

General Manager and Officer's Report

Item No: 12.1
Subject: **REQUEST TO BE THE PLANNING PROPOSAL AUTHORITY FOR 252-254 NEW SOUTH HEAD ROAD, DOUBLE BAY**
Author: Anne White, Manager - Strategic Planning
Approvers: Scott Pedder, Director - Planning & Place
Craig Swift-McNair, General Manager
File No: 21/146746
Reason for Report: To report the decision of the rezoning review for 252-254 New South Head Road, Double Bay (RR-2021-69).
To recommend that Council takes on the role as Planning Proposal Authority.

Note: Councillor Zeltzer declared a Non-Significant, Non Pecuniary Interest in this Item, as Councillor Zeltzer advised that she was part of the Sydney Eastern City Planning Panel which determined the matter. Councillor Zeltzer left the meeting and did not participate in debate or vote on the matter.

Note: Councillor Shapiro declared a Non-Significant, Non Pecuniary Interest in this Item as Councillor Jarvis advised that she is a member of the Sydney Eastern City Planning Panel. Councillor Jarvis left the meeting and did not participate in debate or vote on the matter.

Note: The Council added recommendation A.

(Wynne/Jarvis)

125/21 Resolved:

- 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.

Note: In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.

For the Motion

Councillor Cavanagh
Councillor Marano
Councillor Shapiro
Councillor Shields
Councillor Silcocks
Councillor Wynne

Against the Motion

Councillor Cullen
Councillor Elsing
Councillor Maxwell
Councillor McEwin
Councillor Price
Councillor Regan

6/6

Note: *The Motion was carried on the casting vote of The Mayor, Councillor Wynne (vote for the Motion).*
