not a problem solved by measures to encourage bike riding for a number of reasons including hilly terrain. Many older students at secondary schools drive cars such as those occupying the street parking proximate to Redleaf and the Art Gallery.
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- Pub and restaurant visitors, noticeably present in Double and Watson's Bays, are sizable.
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Global warming and Zero Population growth

In the view of many scientists, the globe is over-populated to an alarming extent and carbon emission cannot be sufficiently reduced without a population growth freeze. My preference is for Governments to focus on building an economy that is viable and self-sustaining based on maintaining but not growing the population quantum.

Conclusion

While I appreciate the Strategy's intention of creating a uniform and harmonious built environment, the majority of residents are not supportive of raising building heights. Many see it as disrespecting the historic origin of Double Bay as a bona fide village on the outskirts of early Sydney. It makes no sense to

take the only genuine and unique village in Sydney and turn it into a *cut and paste* of something as common and contrived as the contemporary higher rise "Urban Villages" springing up in Ultimo and beyond to Penrith. This is the original and that fact should be honored.

The evolution of a better environment can be achieved by simple measures such as taking greater control of the aesthetic plans for building DAs. It is a shame the Colonnade model was deemed a failure because it suggests European traditions and *chic fashion*. Even simple steps like creating a preferred colour palette for external finishes on new builds (neutral naturals and white) would do much to enhance the *stylish bayside village* aim.

Thank you for the opportunity to comment. Reading so many documents and pages on line is difficult and I can't think of an inexpensive way of getting hard copies to residents other than weekly installments in the *Wentworth Courier*.

Victoria Owens

From: [Wai Wai Liang](#)
Sent: Monday, May 02, 2022 9:49 AM
To: [victoria owens](#)
Subject: RE: SC6808 Submissions

Dear Victoria,

Thank you for your submission in relation to the exhibition of the Draft Double Bay Centre Planning and Urban Design Strategy.

The matters you raised will be included in a future report to a Committee meeting of Council. You will be further advised by email of the date and time of the meeting and a copy of the report will be available on Council's website.

Should you require any further information, please don't hesitate to contact me.

Warmly,
Wai Wai Liang



Wai Wai Liang
Student Planner

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We acknowledge the Gadigal and Birrabirragal people as the traditional custodians of the land in our local area.

From: victoria owens [mailto:victoria.owens@bigpond.com]
Sent: Sunday, 1 May 2022 7:27 AM
To: Records <Records@woollahra.nsw.gov.au>
Subject: Fw: SC6808 Submissions

Feedback on Double Bay Centre Strategy:

The strategy runs counter to preserving the essence of Double Bay as a unique village. It is not the right place for a concentrated business/entertainment/night time economy precinct. (Listen to the noise at Bondi Beach, Kings Cross and Enmore Rd at night).

I spent 10 years working on live music/night time economies VS noise disturbance and residential preservation with the State Government. I also developed *Sound Advice* with OLGR for venue noise abatement. In the end I was firmly of the belief that you can only do this by:

1. introducing entertainment/night time economy zones with a long lead in time and a buyer beware policy. This enables residents time to get out or not buy into the area unless they want a NY vibe.
2. locating entertainment precincts/night time economies on busy roads where residents are transient and/or noise oblivious; OR
3. locating entertainment precincts in soundproof underground train stations or shopping malls that have closed for the night.

If Woollahra Council is convinced that the development of an intensive night time economy precinct is needed in the LGA, then I would suggest you aim to develop a vertical precinct over Edgecliff railway station. This would have stunning views. It would also contain noise disturbance and mitigate traffic congestion and drunk driving incidents. It would provide a rail link to the other nearest night time economy precinct at Kings Cross.

It would make much more sense to **gently enhance** the night time economy over the **entire** LGA by

- reintroducing a cinema to Double Bay;
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- allowing night time food stalls at strategic harbourside locations such as Rose Bay Park etc.

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Bellevue Hill

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Kira Green

From: victoria owens [REDACTED]
Sent: Friday, 6 May 2022 11:15 AM
To: Wai Wai Liang
Subject: Re: HPE CM: Re: SC6808 Submissions no 2 +

Sorry Wai Wai but could you cut and paste the following on the bottom. It is hard to stop but that's it. Thanks for your patience.

Further footnote

The Australian Brandenburg Orchestra, one of the world's leading early music performers, had offices based in Edgecliff for decades and repeatedly tried to find a permanent home with a rehearsal/performance venue in Woollahra LGA. (Where both the GM and Artistic Director live). Googling shows the ABO is now working out of Mascot! Which is a crime and lost opportunity for Woollahra LGA to capitalise on its gifted residents to enhance arts and culture aims. If the ABO was to become Double Bay's Orchestra in residence with outdoor/indoor concerts it would greatly enhance the cultural status of the Centre, support the fashion chic theme (performance of classic Italian and French repertoire) and provide valuable community instrumental training and arts management opportunities.


Lastly, it would be terrific to see a Strategy that had been created by the people of Woollahra LGA from the ground up rather than rely on one that is "helicoptered in" with the invitation for comments. As a starting point, would it be an idea to assign each of the Precincts in the Centre to the various local high school art departments with a request to come up with design concepts for the built environment and public art in each precinct. Scope specifics around the theme of Double Bay's ethos as the centre of fashion chic? Also perhaps give a definite list of the types of arts and cultural events and organisations that would be, ideally, housed in the Centre. Arts and culture can exist on the streets but are best served when they are accommodated within the built environment.

Public art could also embrace the blend of fashion and film. Film was also part of the cultural fabric through Wintergarden, Rose Bay and Double Bay cinemas. As a rough visual example.... the image below of Milan street art blends fashion with film (Taylor and Clift).



From: [Wai Wai Liang](#)
Sent: Friday, May 06, 2022 8:49 AM
To: [victoria owens](#)
Subject: RE: HPE CM: Re: SC6808 Submissions no 2

Thank you for your addendum. I have added it in as part of your submission.



Wai Wai Liang

Student Planner

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From: victoria owens [mailto:victoria.owens@bigpond.com]
Sent: Thursday, 5 May 2022 7:59 PM
To: Wai Wai Liang <WaiWai.Liang@woollahra.nsw.gov.au>
Subject: HPE CM: Re: SC6808 Submissions no 2

Double Bay Planning and Urban Design Strategy – Addendum Part 2

Arts and Culture

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Sent: Monday, May 02, 2022 9:49 AM
To: [victoria owens](#)
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Warmly,
Wai Wai Liang



Wai Wai Liang
Student Planner

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From: victoria owens [REDACTED]
Sent: Sunday, 1 May 2022 7:27 AM
To: Records [REDACTED]
Subject: Fw: SC6808 Submissions

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Victoria Owens

Bellevue Hill

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From: [John Niland](#)
To: [Records](#)
Subject: Objection to new planning strategy SC6808
Date: Saturday, 30 April 2022 9:58:03 AM

Dear Woollahra Council,

I write to record my objection to the current proposal for a new planning strategy. I know a great number of my fellow residents share my concern over aspects of what is being proposed. These include the proposal to permit six-storey buildings throughout Double Bay's commercial centre, which I find most disturbing. Double Bay is a wonderful and unique suburb, and I worry about the certain loss of the "village feel" if we proceed in this manner.

Thank you for your attention,
John Niland

John Niland AC

Professor Emeritus

Phone Office: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]

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For more information please visit <http://www.symanteccloud.com>

Kira Green

From: [REDACTED]
Sent: Sunday, 1 May 2022 9:32 PM
To: Records
Subject: 6 Storey buildings in Double Bay

Dear Sir/Madam

I would like to register my vehement objection to the Council's plan for the overdevelopment of Double Bay.

Double Bay has always been renowned for its peaceful friendly village atmosphere. It drew people from all over Sydney, and tourists as well, who could sit and enjoy coffee in the sunshine, walk in the streets, shop in the boutiques and enjoy the calm atmosphere of the area. With "progress" we have lost the cinemas and some of the boutiques, but the village feel has remained.

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For more information please visit <http://www.symanteccloud.com>

Kira Green

From: [REDACTED]
Sent: Sunday, 1 May 2022 7:57 PM
To: Records
Subject: 6 Storey buildings in Double Bay

Dear Sir/Madam

I would like to express my vehement objection to the intention of Woollahra Council to allow the overdevelopment of Double Bay.

Double Bay has always been renowned for its calm, friendly and open village atmosphere. People came from all over Sydney to enjoy its cafes and boutiques. They could sit in comfort al-fresco in the sunshine, walk in the streets, shop and enjoy the special feel that Double Bay had. Although "progress" has resulted in the loss of the cinemas and the proliferation of real estate offices and gymnasiums, the village atmosphere still exists.

The construction of six-story buildings will destroy this atmosphere and result in shading, wind tunnels, over-population and traffic congestion. It is already very difficult to park in the street. The construction of hundreds more apartments, many without on-site parking will exacerbate this problem and parking will be almost impossible. This will have a huge impact on the local businesses.

The excavation of more underground car parks will further disturb the water table and affect drainage in the area.

The proposed closure of Knox Street would be another nail in the coffin. The loss of many parking spaces would be bad enough, but the traffic chaos that would ensue is unimaginable. The only through road in Double Bay would be Cross Street which already suffers from traffic bottlenecks. The lights at NSH Rd have to regulate traffic turning in 11 different directions – each stream having to wait for another to clear before proceeding. Access to the Woolworths complex would be severely compromised as well. At some times of the day, one currently has to wait for three or four changes of lights before proceeding.

I have lived in the Woollahra Council area since 1941, and have voted in Council elections since 1955. I assumed that Councillors were elected to deal with the concerns and requests of the residents rather than those of the developers who erect their profitable monstrosities and then leave the residents to deal with the consequences.

I THINK IT IS TIME FOR THE COUNCIL TO LISTEN TO US!

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For more information please visit <http://www.symanteccloud.com>

Kira Green

From: [REDACTED]
Sent: Monday, 2 May 2022 12:43 PM
To: Records
Subject: SC6808

I wife and I have been a resident in Bellevue Hill for over 30 years.

We strongly object to increasing the height limit and the FSR of Double Bay.

The more so when there are proposals to close Knox Street and to do virtually nothing to nett increase the parking.

Even more so when the traffic volume of cars travelling to and from the city through Double Bay has increased so dramatically over the past 20 years. A commercial illustration of this traffic problem in Double Bay and Bellevue Hill is the fact that property in Bellevue Hill is now more valuable than in Vaucluse. 20 years ago, and earlier, Vaucluse values were notably higher than Bellevue Hill. Why this change in values? Because of the increase in traffic time and volume over that period ----all of it going through Double Bay.

The proposal to increase FSR in Double Bay will worsen this problem. There is no effective infrastructure proposal to offset this issue.

Also a problem---the current moderate sunlight in the streets of Double Bay will be lessened unless there are very significant set backs starting at the second level. As I read the proposal there is no proposal to have those setbacks in new buildings until level 5 and 6.

What is going on in the Planning Department at WMC.

First, a plan to close Knox street. This might look good on a planners drawing board and in a planners report but its as if he/she has done the plan from the moon without any understanding of the existing relevant infra structure and business dynamic. We strongly object to that proposal.

Second, now a plan to increase FSR in a street pattern that is already overstretched.

We are all for a transition from some of the poor aspects of Double Bay architecture and streetscape--- but this transition must be planned by consultants that are aware and deal with the infrastructure reality and traffic conditions existing in Double Bay.

Graham O'Neill, Glynn O'Neill

[REDACTED] Kambala Rd Bellevue Hill

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For more information please visit <http://www.symanteccloud.com>

From: Angela Smidmore [REDACTED]
Sent: Monday, 2 May 2022 12:14 PM
To: Records
Subject: SC5174 Submissions - Double Bay Centre Strategy

Good afternoon,

Thank you for the opportunity to make a submission in regards to the Draft Double Bay Centre Planning & Urban Design Strategy.

The preparation of a clearly defined guide for the future of Double Bay is supported, to avoid the continuation of ad hoc developments that exceed the controls in Councils strategic planning documents.

Double Bay is a beautiful area that is loved for its small scale, European village feel and leafy tree-lined streets.

The busy New South Head Road already intrudes on the pedestrian friendly feel of the centre and acts as a barrier between the north and south of the suburb. The appeal of walking around the centre could be further compromised by allowing building heights of up to six storeys for the properties identified as 'review sites' in the draft Strategy.

I have particular concerns regarding the identification of the Double Bay Post Office as a review site and further as a 'gateway site'. There is a need to preserve the finer-grain built form patterns along as many streets as possible, as this is favourable over developments in larger site amalgamations. A larger site amalgamation here, with six storeys and a four storey street wall permitted, will have a negative impact upon the surrounding buildings such as the synagogue and the residential apartment building 164 Bellevue Road. The living rooms of apartments at 164 Bellevue Road have windows that look out towards the Post Office site, allowing solar access and amenity.

Allowing six storeys at the Post Office site will also impact upon the built form transition to the character building at Coopers Corner (475 New S Head Road). It is envisaged that a development at this height will act as a physical and visual barrier for those entering the Double Bay Centre from south-east and lead to Bellevue Road feeling 'cut off' from the Double Bay centre.

I also have issue with no indicative building envelope views being showcased in the Strategy for this particular site (from New S Head Road looking towards the Post Office or from Bellevue Road looking towards New S Head Road). This seems like a strange omission, given most other building envelope views and angles were presented in the Strategy.

Strong and sympathetic built form transition controls from the Post Office site to the surrounding buildings such as the synagogue and 164 Bellevue Road are crucial. A maximum building height of four storeys with a two storey street wall height at the Post Office site would be far more suitable, in keeping with the surrounding local character. This site is separated from the larger strip of newer developments surrounding the library site by Kiaora Road and should be seen as an opportunity to provide a smooth transition to the smaller scale residential feel of the surrounding streets, instead of an opportunity for a gateway site. A reduction in maximum building height would also largely reduce the negative impacts on surrounding residents.

Please review and amend the building height strategy, with particular attention given to the impacts of a six storey allowance at the Post Office Site to surrounding residents and nearby character buildings.

Angela Smidmore

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Kira Green

From: Belinda Hutchinson [REDACTED]
Sent: Monday, 2 May 2022 4:59 PM
To: Records
Cc: Sean Carmichael; Lucinda Regan; Isabelle Shapiro; Luise Elsing; Nicola Grieve; Sarah Swan; Richard Shields; Mark Silcocks; Toni Zeltzer; Peter Cavanagh; Harriet Price; Matthew Robertson; Mary-Lou Jarvis; Merrill Witt; Susan Wynne
Subject: Objection to SC6808 - Draft Double Bay Centre Planning and Urban Design Strategy

Dear Sir/Madam,

I am writing to strongly object to Woollahra Council's new draft planning strategy - the Double Bay Centre Planning and Urban Design Strategy.

This proposal if implemented will destroy Double Bay's low-rise village character by raising the height limit across the Double Bay centre by 50%. Double Bay will lose its present charm and unique character and become another soulless suburb. The proposed increase in building height is in contradiction to Council's own stated objectives to "protect and preserve what is most loved about Double Bay" and "protecting character and heritage". This special and attractive harbourside village once destroyed can never be replaced.

Allowing bulky and dominating 6 storey buildings will lead to a substantial increase in population density in the commercial centre together with a major increase in traffic along New South Head Road which is already at capacity in peak hours. It will create excessive shadowing in canyon-like streetscapes and destroy views across the Double Bay amphitheatre. There is also already very limited availability of parking which will be seriously exacerbated by the proposed plans.

I am very disappointed at the lack of community consultation regarding the proposed planning strategy. In particular, I understand from Woollahra Council's website that the Council has signed an agreement to redevelop the Cross Street car park site. This was done without consulting residents or giving any information on what is proposed. It is very disturbing that Council does not believe the community should be consulted about a proposal that would have significant impact on the residents of Double Bay and surrounding suburbs who frequent the village.

I have lived in this area for my entire life and believe the Council needs to consult with and listen to the community which it is supposed to represent. This over-development strategy has no redeeming features and should be stopped.

Yours sincerely,

Belinda Massy-Greene

Kira Green

From: Bob Chambers [REDACTED] >
Sent: Tuesday, 3 May 2022 10:10 AM
To: Records
Subject: Review of the Double Bay Planning Controls (Our Ref:21-075)
Attachments: Attachment.pdf; L-WC-Wilkinson-Final.pdf

Hello Emma,

Please see attached our submission with regards to the review of the Double Bay Planning Controls.

Kindly acknowledge receipt of the same.

Regards

Bob

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3 May 2022

Our Ref: RC/21-075

The General Manger
Woollahra Municipal Council
P O Box 61
Double Bay NSW 1360

Attention: Emma Wilkinson

email: [REDACTED]

Dear Ms Wilkinson,

Re: Review of the Double Bay Planning Controls

On behalf of Solotel, which is the operator of the Golden Sheaf Hotel ("the Sheaf") at Double Bay, we have reviewed the following documents: -

- Draft Double Bay Centre Planning and Urban Design Strategy ("the Draft Strategy");
- Double Bay Transport Study; and
- Double Bay Community Impact Statement.

Please see attached four illustrative extracts from the Draft Strategy which incorrectly show the Sheaf comprising a public through-site link between New South Head Road and Kiaora Lane. The through-site link is actually the Roma Arcade which is on the adjoining site to the west.

Could you please confirm that they are mapping anomalies, that there is no proposal to provide a public through site link through the Sheaf and that the mapping anomalies will be rectified.

Thank you in anticipation of your assistance.

Yours faithfully
BBC Consulting Planners

A handwritten signature in blue ink, appearing to be 'Robert Chambers', written over a white background.

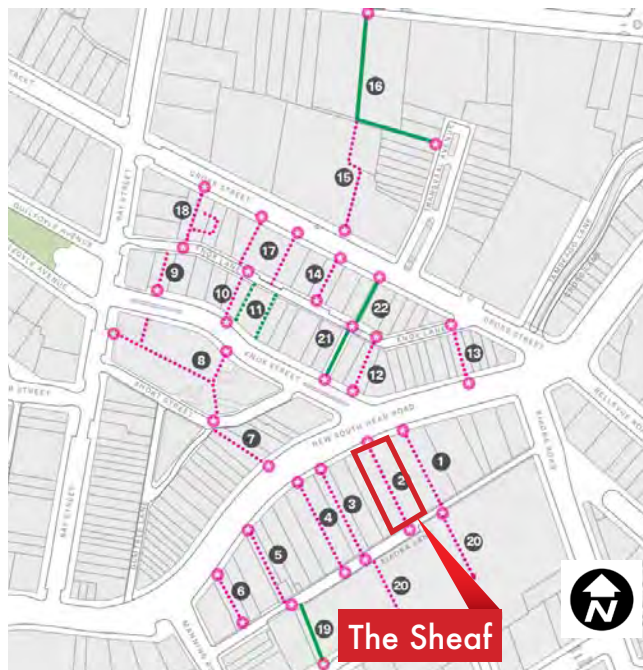
Robert Chambers
Director
Email [REDACTED]

[REDACTED] MOUNTAIN STREET BROADWAY

[REDACTED] BROADWAY NSW 2007 ~ TELEPHONE [REDACTED]

EMAIL: [REDACTED] u ~ WEB SITE: www.bbcplanners.com.au

ABN 24 061 868 942



- | | |
|----|---------------------------------|
| 1 | Woollahra Library at Double Bay |
| 2 | Roma Arcade |
| 3 | Lingate House |
| 4 | Royal Arcade |
| 5 | 377 New South Head Rd |
| 6 | Kiaora Arcade |
| 7 | 356 New South Head Rd |
| 8 | Cosmopolitan Centre |
| 9 | Savoy Hotel |
| 10 | 21-25 Knox Street |
| 11 | 17-19 Knox St |
| 12 | Knox Arcade |
| 13 | 402 New South Head Rd |
| 14 | Hunter's Arcade |
| 15 | Intercontinental Hotel |
| 16 | 20-26 Cross Street |
| 17 | Galbraith Walkway |
| 18 | Bay Village |
| 19 | Kiaora Place Link |
| 20 | Kiaora Place Carpark |
| 21 | Goldensheaf Hotel |
| * | Marker points |

PLANNING ADVICE
The Sheaf, 423-431 New South Head Road

FIGURE 8
Pedestrian Lanes and Arcades Map - Draft Double Bay Urban Design Strategy

Prepared For - Solotel



- | | | | |
|--|--|--|--|
| | STUDY AREA | | PEDESTRIANISED LANE IDENTIFIED IN THIS STRATEGY |
| | REVIEW SITES | | URBAN GREENING |
| | REVIEW SITE - SUBJECT TO A SEPARATE COUNCIL PROJECT | | ENHANCE THE LANEWAY ACTIVATION |
| | EXISTING PEDESTRIANISED LANE | | GREEN GATEWAY |
| | PEDESTRIANISED STREET (AS PER DOUBLE BAY CENTRE PEDESTRIANISATION STUDY) | | EXISTING ARCADES |
| | | | NEW THROUGH SITE LINKS/ARCADES IDENTIFIED IN THIS STRATEGY |

PLANNING ADVICE
The Sheaf, 423-431 New South Head Road

FIGURE 13
Opportunities Map - Draft Double Bay Urban Design Strategy

Prepared For - Solotel



- | | | | | |
|---|---|---|---|--|
| STUDY AREA | SENSITIVE ADAPTATION OF THE CHARACTER BUILDINGS | ADDITIONAL STREET PLANTERS, GREEN WALLS AND/OR ABOVE PODIUM GREEN | MINIMUM OF 3 HOURS SOLAR ON WINTER SOLSTICE FOR KEY PUBLIC DOMAIN AREAS:
1- CAFE CULTURE
2- ENTRANCE TO KIAORA LANE
3- OUTDOOR DINING- PEOPLE'S COLLECTIVE MEMORY
4- PLAZA/MARKET | ACTIVE FRONTAGE OF REVIEW SITES - THE REST OF THE SITES ARE TO BE COMPLIANT WITH WOOLLAHRA DCP 2015 ACTIVE FRONTAGE REQUIREMENTS |
| REVIEW SITES - DEVELOPABLE AREA ON LOWER LEVELS | GREEN GATEWAYS | EXISTING ARCADES | | |
| RECESSED BUILT FORM ABOVE THE STREET WALL HEIGHT | BUILT FORM TRANSITION | FUTURE ARCADES/ THROUGH SITE LINKS | | |
| REVIEW SITE - SUBJECT TO A SEPARATE COUNCIL PROJECT | GATEWAY SITES | | | PEDESTRIANISED STREETS/LANES |

PLANNING ADVICE
The Sheaf, 423-431 New South Head Road

FIGURE 14
Urban Design Principles Map - Draft Double Bay Urban Design Strategy

Prepared For - Solotel



- | | | | |
|--|--|--|--|
| | STUDY AREA | | PEDESTRIANISED STREET- AS PER DOUBLE BAY CENTRE PEDESTRIANISATION STUDY |
| | REVIEW SITES | | EXISTING URBAN PARK |
| | REVIEW SITE - SUBJECT TO A DIFFERENT COUNCIL PROCESS | | NEW URBAN PARK - AS PER PUBLIC DOMAIN STRATEGY |
| | EXISTING ARCADES | | EXISTING PLAZA/OUTDOOR DINING |
| | NEW ARCADES | | NEW PLAZA |
| | RECOMMENDED PLAZA – AS PER PUBLIC DOMAIN STRATEGY | | COMMUNITY FACILITY/ DESTINATIONS |
| | EXISTING PEDESTRIANISED LANE | | SHARED LANEWAYS/STREETS - AS PER DOUBLE BAY CENTRE PEDESTRIANISATION STUDY |
| | PEDESTRIANISED LANE - TO BE INVESTIGATED WITH COUNCIL'S TRAFFIC TEAM | | |

PLANNING ADVICE
The Sheaf, 423-431 New South Head Road

FIGURE 19
Public Domain Improvements Map - Draft Double Bay Urban Design Strategy

Prepared For - Solotel

Kira Green

From: [REDACTED]
Sent: Tuesday, 3 May 2022 2:24 PM
To: Records
Subject: SC6808

I wish to object to the new draft Double bay Centre Planning and Urban Design Strategy.

1. By raising the height limit by 50% across Double Bay this will create a small metropolis with bulky and dominating buildings.
2. We already have a disconnection between building and shopfronts on NSW Head Rd and the rest of Double Bay. This will exacerbate that situation and create a street frontage that it fit only for a vehicle Carriageway.
3. The village character which is confined to areas protected from NSW Head Rd would be lost.
4. Those residential premises behind and above Bellevue Hill that relied on the existing planning regulations will have their views affected.
5. Shops and other premises within and abutting the Double bay shopping precinct will be affected by a loss of privacy, loss of sunlight and overshadowing.
6. Parking and traffic is already problematic and worsen if more people are coming into the suburb to connect to services.
7. In every day terms this will lead to continuous disruption to visitors to and residents of Double Bay for many years.

Regards

Michelle Falstein

[REDACTED] Streatfield Rd

Belelvue Hill

[REDACTED]

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Kira Green

From: Adam Dixon <[REDACTED]>
Sent: Tuesday, 3 May 2022 5:47 PM
To: Records
Subject: SC6808

Dear Councillors,

Please don't destroy Double Bay's great vibe by allowing 6 storey buildings.

The village is progressing beautifully and is a credit to planners. It would be a huge shame to see the good work unravel.

Kind regards,

Adam Dixon
[REDACTED] Olphert Ave, Vaucluse

Sent from my iPhone

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Kira Green

From: David (Jerry) Lewis [REDACTED] >
Sent: Tuesday, 3 May 2022 6:23 PM
To: Records
Subject: SC6808

As a long time resident of this area, I vehemently disagree with the possibility of increasing the building height limit across Double Bay.

This will totally ruin the village atmosphere of the Bay which is one of the reasons I have lived here for 60 plus years.

I guess you don't remember Bondi Junction?!!!

David J Lewis

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Kira Green

From: Amrit Bahra <[REDACTED]>
Sent: Tuesday, 3 May 2022 7:08 PM
To: Records
Cc: Sean Carmichael; Lucinda Regan; Isabelle Shapiro; Luise Elsing; Nicola Grieve; Sarah Swan; Richard Shields; Mark Silcocks; Toni Zeltzer; Peter Cavanagh; Harriet Price; Matthew Robertson; Mary-Lou Jarvis; Merrill Witt; Susan Wynne
Subject: SC6808 Submissions - Double Bay draft strategy

Dear All,

We live in Bellevue Hill, very close to Double Bay, which is our local shopping, recreation and amenities centre; we love the area. We are strongly opposed to the draft strategy.

The part of the draft strategy which advocates more dense building and, in particular, six story developments, will:

- (1) destroy the characteristic village feel of Double Bay (and of neighbouring suburbs);
- (2) create an overbuilt and bleak environment blocking the natural light and amenity that is currently enjoyed;
- (3) cause more traffic and parking issues; and
- (4) bring little tangible benefit to the local community, but much downside.

Furthermore, it is well documented that extensive development, particularly of high-rise buildings, is a prime contributor to climate change. As far as I can tell, no consideration whatsoever has been given to the impact of the draft strategy on climate change.

- “Construction industry accounts for 38% of CO2 emissions”
(<https://environmentjournal.online/articles/emissions-from-the-construction-industry-reach-highest-levels/>)
- “Cement production is the world’s single biggest industrial cause of carbon pollution, responsible for 8% of global emissions. That’s as much as the global car fleet.” (https://bze.org.au/research_release/rethinking-cement/)

No convincing argument has been put forward by Council for why such overbuilding is justified, just soundbites and platitudes which look like they are straight out of a developer's playbook.

Simply because it can be done is not a reason to do it, there needs to be good reason for the proposed density of development, which has just not been established in this case.

Council needs to listen to the silent majority of residents who oppose this proposed monstrosity at our doorstep.

Kind regards,
Amrit & Bal Bahra

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Kira Green

From: barbara Vyden [REDACTED] >
Sent: Tuesday, 3 May 2022 6:35 PM
To: Records
Subject: Objections to Woollahra Council's new planning Strategy

Dear Council members:

I strongly protest to the new draft of the Double Bay Planning and Urban design strategy that is being proposed.

I believe that the Council has been unduly influenced to even consider raising the height limit in the village. Double Bay has a rare and charming village atmosphere which will be lost by the design strategy that is being proposed. The unique character of Double Bay is being slowly replaced by unattractive, block-like buildings as we speak. I find it extraordinary that the Council does not seem to be interested in the facades or style of the buildings that are currently under construction. There is no effort to integrate the character or charm of the village architecture. Frankly, they are tasteless, unattractive boxes that you have approved.

As I was walking through Double Bay today, I also thought that the economics of the village will change too. As these ultra modern, expensive units are projected, what happens to the young people, or elderly on fixed incomes. Will they be squeezed out?

Look, I love Double Bay; it is my home. Please consider carefully your responsibility.

Kind regards,
Barbara Vyden

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Kira Green

From: Al & Manou Heman [REDACTED]
Sent: Wednesday, 4 May 2022 1:35 PM
To: Records
Subject: SC6808

Dear Councillors of Woollahra,

I write this with all respect. Please help.

Quoting SC6808 the changing of height to 6 storeys.

We've been through this before let's not have to do it again.

We can barely get out of our driveways safely these days, the Eastern Suburbs that you take an Oath to protect and develop responsibly is being attacked by greedy developers who just want to make money.

Please don't overcrowds us more than we are already are.

Raising the height restrictions will increase the number of cars on the road, the number of kids in schools and the number of oldies like us who have lived here so long and will not be able to afford to find nursing homes here that we can pay for so we will have to move out and make way for the greedy ones with more money. Please don't change our beautiful Villages in and around Double Bay. Vaucluse school has gone there is now only 1 high school in this area bad planning. Some people have lived here all their lives and may not be able to afford private schools and there is nothing for those young families.

Please stop the height increase plans

Kind Regards

Manou & Al Heman

PS: I've tried to send this to individual Councillors and their inboxes seem to be full and the mail is refused and returned.

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Kira Green

From: Simone Arnott <[REDACTED]>
Sent: Wednesday, 4 May 2022 3:29 PM
To: Records
Subject: SC5174 Submissions

I wish to protest most strongly about your latest plans to overdevelop Double Bay.

People want to be in Double Bay because the village has a unique atmosphere and charm and this must be kept and not ruined by replacing fine old buildings with 6 storey look alike buildings which will only please the developers and the bureaucrats who can only think in terms of numbers and profits!

They will take the sunlight and existing views and turn the village into yet another soulless metropolis.

- And where will all these extra inhabitants park? It is already difficult to find parking space in Double Bay to do one`s shopping - and what about the traffic congestion with all the extra cars??? The traffic is already heavy on New South Head Road and at certain times of the day it is just like a parking lot - It cannot take any more traffic.

Using public transport will not fix the situation either as there is not nearly enough of it and to get to many places in the city requires 3 changes. Even to go to Bondi Junction - it is an hourly scenic route - hardly suitable for doing one`s shopping!

Make the most of beautifying the Knox Street Plaza by all means and bring on the cinema that we have been promised for over 30 years but please preserve the integrity of Double Bay.

Yours sincerely,
Simone Arnott
(Double Bay Resident)

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Kira Green

From: [REDACTED]
Sent: Wednesday, 4 May 2022 3:38 PM
To: Records
Subject: sc6808
Attachments: DBRA_DL_Flyer_WEB[7].pdf; Draft Double Bay Centre-Planning and Urban Design Strategy Submission.pdf

To: The General Manager and all Councillors, I fully concur with the attached Double Bay Residents Association objection to the above planning schedule to raise building heights to six stories. I strongly object because such a plan would turn the Double Bay Village into a soulless and dreary, unappealing and characterless area like Chatswood and Bondi Junction. It would take the "Village" out of Double Bay. Such a plan, along with recent disappointing Council and Land and Environment decisions, would fill the developer's pockets whilst (in my opinion) turn Double Bay into the Juukan Gorge of the Eastern Suburbs. Thankyou, Patricia Wall,
[REDACTED] New South Head Road, DoubleBay.

From: pawall@northnet.com.au
Sent: Wednesday, 20 April 2022 2:45 PM
To: 'denisemcewen19@hotmail.com' <denisemcewen19@hotmail.com>
Subject: FW: 17 days to save Double Bay

Should you feel so inclined, as a frequent visitor to Double Bay, would you please send an objection to this proposal. Woollahra council are determined to ruin the village atmosphere of the area.. Thanks, Trish
[REDACTED]

From: Double Bay Residents' Association
Sent: Tuesday, 19 April 2022 10:08 AM
To: [REDACTED]
Subject: 17 days to save Double Bay

Double Bay Residents' Association

Protecting Sydney's Stylish Bayside Village

Tuesday 19th April 2022

Dear Member,

We have 17 days to try to stop the council from approving a new planning strategy which will permit six-storey buildings throughout Double Bay's commercial centre. This will be a 50% increase in the current height limit, resulting in destruction of Double Bay's low-rise village charm and character. Instead, Double Bay will become another soulless suburb, indistinguishable from many others.

The attached flyer shows how you can help to defeat this proposal and save Double Bay for the future. If you haven't already done so, please email an objection to the council as soon as possible, and no later than 6th May. You may like to include some of the points in DBRA's detailed submission, written by Malcolm Young, which we sent you on 10 April and which is on our website. If you would like us to send it to you again, let us know.

PLEASE FORWARD THE FLYER to your friends throughout the Eastern Suburbs and beyond who know Double Bay, and encourage them to write too. We are concerned that the council – which is very keen for the strategy to be adopted – may place weight on objections from outside Double Bay, arguing that Double Bay residents have a

vested interest in defeating the strategy. We need as many individual objections as possible, regardless of where the writers live. Please remember that the council treats body corporate submissions as one, however many people's views they represent.

We will only have a chance of defeating this over-development strategy if there is massive opposition. PLEASE HELP!

Best wishes,
Anthony Tregoning

Double Bay Residents' Association Inc

PO Box [REDACTED]

Double Bay 1360

Tel: [REDACTED]

Email: [REDACTED]

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DOUBLE BAY UNDER THREAT

Please save our village from
over-development

Object to Woollahra Council's
new planning strategy

Have
your say
by 6 May



DOUBLE BAY RESIDENTS' ASSOCIATION

Proposed 6 storeys

Currently mainly
2-3 storeys

6 storeys = 10x
your height!



How can you help?

To find out how you can help the Double Bay Residents' Association with its campaign to defeat this proposal and save Double Bay village for the future, please contact us.

 0414 932 818

 dbrassoc@gmail.com

 www.dbra.org.au

Is this what you want for Double Bay?

Tell the Council what you think before 6 May 2022

- 1 Make your voice heard, email:
records@woollahra.nsw.gov.au and
all Councillors (addresses are on the
Council's website) quoting SC6808
- 2 Complete the survey at:
[yoursay.woollahra.nsw.gov.au/
doublebay](http://yoursay.woollahra.nsw.gov.au/doublebay)
- 3 Share your views with DBRA at:
dbrassoc@gmail.com

The Double Bay Residents' Association (DBRA) is a voluntary organisation aimed at maintaining the unique low-rise village character which differentiates Double Bay from other Sydney suburbs. We are not against change; we prefer to work with the Council, developers, and local businesses to facilitate development which enhances Double Bay as an attractive place to live, an inviting destination for visitors, and a place where all of us choose to shop and dine. Regrettably, so far the Council has declined to involve residents in developing this draft strategy. Our objective now is to have it abandoned or altered before Double Bay is changed for ever.

For more information on DBRA and how to join us, visit our website www.dbra.org.au.

Woollahra Council is proposing 6-storey buildings throughout Double Bay

The Council has published a new draft Double Bay Centre Planning and Urban Design Strategy which is proposing to:

- ✗ Raise the height limit across Double Bay village by 50%
- ✗ Replace 1, 2, 3 and 4 storey buildings with 6 storeys

What will this look like?

- ✗ Bulky and dominating buildings throughout the heart of the village
- ✗ Destruction of the existing low-rise stylish village character
- ✗ High-rise development blocking existing harbour views
- ✗ Loss of sunlight and amenity
- ✗ Nowhere to park, as parking already at capacity
- ✗ Increased traffic congestion on New South Head Road and in Double Bay village
- ✗ Severe problems with excavation due to the high water table
- ✗ Major disruption for residents, visitors and businesses during construction



If Council's strategy is allowed to proceed, Double Bay will become another soulless suburb with none of its present charm and unique character. It will be the end of the interesting and unique mix of different buildings and styles developed over the last 150 years.

Instead, Double Bay will be replaced with buildings of uniform bulk and scale 10 times human height and existing views to Sydney Harbour will be blocked.

Woollahra Council has provided no justification for this massive increase in density and over-development.

The Double Bay Residents' Association believes this new draft strategy represents poor planning, proposing 6 storeys throughout the Double Bay centre excluding character buildings and existing major developments.

We do not believe it is in the community's best interest for this plan to go ahead. Double Bay's future should be as Sydney's low-rise, stylish, harbourside village – not another soulless suburb.

Double Bay Residents' Association

Protecting Sydney's Stylish Bayside Village

The General Manager,
Woollahra Municipal Council,
PO Box 61,
DOUBLE BAY NSW 1360.

9th April 2022

Dear Sir,

Draft Double Bay Centre – Planning and Urban Design Strategy and Community Impact Statement

We have inspected the draft strategy and community impact statement ("CIS") as exhibited.

Our Association has a membership of some 300 Double Bay residents, all of whom are affected by the changes proposed in the draft strategy. Many of them live in the Centre itself. From our members there has been a clear response of utter dismay at the "one size fits all" proposal to increase the height limits for most of the undeveloped sites in the Centre from four storeys (14.7m) to six storeys (21.5m) or put simply a **50% height increase**¹.

Developers almost invariably and often successfully seek a floor or two more than the height limit. Examples of this being approved are many: 16-18 Cross Street (6 storeys approved against an LEP maximum of 4 storeys), 20-26 Cross Street (again 6 against a 4 storey limit), 28-34 Cross Street (6 storeys approved by the L & E Court against a 4 storey limit because Council was held to have abandoned its controls for this stretch of the south side of Cross Street – the very thing DBRA warned of in its objections to nos 16-18 and 20-26) and 30-36 Bay Street (6 storeys approved against a 5 storey limit).

Accordingly, history tells us what you will get if the Height control is altered as proposed. It is likely to mean buildings of seven and even eight storeys.

In summary, the height control changes proposed by the Draft Strategy and CIS and the consequent increase in the volume of development are inappropriate for the Double Bay Centre for the following reasons:

¹ In fact the proposed height increase is even more because the new height, unlike the old height limit, will be measured not from ground level but from the raised ground floor level necessary to prevent flooding (p44).

Double Bay Residents Association Inc
P.O. Box [REDACTED], Double Bay, NSW 1360
Tel: [REDACTED] Email: [REDACTED]

1. Six storey heights excessive - Loss of village character
2. Contrary to planning principle/Impact on amphitheatre and harbour views
3. The particular inappropriateness of six storeys in Bay Street
4. The particular inappropriateness of six storeys in Knox Street
5. The particular inappropriateness of six storeys in New South Head Road
6. The particular inappropriateness of six storeys in the vicinity of Transvaal Avenue
7. The particular inappropriateness of six storeys in Kiaora Lane/Patterson Street
8. The increase will bring with it increased excavation/high water table issues
9. The increase will bring with it increased acid sulphate soils problems
10. Traffic through and in Double Bay is already at saturation point/Parking issues
11. The argument that greater height is needed to encourage development is a myth
12. There are no bulk (i.e. FSR) controls in the strategy which is therefore incomplete

We set out below our submissions on each of the above issues.

1. Six storey heights excessive - Loss of village character

In its Double Bay Place Plan 2019 Woollahra Council states its vision for the Double Bay Centre as:

“Double Bay is Sydney’s stylish bayside village”

The high rise implicit in the 50% height limit increases is the antithesis of the village character that attracts people to Double Bay. Whatever else a centre with wall-to-wall six storey buildings might be it cannot possibly be described as a village, and, as it becomes less and less distinguishable from Bondi Junction, Hurstville or Chatswood, it cannot be described as stylish.

We residents and visitors to the Centre treasure what is left of a low-rise Double Bay Centre where people can stroll in the sunshine through the network of streets and lanes with their interesting mix of individual retailers and pavement cafes. All that attraction will be lost if the Centre becomes, via this misconceived strategy, another Bondi Junction. Go and stand this winter in the oppressive gloom in Knox Lane behind the two new developments at 16-18 and 20-26 Cross Street if you want to see the future.

At page 40 of the Strategy the authors of the report devote a full page to singing the praises of the Kelvin Grove Urban Village, Brisbane, Queensland complete with three photographs of it. It is quite simply ghastly when compared to what still exists of the still sunny and low-rise Double Bay Village. What appears in these Kelvin Grove photographs (presumably chosen to be the most favourable) is indistinguishable from the modern day disaster that has overtaken Zetland/Alexandria/Rosebery (picture Dank Street and surrounding streets).

The increase in heights is sought to be justified by artists’ impressions and montages not strictly to scale and artfully drawn to minimise the impacts of six storeys together with the sections at 5.2 and 5.3 dealing with “Street Wall Height” and “Built Form”. There is no

suggestion that these limitations on street wall heights and upper floor setbacks will form part of the LEP which will have the new 6 storey height limits instead of the current 4 storeys. Rather these street wall heights and upper floor setbacks are proposed at p47 to “be implemented in a future amendment to the Woollahra DCP”.

The trouble is that DCP controls are a flexible control. The Council has even failed to honour its LEP development standards which are “L.A.W” law – see the approvals granted for 16-18 and 20-26 Cross Street (six storeys where only four were permitted) and 36 Bay Street (six where only five permitted). Not surprisingly, it has repeatedly failed to enforce its existing DCP envelope and setback controls (controls which this Association has always supported). As an example, the rear frontages of both Cross Street properties to Knox Lane were required by the DCP to be, for at least 50% of their frontages, limited to 2 storeys in height for a considerable depth in order to keep Knox Lane in sunlight. Instead of which we got five storey monoliths with a meagre setback at the sixth floor level. We could quote innumerable other examples.

We have no confidence that Council, faced with wealthy developers, backed by powerful planning and legal teams, will be any more determined or successful in protecting these altered controls in our DCP than they have proved to be in protecting our current DCP’s envelope controls (which controls this association approves).

Of course, in any interlude between amending the LEP and bringing in the “future amendment to the Woollahra DCP” (p47), it will be open slather for developers to build six storeys right up to the boundaries.

2 Contrary to planning principle/ Impact on amphitheatre and harbour views

It is a trite planning principle that you do not erect your high-rise in low-lying, harbour fronting locations but rather on hills and ridges where harbour views, such as from the amphitheatre that surrounds Double Bay, can be maintained. This is particularly true of development in the northern part of the Centre. Annexed is a photograph taken from the writer’s study. It was recently annexed to a DBRA objection to a part 7/part 6 storey development at 55, Bay Street on the corner of Bay and Cross Streets showing the view loss caused if the DA were approved. It is a view shared by dozens of residences on the amphitheatre. It graphically makes the point that the impact on views of six or seven storey development in the northern part of the Centre is more extreme than in the case of a similar size development say on New South Head Road. Heights should moderate closer to the harbour both from the point of view of preserving views from the amphitheatre and from the harbour. The impact of greater building heights on views from the amphitheatre and harbour is ignored by the Strategy.

3 The particular inappropriateness of six storeys in Bay Street

Firstly, It is as though the urban planners who wrote this Strategy are completely divorced from Council's development control planners who have by and large fought successfully to keep development restricted to a maximum of five storeys, and been supported in this regard by the Woollahra Local Planning Panel and the L & E Court in the last year:

294-296 and 298 New South Head Road and 2-10 Bay Street

Development consent sought for a part six/part five storey development. Refused by the WLPP. On appeal a s34 settlement approved by the Court limits to a maximum five floors with a four storey street wall.

14, Bay Street

WLPP refuses consent to a six storey shop top housing development, reduced by the applicant to five storeys on the appeal in the L & E Court which remains undetermined.

20-24 Bay Street (aka 2A Cooper Street)

Consent to a two storey mongrel addition to Professor Gruzman's 3 storey modernist masterpiece which is heritage listed was refused by the WLPP. Approved on appeal when Council mystifyingly to us (and the Court) raised no issue about whether the two differently designed added floors would affect the heritage significance of the item under LEP cl 5.10 (4).

49-53 Bay Street

The L & E Court in January 2021 refuses consent to a proposed six storey development on the grounds of its impact on views from north facing units on the top floor of the Cosmopolitan Centre. Why is Council proposing the very six storeys that the Court held would have unacceptable view impacts?

55 Bay Street

The WLPP refuses consent to a part 6/part 7 storey shop and office development. On appeal, after a s34 conference the Court grants consent to a building reduced in height to five storeys. Why – with the same view impacts on the Cosmopolitan Centre units – is the Council proposing the six storeys that it opposed for this site?

19-27 Bay Street

DA lodged for a five storey shop and office building – to be before the WLPP on 7 April with DBRA an objector.

The point is with all of the above planning outcomes limited to a maximum of five storeys (and the L & E Court clearly opposed to greater height) why on earth should heights be raised to six storeys which is clearly not needed for redevelopment to go ahead?

Secondly, the Strategy has wisely refrained from making any height limit change for most of the eastern side of Bay Street (South) – a charming row of mainly two storey with some three storey terraced buildings including a large number of DCP listed “character” buildings. It is likely that because “character” buildings are to be retained under the DCP that side of the street will remain 2/3 storeys high rather than be redeveloped to their maximum of 4 storeys. Why change the other side of the street to a six storey height limit thus making the street lop sided with 6 storeys on one side and 2/3 on the other?

This is all the more the case when (a) as we have said the consent granted by the Court recently for 2-10 Bay Street is limited to five storeys, and (b) the west side borders the residential zone and logically should under the transitional principle be lower than the east side.

Thirdly, we object also to the six storeys proposed for the properties at the top of Bay Street (South), east side, including the corner to New South Head Road. Such development will both have a disastrous impact on views from “Overthorpe”, “Bibaringa” and the development recently approved for 351-353 NSH Road, and be totally out of scale with the character 2/3 terraces to their immediate north.

4 The particular inappropriateness of six storeys in Knox Street

At present the northern side of Knox Street is principally composed of two storey buildings with the consequence that the street is sunny and has human scale encouraging outdoor dining and window shopping. Council plans to turn the majority of the street from Goldman Lane/ Short Street north into a pedestrian plaza complete with extensive landscaping. Whilst the Strategy includes a two storey wall height with upper floor setbacks, we have already referred to Council’s feeble record of enforcing the building envelope controls in our DCP at p2/top p3 above. There is no reason to suppose that they will be any more successful in enforcing these in a “future amendment to the DCP” (p47).

Upper floor setbacks (above a two storey street wall) do not solve the oppressiveness issue which would fundamentally change the character of the street. The six storeys will be seen from all points of the public domain save directly below the particular building on the same side of the street.

Furthermore, these buildings will have no vehicular access at their front thereby raising all the issues that residents of the Cosmopolitan Centre have raised in their opposition to the proposed Knox Street plaza. The sensible thing, in view of that limited access issue, would be to keep the current four storey height limit.

Upper floor setbacks of course will not solve the further problem that six storeys will utterly destroy the NE views from units in the Cosmopolitan Centre including prized harbour views. It does not matter how far you setback the sixth storey, you will destroy the views from the Cosmopolitan Centre which, though nominally six storeys, is only the height of a five storey building because two of its upper floors are shallow parking floors and its residential floors have lower ceiling heights than nowadays required.

5 The particular inappropriateness of six storeys in New South Head Road

When the Strategy was debated before Council on 26th April 2021 the rival positions were that the current controls should be affirmed (save for the area the subject of the Court finding that there had been an abandonment for the south side of Cross Street as far as Knox lane in the east) which was the resolution passed and the defeated original motion which read in part:

“D. That noting concerns raised by Councillors that staff consider the following amendments during the exhibition stage:

I reducing heights from maximum 6 storeys to 4-5 stories (sic) in the following sites:

- New South Head Road to reflect the height of the Woollahra Library.”

The issue therefore was – the majority of councillors voted for no change to the current controls for New South Head Road, a minority voted to have the height reflect the height of the Woollahra Library. Woollahra Library is a four storey building. The authors of the report have completely ignored the expression of the community’s will as expressed by the community’s representatives and gone for an increase in heights to six storeys 50% more than any councillor voted for.

We know what six storeys looks like (see annexed photograph of the “Cue building”) – try to imagine the dismal overshadowed canyon created by having development of that height on both sides of the main road (excepting the five storey - and the four storey Woollahra Library. The “Cue building” will cast shadows in winter up the face of The Golden Sheaf.

The impact will be devastating on many of us to the south of New South Head Road and on the footsteps of the amphitheatre who will lose harbour views to the north and north-east . The authors do not even consider such impacts. What will be created is a six storey high barrier across Double Bay running in an approximately SW to NE direction precluding views from, and north-easterly breezes to, those living south of that line.

6 The particular inappropriateness of six storeys in the vicinity of Transvaal Avenue

One can hardly think of anything more inappropriate than putting six storeys next to this charming conservation area described in the DCP as “formed by a unique relationship

between the consistent and richly decorated Federation style cottages, the street trees and landscaped central garden” (App 1 A1.3). In the teeth of this the “one size fits all” author of the Strategy puts six storeys along the southernmost third of the Avenue and six storeys across the facing properties opposite in Cross Street. The attraction and appreciation of this charming precinct will be for ever lost if these height changes are introduced.

7 The particular inappropriateness of six storeys in Kiaora Lane/Patterson Street

Two of the reasons why this Association supported the Kiaora Lands project were that it kept the development on the south side of Kiaora Lane to a 13.5 height limit (three storeys) and because there were landscaping reserves to the southern border of the development protecting Court Road residents to the south. Why therefore the Strategy is proposing six storeys for the south side of Kiaora Lane and the north side of Patterson Street is beyond us. It is entirely out of character on the Kiaora Lane side with the three storey development to the rest of the south side of that street. It will have an appalling effect on the residents opposite on the south side of Patterson Street (nos 4-8) in terms of loss of view, light, sunlight, oppressiveness and loss of breeze. It is utterly contrary to the transitional principle quoted by the Strategy authors (“The built form should transition at the Centre’s edges to the lower scale residential uses of the surrounding area”) but totally ignored by them otherwise.

8 High water table/ Stormwater issues

The Centre is former marsh land with an extraordinarily high watertable which fluctuates with the seasons but can be as little as a few inches below the natural ground surface. When any substantial excavation is made in the Centre pumping out of the excavation is required 24/7.

The Centre and the shops in it are subject to flooding to the point where developers are required either to raise ground floor levels above existing ground floor levels and/or to put flood barriers in to ground and basement floors.

We refer to the GHD report of 2021 “Double Bay – Hydrogeological Geotechnical Impacts/ Groundwater and Geotechnical Assessment Report”. This report was obtained by Council in the wake of the massive cracking suffered by one of our members’ homes at 14, Forest Road Double Bay

(as well as cracking to some twenty or so other residences in that area) following dewatering for a single storey basement level at 4-8 Patterson Street. (The front half of 14, Forest Road had subsequently to be demolished and rebuilt). It also followed cracking to a home in William Street as a result of dewatering during excavation of a home unit site 16, William Street on the other side of that street.

The inevitable consequence of raising the Height limit to six storeys will be the need for developments to include a minimum of two basement levels of parking. The recently completed six storey developments at 16-18 Cross Street and 20-26 Cross Street each have two basement parking levels as does the six storey development presently under construction at 28-34 Cross Street. The evidence is that where some or all of the upper floors are office accommodation even more basement levels will be required – an example of this is the DA for a proposed 5 storey shop and office development at 19 – 27 Bay Street which proposes four basement parking levels.

These parking levels, whether they be two or even four levels deep, will be constructed well below the groundwater level. This means that during excavation they have to be dewatered 24/7 to maintain safe construction conditions on the excavated site. It also means that once constructed they present underground barriers or dams to the aquifer that flows under the Centre from south to north.

In relation to the excavation phase GHD point out at 8.4.1:

“Greater the depth of excavation relative to depth to groundwater, greater the temporary drawdown of the water table required to maintain dry/safe construction conditions.”

and at 9.1:

“The lowering of the water table by dewatering can induce soil settlement which is detrimental to buildings and structures located above the affected water table”.

The GHD authors go on to explain how this settlement of the surrounding ground occurs. They comment at 10.1.2 that “an uncontrolled dewatering of 2 – level basement construction could potentially result in up to 5m lowering of the original water table”. The significance of this is that the authors set the maximum permissible drawdown for Zone A which includes most of the Double Bay Centre at 0.2m! Such a draw down limited to a depth of 0.2m would cause settlement cracks limited to 15mm in size in surrounding buildings which GHD regard as tolerable (we are not sure that neighbouring building owners would agree!).

Remember what GHD say in their Executive Summary about the widespread impact of construction dewatering:

“In the sandy alluvium generally encountered within the Double Bay valley, the impact of construction dewatering is expected to extend far beyond the excavation footprint. The lateral impact can extend up to some 800m away.” – see also at 10.4.1.

Our observation with recent developments in Cross Street, Patterson Street and William Street (including the ones referred to in the third paragraph of this section) is that the dewatering is pumped out 24/7 and is just sent straight to the nearest stormwater drain (thence to Sydney Harbour) with no attempt to recharge adjacent soils. This means a

lowering of the adjacent water table, because it is not being recharged, of much greater degree than GHD's permissible maximum of 0.2m.

This is a potential environmental disaster inherent in any decision to raise building heights and therefore the volume of demand for basement parking. The risk does not end with the process of excavation/dewatering². Once constructed you will have an ever-increasing series of underground barriers or dams blocking the aquifer and leading to a raising of the groundwater levels upstream or south and a lowering downstream or north further exacerbating the settlement and cracking of structures.

9 The Acid Sulphate Soil problem

99% of the Centre is underlain by acid sulphate soils – see the Acid Sulphate Soils Maps that accompany the Woollahra LEP 2014 and clause 6.1 of the WLEP. Any excavation below ground surface in almost all of the Centre requires generally an ASS management plan prior to the grant of consent. The 50% increase in Height limits proposed means obviously an increased demand for parking and thus more excavation in potential acid sulphate soils. Acid sulphates are dangerous on exposure to both adjoining property and human health. To quote the NSW Department of Environment and Planning:

“Left undisturbed, acid sulfate soils do not present any risk. But when they are exposed to air, the iron sulfides they contain react with oxygen to create sulfuric acid.

The acid makes metals in the soil, such as iron and aluminium, more soluble. These metals can be released in toxic amounts.

The acid and released metals can have many damaging effects:

- **Damaging waterways and killing aquatic life** – Rainfall can wash acid and toxic metals into waterways, killing organisms that are immobile (such as oysters) or that live in sediment. It can also reduce survival and growth rates of plants and animals, and promote outbreaks of disease (especially red-spot disease in fish).
- **Killing plants** – Very acidic soil can kill all plants growing in it.
- **Corrosion** – Sulfuric acid can corrode concrete, iron, steel and some aluminium alloys.
- **Toxic water and dust** – Acid sulfate soil and water can irritate your skin and eyes. Drinking acidic water may make animals ill.”

² Quite possibly in many cases because of the extent of development on adjacent properties it will be impossible to recharge their soil.

10 Traffic is already at capacity/ Public transport deficiencies

Double Bay already suffers from severe traffic problems, placed as it is across the single artery – New South Head – that connects all the suburbs to its east and north east with the City of Sydney. Regularly traffic is backed up at peak times up the hill to the Council chambers and up towards the Edgecliff lights. The rat runs via William Street and Court Road/ Manning Road are regularly blocked. In addition, Double Bay has an acute shortage of both on-street and off-street parking. Residents are in the crazy situation of not being able to park in the street in which they live with acute problems for visitors and tradesmen. The last thing we need is to add the extra traffic that is implicit in the extra heights.

Any suggestion that the Double Bay Centre is well served by public transport deserves heavy qualification. The bus service is only good if you want to get to Edgecliff or the midtown part of the City (i.e. along Park Street where the buses go west to Walsh Bay). The bus service to Bondi Junction is a half hourly joke – its route so serpentine and indirect it takes for ever to get there. The Centre is not close to Edgecliff station – who in summer wants to toil up the hill and arrive in a sweat soaked shirt or top? Ferries are improving but still inadequate.

The talk in 5.8 of the strategy about “a modal shift from private vehicles towards active transport, in particular walking and cycling in the Centre” is a pipedream. There are two features of the population in and around the Double Bay Centre that are undeniable – it is older and wealthier than the general population. They are going to want their vehicles whether they be electric powered or by conventional petrol/diesel. As for the talk of lower parking requirements for one bedroom /studio units, we lost count of the number of s 4.55 applications approved for the new six storey buildings on the south side of Cross Street altering the internal mix of units from a small percentage of one bedroom units to ever larger units (three and four bedroom). That apparently is where the money is for developers, and what they want they invariably seem to get.

11 The argument that extra height is needed to encourage development is a myth

At 3.4 the authors mention the Hill PDA Report. Our members remember that report well:

- (a) This was the report that relied on discussions with unidentified commercial property owners, developers, real estate agents and Council staff, *but not a single resident of Double Bay*;
- (b) This was the report that examined just six unidentified sites using high current values for the existing sites no doubt provided by the site owners;

- (c) The errors in the Hill PDA report on valuation issues were exposed by the report obtained by DBRA from Mr David Collier, valuer and co-founder of Colliers, the international property consultants, of 16 June 2016 provided to Council.

However, the real proof that no increase in bulk or height controls is necessary for redevelopment to take place is the following long list of recent approved developments and recent DA's in the Centre **all of which are for buildings of less than six storeys:**

294-296, 298 New South Head Road and 2-10 Bay Street;

14 Bay Street;

19, 21, 23-25 and 27 Bay Street;

20-24 Bay Street (aka 2A, Cooper Street);

55, Bay Street;

14, Cross Street;

3, Knox Street

357-359 New South Head Road;

426-432 New South Head Road;

384, New South Head Road.

7.The Strategy is plainly incomplete and not ready for community consultation

There are two key controls in our LEP governing the size of development on any particular site. The first is the Height of buildings control which is in clause 4.3 and its cognate Height Maps. The second is the bulk or Floor Space Ratio ("FSR") controls which are in clause 4.4 and the cognate Floor Space Ratio maps.

The Strategy document does not define what if any changes are to be made to the current FSR control of 2.5:1 (with a few corner sites having a qualified chance to get to 3:1). Yet this bulk control is absolutely crucial and must be defined before the Strategy is put out to the public. The only reference we can find is a short paragraph on p44 (Agenda page 529) where this terrifyingly vague passage appears:

"Having considered our fine-grain detailed built form study, we anticipate that each of the review sites will achieve a (sic) FSR ranging from 2.6:1 to 4.6:1. However, the

appropriate FSR for each site within this range will be further investigated once the built form elements have been subject to initial community engagement.”

Firstly, it is terrifying to think that the author is contemplating an 84% increase in the maximum bulk control. Secondly, Council must define this key element of the proposed controls before rather than after it consults – otherwise one is consulting in a vacuum. Both the individual built forms and the proposed maximum FSR should be put before the public so that they can consider them.

Conclusion

There is no justification provided in the Strategy or CIS for the proposed 50% increase in height limits.

The proposals would replace a complete set of controls (Height, FSR (Bulk), building envelopes and setbacks) which were the subject of extensive community involvement with an incomplete set of controls lacking any bulk/FSR control (apparently to be determined *after* not before the public have their say).

Finally, the present period for community consultation is illusory. When we tried to open the link to the strategy on the Council website. It was said to be available at the Woollahra Library, but when our representative attended to inspect the librarian at first disclaimed knowledge of it before eventually locating a single copy which could be read there but not taken away.

In our experience most people would like to have a hard copy which they can annotate at home. If they want to get a hard copy Council is charging \$290!

We ask that these views of the residents be carefully weighed by councillors.

Yours faithfully,

DOUBLE BAY RESIDENTS' ASSOCIATION INC – per Malcolm Young OAM, Past President.

Kira Green

From: Victoria Bouchard <[REDACTED]>
Sent: Thursday, 5 May 2022 8:34 AM
To: Records
Subject: Quote SC6808

To Whom it may concern

We were totally devastated to see your new plans for Double Bay we are sorely against it

1- The traffic through Double bay is already chaotic.

2- Increasing the population and forcing us to walk or cycle is ludicrous, and you know its not feasible

3- The height of the new buildings will block views, sun light and will cause wind corridors like Bondi Junction
Regards Victoria Bouchard

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Kira Green

From: Tad Boniecki [REDACTED] >
Sent: Wednesday, 4 May 2022 11:33 PM
To: Records
Subject: Double Bay

Dear counsellor,

I am concerned by the plan to increase the building heights to 6 floors in Double Bay. This will destroy the village-like atmosphere, create congestion, take away light and views, and in general debase the suburb.

Regards

Tad Boniecki

Roslyndale Ave, Woollahra

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Kira Green

From: Marina Shipton [REDACTED]
Sent: Thursday, 5 May 2022 10:25 AM
To: Records
Subject: Objection

We would like to voice our total objection to the planning and proposal for 6 storey buildings throughout Double Bay centre.

It is important to try and maintain the village feel that has made Double Bay unique.

We also strongly object to the pedestrianisation of Knox Street, Double Bay. It is totally unnecessary, will drive people away and provide even less parking for already stretched parking availability.

On another important note....the damaged roads and potholes throughout Woollahra is disgraceful and needs urgent attention.

Yours sincerely,

Marina and Bill Shipton

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Kira Green

From: Suzanne Gartner [REDACTED]
Sent: Thursday, 5 May 2022 12:42 PM
To: Records
Cc: Sean Carmichael; Lucinda Regan; Isabelle Shapiro; Luise Elsing; Nicola Grieve; Sarah Swan; Richard Shields; Mark Silcocks; Toni Zeltzer; Peter Cavanagh; Harriet Price; Matthew Robertson; Mary-Lou Jarvis; Merrill Witt; Susan Wynne
Subject: SC6808 Submissions
Attachments: SC6808 Draft Strategy for Double Bay Centre Planning and Urban Design.pdf

Dear Councillors,
please find attached my submission regarding Draft Double Bay Centre Planning and Urban Design Strategy.

With thanks,

Suzanne Gartner
[REDACTED] Wallaroy Road Woollahra NSW 2025

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5 May, 2022

SC6808

Draft Strategy for Double Bay Centre Planning and Urban Design

Councillors and Town Planner:

I would hate to think the new *1788 Residences* opposite the InterContinental are the blueprint for six storey development.

1788 shows how the breezy charm of a typical Double Bay street can be wiped out and replaced with something solid, heavy and dull.

Filling in apartments to a six storey height everywhere is a terrible idea. It's not only the height, it's the density, the darkness, the relative narrowness of the streets: six storeys need wide boulevards.

The Bay now has no choice but to absorb *1788* and the InterContinental facing off over Cross Street. Any more of the same would be the death knell.

Making over Double Bay into a high-density residential area is a radical shift. The push from developers and real estate agents must be overwhelming, yet apartment blocks do not promote street vibrancy or attract shoppers and diners and people doing business. Assuming that they *do* is the basic premise which must be questioned. If it's called a Centre then it must serve the functions of a centre.

The Strategy needs to be reviewed in a collaborative manner. I hope the new councillors will bring fresh minds to the job.

It would be wise to listen to the advice of the Double Bay Residents Association. Members were obliged to fight Council for years until the successful formula for the Kia Ora development was found. Now Council is only too pleased to take the credit for it – many of us vividly remember the over-developed horror that was the (former) Council's option.

I now love Woolworths and the Library buildings. They have, of course, the advantage of being purpose-designed. I love the way the architect has given the complex a light, open, people-friendly feel. I love the above-ground parking. I love the local history tennis photos and plaque. I love the subtle metal decorations and sandstone Woolies' exterior and the soft aqua windows of the Library façade.

I wouldn't mind heights up to the height of the Library in a few appropriate places for commercial uses, and done with the same top quality, but not anywhere else, and certainly not in Knox Street, where the Cosmo is the dominant feature, and that is enough. Yesterday I received your pamphlet about the Council getting into debt. You asked me, as a rate-payer, what I think. I think the Knox Street pedestrian plaza ought to be canned, and that would be one unnecessary drain on the finances eliminated.

It is the northern side of New South Head Road, towards Edgecliff, that needs renewal. The potential is huge. If you want to do harbourside, just look at what Hermès has done with their new shop in the city. Think harbourside. Think low-rise: sun and view sensitive. Think sustainable. Think ease of parking. Think our wonderful Australian light. *Double Bay needs to be opened up, not walled in.*

Woollahra Council had great success fighting off amalgamation. At least we are in charge of our own destiny. Now is the time to show more independence of spirit and re-draft the draft. Be alert to apartment developers who are cashing in on Double Bay's fashionable pizzazz while at the same time destroying it.

Capital is needed, but beware the price paid.

As a community we do not want to be left wondering how could we, with the best intentions, get it so wrong?

Sincerely,

Suzanne Gartner

■ Wallaroy Road
Woollahra 2025

■

From: Donna Moses <[REDACTED]>
Sent: Thursday, 5 May 2022 2:35 PM
To: Records
Subject: SC6808 Submissions

As a resident of Double Bay, I wish to make my objections about the Council's plan for future development generally and also to specific developments..

My general objection is that Double Bay is regularly referred to as a "Village"...with a capital V, yet the proposed developments and major increases to the height of buildings, will alter this village environment to an area of 6 storey commercial/residential buildings which will soon form several shaded wind tunnel streets....NSH Rd, Cross St, Knox St, Bay St, etc,...much as has happened in Bondi Junction on an even bigger and more unpleasant scale.

My specific concerns are:

1. The repurposing of Knox St into a pedestrian mall....totally unnecessary given the proximity to Guilfoyle Park which provides green space for residents and visitors to enjoy, a place for market days, etc.

In addition, there are already too few car parking spaces in Double Bay, with both the Cosmopolitan Centre and Woolworths Parking Stations often being completely full by mid morning on a weekday, which makes the loss of the 27 spaces currently in Knox St an extremely negative decision. The extra traffic congestion that will arise with the loss of 2-way Knox St would also be extremely unwelcome, local congestion being exacerbated already by the ongoing building projects already happening and those approved but yet to come.

I am very disappointed that there was no community consultation before Council accepted the grant from the NSW Government instead presenting it as a fait accompli to residents and business proprietors....this is not an example of honest and transparent communication by Council.

2. The announcement about the plan to redevelop the Cross St Carpark,

The email received from Council laid out a plan to accept the offer by Fortis,Pallas & Assembly to pay for a new Council car park as a part of that consortium's development of "a multi-screen cinema complex,shops,community space, offices and the same number of public parking spaces with additional parking for patrons and tenants". There is no mention in Council's email of the addition of as many residential units as can be constructed on top of these amenities.....which will most likely rise in number as it becomes clear that the Covid Pandemic has killed off a big percentage of movie theatre patronage, so that theatre owners are unlikely to commit to the expense of leasing such a complex. With the offer of the prize of a new no-cost Cross St car park, it nowdespite the obvious objections of many residents to Council when the topic was raised some years ago....seems understandable that Council is happy to increase the height level of new buildings and add-on storeys to existing buildings.

Please do not erase our Village.

Donna Moses.....[REDACTED] Ocean Ave, Double Bay, 2028

Kira Green

From: Pia Larsen [REDACTED]
Sent: Thursday, 5 May 2022 8:43 PM
To: Records
Subject: Knox Street - Draft Double Bay Centre Planning & Urban Design Strategy

Draft Double Bay Centre Planning & Urban Design Strategy

<https://yoursay.woollahra.nsw.gov.au/doublebay>

My feedback is PLEASE do not create a pedestrian walk way that stops cars driving down Knox Street.

- Businesses will close as we are Australians that like to drive to pick up a meal or go to a restaurant or go to a shop
- It will reduce the amount of business for the shops and restaurants in Knox St.
- For the elderly it will be difficult as they can't walk very far.
- Cars won't be able to drive down Knox St which helps people locate a business or store and won't be bothered to park far away and walk to look for the store or restaurant.

Thank you.

Sincerely Pia Larsen

[REDACTED]

[REDACTED] Eastbourne Road,
Darling Point, NSW, 2027

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Kira Green

From: mgk [REDACTED]
Sent: Thursday, 5 May 2022 4:31 PM
To: Records
Subject: SC6808 Submissions

Dear Sir/Madam,

I write in response to the above subject matter:

1. I agree with Council's plans, particularly those aimed at revitalizing Double Bay. It's abundantly clear that the place is tired, dilapidated and SMELLS awfully. As for building height limits, I truly believe 13 storeys are more appropriate. However, Council is on a good trajectory here. Having lived in Japan, I'm cutely aware that highrise buildings contribute in constraining the watertable seawards, thereby stabilizing the area. Tokyo, and many other low-lying Japanese cities, and (singapore) have succeeded in achieving good results. We could learn from them.
2. At the same time, perhaps Council can be persuaded to persuade Sydney Water to cover those sections of the Kiaora Road stormwater canal encroaching residential properties. The canal runs through an ever-increasing densely populated residential area. It cannot be healthy. Bearing in mind that we live in the era of abundant and proven autonomous drones, ROVs, UAVs, UGVs and robotic technology able to operate, monitor, inspect and service covered canals and sewage lines, as evidenced, say, in Japan, South Korea, Singapore, and other low-lying areas, surely, Council could, on behalf of its loyal citizens, persuade Sydney Water to do the right thing. A covered canal brings many benefits, including: preparedness for future pandemics; significant long term economic savings for Sydney Water; improved health and living standards for residents; more effective machine cleaning of the canal; safeguarding the environment by eliminating the current practice of garbage dumping into the open canal - which ends up polluting the sea.

Yours sincerely,
Ray Kausae

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Kira Green

From: Phillip Crowley -Crowley Legal [REDACTED]
Sent: Thursday, 5 May 2022 8:18 PM
To: Records
Subject: SC6808

Dear Council, I am a resident in Bellevue Hill and strongly oppose the plan to increase height limits in Double Bay by 50%. Such a move would destroy the village atmosphere and amenity of the residents and visitors.

Yours sincerely

Phillip Crowley

Principal
Crowley Legal
Sydney, Australia

p
e [REDACTED]

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Kira Green

From: Peta Solomon [REDACTED] >
Sent: Friday, 6 May 2022 8:10 AM
To: Records
Subject: Double Bay development strategy

I wish to register my strong objection to the plans for double bay and the increase of the height limits in Double Bay. This will destroy the character of the village. Although I am not affected (living at the top of Ocean Avenue) it is patently unreasonable to block existing residents' views who purchased in reliance upon the Council's regulations at the time. In addition the beautiful harbour views we can see from other vantage points will be obscured by these additional height limits.

Already in double bay there is a lack of sunlight at certain times and this will exacerbate the problems. There is already insufficient parking with the parking garage generally full up to the final two levels by 10 am in the morning. Introducing such large scale constructions will bring additional parking pressure not only with residents in those buildings but also their visitors. As I understand it there are no infrastructure projects which the Council or govt. is contemplating to deal with the fact that New South Head road is already a car park.

It is not the case that people who already live in the area will simply be moving to another part of the area. There is a large influx from the North Shore of retirees or people whose children have left home and who no longer need the large houses which will bring even more people into an area where roads and traffic are already at appalling levels. It is clear there is a huge impetus to provide developers with their desired outcomes at the expense of residents. Clearly it is necessary for our residents to actively campaign for Residents First candidates – I will not be voting Liberal locally again.

Kind regards
Peta Solomon

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From: [Miriam Lewin](#)
To: [Records](#)
Subject: Council Proposal for 6-storey buildings throughout Double Bay
Date: Thursday, 5 May 2022 4:36:55 PM

To whom it may concern,

As a long term resident of Double Bay I am most concerned about the new proposal for increasing height limitations of new buildings.

This will raise the height by 50 % !

Double Bay is characterised by low-rise buildings, which is an invaluable asset in our area.

Why ruin the aesthetics ?

It has a unique atmosphere and is already so densely populated.

The new constructions are already diminishing the appeal of our suburb, so you want to magnify this deterioration in character ?

I suspect it is for commercial gain.

I trust you will reconsider, as it is an atrocious suggestion and most unwelcome by the residents.

Your sincerely,

Miriam A Lewin

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To:
The General Manager
Woolahra Council

Phillip Leigh

29 Hamilton Street
ROSE BAY NSW 2029

27/4/22

SUBJECT'S

- 1) Proposed 6 storey Buildings allowed.
- 2) Proposed closing Knox St. to cars for Mall.

Dear Manager

1) I have serious concerns about the proposed new height limits for Double Bay Village shopping area, especially around Knox St and Cross St.

Ash 80-90% of longer term residents in this area - It's a Village atmosphere - we/they do not want to be even shadowed by 6 storey buildings.

I have heard from the DBR Assn. that there is a second number complaints about the above proposal.

- 2) Proposed closing Knox St to Vehicles for Mall.

Imagine the caos - the choke point - the car traffic - school pickups - cars back to Ocean Ave, Ashcom and Double Bay Schools - cars can not get through to NSW Rd - Knox St is known to have 4,400+ car movements per day - the same approx. for Cross St

Imagine losing 65+ car parks - Knox St

Imagine how many businesses will close/go broke,

What pack of blithering thoughtless idiots trumped up this pathetic idea?

It's a formula for disaster, and un-workable!

Sir - I hope you "did not" pay anyone for this ridiculous "Mall" proposal!

To End:- I have been a resident of W.M.C. for 70+ years - and a member of the Rose Bay residents assn. for 30+ years.

Requesting a written reply to the above matters - in due course.

Regards
Phillip Leigh - J.P.

Woollahra Council is proposing 6-storey buildings throughout Double Bay

The Council has published a new draft Double Bay Centre Planning and Urban Design Strategy which is proposing to:

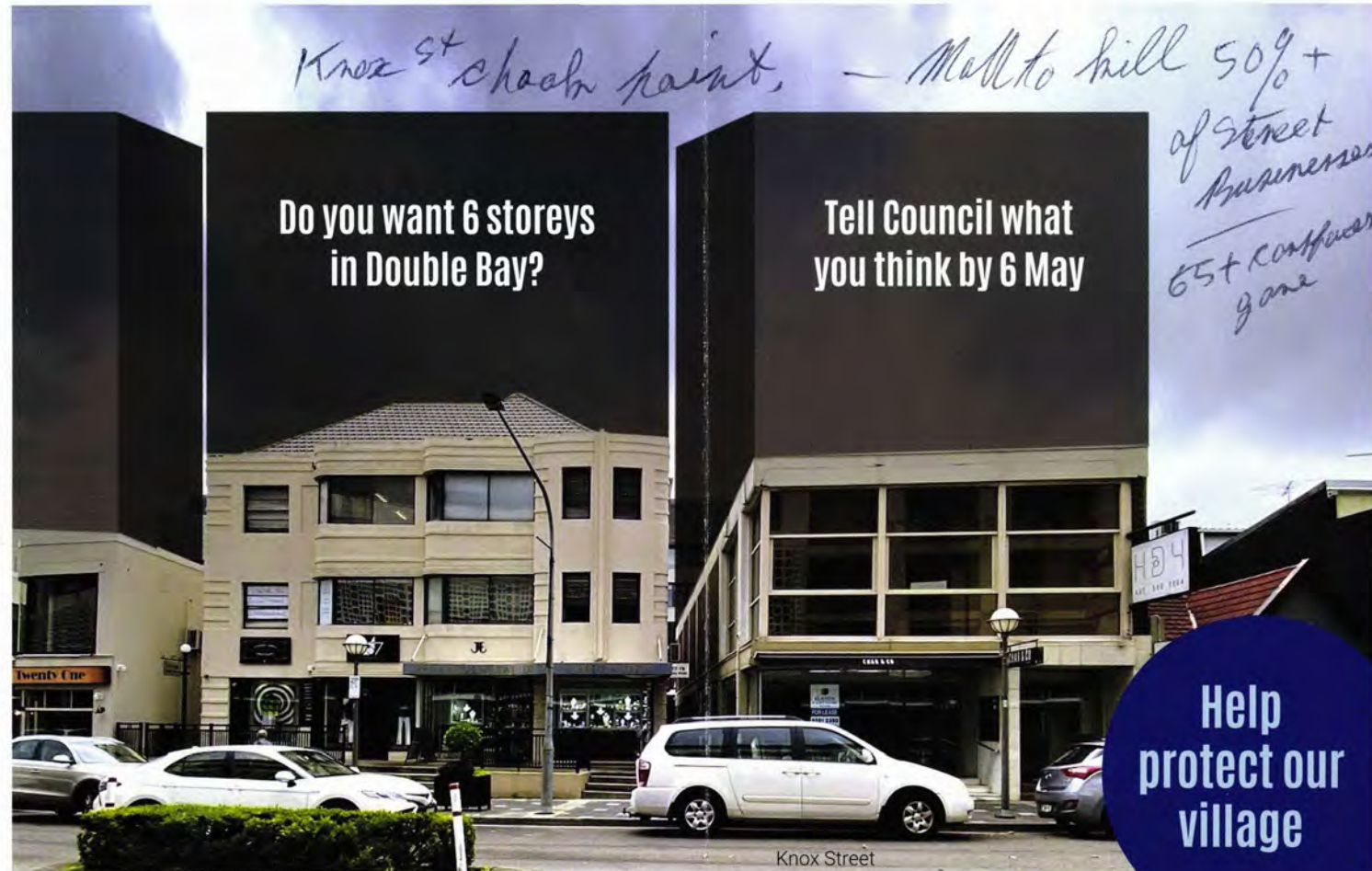
- ✗ Raise the height limit across Double Bay village by 50%
- ✗ Replace 1, 2, 3 and 4 storey buildings with 6 storeys

What will this look like?

- ✗ Bulky and dominating buildings throughout the heart of the village
- ✗ Destruction of the existing low-rise stylish village character
- ✗ High-rise development blocking existing harbour views
- ✗ Loss of sunlight and amenity
- ✗ Nowhere to park, as parking already at capacity
- ✗ Increased traffic congestion on New South Head Road and in Double Bay village
- ✗ Severe problems with excavation due to the high water table
- ✗ Major disruption for residents, visitors and businesses during construction

Record # of complaints about 6 stories

The 4M: Woollahra Council. 10/10/16 13:50



If Council's strategy is allowed to proceed, Double Bay will become another soulless suburb with none of its present charm and unique character. It will be the end of the interesting and unique mix of different buildings and styles developed over the last 150 years.

Instead, Double Bay will be replaced with buildings of uniform bulk and scale 10 times human height and existing views to Sydney Harbour will be blocked.

Woollahra Council has provided no justification for this massive increase in density and over-development.

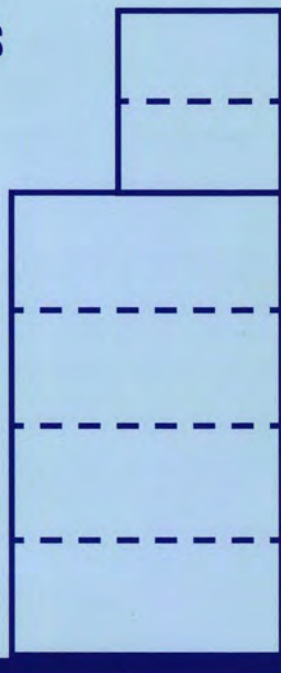
The Double Bay Residents' Association believes this new draft strategy represents poor planning, proposing 6 storeys throughout the Double Bay centre excluding character buildings and existing major developments.

We do not believe it is in the community's best interest for this plan to go ahead. Double Bay's future should be as Sydney's low-rise, stylish, harbourside village – not another soulless suburb.

Proposed 6 storeys


Currently mainly
2-3 storeys

6 storeys = 10x
your height!



How can
you help?

To find out how you can help the Double Bay Residents' Association with its campaign to defeat this proposal and save Double Bay village for the future, please contact us.

 0414 932 818

 dbrassoc@gmail.com

 www.dbra.org.au

DOUBLE BAY UNDER THREAT

Please save our village from
over-development

Object to Woollahra Council's
new planning strategy

Is this what you want for Double Bay?

Tell the Council what you think
before 6 May 2022

- 1 Make your voice heard, email:
records@woollahra.nsw.gov.au and
all Councillors (addresses are on the
Council's website) quoting SC6808
- 2 Complete the survey at:
[yoursay.woollahra.nsw.gov.au/
doublebay](http://yoursay.woollahra.nsw.gov.au/doublebay)
- 3 Share your views with DBRA at:
dbrassoc@gmail.com

The Double Bay Residents' Association (DBRA) is a voluntary organisation aimed at maintaining the unique low-rise village character which differentiates Double Bay from other Sydney suburbs. We are not against change; we prefer to work with the Council, developers, and local businesses to facilitate development which enhances Double Bay as an attractive place to live, an inviting destination for visitors, and a place where all of us choose to shop and dine. Regrettably, so far the Council has declined to involve residents in developing this draft strategy. Our objective now is to have it abandoned or altered before Double Bay is changed for ever.

For more information on DBRA and how to join us, visit our website www.dbra.org.au.

Have
your say
by 6 May



DOUBLE BAY RESIDENTS' ASSOCIATION

Kira Green

From: ElectorateOffice Vaocluse <E [REDACTED]>
Sent: Friday, 6 May 2022 10:30 AM
To: Records
Subject: Correspondence from Gabrielle Upton MP - re Mr William & Mrs Jennifer Stearn
Attachments: Attention Gabriel Upton.

Mr Craig Swift-McNair
General Manager
Woollahra Municipal Council

Dear Mr Swift-McNair

I write on behalf of Mr William and Mrs Jennifer Stearn regarding planning in Double Bay.

I attach a copy of Mr and Mrs Stearn's email dated 29 April 2022 for your reference.
I would appreciate a response to their concerns direct with a copy to my office.

I look forward to your reply.

Regards

Gabrielle



Electorate Office: [REDACTED]
PO Box 560 Double Bay NSW 1360
[REDACTED] New South Head Rd Double Bay 2028
www.gabrielleupton.com.au

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From: [Bill and Jenny Stearn](#)
To: [ElectorateOffice.Vaucluse](#)
Subject: Attention Gabriel Upton.
Date: Friday, 29 April 2022 2:16:47 PM
Attachments: [IMA2AE-1.PDF](#)

Please add our names to concerns and objections regarding the future of Double Bay planning.

Could we learn from the Darling Point Ridge Plan done by Woollahra some years ago. It allowed high rise on the suburb's high ground with each floor in height requiring added green space surrounds.

Including plenty of extra onsite parking for visitors and servicing.

It is not good urban design to have such tall buildings in the low lying flood plain area of Double Bay. Which has acid sulphate soils and takes water over flow down from Edgecliff and Woollahara.

This overflow is pumped into storm water outlets and empties into the harbour causing unlivable pollution.

Consideration must be given to airflow inside units and surrounding the buildings themselves.

Without good pre planning constant air conditioning is required at huge environmental costs. Including noise levels.

Current road use is saturated. Parking is insufficient. Has sufficient consideration been given for huge servicing requirements? AKA rubbish removal, maintenance, trades people, cleaners, gardeners and ETC

And, residents coming into the area for much needed access to Supermarkets, Chemists and Doctors etc. Plus social gatherings in the many food and drinks venues.

It is all very well to have a "vibrant night time economy. But the noise created is awful. Plus there are NO public conveniences, or nearly enough public transport

Whilst certainly understanding needs to accommodate rising population needs these must be considered in light of impact on the communities created.

Most sincerely. William Edward and Jennifer Heather Stearn.

■ Brooklyn Lane, Double Bay.

The General Manager

Woollahra Council

Re: SC 6808

Draft Double Bay Centre Planning and Urban Design Strategy


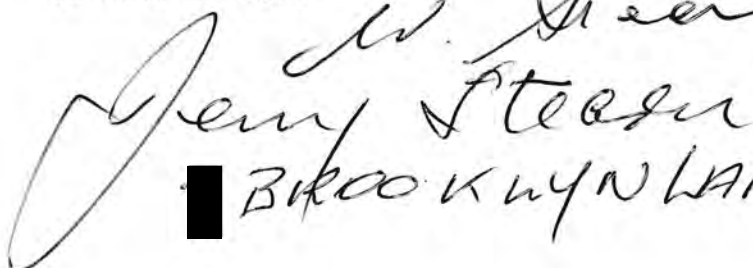
29 March 2022.

1. Please add our names to objectors regarding the future of Double Bay.
Could we learn from
2. the Darling Point Ridge Plan which allowed high rise on the high ground with each floor requiring extra green space including plenty of extra onsite parking for visitors and servicing.
3. It is not good urban design to have such tall buildings in the low-lying flood plain area of Double Bay.
4. Consideration must be given to airflow inside units and outside buildings themselves.
5. Constant air-conditioning required. Without good planning it creates undue noise and huge environmental cost.
6. Carparking provision for huge servicing requirements. Rubbish removal, maintenance, trades people, cleaners, gardeners and etc.
7. Current road use is saturated. Has any consideration been given to the added requirements for residents needs to access supermarket, chemists, doctors etc.
8. It is all very well to have a vibrant nighttime economy. But the noise creation is awful.
9. There is not enough public transport nor public conveniences.
10. Double Bay has acid sulfate soils which takes waterflow down from Edgecliff and Woollahra. When these overflows they are pumped into the harbor via stormwater.
11. Whilst certainly understanding needs to accommodate rising population requirement needs they must be considered in the light of impact on the communities created.

Most sincerely

William E Stearn

Jennifer H Stearn



BROOKLYN LANE, DOUBLE BAY

Kira Green

From: tony gregory [REDACTED] >
Sent: Friday, 6 May 2022 10:55 AM
To: Records
Subject: yoursay.woollahra.nsw.gov.au/doublebay

The Mayor.
Ref ; SC6808

Dear Mayor , I wish to request the Council allows full discussion of the preposed change to building heights in the Double Bay shopping area. If the final result is the increase on, almost certainly, the majority of any commercial buildings is an increase of more than 20% of available space- probably closer to 30%. AS Council already acknowledge there are traffic problems and parking problems, the end result will be a sure way to destroy the 'village charm' we are so pleased with.

Please ensure that the height increases are not permitted until a lot more consultation is held with to local Double Bay residents and current workers. Thank you, Regards,
Tony Gregory, [REDACTED] Glendon Rd., Double Bay, [REDACTED]

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From: Margaret Kresner [REDACTED]
Sent: Friday, 6 May 2022 11:26 AM
To: Records
Subject: Your reference: SC6808,

Submission to Woollahra Council to include property 355 New South Head Road into
Woollahra Council's Commercial Precinct, Zoning B2.

Reasons for this request:

1. Shortage of Commercial Premises available in Double Bay.

Rezoning this site would increase the supply.

2. It is in line with Council's objectives for Double Bay Commercial Precinct, a mix of Commercial and residential space.

Rezoning would increase this supply.

3. Minor extension of the commercial frontage to New South Head Rd.

The existing corner site only extends approx. 13 meters. The inclusion of 355 NSH Rd. would extend this by approx. another 13 meters. This would increase the commercial exposure of the precinct to the main thorough fare of New South Head Road.

4. Little detrimental effect on neighbouring properties.

The property on Manning Rd that shares a boundary with 355 NSH Rd. already shares a common boundary with the corner commercial site of 357 NSH RD.

The larger development on the other side of the small site of 355 NSH Rd. is a far larger site much more able to make for provisions of setback to the boundary.

5. Consistent with opposite side of New South Head Rd. already zoned 2B.

All of New South Head Road from Bay Street to Ocean Street is part of the Double Bay Commercial Precinct.

6. New approval by Council for 357 New South Head Rd. allows building to boundary of 355 New South Head Rd without any setback at New South Head Road frontage,

This will lead to a reduction of amenities of light and air to the existing small residential building at 355 New South Head Rd. The effects would be less detrimental if 355 N.S.H. Rd. could be included in the Double Bay Commercial Precinct, by rezoning it to 2B, so it could be used for mixed commercial and residential use.

Thank you

Margaret Kresner

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From: Barry Murphy <[REDACTED]>
Sent: Friday, 6 May 2022 2:08 PM
To: Records
Subject: Re: SC6808

Dear Sir/Madam

As a long-time resident of Double Bay, I am concerned about a proposal to increase height limits to 6 storeys in some designated areas, an increase of 2 storeys. I understand that a number of developers have successfully sought approval for up to 6 storeys, but believe the council should push back against such applications. If the council increases height limits from 4 to 6 storeys perhaps in future developers will be motivated to try for 7 or 8 storeys.

The Double Bay Place Plan correctly describes Double Bay as Sydney's stylish, intimate and refreshing bayside village. A place to meet, greet, enjoy culinary delight, and high-end shopping. It offers all that now. Excessive development has the potential for harm. I'm in favour of progress and development, but not if it harms something worth preserving.

If height limits are an impediment to urban renewal, as suggested in the 2015 report by Hill PDA, as land values further increase as they surely will, must height limits be even further increased? Hopefully not.

There has been plenty of recent urban renewal in Double Bay, particularly in Cross and Bay Streets. I have no doubt that developers will continue to see Double Bay as worthwhile for development with existing height restrictions. An additional 2 storeys may be more profitable, but it is not compatible with maintaining the village ambiance that makes Double Bay desirable.

Many of the new redevelopments do not provide parking for visitors. Increasing the height of new developments may increase resident numbers, but where will their visitors park? Where will other visitors park if they come here to enjoy the shopping, food and ambiance of the Double Bay? Parking is already difficult. Staff at commercial venues say they have difficulty securing a parking space in the Cross Street public carpark. Streets in and around the Double Bay centre are jammed with traffic.

Excavation for underground carparking is problematic with potential to disturb the water table. Disturbing sulphuric soils and changes to the water table level have the potential to cause considerable detriment to existing buildings and amenities. Such damage can be caused to existing building up to 800 meters from a development site.

The Double Bay Residents' Association was founded to protect the area's unique bayside village. I think their concerns are absolutely valid. I hope the very worthy aims of the Double Bay Place Plan can be achieved without the potential harm and detriment from increased excavation and height limits.

Barry Murphy
[REDACTED] William Street, Double Bay, NSW 2028
[REDACTED]
[REDACTED]
[REDACTED]

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Kira Green

From: Sandra Winstanley [REDACTED]
Sent: Friday, 6 May 2022 6:23 PM
To: Records
Subject: Proposed increased building height to 6 storeys in Double Bay

Who has requested the building height be raised?

If this is affected it will totally ruin the Village of Double Bay, it will be a trap for vehicle emissions and preclude views of trees and sky, not to mention harbour (for those lucky enough to see it).

While I am putting my concern in writing I also ask who requested the closure of Knox Street? How, when already one of the main complaints against visiting Double Bay is lack of parking, can this possibly be justified?

Also this closure will result in more traffic and resultant road rage on Cross Street, also Knox Lane will become a very busy thoroughfare, no doubt with cars backed up to New Sth Head Road.

It is very, very disappointing that I find it necessary to complain about changes which will be of no benefit to the people who live in Double Bay.

Do any of Woollahra Councillors actually live in Double Bay?

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Kira Green

From: Anastasia Coroneo [REDACTED]
Sent: Saturday, 7 May 2022 2:01 AM
To: Records
Subject: SC6808

Dear Woollahra Council,

I wish to lodge my objection to the proposed 6 storey developments at Double bay.

I am concerned that the developments will impede natural light, create a bland concrete jungle, and increase traffic in the area.

I would like to see preservation of Double bay's village character, with leafy streetscapes and welcoming laneways.

Additionally, I would like to see the inclusion and promotion of cycle ways, to foster an active sense of community and village feel, much like it has done along Bourke Street, City.

Regards,
Anastasia Coroneo
Vaucluse

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Kira Green

From: Angela Crammond [REDACTED]
Sent: Saturday, 7 May 2022 10:15 PM
To: Records
Subject: Woollahra Council's new planning strategy

Councillors,

As a resident of Woollahra for over 50 years, it was with dismay that I learnt of Woollahra Council's new planning strategy, with its' proposals to increase the height limit on new buildings from 2-3 storeys to 6. It would appear that this is already happening by stealth, for example, with the development on the corner of Knox and New South Head Rd, a building of zero architectural merit which has disrupted traffic over the past year and is creating a future eyesore and dust.

Double Bay is renowned for its village atmosphere, its quirky shopping precinct and cafes and its charm. Already chronically short of public parking, the redevelopment of the Cross Street Parking Station will only exacerbate the problem this problem, not to mention the vehicles of the builders and tradies working on new building sites.

Six story buildings will encroach on existing views, affect light and create loss of sunlight for existing residents, and turn Double Bay into yet another precinct similar to Zetland and Alexandria, dominated by buildings with the loss of green spaces, dehumanising our precious suburb. The only people from this proposal will be developers who are being given the chance to maximise their profits.

Angela Crammond AM

Sent from my iPad

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Kira Green

From: Greg Horowitz [REDACTED]
Sent: Monday, 9 May 2022 8:48 AM
To: Records
Subject: SC6808

Dear Councillors,
We object to 6 storey buildings in Double Bay.

Regards
Gillian and Greg Horowitz

[REDACTED] Sheldon Place
Bellevue Hill 2023

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Kira Green

From: Kay Gladstone [REDACTED]
Sent: Monday, 9 May 2022 10:06 AM
To: Records
Subject: Comments on SC 6808

Dear Councillors

I wish in my capacity as a resident of Double Bay to lodge the following objections to the Draft Double Bay Centre Planning and Urban Design Strategy.

1. A "Strategy" has a long-term or overall aim. None is defined in this document,
2. Instead the document proposes to increase the building height to six storeys, without giving any justification for such over-development.
3. The over-development will cause irreparable damage to the special character of Double Bay's existing low-rise streetscape, unique to this harbour-side village.
4. It is disappointing that councillors previously committed to opposing the increase in building height during the municipal elections.
5. It is also disappointing that councillors, elected to represent the interests of residents, have chosen secrecy over consultation..
6. Why have councillors ignored GHD's recommendation in its Report for Council against excavating in the Double Bay basin?
7. If Council proceeds with this project regardless, will Council take out long term insurance against any future damage resulting from such excavation for the Cross Street Carpark, and elsewhere?
8. Council's support for overdevelopment will fatally undermine the attractiveness of Double Bay not only to residents but may also ultimately devalue the commercial appeal of the area.

I do hope that Council will take note of my comments during the next stage of the Urban Design Strategy.

Regards

Kay Gladstone
[REDACTED] Epping Road
Double Bay
NSW 2028

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Pearce Street, Double Bay 2028, NSW

Mr. Craig Swift-McNair,
General Manager,
Woollahra Council,
PO Box 61,
Double Bay NSW 1360

Friday, 29th April, 2022.

Dear Sir,

Re: Woollahra Council New Draft Double Bay Centre Planning and Urban Design Strategy

I refer to the above. This is contravening the LEP and the DCP. I object strongly to such a draft proposal or any kind of strategy of this kind designed for Double Bay. As a long-term resident in the Woollahra Council area, we have seen how Council is destroying so many of our suburbs by overdevelopment. Residents are in a constant fight against development applications which have somehow by-passed bulk, height restrictions and the like to suit developers against residents.

Long-term residents will recall many years ago the Chamber of Commerce, introduced *through residents*, a levy on rates **specific to Double Bay** under the heading "Beautification and Maintenance" for the sole purpose to maintain Double Bay's village style and to keep the beautiful suburb as it was. This levy has quietly been absorbed into general rates, and residents note this levy specific has been removed from mention.

I object to more than 4 storey buildings and the suggestion of increasing building heights by 50%. There are plenty of places citizens can go if they want to live in a suburb with soulless high-rise buildings, where sun cannot penetrate the streets, the streets are choked with people, there is no-where to park, restaurants clog the pavements, residents do not talk to each other, do not know each other, do not help each other. This is not the benefit of a healthy lifestyle. Double Bay is a village, we wish it to remain as such, and more importantly proper infrastructure put in place to maintain this beautiful village suburb.

Yours faithfully,



Pamela Aldred (Mrs.)

c.c. Double Bay Residents Association

Kira Green

From: Robin Aram [REDACTED]
Sent: Wednesday, 11 May 2022 8:10 PM
To: Records
Subject: Double Bay under threat

To whom this strategy has been devised or who may in fact be complicit in approving

Again and again and again the Woollahra Council is negligent in their duty of care to the residents of Double Bay with the Draft Planning Strategy and your total disregard for an existing LEP. The public's perception that is around is fostering a lack of trust with Council's decision making process. Why do you favour the developers over your constituents.

More high rise more cars more noise. Living at Overthorpe in New South Head Road, the noise here is dreadful, screaming and yelling in the early hours by young uncaring people plus cars screeching up and down the road.

The roads are now unbearable, bumper to bumper and parking in the Cross Street car park or Double Bay is impossible and stressful. You will not be getting any visitors coming to Double Bay to shop if parking is unavailable and the shop owners will be furious.

More high rise in Double Bay means sunless cold streets in the daytime. People enjoy sitting outside having coffee and lunch etc but will not be able to do it if the Draft Planning Strategy goes ahead.

When new residents buy an apartment in Double Bay they will be shocked and disappointed how noisy and unfriendly it is to live there.

We have noticed you haven't gone into building high rises in Rose Bay shopping area yet. Are they next??

We don't think there are any Councillors who live in the heart of Double Bay so hence the disregard for the village and residents.

We noticed in the SMH recently an article on the closure of Knox Street and the shop owners and restaurants there protesting very loudly and maybe it will be a great idea to get more publicity on what the Council is doing in the above regard.

From very unhappy residents

Robin and Henri Aram
[REDACTED] New South Head Road
Double Bay 2028

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Kira Green

From: bruce Forster [REDACTED]
Sent: Thursday, 12 May 2022 12:41 PM
To: Records; Sean Carmichael; Lucinda Regan; Isabelle Shapiro; Luise Elsing; Nicola Grieve; Sarah Swan; Richard Shields; Mark Silcocks; Toni Zeltzer; Peter Cavanagh; Harriet Price; Matthew Robertson; Mary-Lou Jarvis; Merrill Witt; Susan Wynne
Subject: SC6808 Double Bay Strategy Plan
Attachments: Double Bay Six Storey Protest.pptx

Dear Sir/Madam

I wish to strongly object to the Double Bay Strategy Plan, for the following reasons. The strategies have been developed based on consultant reports that are out of date and in some cases containing incorrect information. For example on the basis of discussions with one real estate agent it was suggested there is a high demand for apartments from young people. It referred to apartments in Bay Street, and then incorrectly referred to them as the converted old Stamford Hotel Apartments, which has very few young people in residence. Irrespective of these errors it claims to want to encourage more young people to Double Bay into one and two bedroom apartments, and yet apartments now approved in Cross Street are advertising 3 and 4 bedroom apartments off the plan at prices way in excess of what young people could afford. The Strategy also recommends additional floor levels for commercial use, when at the time of the consultant's report 13% of the available space was vacant. If the four storey height limit was maintained over the whole of the Village area, with one level of retail, one of commercial and two of residential, all of the retail, commercial and residential needs would be easily satisfied without going to six storeys. It should be noted that Woollahra has already exceeded the number of new dwellings required by the State government well before the 2026 date. Why do we need more? Apart from incorrect strategies being developed from incorrect information, the following points highlight the physical negatives of moving forward with these strategies -

- * Bulky and dominating buildings throughout the heart of the village.
- * Destruction of the existing low-rise village character.
- * Loss of sunlight and amenity
- * Parking already at capacity would be further restricted.
- * Severe problems with excavation due to the high water table.
- * Major disruption for residents, visitors and businesses during construction, buildings that are not needed and are not wanted.

I refer you to the attached powerpoint presentation that I recently gave to the Double Bay Residents' Association that further highlights the problems with the proposed strategy.

Bruce Forster

Dr Bruce Forster AM FIEAust
Formerly Professor and Professorial Fellow
Faculty of Engineering
University of New South Wales
Sydney, Australia

Mobile [REDACTED]

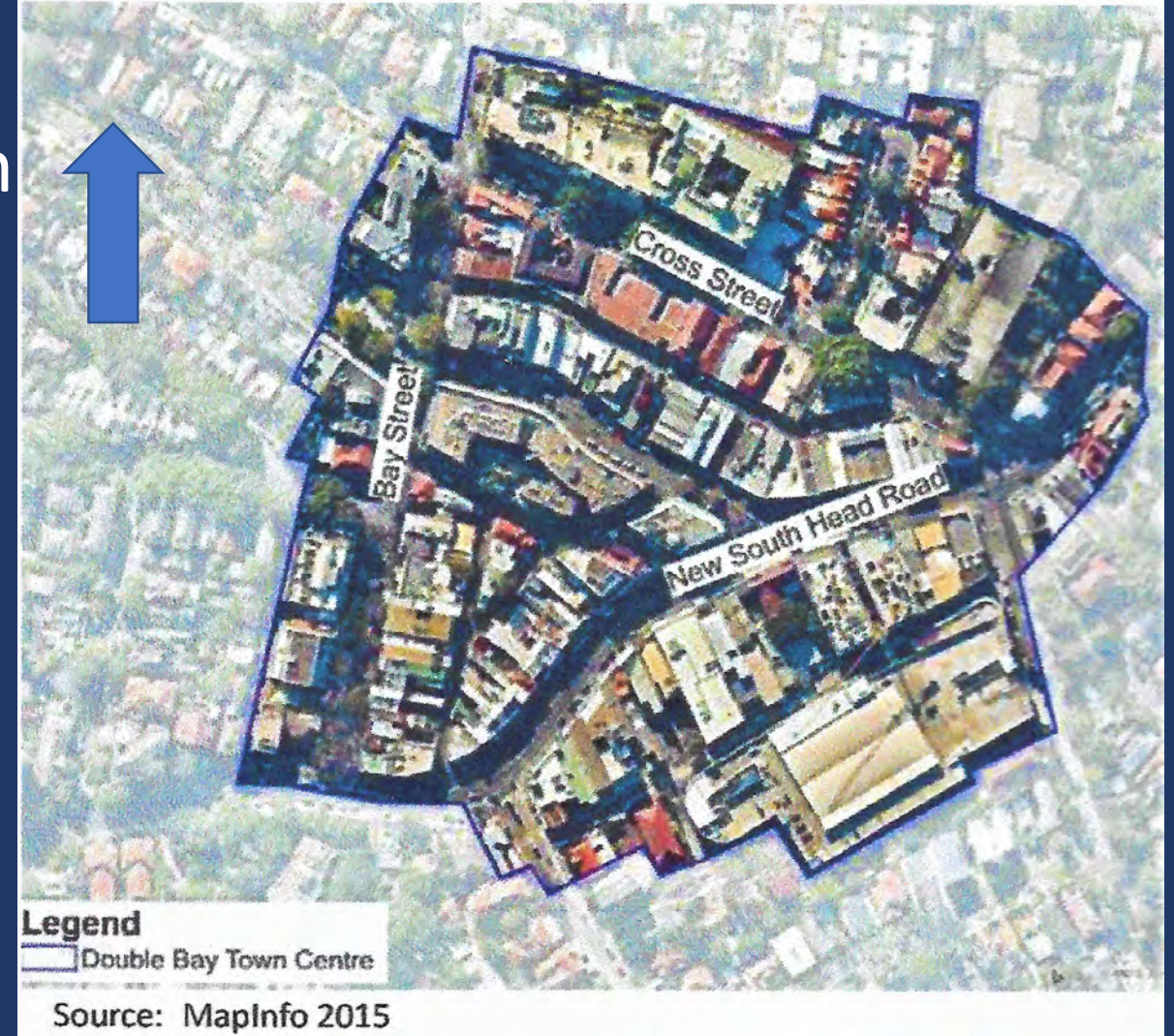
DOUBLE BAY CENTRE – PLANNING AND URBAN DESIGN STRATEGY



North



DOUBLE BAY CENTRE, THE
VILLAGE, IS ABOUT 300m BY
300m, COVERING AN AREA
OF LESS THAN 0.1 SQ KM



“THE STRATEGY RECOMMENDS BUILT FORM STRATEGIES THAT AIM TO PROTECT AND PRESERVE WHAT IS MOST LOVED ABOUT DOUBLE BAY WHILE STRENGTHENING THE FRAME WORK TO GUIDE FUTURE DEVELOPMENT”

WELL WE ALL AGREE
WITH THIS!

WHAT COULD GO WRONG?

FROM A LOW RISE VILLAGE
TO A CENTRE DOMINATED BY
SIX STOREY BUILDINGS

THAT'S WHAT COULD GO WRONG !!!!

HOW DID WE GET TO THIS STAGE ?

- COUNCIL WANTED MORE DEVELOPMENT – RESIDENTIAL AND COMMERCIAL/RETAIL
- WERE RESIDENTS ASKED IF THIS IS WHAT THEY WANTED? **NO !!**
- TWO CONSULTANT REPORTS COMMISSIONED BY COUNCIL, 2015 & 2018
- AT TIME OF 2018 REPORT 85,000 sq m FLOOR SPACE WITH 11,000 sq m VACANT
- REPORTS RECOMMENDED INCREASE IN FSR UP TO 4.5:1 AND SIX STOREY HEIGHT OF 21.5m OF RETAIL, COMMERCIAL AND RESIDENTIAL

- IN REALITY BONDI JUNCTION IS THE MAJOR
RETAIL/COMMERCIAL CENTRE FOR MOST WOOLLAHRA
COUNCIL RESIDENTS

- AFTER COVID LARGE % NOW WORKING FROM HOME

- DOES DOUBLE BAY VILLAGE NEED MORE COMMERCIAL,
RETAIL SPACE

THE ANSWER IS NO !!!

CLAIM THAT MORE YOUNG PEOPLE WANT TO LIVE IN DOUBLE BAY
CENTRE – HOW WAS THIS DECIDED??

TALK TO A REAL ESTATE AGENT!!!

“A recent example of a typical four storey mixed use development is the Bay Residences located at 16-22 Bay Street, Double Bay. This development was converted from Sir Stamford Hotel to residential apartments. The development comprises of a mix of one, two and three bedrooms. Our discussions with selling agents indicated that there was high demand for the one and two bedroom apartments by young professionals.”

Page 35 of HILLPDA “Double Bay Economic Feasibility Study” July 2015

Many s 4.55 applications approved that alter internal mix from small to large on Cross Street to suit older, wealthier clients

WHAT IS MOST LOVED ABOUT DOUBLE BAY IS ITS HUMAN
VILLAGE SCALE, MIX OF BUILDING STYLES REPRESENTING
DIFFERENT ERAS AND ITS VILLAGE CHARACTER

THE PROPOSED 50% HEIGHT INCREASE TO 21.5 METRES IS
EXACTLY OPPOSITE TO WHAT IS MOST LOVED, AND DESTROYS
WHAT IS MOST LOVED

THIS UNIQUE HARBOURSIDE VILLAGE ONCE
DESTROYED CAN NEVER BE REPLACED

THE PROPOSAL DOES NOT “*STRENGTHEN THE FRAMEWORK*”
TO GUIDE FUTURE DEVELOPMENT -
IT JUST INCREASES FUTURE DEVELOPMENT

POOR DECISION MAKING HAS ALLOWED CURRENT HEIGHT
LIMITS OF 4 STOREYS TO BE IGNORED.

THE STRATEGY DOES NOT RECTIFY BAD DECISION MAKING
BUT REWARDS OVERRUNS BY OPENING THE DOOR TO MORE
OVERRUNS.

COUNCIL CALLS THE STRATEGY

“OUR JOURNEY”

BUT OBVIOUSLY IT IS

A CAMPAIGN BY WOOLLAHRA COUNCIL

TO DRAMATICALLY INCREASE DEVELOPMENT IN THE
DOUBLE BAY VILLAGE

WITH LITTLE OR NO CONSULTATION WITH
RESIDENTS!!

•WHAT IT WILL MEAN FOR DOUBLE BAY

- Destruction of unique Village character
- Huge increase in population density in the commercial centre
- Dramatic increase in traffic along New South Head Road, that is already at capacity in peak hours
- Increased demand for parking, which is currently very limited
- Severe problems with basement parking excavation due to high water table
- Exposure of acid sulphate soils - environmental damage
- Excessive shadowing in canyon-like streetscapes
- Destruction of views across Double Bay amphitheatre
- Inadequate community consultation – who said more development was needed?
- Prolonged disruption to retail stores with significant loss of income
- Opens the door for further developments of even more storeys

- Destruction of unique Village character
 - The Village is the jewel in the Woollahra crown, and an important reason why visitors come to Double Bay
 - **Why destroy its beauty and uniqueness ??**
- Huge increase in population density in the commercial centre.
 - What is proposed and with the recent approvals and apartments in Cross Street, adds at least 1000 people to the centre, an area less than 0.1 sq km
 - Represents a population density increase of more than 10,000 per sq km, over and above those existing residents.
 - **EXCESSIVE - Sydney average 2000 per sq km and Woollahra 4,500**

Note that on Page 13, 2.5 Part of Housing Vision - "*...and protect low density neighbourhoods and villages*"

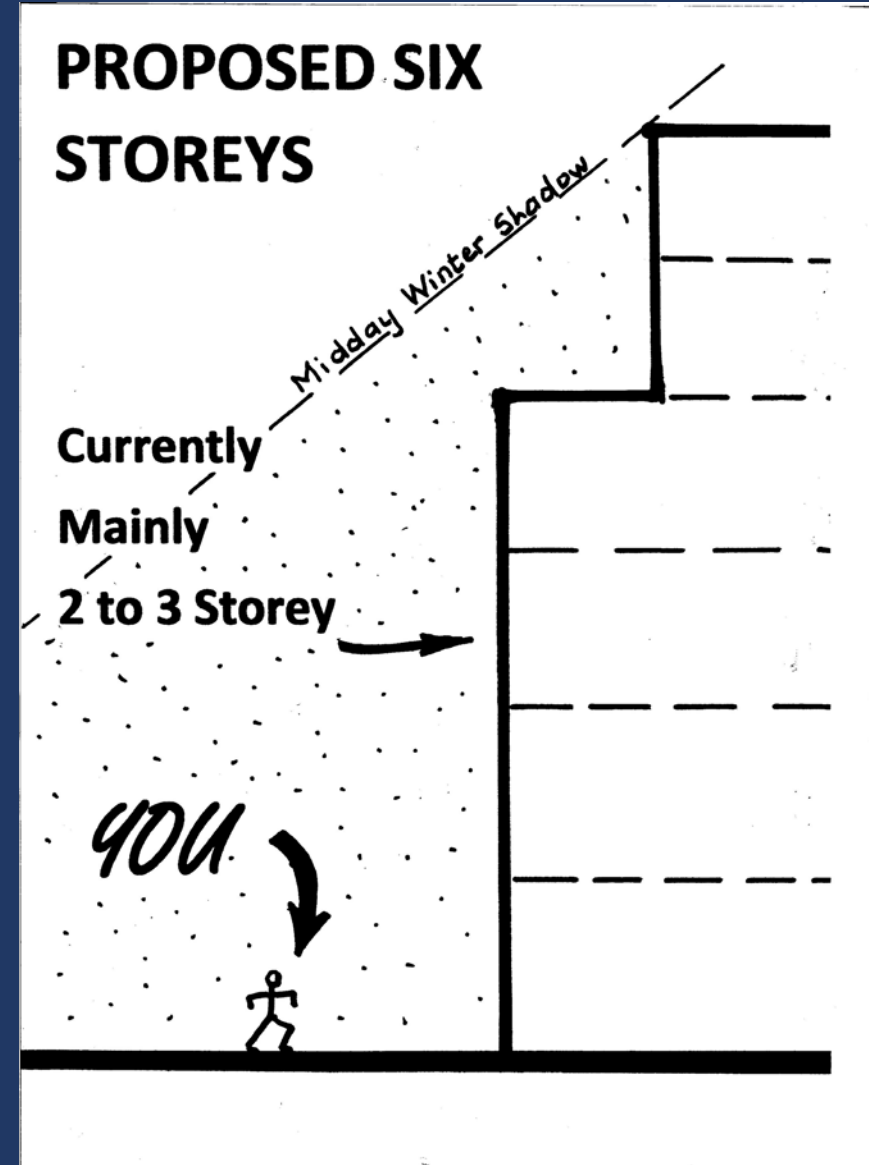
- Traffic along New South Head Road already at capacity in peak hours
- Strategy claims that occupiers of proposed smaller apartments will use public transport
- Not been found to be the case particularly in high socio-economic areas
- Either New South Head Road and/or the *rat run* around William Street will see significant increases in peak hour traffic
- Increased congestion on NSH Road for traffic from Rose Bay, Vaucluse, etc
- Increased demand for parking, which is currently very limited, from car owning occupants of new apartments and commercial/retail staff
- With the proposed redevelopment of the Cross Street car park this will be further exacerbated.

- Excessive shadowing in canyon-like streetscapes

- Midday winter shadow (32m long) covers whole of street width
- Loss of sunlight and amenity

- Exposure of acid sulphate soils

- Can generate large amounts of sulphuric acid, iron, aluminium and sometimes heavy metals
- Can cause major impacts to environment and infrastructure



Basement parking excavation

- High water table ancient marshy area
- Ancient river sediment, up to 20m deep
- Water flows slowly through at 2 to 3m below ground level

Double Bay Centre Hydrological Study 2020

- Recommended prohibition on dewatering
- Not mentioned in Strategy
- Only points to plans to minimize impact

Problems

- Two, 3 or 4 levels below ground level block the flow
- Causes higher water tables in surrounding residential areas
- Causes foundation problems and cracking

- **Destruction of views across Double Bay amphitheatre** –against planning principles to erect high rise in low lying, harbour fronting locations, rather on hills & ridges, to maintain views
- **Prolonged disruption to retail stores with significant loss of income** – after two years or more of COVID do retailers want more disruption, and do they want a dramatic increase in competition if all the planned for new residents and commercial workers don't come ??
- **Opens the door for further developments of even more storeys.** This has already occurred in Double Bay, many years ago, when the Ritz Carlton Hotel was built – creating the first precedent for what has occurred since – limit of four but approving six storeys in Cross Street and the corner of Knox and NSH Road.

Proposed (dotted) and Built or Approved (Red) Six Storey Buildings Shown over the Double Bay Centre



KNOX STREET, DOUBLE BAY WITH ADDITIONAL STOREYS

IS THIS WHAT WE WANT ??



- CORNER OF KNOX STREET AND NSH ROAD, DOUBLE BAY
- ORIGINAL FOUR STOREY BUILDING BEING CONVERTED TO A SIX STOREY BUILDING – **how was it approved ???**
- THIS IS THE HEIGHT WE COULD EXPECT OVER THE WHOLE CENTRE – IF APPROVED
- EVEN PARIS MAINTAINS A CONSISTENT FIVE STOREYS IN THEIR CENTRAL UNIQUE AREA



AT THE LAST COUNCIL ELECTION THE LIBERAL PARTY'S
POLICIES INCLUDED THE FOLLOWING –

**“FIGHTING OVER-DEVELOPMENT AND PROTECTING
HERITAGE”**

HOW CAN THEY VOTE FOR A STRATEGY THAT WILL DESTROY
THE UNIQUENESS AND HERITAGE OF DOUBLE BAY ???

- Woollahra Council has approved 854 new dwellings November 2016 to April 2021 – which exceeds Government target for the period up to 2026, with 5 years to go ????
- Target to grow population by 2000 people between 2016 and 2036 !!!! Why 50% of this growth into Double Bay Centre

•ARE THEY BEING PUSHED FOR MORE BY THE STATE GOVERNMENT ???

•COUNCIL SUCCESSFULLY PUSHED BACK AGAINST AMALGAMATION – WE ASK THEM TO ALSO PUSH BACK AGAINST OVER DEVELOPMENT IN THE DOUBLE BAY CENTRE

•HOW CAN YOU HELP ?

- Email [REDACTED] and make your voice heard
- Email all councillors – addresses are on Council website
- Talk to your friends and neighbours, in Double Bay and across the Eastern Suburbs and Sydney
- Use facebook or other social media to contact friends and associates
- Complete the survey at yoursay.woollahra.nsw.gov.au/doublebay
- Share your views with DBRA at [REDACTED]

THANK YOU

Kira Green

From: Jennifer Dewar [REDACTED]
Sent: Thursday, 12 May 2022 12:18 PM
To: Records
Cc: Lucinda Regan; Isabelle Shapiro; Luise Elsing; Nicola Grieve; Sarah Swan; Mary-Lou Jarvis; Merrill Witt; Susan Wynne; Sean Carmichael; Richard Shields; Mark Silcocks; Toni Zeltzer; 'peter'; Harriet Price; Matthew Robertson
Subject: Woollahra Council proposed Draft Centre Planning and Urban Design Strategy

Attention: Mr Craig Swift-McNair, General Manager, Woollahra Municipal Council
Copied to all Woollahra Municipal Councillors

Double Bay residents do not oppose change. We want developers - and Council - to abide by the agreed building code and controls. No more buildings should be permitted over 4 storeys. We are not interested in "boosting the value of surrounding homes". This is where we live and hope to stay. We are more concerned with green space, traffic flow, pedestrian safety, small retailers, ease of parking and public transport (amongst others). In short, we want to live in a village, not a soulless area of over-developed over-shadowing high-rise.

Our delightful much-loved suburb is at great risk of being destroyed by overdevelopment; it is exhausting for residents and ratepayers to be constantly on alert for the next DA which contravenes the existing LEP and DCP.

We should be able to reply upon our elected Councillors to represent the views of the community, not those of developers who do not live amongst us.

I strongly urge all Councillors and Council staff to reject and discourage the proposed strategy to accept buildings of 6 storeys.

With regards,
Jennifer Dewar

Jennifer Dewar
[REDACTED] William Street
Double Bay NSW 2028
[REDACTED]

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For more information please visit <http://www.symanteccloud.com>

Kira Green

From: Brian O'Dowd [REDACTED]
Sent: Thursday, 12 May 2022 2:26 PM
To: Double Bay Residents Association
Cc: Records
Subject: FW: Double Bay Resident Association
Attachments: SKM_C558 PM22051213370.pdf

Attached please find my recent Professional submission on Double Bay Design.
Regards Brian O'Dowd
Urban Designer + Town Planner

From: [REDACTED]
Sent: Thursday, 12 May 2022 12:26 PM
To: [REDACTED]; 'Christin Hohne' [REDACTED]
Subject: Double Bay Resident Association

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For more information please visit <http://www.symanteccloud.com>

Qualifications

Dip. Urban Design - Sydney University
Dip. Urban Planning - Sydney University
Master of the Built Environment Course
Architectural Conserv. Unit. R.S.W.
Management Certificate - Unit. R.S.W.
Town Planner's Cert No. 543 - L.G.A.
Building Supervisor Certificate
Building Trade Certificate
Planning Institute of Australia - 0365
Urban Design Chapter
Certified Practising Planner
Australian Architecture Association

Brian O'Dowd
Urban Designer
Urban Planner

bodowddesigns@outlook.com

PO Box [REDACTED] Sutherland NSW 1499

Mobile [REDACTED]



Urban Planning
Urban Design
Architecture

Double Bay Residents Association

Annual General Meeting

12 April 2022

Cc: records@woollahra.nsw.gov.au

Current Urgent Issues in Double Bay – April 2022

I am a Sydney University qualified Urban Designer and Town Planner and resident of the local Double Bay environs. I am a current member of the Planning Institute of Australia and a Certified practising Planner. I am also a member of the Australian Architecture Association.

I seek to reiterate my previous written objections to the Double Bay “**Planning and Urban Design Strategy**”. The promulgated changes to a six storey height of buildings, does not comply with the community embraced LEP and inextricably integrated DCP.

The further current crucial urgent issues are:

1. The 6 storey Cross Street development
2. The Cross Street car park redevelopment
3. Knox Street Plaza

1. The 6 storey Cross Street development is further under construction and replicates the future scale, form and massing in Double Bay (see photo). The form shown has the potential and propensity to extend 37 metres further west to Bay Street.

The six storey syndrome will destroy the whole village character if allowed to further permeate the “**B2 Local Centre**” zone. The attached schedule of aims for the zoning demonstrates the intent to maintain solar access, attractive and spatial arrangement of structures. Two of the objectives of the **B2 Local Centre** zone are :
(1) To provide for development of a scale and type that is compatible with the amenity of the surrounding residential area. (2) To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood.

The proposed six storey syndrome does NOT comply with the legal provisions of the Woollahra LEP. The proposed increase in height for this **B2 Local Centre** zone does NOT comply with the wider community embraced and supported objectives of the Double Bay Village DCP. The proposal will **DESTROY** the village character of this important Local Centre. The Village Centre will completely lose its human scale, with development of the nature proposed. The centre village will be deprived of solar access, which is essential to offset the daunting and overwhelming scale of structures. The Local Double Bay Community is entitled to have adopted zoning and design provisions respected by their elected Councillors. The Double Bay Village is widely recognised as a unique and distinct source of attraction to Sydney siders and visitors alike. The neighbourhood character is an integral and long entrenched aspect of this attraction. The State Government released in February 2019 “**Local Character and Place Guideline**”. The proposal here is in complete contravention of these important Design and Planning Principles of the Guideline.

2. The Cross Street Car Park Redevelopment

The proposal to excavate a six story basement car park is folly and absurd. The immediately adjacent Jamberoo Lane Canal is subject to daily tidal influence from the Harbour. The canal is the culminating catchment through Lough Reserve of Bellevue Hill, Bondi Junction and Edgecliff.

Woollahra Council need only examine its records for its OWN development at Kiaora Place. The original plans, which had a level of basement parking, had to be abandoned when the ground water implications were revealed. Accordingly, the basement car park was removed and replaced with a rooftop car park. Hence, the proposed six level basement car park development MUST be abandoned in the community interest of conserving futile fund expenditure.

3. Knox Street Plaza

I attended the Council held workshop in Knox Street markets on Thursday, 10 February 2022. I previously made a written submission, deliberating upon the efficiency of the promulgated Knox Street closure. Things have changed since the NSW Governments \$4.75m grant for the Plaza. Knox Street has long been a traditional apparel and beautician strip, which does **NOT** generate the required high levels of foot traffic for a successful Plaza.

September 2021 saw Neil Perry open "**Margaret**" opposite Knox Street. Damien Monley opened "**Roxy**" next door, with Neil Perry about to open "**The Bakery**" next door again. Accordingly, high levels of foot traffic will be generated from this location. The Plaza should be opened but covered for the successful all weather operation. The Plaza location opposite Knox Street would facilitate cover for the Thursday markets and other community functions.

I have designed and built similar facilities and have prepared single line drawings of the Plaza facilities here, together with detailed specifications.

Knox Street does not have the attributes, which are essential for a successful Plaza in sound Urban Design terms and Planning Principles. The Council proposal here with the closure of Knox Street would relinquish over 30 kerbside parking spaces which Double Bay can ill afford. The distinct need is to listen to the concerns of the community of business owners and residents. Many things have changed dramatically in recent years. The changes need to be embraced in broader positive outcomes for wider community facilities to the benefit of the efficient functioning of Double Bay into the future.

Yours faithfully



Brian O'Dowd - Urban Designer + Town Planner

QUALIFICATIONS:

Sydney University – Diploma of Urban Design
Sydney University – Diploma of Urban & Regional Planning
NSW University – Architectural Conservation Course
NSW University – Management Certificate
NSW Local Govt Act – Town Planner's Certificate #543

MEMBERSHIPS:

Planning Institute of Australia – P.I.A Member #8365
Urban Design Chapter – P.I.A
Certified Practising Planner – P.I.A
"Ambassador for Cultural Change in Planning" – P.I.A
Australian Architecture Association – A.A.A #137

Cc: Woollahra Council, Caitlin Moffat, Knox Street Plaza Project Officer

D5.1.2 Development to which this chapter applies

This chapter applies to development that requires development consent.

Generally this will be mixed use retail, business, office and /or residential development, but may also include permitted uses such as child care centres, community facilities, and other uses as permitted by Woollahra LEP 2014.

Development should contribute to a vibrant centre that offers a unique living, working and shopping experience within a pedestrian friendly and attractive urban environment.

FIGURE 2 View along Bay Street towards New South Head Road indicating possible future development



D5.1.3 Objectives

The objectives of this chapter are:

- 01 To retain and enhance through block connections which allow pedestrians to move freely within the Double Bay Centre.
- 02 To develop the particular qualities of different parts of the Double Bay Centre.
- 03 To encourage a diverse mix of uses in the Double Bay Centre and maintain retail uses at ground level.
- 04 To conserve and enhance the visual and environmental amenity of all buildings and places of heritage significance in the Double Bay Centre.
- 05 To ensure a high standard of architectural and landscape design in any new developments within the Double Bay Centre.
- 06 To preserve and enhance the diversity of uses in the Double Bay Centre.
- 07 To ensure that new development is compatible with the existing built form, and streetscape and village character.
- 08 To encourage view sharing and individual privacy.
- 09 To ensure new development is designed to be compatible with the heritage significance of listed heritage items.

Double Bay "Village" - Rezoning



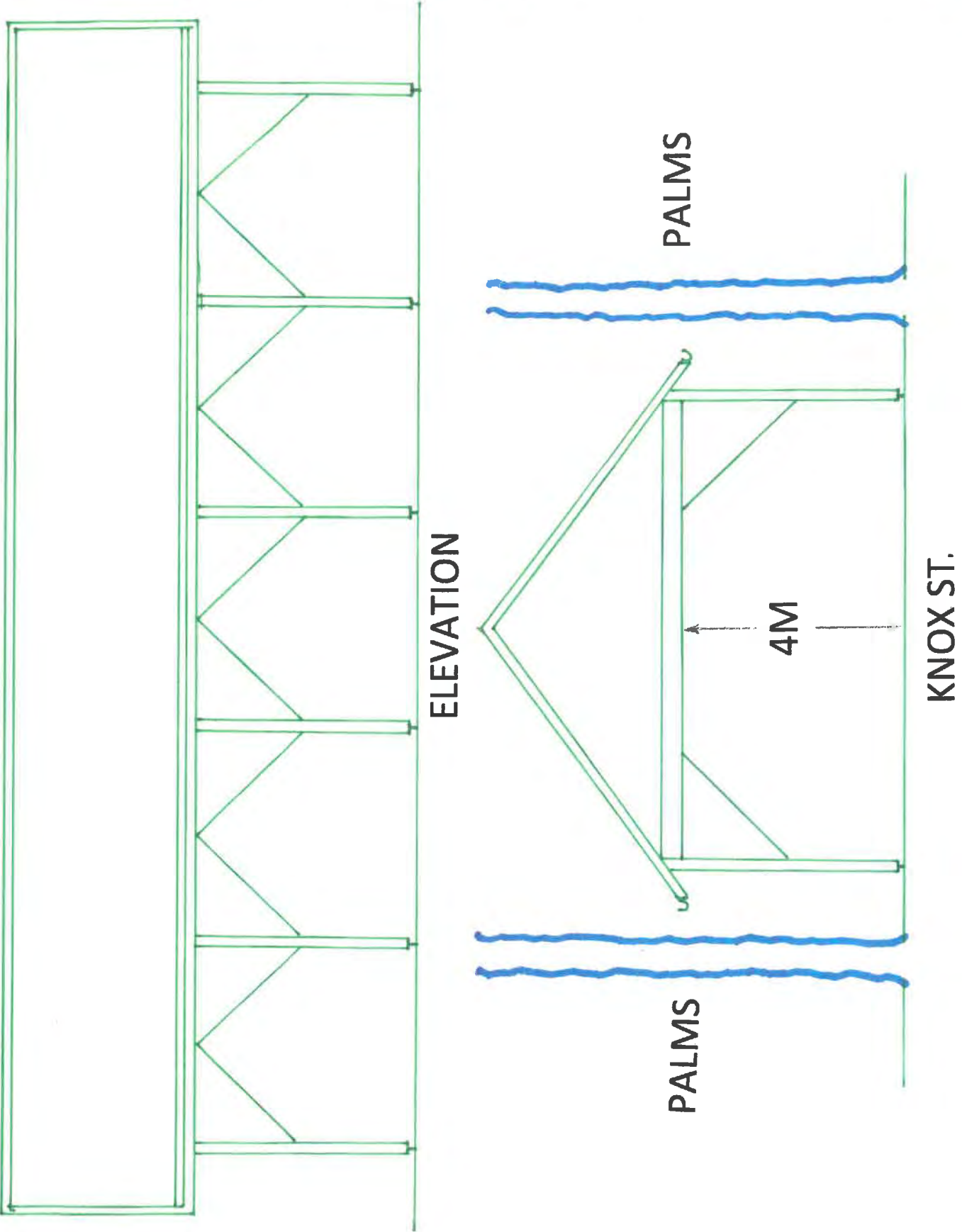
Qualifications:
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Urban Design Chapter
Certified Practising Planner
Australian Architecture Association

Brian O'Dowd
Urban Designer
Urban Planner

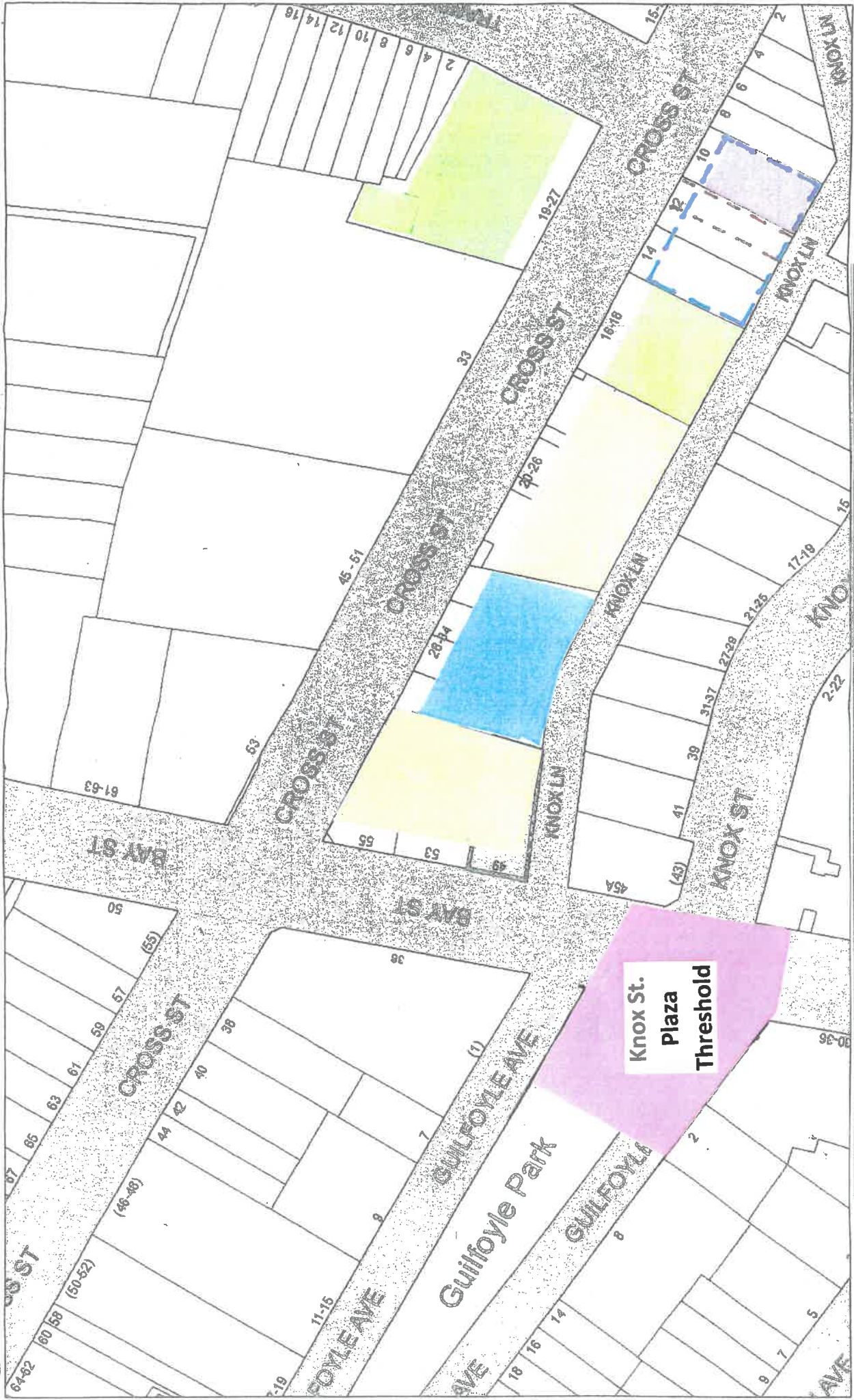
bodowddesigns@outlook.com
PO Box [REDACTED] Sutherland NSW 1499
Mobile [REDACTED]



Urban Design
Planning
Architecture



Scale 1:100



May 2022

Brian O'Dowd Urban Design Planner

Double Bay Urban Design Plan

Woodsen Digital Council provides this map for information and consultation purposes only. Whilst every effort has been made to ensure that the information provided is accurate and complete, no warranty is made as to the accuracy or completeness of the information. All users of this map are responsible for ensuring the relevance and accuracy of the information. Aerial Photo © Google Maps 2014

Qualifications:
 Dip. Urban Design - Sydney University
 Dip. Urban Planning - Sydney University
 Master of the Built Environment Course
 Architectural Conserv. Uni. N.S.W.
 Management Certificate - Uni. N.S.W.
 Town Planner's Cert No. 543 - L.G.A.
 Building Supervisor Certificate
 Building Trade Certificate
 Planning Institute of Australia - 0165
 Urban Design Chapter
 Certified Practising Planner
 Australian Architecture Association



bodowddesigns@outlook.com
 PO Box 659 Sutherland NSW 1499
 Mobile [REDACTED]



Woollahra Council - Knox Street Plaza Workshop – 10 February 2022 **Thursday Markets**

-	A detailed Site Analysis – needs to be conducted for Knox St environs
-	A genuine and authentic Site Analysis will reveal the threats and opportunities of the Knox St environs or area
-	The Double Bay DCP Requirements need to be examined thoroughly
-	The Objectives of the DCP need to be addressed with respect to Knox St
-	Planning nodes need to be identified as - anchor sites
-	Pedestrian thoroughfares emanating around Knox Street need plotting
-	440 parking spaces at Woolworths create the eastern node of Double Bay
-	Knox Street environs have changed since \$4.75million NSW Government grant
-	Knox Street is predominantly apparel and beauty salons which are NOT foot traffic generators
-	You need generators of high foot traffic for any successful Plaza
-	“ Margaret”, “Roxy” and “The Bakery” generate high foot traffic as vibrant functions
-	Guilfoyle Park opposite Knox Street should be the focus of the Plaza site
-	I have devised recent successful design Plaza covers elsewhere along the Eastern seaboard
-	The attached photo A4 of “Via Napoli” at Lane Cove is my latest design and build Plaza concept
-	The attached sketch single line drawing depicts my design for Knox Street Plaza at Bay Street
-	Need to formalise markets - extend site of existing paving to the west to meet current demands
-	Need to construct a Road threshold at Knox Street/Bay Street and Guilfoyle Park to accommodate Plaza
-	Proposed Knox Street Plaza needs an All weather cover
-	Double Bay is about seeing and being seen – Plaza design needs to be so focused – transparent
-	The existing Kiaora Place Plaza needs all weather covers, landscaping and organic design extensions
-	I designed a walkway overbridge - New South Head Road in 1980's as an assignment at Sydney University
-	The promulgated pedestrian overbridge can still be accommodated to achieve a more cohesive village
-	New South Head Road is a dividing Road needing bridging to provide unifying cohesive Village functions

Brian O'Dowd – Urban Designer + Town Planner

QUALIFICATIONS:

Sydney University – Diploma of Urban Design
 Sydney University – Diploma of Urban & Regional Planning
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 “Ambassador for Cultural Change in Planning” – P.I.A
 Australian Architecture Association – A.A.A #137

Kira Green

From: Malcolm Young [REDACTED]
Sent: Friday, 13 May 2022 11:43 AM
To: Records
Cc: Susan Wynne; Mary-Lou Jarvis; Merrill Witt; Sean Carmichael; Lucinda Regan; Isabelle Shapiro; Luise Elsing; Nicola Grieve; Sarah Swan; Richard Shields; Mark Silcocks; Toni Zeltzer; Peter Cavanagh; Harriet Price; Matthew Robertson
Subject: Double Bay Centre Planning and Urban Design Strategy
Attachments: Double Bay Centre Planning and Urban Design Strategy - personal response.docx; 55, Bay Street View loss20210320_11374056.pdf; Double Bay Cnr NSH Rd and Knox St.jpg

Attention The General Manager

Dear Sirs,

I attach a copy of my objection to the Double Bay Centre Planning and Urban Design Strategy (with its two annexures) and would be grateful if you would acknowledge receipt and forward to the appropriate officer.

Kind regards,

Malcolm Young

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

The General Manager,
Woollahra Municipal Council,
PO Box 61,
DOUBLE BAY NSW 1360.

■ Pine Hill Avenue,
Double Bay,
NSW 2028
Tel ■

13th May 2022

Dear Sir,

Draft Double Bay Centre – Planning and Urban Design Strategy and Community Impact Statement

I have inspected the draft strategy and community impact statement (“CIS”) as exhibited.

I am utterly dismayed at the “one size fits all” proposal to increase the height limits for most of the undeveloped sites in the Centre from four storeys (14.7m) to six storeys (21.5m) or put simply a **50% height increase¹**.

Developers almost invariably and often successfully seek a floor or two more than the height limit. Examples of this being approved are many: 16-18 Cross Street (6 storeys approved against an LEP maximum of 4 storeys), 20-26 Cross Street (again 6 against a 4 storey limit), 28-34 Cross Street (6 storeys approved by the L & E Court against a 4 storey limit because Council was held to have abandoned its controls for this stretch of the south side of Cross Street – the very thing Double Bay Residents Association warned of in its objections to nos 16-18 and 20-26), 30-36 Bay Street (6 storeys approved against a 5 storey limit) and 53, Cross Street (6 storeys approved against a 5 storey limit).

Accordingly, history tells us what you will get if the Height control is altered as proposed. It is likely to mean buildings of seven and even eight storeys.

In summary, the height control changes proposed by the Draft Strategy and CIS and the consequent increase in the volume of development are inappropriate for the Double Bay Centre for the following reasons:

- 1. Six storey heights excessive - Loss of village character**
- 2. Contrary to planning principle/Impact on amphitheatre and harbour views**
- 3. The particular inappropriateness of six storeys in Bay Street**
- 4. The particular inappropriateness of six storeys in Knox Street**
- 5. The particular inappropriateness of six storeys in New South Head Road**
- 6. The particular inappropriateness of six storeys in the vicinity of Transvaal Avenue**
- 7. The particular inappropriateness of six storeys in Kiaora Lane/Patterson Street**
- 8. The increase will bring with it increased excavation/high water table issues**
- 9. The increase will bring with it increased acid sulphate soils problems**
- 10. Traffic through and in Double Bay is already at saturation point/Parking issues**
- 11. The argument that greater height is needed to encourage development is a myth**
- 12. There are no bulk (i.e. FSR) controls in the strategy which is therefore incomplete**

¹ In fact the proposed height increase is even more because the new height, unlike the old height limit, will be measured not from ground level but from the raised ground floor level necessary to prevent flooding (p44).

We set out below our submissions on each of the above issues.

1. Six storey heights excessive - Loss of village character

In its Double Bay Place Plan 2019 Woollahra Council states its vision for the Double Bay Centre as:

“Double Bay is Sydney’s stylish bayside village”

The high rise implicit in the 50% height limit increases is the antithesis of the village character that attracts people to Double Bay. Whatever else a centre with wall-to-wall six storey buildings might be it cannot possibly be described as a village, and, as it becomes less and less distinguishable from Bondi Junction, Hurstville or Chatswood, it cannot be described as stylish.

We residents and visitors to the Centre treasure what is left of a low-rise Double Bay Centre where people can stroll in the sunshine through the network of streets and lanes with their interesting mix of individual retailers and pavement cafes. All that attraction will be lost if the Centre becomes, via this misconceived strategy, another soulless suburb. Go and stand this winter in the oppressive gloom in Knox Lane behind the two new developments at 16-18 and 20-26 Cross Street if you want to see the future.

At page 40 of the Strategy the authors of the report devote a full page to singing the praises of the Kelvin Grove Urban Village, Brisbane, Queensland complete with three photographs of it. It is quite simply ghastly when compared to what still exists of the still sunny and low-rise Double Bay Village. What appears in these Kelvin Grove photographs (presumably chosen to be the most favourable) is indistinguishable from the modern day disaster that has overtaken Zetland/Alexandria/Rosebery (picture Dank Street and surrounding streets).

The increase in heights is sought to be justified by artists’ impressions and montages not strictly to scale and artfully drawn to minimise the impacts of six storeys together with the sections at 5.2 and 5.3 dealing with “Street Wall Height” and “Built Form”. There is no suggestion that these limitations on street wall heights and upper floor setbacks will form part of the LEP which will have the new 6 storey height limits instead of the current 4 storeys. Rather these street wall heights and upper floor setbacks are proposed at p47 to “be implemented in a future amendment to the Woollahra DCP”.

The trouble is that DCP controls are a flexible control. The Council has even failed to honour its LEP development standards which are “L.A.W” law – see the approvals granted for 16-18 and 20-26 Cross Street (six storeys where only four were permitted) and 36 Bay Street (six where only five permitted). Not surprisingly, it has repeatedly failed to enforce its existing DCP envelope and setback controls (controls which this Association has always supported). As an example, the rear frontages of both Cross Street properties to Knox Lane were required by the DCP to be, for at least 50% of their frontages, limited to 2 storeys in height for a considerable depth in order to keep Knox Lane in sunlight. Instead of which we got five storey monoliths with a meagre setback at the sixth floor level. We could quote innumerable other examples.

We have no confidence that Council, faced with wealthy developers, backed by powerful planning and legal teams, will be any more determined or successful in protecting these altered controls in our DCP than they have proved to be in protecting our current DCP’s envelope controls (which controls this association approves).

Of course, in any interlude between amending the LEP and bringing in the “future amendment to the Woollahra DCP” (p47), it will be open slather for developers to build six storeys right up to the boundaries.

2 Contrary to planning principle/ Impact on amphitheatre and harbour views

It is a trite planning principle that you do not erect your high-rise in low-lying, harbour fronting locations but rather on hills and ridges where harbour views, such as from the amphitheatre that surrounds Double Bay, can be maintained. This is particularly true of development in the northern part of the Centre. Annexed is a photograph taken from the writer’s study. It was recently annexed to a DBRA objection to a part 7/part 6 storey development at 55, Bay Street on the corner of Bay and Cross Streets showing the view loss caused if the DA were approved. It is a view shared by dozens of residences on the amphitheatre. It graphically makes the point that the impact on views of six or seven storey development in the northern part of the Centre is more extreme than in the case of a similar size development say on New South Head Road. Heights should moderate closer to the harbour both from the point of view of preserving views from the amphitheatre and from the harbour. The impact of greater building heights on views from the amphitheatre and harbour is ignored by the Strategy.

3 The particular inappropriateness of six storeys in Bay Street

Firstly, It is as though the urban planners who wrote this Strategy are completely divorced from Council’s development control planners who have by and large fought successfully to keep development restricted to a maximum of five storeys, and been supported in this regard by the Woollahra Local Planning Panel and the L & E Court in the last year:

294-296 and 298 New South Head Road and 2-10 Bay Street

Development consent sought for a part six/part five storey development. Refused by the WLPP. On appeal a s34 settlement approved by the Court limits to a maximum five floors with a four storey street wall.

14, Bay Street

WLPP refuses consent to a six storey shop top housing development, reduced by the applicant to five storeys on the appeal in the L & E Court which remains undetermined.

20-24 Bay Street (aka 2A Cooper Street)

Consent to a two storey mongrel addition to Professor Gruzman’s 3 storey modernist masterpiece which is heritage listed was refused by the WLPP. Approved on appeal when Council mystifyingly to us (and the Court) raised no issue about whether the two differently designed added floors would affect the heritage significance of the item under LEP cl 5.10 (4).

49-53 Bay Street

The L & E Court in January 2021 refuses consent to a proposed six storey development on the grounds of its impact on views from north facing units on the top floor of the Cosmopolitan Centre. Why is Council proposing the very six storeys that the Court held would have unacceptable view impacts?

55 Bay Street

The WLPP refuses consent to a part 6/part 7 storey shop and office development. On appeal, after a s34 conference the Court grants consent to a building reduced in height to five storeys. Why – with the same view impacts on the Cosmopolitan Centre units – is the Council proposing the six storeys that it opposed for this site?

19-27 Bay Street

DA lodged for a five storey shop and office building – currently in the L & E Court with DBRA an objector.

The point is with all of the above planning outcomes limited to a maximum of five storeys, why on earth should heights be raised to six storeys which is clearly not needed for redevelopment to go ahead?

Secondly, the Strategy has wisely refrained from making any height limit change for most of the eastern side of Bay Street (South) – a charming row of mainly two storey with some three storey terraced buildings including a large number of DCP listed “character” buildings. It is likely that because “character” buildings are to be retained under the DCP that side of the street will remain 2/3 storeys high rather than be redeveloped to their maximum of 4 storeys. Why change the other side of the street to a six storey height limit thus making the street lop sided with 6 storeys on one side and 2/3 on the other?

This is all the more the case when (a) as we have said the consent granted by the Court recently for 2-10 Bay Street is limited to five storeys, and (b) the west side borders the residential zone and logically should under the transitional principle be lower than the east side.

Thirdly, we object also to the six storeys proposed for the properties at the top of Bay Street (South), east side, including the corner to New South Head Road. Such development will both have a disastrous impact on views from “Overthorpe”, “Bibaringa” and the development recently approved for 351-353 NSH Road, and be totally out of scale with the character 2/3 terraces to their immediate north.

4 The particular inappropriateness of six storeys in Knox Street

At present the northern side of Knox Street is principally composed of two storey buildings with the consequence that the street is sunny and has human scale encouraging outdoor dining and window shopping. Council plans to turn the majority of the street from Goldman Lane/ Short Street north into a pedestrian plaza complete with extensive landscaping. Whilst the Strategy includes a two storey wall height with upper floor setbacks, we have already referred to Council’s feeble record of enforcing the building envelope controls in our DCP at p2/top p3 above. There is no reason to suppose that they will be any more successful in enforcing these in a “future amendment to the DCP” (p47).

Upper floor setbacks (above a two storey street wall) do not solve the oppressiveness issue which would fundamentally change the character of the street. The six storeys will be seen from all points of the public domain save directly below the particular building on the same side of the street.

Furthermore, these buildings will have no vehicular access at their front thereby raising all the issues that residents of the Cosmopolitan Centre have raised in their opposition to the proposed Knox Street plaza. The sensible thing, in view of that limited access issue, would be to keep the current four storey height limit.

Upper floor setbacks of course will not solve the further problem that six storeys will utterly destroy the NE views from units in the Cosmopolitan Centre including prized harbour views. It does not matter how far you set back the sixth storey, you will destroy the views from the Cosmopolitan Centre which, though nominally six storeys, is only the height of a five storey building because two of its upper floors are shallow parking floors and its residential floors have lower ceiling heights than nowadays required.

5 The particular inappropriateness of six storeys in New South Head Road

When the Strategy was debated before Council on 26th April 2021 the rival positions were that the current controls should be affirmed (save for the area the subject of the Court finding that there had been an abandonment for the south side of Cross Street as far as Knox lane in the east) which was the resolution passed and the defeated original motion which read in part:

“D. That noting concerns raised by Councillors that staff consider the following amendments during the exhibition stage:

I reducing heights from maximum 6 storeys to 4-5 stories (sic) in the following sites:

.....

- New South Head Road to reflect the height of the Woollahra Library.”

The issue therefore was – the majority of councillors voted for no change to the current controls for New South Head Road, a minority voted to have the height reflect the height of the Woollahra Library. Woollahra Library is a four storey building. The authors of the report have completely ignored the expression of the community’s will as expressed by the community’s representatives and gone for an increase in heights to six storeys, 50% more than any councillor voted for.

We know what six storeys looks like (see annexed photograph of the “Cue building”) – try to imagine the dismal overshadowed canyon created by having development of that height on both sides of the main road (excepting the five storey - and the four storey Woollahra Library. The “Cue building” will cast shadows in winter up the face of The Golden Sheaf.

The impact will be devastating on many of us to the south of New South Head Road and on the footsteps of the amphitheatre who will lose harbour views to the north and north-east . The authors do not even consider such impacts. What will be created is a six storey high barrier across Double Bay running in an approximately SW to NE direction precluding views from, and north-easterly breezes to, those living south of that line.

6 The particular inappropriateness of six storeys in the vicinity of Transvaal Avenue

One can hardly think of anything more inappropriate than putting six storeys next to this charming conservation area described in the DCP as “formed by a unique relationship between the consistent and richly decorated Federation style cottages, the street trees and landscaped central garden” (App 1 A1.3). In the teeth of this “one size fits all”, the author of the Strategy puts six storeys along the southernmost third of the Avenue and six storeys across the facing properties opposite in Cross Street. The attraction and appreciation of this charming precinct will be for ever lost if these height changes are introduced.

7 The particular inappropriateness of six storeys in Kiaora Lane/Patterson Street

Two of the reasons why this Association supported the Kiaora Lands project were that it kept the development on the south side of Kiaora Lane to a 13.5 height limit (three storeys) and because there were landscaping reserves to the southern border of the development protecting Court Road residents to the south. Why therefore the Strategy is proposing six storeys for the south side of Kiaora Lane and the north side of Patterson Street is beyond us. It is entirely out of character on the Kiaora Lane side with the three storey development to the rest of the south side of that street. It will have an appalling effect on the residents opposite on the south side of Patterson Street (nos 4-8) in terms of loss of view, light, sunlight, oppressiveness and loss of breeze. It is utterly contrary to the transitional principle quoted by the Strategy authors (“The built form should transition at the Centre’s edges to the lower scale residential uses of the surrounding area”) but totally ignored by them otherwise.

8 High water table/ Stormwater issues

The Centre is former marsh land with an extraordinarily high water table which fluctuates with the seasons but can be as little as a few inches below the natural ground surface. When any substantial excavation is made in the Centre pumping out of the excavation is required 24/7.

The Centre and the shops in it are subject to flooding to the point where developers are required either to raise ground floor levels above existing ground floor levels and/or to put flood barriers in to ground and basement floors.

We refer to the GHD report of 2021 “Double Bay – Hydrogeological Geotechnical Impacts/ Groundwater and Geotechnical Assessment Report”. This report was obtained by Council in the wake of the massive cracking suffered by one of our members’ homes at 14, Forest Road (as well as cracking to some twenty or so other residences in that area) following dewatering for a single storey basement level at 4-8 Patterson Street. (The front half of 14, Forest Road had subsequently to be demolished and rebuilt). It also followed cracking to a home in William Street as a result of dewatering during excavation of a home unit site 16, William Street on the other side of that street.

The inevitable consequence of raising the Height limit to six storeys will be the need for developments to include a minimum of two basement levels of parking. The recently completed six storey developments at 16-18 Cross Street and 20-26 Cross Street each have two basement parking levels as does the six storey development presently under construction at 28-34 Cross Street. The evidence is that where some or all of the upper floors are office accommodation even more basement levels will be

required – an example of this is the DA for a proposed 5 storey shop and office development at 19 – 27 Bay Street which proposes four basement parking levels.

These parking levels, whether they be two or even four levels deep, will be constructed well below the groundwater level. This means that during excavation they have to be dewatered 24/7 to maintain safe construction conditions on the excavated site. It also means that once constructed they present underground barriers or dams to the aquifer that flows under the Centre from south to north.

In relation to the excavation phase GHD point out at 8.4.1:

“Greater the depth of excavation relative to depth to groundwater, greater the temporary drawdown of the water table required to maintain dry/safe construction conditions.”

and at 9.1:

“The lowering of the water table by dewatering can induce soil settlement which is detrimental to buildings and structures located above the affected water table”.

The GHD authors go on to explain how this settlement of the surrounding ground occurs. They comment at 10.1.2 that “an uncontrolled dewatering of 2 – level basement construction could potentially result in up to 5m lowering of the original water table”. The significance of this is that the authors set the maximum permissible drawdown for Zone A which includes most of the Double Bay Centre at 0.2m! Such a draw down limited to a depth of 0.2m would cause settlement cracks limited to 15mm in size in surrounding buildings which GHD regard as tolerable (we are not sure that neighbouring building owners would agree!).

Remember what GHD say in their Executive Summary about the widespread impact of construction dewatering:

“In the sandy alluvium generally encountered within the Double Bay valley, the impact of construction dewatering is expected to extend far beyond the excavation footprint. The lateral impact can extend up to some 800m away.” – see also at 10.4.1.

Our observation with recent developments in Cross Street, Patterson Street and William Street (including the ones referred to in the third paragraph of this section) is that the dewatering is pumped out 24/7 and is just sent straight to the nearest stormwater drain (thence to Sydney Harbour) with no attempt to recharge adjacent soils. This means a lowering of the adjacent water table, because it is not being recharged, of much greater degree than GHD’s permissible maximum of 0.2m.

This is a potential environmental disaster inherent in any decision to raise building heights and therefore the volume of demand for basement parking. The risk does not end with the process of excavation/dewatering². Once constructed you will have an ever-increasing series of underground barriers or dams blocking the aquifer and leading to a raising of the groundwater levels upstream or south and a lowering downstream or north further exacerbating the settlement and cracking of structures.

Given the warnings to Council given in the 2021 report (“Double Bay – Hydrogeological Geotechnical Impacts/ Groundwater and Groundwater Assessment Report”) on these dangers of dewatering during excavation as well as from completed full-depth basement structures, there is even a risk that Council

² Quite possibly in many cases because of the extent of development on adjacent properties it will be impossible to recharge their soil.

might be sued if it took this proposed course (and subsequently gave six storey consents) and owners of surrounding properties that had suffered building damage took action to recover their damages. (See for example *Alec Finlayson P/I v Armidale City Council (1994) 51 FCR 378*).

9 The Acid Sulphate Soil problem

99% of the Centre is underlain by acid sulphate soils – see the Acid Sulphate Soils Maps that accompany the Woollahra LEP 2014 and clause 6.1 of the WLEP. Any excavation below ground surface in almost all of the Centre requires generally an ASS management plan prior to the grant of consent. The 50% increase in Height limits proposed means obviously an increased demand for parking and thus more excavation in potential acid sulphate soils. Acid sulphates are dangerous on exposure to both adjoining property and human health. To quote the NSW Department of Environment and Planning:

“Left undisturbed, acid sulfate soils do not present any risk. But when they are exposed to air, the iron sulfides they contain react with oxygen to create sulfuric acid.

The acid makes metals in the soil, such as iron and aluminium, more soluble. These metals can be released in toxic amounts.

The acid and released metals can have many damaging effects:

- **Damaging waterways and killing aquatic life** – Rainfall can wash acid and toxic metals into waterways, killing organisms that are immobile (such as oysters) or that live in sediment. It can also reduce survival and growth rates of plants and animals, and promote outbreaks of disease (especially red-spot disease in fish).
- **Killing plants** – Very acidic soil can kill all plants growing in it.
- **Corrosion** – Sulfuric acid can corrode concrete, iron, steel and some aluminium alloys.
- **Toxic water and dust** – Acid sulfate soil and water can irritate your skin and eyes. Drinking acidic water may make animals ill.”

10 Traffic is already at capacity/ Public transport deficiencies

Double Bay already suffers from severe traffic problems, placed as it is across the single artery – New South Head – that connects all the suburbs to its east and north east with the City of Sydney. Regularly traffic is backed up at peak times up the hill to the Council chambers and up towards the Edgecliff lights. The rat runs via William Street and Court Road/ Manning Road are regularly blocked. In addition, Double Bay has an acute shortage of both on-street and off-street parking. Residents are in the crazy situation of not being able to park in the street in which they live with acute problems for visitors and tradesmen. The last thing we need is to add the extra traffic that is implicit in the extra heights.

Any suggestion that the Double Bay Centre is well served by public transport deserves heavy qualification. The bus service is only good if you want to get to Edgecliff or the midtown part of the City (i.e. along Park Street where the buses go west to Walsh Bay). The bus service to Bondi Junction is a half hourly joke – its route so serpentine and indirect it takes for ever to get there. The Centre is not close to Edgecliff station – who in summer wants to toil up the hill and arrive in a sweat soaked shirt or top? Ferries are improving but still inadequate.

The talk in 5.8 of the strategy about “a modal shift from private vehicles towards active transport, in particular walking and cycling in the Centre” is a pipedream. There are two features of the population in and around the Double Bay Centre that are undeniable – it is older and wealthier than the general population. They are going to want their vehicles whether they be electric powered or conventional petrol/diesel. As for the talk of lower parking requirements for one bedroom /studio units, we lost count of the number of s 4.55 applications approved for the new six storey buildings on the south side of Cross Street altering the internal mix of units from a small percentage of one bedroom units to ever larger units (three and four bedroom). That apparently is where the money is for developers, and what they want they invariably seem to get.

11 The argument that extra height is needed to encourage development is a myth

At 3.4 the authors mention the Hill PDA Report. Our members remember that report well:

- (a) This was the report that relied on discussions with unidentified commercial property owners, developers, real estate agents and Council staff, *but not a single resident of Double Bay*;
- (b) This was the report that examined just six unidentified sites using high current values for the existing sites no doubt provided by the site owners;
- (c) The errors in the Hill PDA report on valuation issues were exposed by the report obtained by DBRA from Mr David Collier, valuer and co-founder of Colliers, the international property consultants, of 16 June 2016 provided to Council.

However, the real proof that no increase in bulk or height controls is necessary for redevelopment to take place is the following long list of recent approved developments and recent DA's in the Centre **all of which are for buildings of less than six storeys:**

294-296, 298 New South Head Road and 2-10 Bay Street;

14 Bay Street;

19, 21, 23-25 and 27 Bay Street;

20-24 Bay Street (aka 2A, Cooper Street);

55, Bay Street;

14, Cross Street;

3, Knox Street

357-359 New South Head Road;

426-432 New South Head Road;

384, New South Head Road.

12 The Strategy is plainly incomplete and not ready for community consultation

There are two key controls in our LEP governing the size of development on any particular site. The first is the Height of buildings control which is in clause 4.3 and its cognate Height Maps. The second is the bulk or Floor Space Ratio ("FSR") controls which are in clause 4.4 and the cognate Floor Space Ratio maps.

The Strategy document does not define what if any changes are to be made to the current FSR control of 2.5:1 (with a few corner sites having a qualified chance to get to 3:1). Yet this bulk control is absolutely crucial and must be defined before the Strategy is put out to the public. The only reference we can find is a short paragraph on p44 (Agenda page 529) where this terrifyingly vague passage appears:

"Having considered our fine-grain detailed built form study, we anticipate that each of the review sites will achieve a (sic) FSR ranging from 2.6:1 to 4.6:1. However, the appropriate FSR for each site within this range will be further investigated once the built form elements have been subject to initial community engagement."

Firstly, it is terrifying to think that the author is contemplating an 84% increase in the maximum bulk control. Secondly, Council must define this key element of the proposed controls before rather than after it consults – otherwise one is consulting in a vacuum. Both the individual built forms and the proposed maximum FSR should be put before the public so that they can consider them.

Conclusion

There is no justification provided in the Strategy or CIS for the proposed 50% increase in height limits.

The proposals would replace a complete set of controls (Height, FSR (Bulk), building envelopes and setbacks) which were the subject of extensive community involvement with an incomplete set of controls lacking any bulk/FSR control (apparently to be determined *after* not before the public have their say).

Finally, the present period for community consultation is illusory. When I tried to open the link to the strategy on the Council website, it would not open. It appears from the poor attendance at the webinar (watched by only five residents apart from councillors and members of our committee) that few residents knew of the webinar. This indicates the inadequacy of the consultation process. In my experience a lot of people would like to have a hard copy which they can annotate at home. If they want to get a hard copy Council is charging \$290!

I ask that these matters be carefully weighed by councillors.

Yours faithfully,

Malcolm Young OAM





Kira Green

From: K-Sera [REDACTED]
Sent: Friday, 13 May 2022 12:50 PM
To: Records
Subject: Double Bay Height increase

Dear Councillors

I vehemently object to increasing the height restrictions in Double Bay Village to 6 stories. The over development of our village was an issue at the last election that many of you campaigned on and were voted for based on your promise to defend residents against opportunistic developers. This is simply not happening you are not defending us at all and as more homes are bought up by developers and subdivided with little to no backyards towering over existing residences you are changing the very heart of the peninsular. Of more concern is the traffic issues associated with the increase in dwellings and the repercussions on emergency response times.

I urge you to remember you are elected to represent the residents and rate payers.

Yours sincerely

Sarah Harris

[REDACTED] Clarence Place

Double Bay

We acknowledge the Traditional Custodians of the land on which we work and broadcast, and pay our respect to Elders past, present and future.

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Kira Green

From: Gregory Ockenden [REDACTED]
Sent: Thursday, 19 May 2022 12:29 PM
To: Wai Wai Liang
Subject: Re: DOUBLE BAY DEVELOPMENT and OBJECTION TO INCREASING THE HEIGHT LIMIT TO 6 STORIES.

Thank you Wai Wai..

I actually meant the pedestrian crossing at the junction of NSH Road, Kiaora Road and Cross Street.

I go to the post office regularly and today was a typical experience. Waiting at the pedestrian crossing at the post office to cross Kiaora Road.. the walk sign turned green, as I was about to step onto the road a car wizzed across the pedestrian crossing through red arrow... I was able to stop before being hit but an elderly person would not have the reflexes.

I know this happens in other places due to bad driving but at this particular crossing this is a constant occurrence.

I am requesting the Council to rectify the situation before more accidents occur.

I suspect the attitude of the Council is that the proposed plan to increase the height limit of buildings in Double Bay is a way to improve Double Bay.

My submission is that there is plenty to be done to improve the Double Bay that already exists... in this submission I am referring to the shabby state of Guilfoyle Park and pedestrian safety in particular...and these measures should be a priority rather than more development.

Thank you again.

Kind regards

Greg Ockenden

Sent from my iPad

> On 17 May 2022, at 3:24 pm, Wai Wai Liang <WaiWai.Liang@woollahra.nsw.gov.au> wrote:

>

> Dear Gregory,

>

> Thank you for your submission in relation to the exhibition of the Draft Double Bay Centre Planning and Urban Design Strategy.

>

> The matters you raised will be included in a future report to a Committee meeting of Council. You will be further advised by email of the date and time of the meeting and a copy of the report will be available on Council's website.

>

> Should you require any further information, please don't hesitate to contact me.

>

> Warmly,

>

> Wai Wai Liang

> Student Planner

>

>

> Woollahra Municipal Council

> 536 New South Head Road, Double Bay NSW 2028

> t: 02 [REDACTED]

> e: [REDACTED] w: www.woollahra.nsw.gov.au
>
> Our Values: Respect for People | Integrity and Excellent Performance |
> Professional Quality Service | Open Accountable Communication
>
> We acknowledge the Gadigal and Birrabirragal people as the traditional custodians of the land in our local area.
>
>
>
>
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> -
>
> -----Original Message-----
> From: Gregory Ockenden [REDACTED]
> Sent: Saturday, 14 May 2022 4:16 PM
> To: Records <Records@woollahra.nsw.gov.au>
> Subject: DOUBLE BAY DEVELOPMENT and OBJECTION TO INCREASING THE HEIGHT LIMIT TO 6 STORIES.
>
> Dear Councillors,
>
> We have been operating Bayside Natural Health Centre for 27 years at 30-36 Bay Street (now Margaret's)and for the last 2 years at our new location at 49 Bay Street. Double Bay.
>
> From a retailers perspective there is too much simultaneous development occurring in Double Bay and we wish to lodge an objection to the proposal to increase the building height limit to 6 stories.
>
> As you are well aware the charm and uniqueness of Double Bay is its low rise buildings sunny streets and openness. This is in the process of being destroyed by the constant construction and even more so if the 6 story height limit is approved.
>
> I would prefer more attention be paid to looking after what is already here. Guilfoyle Park is neglected. If the market is to remain, pave the area it occupies and maintain the remaining grass.
>
> Crossing New South Head Road and Manning Road to get to the Post Office is a suicide mission... we frequently observe close encounters between pedestrians and the cars as they accelerate to avoid the confusion of the traffic lights.
>
> Parking is still a big problem and the spaces taken up by construction sites exacerbates this recurrent issue.
>
> Thank you for your consideration.
>
> Regards,
>
> Greg Ockenden.
>
>
>
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Kira Green

From: Adrienne Tuart [REDACTED]
Sent: Sunday, 15 May 2022 4:42 PM
To: Records
Subject: Double Bay Height Limits

Hello, I would like to register my disapproval and serious concern regarding Woollahra Council's proposed changes to Double Bay's height limits.

There are already too many oversized developments and Double Bay risks losing its character as an area where you can walk around without feeling overpowered by six storey buildings. Woollahra Council exhibits a complete disregard for heritage and the environment.

There are several two and three storey buildings all over Double Bay which add highly valued character to the neighbourhood. They would all be demolished if the height laws were changed.

There is a lot to be said about retaining existing buildings rather than catering to the greed of developers.

Woollahra Council claims to be interested in maintaining its so called green credentials yet allows perfectly liveable, workable sound buildings to be demolished. Why the farce of creating a bike path while houses and buildings are constantly destroyed by developers who push the limits with their edge to edge multistoreyed developments?

These developments occur with no consideration to the destruction of the environment, and the waste and massive landfill that occurs following demolition. No consideration to local ratepayers and the side effects of living next to a development site for several years.

The Council happily ignores the effects of air and noise pollution, trucks all over the streets, streets blocked off to cater to builders. Council slavishly caters to the building industry as they clearly appear to be only interest in their own economic benefits.

I would be very interested to know how many apartment buildings have been approved by Woollahra Council in the last five years. I look forward to hearing a ball park figure.

Rose Bay and Double Bay are always gridlocked with traffic. There have been no changes to infrastructure while thousands of apartments have been constructed on land where there were a few people living in a house.

Hands off Double Bay and stop touting your green credentials while Council is busy destroying the character of previously peaceful suburbs such as Double Bay and Rose Bay. By approving these monstrous developments Council is directly responsible for polluting the environment.

Regards, Adrienne Tuart

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From: Alice Hinings [REDACTED]
Sent: Monday, 16 May 2022 3:00 PM
To: Records
Subject: 'SC6808 Submissions'. Council Reference: SC5174

Good afternoon,

Thank you for the opportunity to make a submission in regards to the Draft Double Bay Centre Planning & Urban Design Strategy.

The preparation of a clearly defined guide for the future of Double Bay is supported, to avoid the continuation of ad hoc developments that exceed the controls in Councils strategic planning documents.

Double Bay is a beautiful area that is loved for its small scale, European village feel and leafy tree-lined streets.

The busy New South Head Road already intrudes on the pedestrian friendly feel of the centre and acts as a barrier between the north and south of the suburb. The appeal of walking around the centre could be further compromised by allowing building heights of up to six storeys for the properties identified as 'review sites' in the draft Strategy.

I have particular concerns regarding the identification of the Double Bay Post Office as a review site and further as a 'gateway site'. There is a need to preserve the finer-grain built form patterns along as many streets as possible, as this is favourable over developments in larger site amalgamations. A larger site amalgamation here, with six storeys and a four storey street wall permitted, will have a negative impact upon the surrounding buildings such as the synagogue and the residential apartment building 164 Bellevue Road. The living rooms of apartments at 164 Bellevue Road have windows that look out towards the Post Office site, allowing solar access and amenity.

Allowing six storeys at the Post Office site will also impact upon the built form transition to the character building at Coopers Corner (475 New S Head Road). It is envisaged that a development at this height will act as a physical and visual barrier for those entering the Double Bay Centre from south-east and lead to Bellevue Road feeling 'cut off' from the Double Bay centre.

I also have issue with no indicative building envelope views being showcased in the Strategy for this particular site (from New S Head Road looking towards the Post Office or from Bellevue Road looking towards New S Head Road). This seems like a strange omission, given most other building envelope views and angles were presented in the Strategy.

Strong and sympathetic built form transition controls from the Post Office site to the surrounding buildings such as the synagogue and 164 Bellevue Road are crucial. A maximum building height of four storeys with a two storey street wall height at the Post Office site would be far more suitable, in keeping with the surrounding local character. This site is separated from the larger strip of newer developments surrounding the library site by Kiaora Road and should be seen as an opportunity to provide a smooth transition to the smaller scale residential feel of the surrounding streets, instead of an opportunity for a gateway site. A reduction in maximum building height would also largely reduce the negative impacts on surrounding residents.

Please review and amend the building height strategy, with particular attention given to the impacts of a six storey allowance at the Post Office Site to surrounding residents and nearby character buildings.

Regards,
Alice Hinings

Kira Green

From: Neill Macpherson [REDACTED]
Sent: Monday, 16 May 2022 5:24 PM
To: Records
Subject: DOUBLE BAY CENTRE PLANNING STRATEGY

Dear Council

I wish to register my strong objection to the proposal in the Double Bay Center Planning Strategy for a maximum height of 6 storeys (21.5m) This is clearly inconsistent with the desired future character of our stylish bayside village,
as resolved at the WMC's Double Bay Planning Control meeting on 26 April, 2021 and reaffirming its commitment to the 2015 DCP height of 10.5 for the bulk of the Double Bay Centre

"THAT Council:

1. asserts control of its Double Bay Centre Planning Controls
2. Revises the Draft Double Bay Centre Planning and Urban Design Strategy to:
 1. Include a statement reaffirming its commitment to the 2015 DCP, and the desired future character of Sydney's Stylish Bayside Village as defined therein,
for the bulk of the Double Bay Centre with maximum height limits of 4 storeys and some 5 storey corner sites, (and one rezoned 6 storey site at 376-382 New South Head Road).

As a resident in Double Bay for many years it is concerning that such a proposal has been considered. Our friends in the community and elsewhere all support maintaining the current height controls. A proposal of 6 storey will clearly detract from the scenic quality of the village character which makes Double Bay unique in Sydney and attracts visitors. As such, if this proposal is successful the commercial impact and effect on property prices with the subsequent high rise overdevelopment which we have seen in the surrounding aesthetically bereft suburbs such as Bondi Junction will be considerable.

Please confirm receipt of my objection.

Thank you,

Your sincerely,

Neill Macpherson

[REDACTED] New South Head Road
Double Bay, NSW 2021

Neill T. Macpherson
Barrister at Law
Culwulla Chambers
Sydney NSW Australia

From: [REDACTED]
Sent: Monday, 16 May 2022 7:03 PM
To: Records
Cc: Leslie Macpherson
Subject: Objection: Re Council's draft Double Bay Centre Planning and Urban Design Strategy

Re:DOUBLE BAY CENTRE PLANNING AND URBAN DESIGN STRATEGY

Dear Councillors,

As a Double Bay owner and resident for over 50 years I am submitting my objection to the WMC proposal to increase maximum building height to 6 storeys (21.5m).

The WMC at its Double Bay Planning Control meeting only last year, 26 April, 2021 reaffirmed its commitment to the 2015 DCP height of 10.5 (3 storeys) for the bulk of the Double Bay

Centre and "the desired future character of Sydney's Stylish Bayside Village", with maximum height limits of 4 storeys, some 5 storey corner sites and, at 376-382 New South Head Road,

only one rezoned 6 storey site. This commitment was strongly supported by the public and the Double Bay Residents Association, with over 300 members.

WMC's new proposal is obviously inconsistent with its previous stated commitment. If approved this strategy will clearly detract from the unique village ambiance in Double Bay and

the desired future character of our village. As we all know, it's the special village feel together with proximity to the harbour and the city that have, for decades, made Double Bay one

of Sydney's most popular suburbs to visit, dine and shop, and, as such, amongst the most expensive in real estate value anywhere in Australia. All 30 unit owners in our building and

other residents in the community with whom I have spoken have expressed concern regarding this proposed strategy.

We need to protect Double Bay from becoming just another characterless high rise suburb. At 3/4 storeys height restriction developers were requesting 5/6 storeys, and if 6 storeys

is approved they will then be requesting 8 storeys, and on it goes. The impact of noise and traffic congestion from increased development as a consequence of this height increase will

also be yet another commercial blow to Double Bay shop and restaurant owners who will still be endeavouring to recover from the economic effects from of Covid 19 pandemic of the

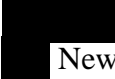
last two years.

Thank you for your time and consideration of my submission.

Please confirm the receipt of my objection.

Yours, sincerely,

Leslie Macpherson

 "Bibaringa"
New South Head Road,
Double Bay , Nsw,2028

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From: [REDACTED]
Sent: Tuesday, 17 May 2022 1:23 PM
To: Records; Sean Carmichael; Lucinda Regan; Isabelle Shapiro; Luise Elsing; Nicola Grieve; Sarah Swan; Richard Shields; Mark Silcocks; Toni Zeltzer; Peter Cavanagh; Harriet Price; Matthew Robertson; Mary-Lou Jarvis; Merrill Witt; Susan Wynne
Subject: Double Bay Strategy Plan SC6808

Dear Councillor,

Having recently moved to the Double Bay Village with great enthusiasm, we have become aware of the above Strategy Plan for six storey developments.

I would like to express our concern and disagreement to the Double Bay Strategy Plan SC6808.

Having read through the reports submitted, we would like to make reference, in particular, to a comment made by a local Real Estate Agent. He stated that many young people had shown an interest in living in the area, and were looking for 1-2 bedroom apartments.

With firsthand experience as new purchasers we found that in the new off the plan developments, and upcoming central village offerings, the absolute majority were 3-4 bedroom. We certainly found them to be at a price point far higher than what we felt young people would rush towards.

We are of the opinion, that the current four storey height limit is a great one for many reasons, and this ruling should be kept across the entire Double Bay Village area.

This would allow for ground level retail, one floor commercial and two upper residential.

Woollahra has certainly actioned a lot of development and redevelopment in the area in recent times. According to the State government new dwelling requirements, it would appear that Woollahra has in fact exceeded the new dwelling numbers long before the 2026 date.

In conclusion, should Strategy Plan SC6808 go ahead the following would be amongst a number of concerning results:

- Double Bay, being one of the few true Sydney villages, would lose the beautiful atmosphere (which residents, visitors and businesses are attracted to), by being overwhelmed with large and dominating commercial ventures.
- The infrastructure for such an increase in building size / people occupancy, is currently not present, with parking for one thing, being at capacity.
- Sunlight access to streets, footpaths, and current and upcoming residential would be greatly decreased with the shadowing created by six storey developments.
- Issues including the excavation problems that would arise due to the high water table, as well as the huge increase in air conditioners affecting the carbon footprint, amongst other things, are moving in the opposite direction to a community wanting to preserve and safeguard its environmental health.
- One needs to ask why current residents, visitors and businesses will experience such a huge disruption during the construction periods, when it seems that so many feel the proposed six storey buildings are neither wanted nor needed.

Has there been a vote by the Double Bay Village residents and business owners requesting a simple for / against reply to the SC6808 Strategy Plan? This would seem to be a fair and equitable way of seeing an overview of the affected community.

Thank you for taking the time to read our submission.

Kind regards,
Nicola Waite and Vasilis Karbouris

Nicola mobile [REDACTED]

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Kira Green

From: Hal Epstein [REDACTED]
Sent: Wednesday, 18 May 2022 9:03 PM
To: Records
Subject: Making DB great again Municipality of Woollahra Double Bay & Double Bay Centre
Attachments: projected annual flood level.pdf; catastrophe at New South Head Rd.jpg; Kiaora Lane.jpg

Dear Council Members,

Bigger & higher is not better!

I am a resident of Double Bay of some 40 years standing .
I have lived in William St and since 1985 in Manning Rd as a part custodian of the Hay and Guilfoyle magnificent experimental garden
that greens the southern edge of New South Head Rd and properties to the south . It is home to many species of exotic palms & trees .

I have witnessed both the rise and fall and I'm now hoping [for](#) the rise again of the Double Bay precinct.
I am disturbed at what is happening in terms of ad hoc development and the inability of Council to enforce its own LEP's and to
defend approvals/rejections in the Land& Environment Court.

I really think the Council needs to take advice on what to do about this situation- embracing mediation outside of the Court system might be a start
and that the council planning staff be trained in this area.

Planning for the future [in](#) the Sydney Basin and the Woollahra area should not be considered in spans of 5 , 10 , 20 + years
but best defined in terms of lifetime spans based on a number of parameters.

First but seemingly unembraced by present planning thoughts is climate change.

Without a doubt in 2030 flood tide sea levels will be lapping at Woollahra's & Double Bay's doorsteps
on the harbourside through from Rushcutters Bay , Steyne Park, Lyne Park right up to Watsons Bay.
Do we stick out heads in the sand until it is too late or integrate this arising problem into today's planning.

First thoughts are to reinstate mangroves on parts of the beaches that are little used ie the western ends of both beaches at Double Bay, Rose Bay.
Damage to the Sea walls and inundation due to storm surges can be mitigated in this way.

View the attached PDF relating to the flood tide levels. Refer coastal.climate.org

Buildings have a life span generally around 100 years ; those built under today's scenario will most likely be underwater at ground level at their 50 year half life
when major rejuvenation would come into consideration.

In the low lying areas of Double Bay -this is only 1 to 2 generations of residents away. Do we just forget this ?

Let Woollahra be leaders in climate change action!

Taller buildings of 6 stories

Why ? What for ? Where is the data and logic to support such a clutch of boxes..
Where is the contest of ideas for the area.?

Look what has been achieved at the corner of NSHead Rd and Knox St heralding the gateway to Double Bay
an “ad hoc” hastily approved 5 story development, with no contest of ideas and no regard to what it looks like
behind it . A disgrace to the built form.

Picture attached

Double Bay is not an affordable housing area –it has never been and will never be as long as
we cluster around the City of Sydney. [Proposing to develop affordable housing in the area](#) is just not feasible.
[Look what has happened with smaller apartments proposed for the Cross St developments- they no longer exist and
have been amalgamated into larger
Dwellings.](#)

With the [Australian](#) average weekly wage at \$1300 and the average [DB](#) house rental [at](#) \$2000 pw you can see why

The situation will not change until the transport infrastructure such as high speed trains opens up vast living area
corridors
from Newcastle in the north to Canberra in the South West. Climate change may well be one of the catalysts for this
to happen.

It does however highlight the poor standard of building maintenance/appearance in the area and that pretty planter
boxes & plants
shown in DA's are not of any substance in improving the amenity of the area as they are not serviced or maintained.
Look at the grimy Ray White Building.

DA's should also look into the future with rules relating to building maintenance and appearance being included in
the approval.

I contest the idea it is up to the Council to influence how when & to what density new development occurs.
It has shown it is unable to this under the current environmental planning laws.

Leave this element up to the community as it is up to the community that lives in and enjoys the amenity of the
area.

Open a facebook page and find out !

Allowing a clutch of 6 story buildings crowding out and overshadowing neighbouring buildings is contrary to the
wish to maintain a village atmosphere and to improve amenity.

The “**me too**” experience will continue unabated if this height limit is agreed to.

I do not want a 6 story height limit approved for any part of the area nor do I want 5 stories to be allowed in Bay St
ruining the built form & overshadowing Gumnut lane

For the place to Buzz innovation and entertainment zones are required where the sounds of music & voices can be
tolerated into the early hours .

The northern side of Double bay needs a dedicated Town square area .This need is shown by what has developed
,de facto ,in Kiaora Lane.

A cinema complex - a theatre - a chocolate shop – specialised delicatessens & fruit shops -amenities with specialised integrated al fresco areas not just of the “sitting” on a footpath type .
Regeneration & greening of neglected areas (jamberoo lane storm water is a prime example where the trees were cut down ,refurbishment was promised but never happened or enforced by council(talk to Monodelphous the contractor)

Carparks in **commercial** buildings to provide part community availability on weekends

Improved ferry service

Open up & expand the 18 footers to all corners

Precinct Garbage bins to be secured & not left out so that rubbish pours out onto the street waiting for Mondays collection - not a good look at all (pic of Kiaora lane)

Street beautification- where have all the pot plants disappeared to

Save **all** mature trees –these are our treasures ,our air conditioners and air purifiers- designs should incorporate mature trees not destroy them.

Newly proposed Council Car Park

Memories appear to be short.

The car park is situated in an area where acid sulphate rich soils are known to occur.
Turn the clock back to the initially proposed Kiaora lands development with an underground carpark –this could not be undertaken because of this problem.
Now, it is said ,a multistory underground carpark in an acid sulphate soil risk area can be built.
This situation seems rather contradictory.

In addition there are hydrological risks related to the surrounding buildings- movement of foundations etc

In summary let us shoot for the stars and have an open contest for carpark development/town square ideas with acclaimed judges not developers.

The current ,apparent undercover, approach by Council is not acceptable to me and a great many other members of the community.

Maybe a combined development of the Carpark and Jamberoo lane precinct can be turned into the <Village Square > mentioned above.

With regards

Hal Epstein May 2022

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Search places

LAND PROJECTED TO BE BELOW ANNUAL FLOOD LEVEL IN 2050







David Slessar OBE

████████ Sutherland Crescent

Darling Point

NSW 2027

Woollahara Council

P.O.Box 61

Double Bay

NSW 1360

11th May 2022

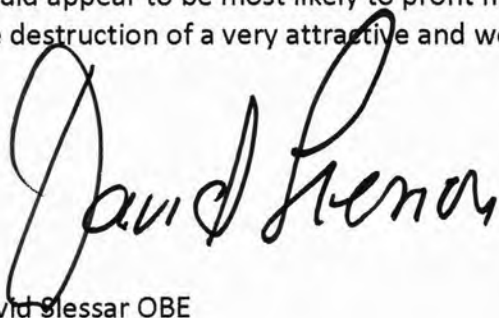
Dear Chairman and Councillors,

I am writing to express my deep concern at what appears to be an attempt to turn Double Bay into a mini Bondi Junction. There is no need for this. The great appeal of Double Bay is the balance that it currently has between residents, shopping, and entertainment. It is also manageable, and only just, from a traffic volume. To potentially increase its size and occupancy would undermine this to the point of destruction. At present the achieved balance of the two creates its uniqueness. To turn it into a six-story real estate block is out of character and simply a money-making scheme. It is not driven by the Double Bay residents and those who use it, but by the greed of developers who seek to profit mightily bringing no benefit to Double Bay.

One assumes that the mix of usage of this six-storey buildings will incorporate offices as well as residential so that in the end you are creating a mini metropolis and destroying the very essence of Double Bay.

It would seem that this is more driven by the greed of developers than to serve any beneficial purpose to Double Bay and those that live in it and use it.

It is disappointing that it appears that the Council is being unduly influenced by those who would appear to be most likely to profit from this. This is the last reason on earth to allow the destruction of a very attractive and workable village.

A handwritten signature in black ink, appearing to read 'David Slessar', with a large, stylized initial 'D'.

David Slessar OBE

Alice M Ilich
Sutherland Crescent
Darling Point
NSW 2027

Woollahra Council
P.O.Box 61
Double Bay
NSW 1360

9th May 2022

Dear Chairman and Councillors,

I am writing as a resident of Woollahra Council to express my view on the urban planning proposal which aims to allow for future building projects to be over the four floors that were voted in during the last debate and to potentially allow for up to six floors. In several years there will be another group of developers who will fight for 8 floors and then 10 so it will go on and on.

Double Bay has a very special feel to it and one that I cherish as do others. Allowing for buildings to go higher than what we have will create a colder 'city' feel rather than the sunlit welcoming village. Height will prevent sun light, but above all the number of residents and users will create a more serious traffic issue considering that already so much building is happening down the road in Rose Bay. That too is losing its village feel. Traffic is a serious issue especially as most Australians find it very difficult to use public transport so that will be a continuing mounting problem.

Above all I lament that one does not have faith in one's representatives and that a lot of rezoning is being done by stealth. I decry the most recent destruction of a most beautiful and historic 1840's home in William Street belonging to the famous Australian "abstract expressionist" Stanislaus Rapotec that was demolished and the one next to it soon to be. The Council will absolve themselves by laying one of their historic plaques on the sidewalk! There is another beautiful home in Pearce Street that has been left to rot (no doubt by a developer) so that it too will be deemed ready to pull down.

I think that we all have a responsibility to curate what is being done to our communities. There is nothing wrong with new developments, but they must be sympathetic to the area and respect the general wishes of those who have chosen to live there for the very specific character of the neighbourhood. Money cannot be the end all and the Council is responsible to represent their residents and not be seduced by a small group of avaricious developers.



Alice Milica Ilich

Kira Green

From: Elizabeth Tregoning [REDACTED]
Sent: Thursday, 19 May 2022 12:03 PM
To: Records
Subject: Double Bay Centre Planning & Urban Design Strategy

I have lived in Double Bay for the last thirty years and I am really saddened by the recent direction of the Council's planning strategy - particularly exemplified by the new draft Double Bay Centre Planning & Urban Design Strategy.

Most people would admit that much of Double Bay centre's architectural stock is of fairly indifferent quality and that, in order to maintain our image as a 'stylish bayside village', thoughtful planning and development are required.

Some of the recent developments, including the much debated Kiaora Lands project, have been very successful and an excellent example of a terrific outcome from concerted consultation between residents, business owners and the council.

What is NOT OK, NOT appropriate and very unwelcome is the new strategy allowing ever-increasing height, with no consideration for parking needs (yes, people do still drive cars - lots of them) and scant attention to the growing problem of congested traffic in the centre.

This dismay is not limited to residents. Small business owners are equally frustrated and worried by the diminution of parking spaces and traffic congestion, both of which have a negative effect on their trade.

Please re-consider this strategy!!

Yours sincerely

Elizabeth Tregoning

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Kira Green

From: Edward Malouf [REDACTED]
Sent: Friday, 20 May 2022 1:27 PM
To: Records; Anne White; Nick Economou
Cc: Susan Wynne; Jamie Malouf
Subject: Draft Double Bay Planning and Urban Design Strategy Submission re Inclusion of 3 South Avenue Double bay
Attachments: 3 south avenue double bay map.png; current proposed double bay centre boundry for 3 south ave double bay.png; Recommended new boundry for double bay centre 3 south avenue double bay.png

Dear Ann and Nick,

Hope you are both well.

We are the owners of 3 South Avenue Double Bay.

We have reviewed closely the proposed boundaries for the Double Bay Centre and we would like to submit our recommendation of potentially including 3 South Avenue Double Bay in the proposed Double Bay Centre Boundary. We feel 3 South Avenue would fit in very well with what council has proposed as the site is strategic moving forward for future development of its surrounding properties.

3 South Avenue Double Bay is surrounded by 5 properties. Four of these properties are commercial usage (as is 3 South Avenue being an office).

2 Guilfoyle Avenue directly behind 3 South Ave is a 4 level retail and commercial building.
30-36 Bay Street RHS behind 3 South Ave is a 6 level retail and commercial building
28 Bay Street Double Bay is Royal Oak Hotel (corner building with 6 levels of development potential)
5 South Avenue Double Bay 2 level Child care Centre.

The property on the LHS rear of 3 South Ave is a 4 level developed apartment building located at 6 Guilfoyle Avenue.

All buildings across the road from 3 South Avenue are used as commercial offices.

The Building at 1A Cooper Street Double Bay is a 3 level medical Centre.

3 South Avenue does directly not face any residential property.

3 South Ave would not create future overshadowing for long term development.

Given the amount of commercial property adjoining 3 South Avenue and its location sitting directly behind a 4 level commercial building a Hotel and a 6 level commercial building I feel it would lend itself for future development potential and possible amalgamation for future development with 28 Bay Street Double Bay or longer term creating amalgamation of 2 Guilfoyle, 30-36 Bay Street and 28 Bay Street as a squared off development block.

We feel that there is potential development for this site in the future for ground floor galleries and office space and definitely more parking.

The current proposed boundary for the Double Bay centre cuts out 3 South Avenue, but would make sense to run this proposed boundary directly from behind 2 Guilfoyle Avenue straight through to front of 3 South Avenue to enhance any future development.

Please see attached a map of the proposed Double Bay centre boundary next to 3 South Ave and another map of including 3 South Ave for the proposed Double Bay centre for your consideration.

Please feel free to call me on [REDACTED] anytime to discuss and if appropriate meet on site.

Have a great weekend.

Kind Regards,

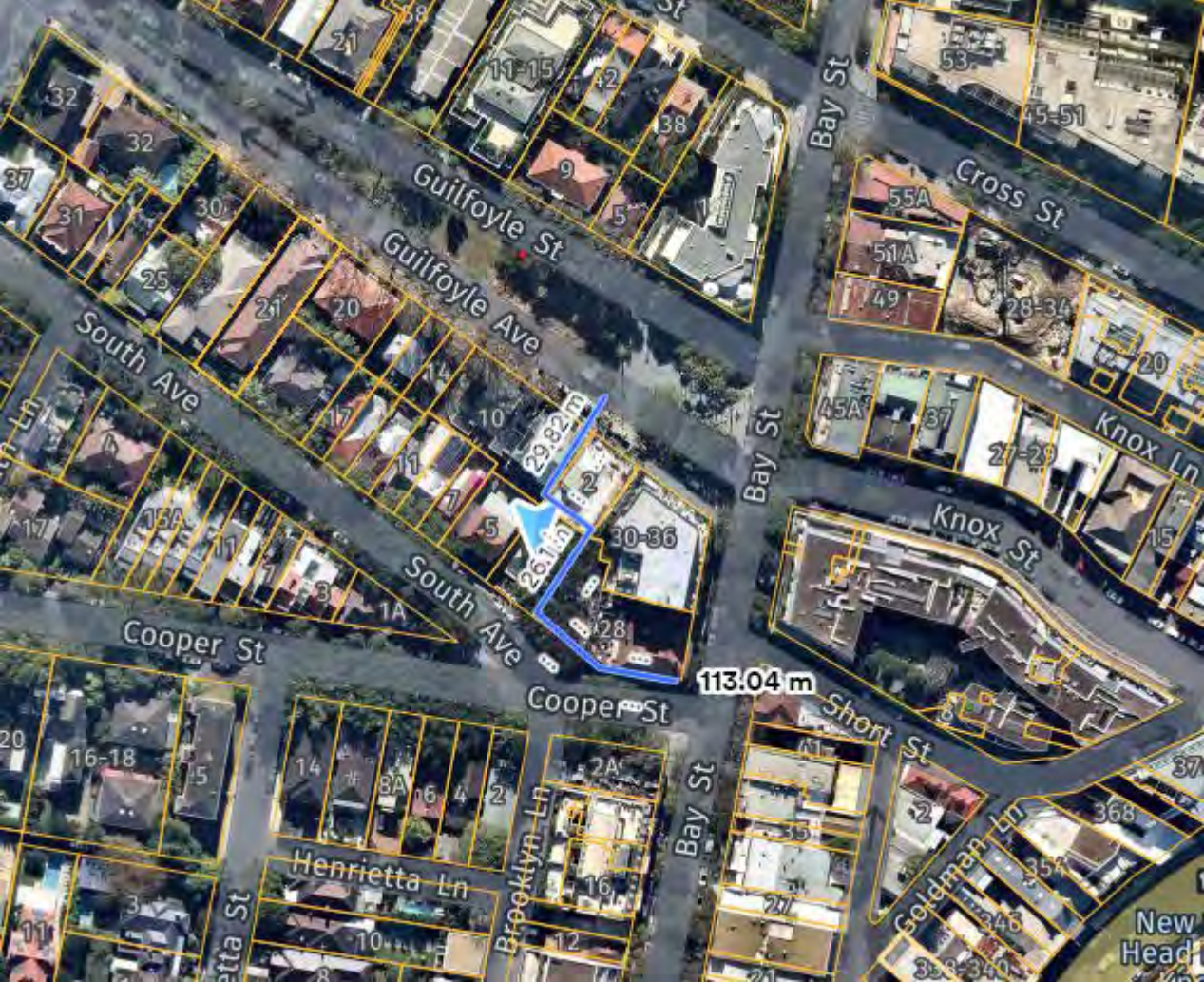
Edward Malouf
Royal Hotels Group



[Royal Oak Hotel](#) | [Gregory Hills Hotel](#) | [Caves Coastal Bar & Bungalows](#)

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Guilfoyle St

Guilfoyle Ave

South Ave

Bay St

Cross St

Bay St

Knox Ln

Knox St

South Ave

Cooper St

Cooper St

113.04 m

Short St

Henrietta Ln

Brooklyn Ln

Goldman Ln

New Head

