

Council Ref: 1064.G (Amendment 1 to Draft WLEP 2014)
Your Ref:

16 December 2014

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

Attention: Lee Mulvey, Director Metropolitan Delivery

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Dear Ms McNally

Planning proposal: 83 and 83A Yarranabbe Road, Darling Point

On 15 December 2014 Council resolved to prepare a planning proposal to amend the height, floor space ratio and foreshore building line controls for residential flat building development for 83 and 83A Yarranabbe Road Darling Point.

The Council's resolution stated, in part:

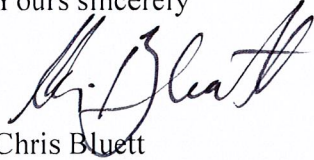
- A. That the planning proposal prepared by City Plan Strategy and Development and Tzannes Associates for 83 and 83A Yarranabbe Road, Darling Point, as contained in Annexure 1 of the report to the Urban Planning Committee meeting of 24 November 2014 be forwarded to the Minister for Planning requesting a gateway determination so that it can be placed on public exhibition subject to the building heights being expressed as height above ground level (existing) in metres rather than reduced levels.*
- B. That the planning proposal controls are:*
- *floor space ratio of 1.2:1 over both lots*
 - *maximum building height of 15.2m and a second height at the highest part of the site of 5.7m over 83 Yarranabbe Road*
 - *maximum building height of part 10.5m and part 15.2m over 83A Yarranabbe Road*
 - *foreshore building line of 18m for residential flat building development.*

The planning proposal (see attached) is submitted for a gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979*.

As this matter is of local significance, we also seek delegation of the plan-making steps in section 59 of the Act. 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 Department's document titled '*evaluation criteria for the delegation of plan making functions*' is attached to this letter.

If you require further information please contact Brendan Metcalfe on 9391 7140.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chris Bluett', written in a cursive style.

Chris Bluett
Manager Strategic Planning