



25 February 2021

Paolo Razza
Longhurst Property Group
Level 31 Governor Macquarie Tower, 1 Farrer Place
Sydney NSW 2000

Dear Mr Razza

Request for a planning proposal for 203-233 New South Head Road, Edgecliff

I refer to your request to prepare a planning proposal for land at 203-233 New South Head Road, Edgecliff which was lodged with Council on 8 December 2020.

Your request seeks to amend the *Woollahra Local Environmental Plan 2014* to:

- Increase the maximum Height of Buildings standard from part 6 metres/part 26 metres to RL 195 metres AHD.
- Increase the maximum Floor Space Ratio (FSR) standard from 2.5:1 to 9:1.
- Introduce a minimum Non-Residential FSR of 3:1.

In accordance with Clause 10A of the *Environmental Planning and Assessment Regulation 2000*, we are writing to notify you that Council does not support your request for the preparation of a planning proposal.

On 22 February 2021 Council resolved:

- A. *THAT Council resolves not to support the request for a planning proposal for 203-233 New South Head Road, Edgecliff, which seeks to amend the Woollahra Local Environmental Plan 2014 in the following manner:*
- i. *Increase the maximum Height of Buildings standard from part 6 metres/part 26 metres to RL 195 metres AHD.*
 - ii. *Increase the maximum Floor Space Ratio (FSR) standard from 2.5:1 to 9:1.*
 - iii. *Introduce a minimum Non-Residential FSR of 3:1.*
- B. *THAT Council notify the Applicant that it does not support the request for a planning proposal for the following reasons:*
- i. *The request is inconsistent with the objectives and planning priorities of the Greater Sydney Region Plan, Eastern City District Plan, Woollahra Local Strategic Planning Statement 2020 and Woollahra 2030: Community Strategic Plan as it:*
 - a) *does not sufficiently address future infrastructure and community needs that future development on the site would generate or how this key location will contribute to the needs of the centre and the surrounding area;*

- b) *does not provide affordable housing;*
 - c) *is inconsistent with the scale and role of a local centre and the desired future character of the precinct; and*
 - d) *does not provide sufficient public benefit.*
- ii. *The request is inconsistent with the objectives for Land Use Zone, Height of Buildings and FSR in the Woollahra Local Environmental Plan 2014.*
- iii. *The requested Height of Buildings and FSR standards are inappropriate and would create a building envelope which has an excessive bulk and scale.*
- iv. *The request is inconsistent with the desired future character as set out in the Woollahra Development Control Plan 2015.*
- v. *The requested building envelope will result in adverse impacts on the local centre and the surrounding area with regard to streetscape, public domain, heritage, views, traffic, residential amenity, sustainability and prescribed airspace.*

C. *THAT the Applicant is notified that Council does not support the request for a planning proposal in accordance with clause 10A of the Environmental Planning and Assessment Regulation 2000.*

A full copy of the Council agenda and minutes can be viewed on Council's website at:
https://www.woollahra.nsw.gov.au/council/meetings_and_committees/agendas_and_minutes

If you require further information, please contact Deeksha Nathani on (02) 9391 7145 or
deeksha.nathani@woollahra.nsw.gov.au.

Yours sincerely

A handwritten signature in dark ink, appearing to be 'Anne White', with a stylized, cursive script.

Anne White
Manager - Strategic Planning