



PCU028230

Council Ref: 1064.G (Amendment 71)
Your Ref:

22 November 2011



Tom Gellibrand
Director Deputy-General
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Wayne Williamson

Dear Mr Gellibrand

**Planning Proposal to amend the Woollahra LEP 1995 to
rezone land at 9A Cooper Park Road, Bellevue Hill**

On 25 July 2011, Council resolved to prepare a planning proposal in relation Council owned land at 9A Cooper Park Road, Bellevue Hill. The proposed changes are set out in the table below.

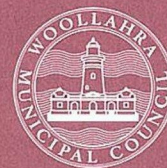
	Current controls	Proposed controls
Zone	6 Open space	R3 Medium Density Residential
Floor space ratio	—	0.625:1
Height	—	9.5m
Classification of land	Community land	Operational land

We submitted the planning proposal to the Department's Sydney Region East Team on 11 November 2011. We seek a gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979*, stating that Council can proceed, and identifying any specific requirements for community consultation and a public hearing.

Please note, Council resolved to rezone the land to "R3 Medium Density Residential Zone". This is a Standard Instrument zone name. However, the land is being rezoned under the Woollahra Local Environmental Plan 1995 (Woollahra LEP). The Woollahra LEP does not use the Standard Instrument zone names.

In light of this, we understand the Panel may recommend that the Gateway Determination is issued to rezone the land to "2(b) Residential "B" Zone". This is the name of the

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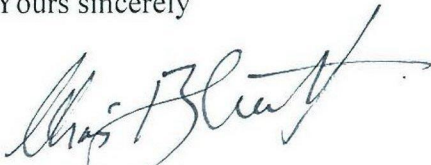
Telephone: 61 2 9391 7000

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medium density residential zone in the Woollahra LEP that is recognised as the equivalent to the Standard Instrument R3 Zone.

Please contact Jacquelyne Della Bosca on 9391 7935 you require further information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chris Bluett', with a stylized flourish extending from the end.

Chris Bluett
Manager Strategic Planning