



Council Ref: SC5672
Your Ref: RR 2021-69

6 September 2021

Stuart Withington
Manager
Planning Panels Secretariat
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Mr Withington

**Rezoning Review for 252-254 New South Head Road,
Double Bay - RR-2021-69**

On Monday 23 August 2021, Council considered a report on the rezoning review for 252 – 254 New South Head Road, Double Bay where Council resolved the following:

- A. *THAT Council notes that:*
 - i. *On 23 November 2020 Council resolved not to support a request for a planning proposal for 252-254 New South Head Road, Double Bay.*
 - ii. *Contrary to the Council recommendation, the request for a planning proposal was supported on 22 July 2021 by the Sydney Eastern City Planning Panel for the purpose of requesting a gateway determination to allow public exhibition.*
 - iii. *By Council taking on the role of Planning Proposal Authority, Council staff will be responsible for overseeing the planning proposal process which provides Council with greater control over the preparation of the additional site testing/site specific DCP and managing the community consultation process including the assessment of submissions.*
- B. *THAT Council accept the role of Planning Proposal Authority for 252-254 New South Head Road, Double Bay (RR-2021-69) and prepare a planning proposal for the site which seeks to amend the Woollahra Local Environmental Plan 2014 in the following manner:*
 - i. *Increase the maximum building height standard from 13.5 to 22m.*
 - ii. *Introduce a secondary height control of reduced level 45.90m Australian Height Datum at the New South Head Road frontage.*
 - iii. *Increase the maximum floor space ratio from 1.3:1 to 2.6:1.*
- C. *THAT the applicant prepare, in consultation with Council staff:*
 - i. *Further site testing to establish if the proposed FSR is appropriate.*
 - ii. *A site specific development control plan informed by the site testing.*
- D. *THAT any Planning Agreement proposed by the applicant be prepared in accordance with the adopted Woollahra Voluntary Planning Agreement Policy 2020.*
- E. *THAT should a gateway determination be received, the Planning Proposal, draft Development Control Plan and any draft Planning Agreement be publicly exhibited.*
- F. *THAT the applicant pays the relevant planning proposal fees as identified in Council's adopted Fees and Charges for 2021/2022.*

Accordingly, I write to advise you that for *RR-2021-69* at 252-254 New South Head Road, Double Bay Council has resolved to undertake the role as Planning Proposal Authority.

A planning proposal will be prepared under section 3.33 (formerly section 55) of the *Environmental Planning and Assessment Act 1979* and submitted for a Gateway determination, which will be accompanied by:

- Further site testing to establish if the proposed FSR is appropriate.
- A site specific development control plan informed by the site testing.

Should you require further information please contact Peter Failes on 02 9391 7171 or peter.failes@woollahra.nsw.gov.au

Yours sincerely

A handwritten signature in dark ink, appearing to be 'Anne White', written in a cursive style.

Anne White
Manager – Strategic Planning