

Mr Craig Swift-McNair
General Manager/Chief Executive Officer
Woollahra Municipal Council
PO Box 61
Double Bay NSW 1360
records@woollahra.nsw.gov.au

Attn: Nick Economou (Manager, Strategic Planning)

27 July 2021

Dear Mr Swift-McNair

Request for a Rezoning Review - RR-2021-69

I refer to your request for a Rezoning Review for a proposal at 252 – 254 New South Head Road, Double Bay to amend the Woollahra Local Environmental Plan to increase the maximum permissible floor space ratio (FSR) from 1.3:1 to 2.6:1;

- Increase the maximum permissible building height from 13.5 metres to 22 metres; and
- Introduce a secondary height control of reduced level (RL) 45.90 Australian Height Datum (AHD) to a portion of the site at the New South Head Road frontage. The proponent has presented two options to implement this control:
 - o Option A: RL 45.90 AHD within an area 11m perpendicular to both the southern and south-eastern boundaries (Figure 1); or
 - o Option B: RL 45.90 AHD within an area south of a line 5m from the southern and south-eastern boundaries, running across the site (Figure 2).

If approved, the concept plans envisage a part 7-storey, part 8-storey residential flat building, with a part 5-storey, part 6-storey street wall height at the New South Head Road frontage, due to the proposed secondary height control.

The proponent has indicated they are willing to initiate discussions with Council regarding a potential voluntary planning agreement (VPA) for the planning proposal.

The Sydney Eastern City Planning Panel has determined that the proposal should be submitted for a Gateway determination. In making this decision, the Planning Panel considered the request and advice provided by the council. A copy of the panel's decision is attached.

Consequently, Council is invited to be the Planning Proposal Authority (PPA) for this proposal and to advise the Planning Panels Secretariat within 42 days of the date of this letter whether it will undertake the role of PPA for this proposal. Should Council agree to be the PPA, it will need to prepare a planning proposal under section 3.33 (formerly section 55) of the *Environmental Planning and Assessment Act 1979* and submit it for a Gateway determination within 42 days after accepting this role.

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels

If Council does not wish to progress this matter, the panel will be appointed to prepare the planning proposal.

If you have any queries on this matter, please contact Stuart Withington, Manager, Planning Panels Secretariat on (02) 8217 2061 or via email to stuart.withington@planning.nsw.gov.au

Yours sincerely

A handwritten signature in dark ink, appearing to read 'J Murrell', written in a cursive style.

Jan Murrell
Acting Chair, Sydney Eastern City Planning Panel

encl. Rezoning Review Record of Decision