

## Strategic & Corporate Committee

### Items with Recommendations from the Committee Meeting of Monday 19 April 2021 Submitted to the Council for Determination

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|---------------------------|---|
| <b>Item No:</b>           | R1 Recommendation to Council  |
| <b>Subject:</b>           | <b>REVIEW OF THE DOUBLE BAY PLANNING CONTROLS</b>   |
| <b>Author:</b>            | Neda Vandchali, Strategic Planner   |
| <b>Approvers:</b>         | Anne White, Manager - Strategic Planning<br>Nick Economou, Acting Director Planning & Development   |
| <b>File No:</b>           | 21/58639  |
| <b>Reason for Report:</b> | To provide Council with the package of documents that form the Review of the Double Bay Planning Controls<br>To obtain a decision of Council to publicly exhibit the package of documents which form the Review of the Double Bay Planning Controls   |
| <b>Note:</b>              | Late correspondence was tabled by Malcolm Young – Double Bay Residents’, Gabriel & Ann Zipser, Ron Grunstein, Jasmine Steel, Eva Santo, Mark Wakely, Jillian Blackall, Kim Smith, Neill Macpherson, Siew Yun Teoh, Miranda Marshall & Wendy Williams, Dianne Cassen, Susan Shaw, John Niland, Mark Simblis, Chickey Bray, Dr Angus Bathgate, Robin & Henri Aram, Roger Muller, Ruth Stux, Gabrielle Casper, Amanda Stewart, Anthony & Elizabeth Tregoning, Hal Epstein, Margaret Wilcox, Leslie Macpherson, Alison Pert, Tom Ecker, J Joyce, Rosemary Mann, Michael Dunkel & Diana Yeldham. |

**Motion moved by Councillor Jarvis**  
**Seconded by Councillor Zeltzer**

- A. THAT the report on the *Review of the Double Bay Planning Controls* as reported to the Strategic & Corporate Committee of 19 April 2021 is received and noted.
- B. Consistent with the community engagement program, that Council resolves to publicly exhibit the documents which form the *Review of the Double Bay Planning Controls* which consists of the:
- Draft Double Bay Centre Planning and Urban Design Strategy* (at **Annexure 1**)
  - Double Bay Transport Study* (at **Annexure 2**)
  - Draft Community Impact Statement* (at **Annexure 3**)
- C. THAT the submissions received during the public exhibition are reported to a future meeting of the Environmental Planning Committee.
- D. THAT noting concerns raised by Councillors that staff consider the following amendments during the exhibition stage:
- reducing heights from a maximum of 6 storeys to 4-5 stories in the following sites:
    - Bay Street with a view to retaining existing heights especially at the intersection of Bay Street and New South Head Road (presently 14.5m)
    - the length of Knox Street (currently 14.5)
    - New South Head Road to reflect the height of the Woollahra Library.
    - excluding any heritage items from increased heights
    - the area on Cross Street to the adjacent HCA of Transvaal Avenue.

**Amendment moved by Councillor Silcocks  
Seconded by Councillor Elsing**

A. 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:
  - a. 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).
  - b. In light of the LEC ruling on 28-34 Cross Street regarding the desired future character of Cross Street being defined by adjoining properties, focus the new Strategy on Cross Street (south side between Knox Lane and Bay Street) with a fine grained, site by site review of each site in order to integrate the remaining sites with recently completed developments on Cross Street and with the existing adjacent streets and pedestrian corridors and being mindful of view sharing opportunities for existing developments south of Cross Street.
  - c. Ensure that the desired future character of the Double Bay Centre as per (2a) and (2b) above is also reflected in the WLEP.
3. Consistent with the community engagement program, resolves to publicly exhibit the documents which form the Review of the Double Bay Planning Controls which consists of the:
  - a. Revised Draft Double Bay Centre Planning and Urban Design Strategy as per (2) above
  - b. Revised Double Bay Transport Study as required by (2) above
  - c. Draft Community Impact Statement revised as required by (2) above.

B. THAT the submissions received during the public exhibition are reported to a future meeting of the Environmental Planning Committee.

**The Amendment was put and carried.**

**The Amendment became the Motion.**

**The Motion was put and carried.**

*Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.*

***For the Amendment***

Councillor Cullen  
Councillor Elsing  
Councillor Marano  
Councillor McEwin  
Councillor Price  
Councillor Regan  
Councillor Robertson  
Councillor Silcocks

***Against the Amendment***

Councillor Cavanagh  
Councillor Jarvis  
Councillor Maxwell  
Councillor Shapiro  
Councillor Shields  
Councillor Wynne  
Councillor Zeltzer

**(Silcocks/Elsing)**

**47/21 Resolved:**

**A. 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:
  - a. 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).
  - b. In light of the LEC ruling on 28-34 Cross Street regarding the desired future character of Cross Street being defined by adjoining properties, focus the new Strategy on Cross Street (south side between Knox Lane and Bay Street) with a fine grained, site by site review of each site in order to integrate the remaining sites with recently completed developments on Cross Street and with the existing adjacent streets and pedestrian corridors and being mindful of view sharing opportunities for existing developments south of Cross Street.
  - c. Ensure that the desired future character of the Double Bay Centre as per (2a) and (2b) above is also reflected in the WLEP.
3. Consistent with the community engagement program, resolves to publicly exhibit the documents which form the Review of the Double Bay Planning Controls which consists of the:
  - a. Revised Draft Double Bay Centre Planning and Urban Design Strategy as per (2) above
  - b. Revised Double Bay Transport Study as required by (2) above
  - c. Draft Community Impact Statement revised as required by (2) above.

**B. THAT the submissions received during the public exhibition are reported to a future meeting of the Environmental Planning Committee.**

*Note: In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.*

***For the Motion***

Councillor Cullen  
Councillor Elsing  
Councillor Marano  
Councillor Maxwell  
Councillor McEwin  
Councillor Price  
Councillor Regan  
Councillor Silcocks

***Against the Motion***

Councillor Cavanagh  
Councillor Jarvis  
Councillor Robertson  
Councillor Shapiro  
Councillor Shields  
Councillor Wynne  
Councillor Zeltzer