

29 August 2017

Carolyn McNally
Secretary
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Karen Armstrong: Director, Sydney Region East

Dear Ms McNally

Planning proposal for 42-58 Old South Head Road, Vaucluse

On 24 July 2017 Council resolved to submit a planning proposal for 42-58 Old South Head Road, Vaucluse. The objective of this planning proposal is to enable redevelopment of the site with residential flat buildings to a maximum building height of 10.5 metres (3 storeys) and a maximum FSR of 1:1. The Council's resolution stated:

- A. THAT Council prepare a planning proposal which explains proposed amendments to the Woollahra Local Environmental Plan 2014 for land at 42-58 Old South Head Road, Vaucluse, comprising rezoning, and an increase in maximum permissible building height and floor space ratio.
- B. THAT the planning proposal apply a floor space ratio control of 1:1, instead of the requested 1.1:1, so that there is consistency with Council's baseline FSR controls.
- C. THAT the planning proposal be forwarded to the Greater Sydney Commission requesting a gateway determination to allow public exhibition.
- D. THAT when requesting a gateway determination for the planning proposal, the Council seek delegation of the plan-making steps under section 59 of the Environmental Planning and Assessment Act 1979.
- E. That the planning proposal to be forwarded to the Greater Sydney Commission should identify that the public exhibition is to be wide ranging, including a public notice on each property.

The planning proposal (see attached) is submitted for a gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act). As this matter is of local significance, we also seek delegation of the plan-making steps in section 59 of the Act (see part D above). This delegation will be to the position of General Manager, and sub-delegated to the Director - Planning and Development as set out in the Council's resolution of 26 November 2012.

The following documents are submitted with this covering letter:

- Information checklist (section 55(a)-(e)).
- Department's checklist titled 'Evaluation criteria for the delegation of plan making functions'.
- Planning proposal.
- Applicant planning proposal documentation (Appendix 3 of the planning proposal).

If you require further information please contact Jorge Alvarez on 9391 7073.

Yours sincerely

Chris Bluett
Manager Strategic Planning

