

Mitchell Murphy
General Manager
22 Alexandra Street
HUNTERS HILL NSW 2111

11 September 2023

Re: Planning Proposal for 1A Gale Street, Woolwich

Dear Mitchell,

We write to submit a Planning Proposal (PP) relating to the property at 1A Gale Street, Woolwich ('the site'). The site has a legal description of Lot 1 in DP 85924.

We act on behalf of the owner of the site who seeks an amendment to Schedule 1 of the *Hunters Hill Local Environmental Plan 2012* (HHLEP 2012) to add an additional permitted use of a "dwelling house" for the site.

The holding has an area of 124m² and adjoins an existing residential dwelling at 1 Gale Street. The amendment to the HHLEP 2012 would facilitate the construction and use of the site as a dwelling in conjunction with 1 Gale Street. The intended outcomes of this PP would be one (1) dwelling on the two lots.

The site is zoned SP2 (Electricity Distribution) under the HHLEP 2012 and is currently occupied by an electricity substation. The land that is the subject of the PP has been deemed to be surplus to needs by Ausgrid and has been sold to the owner of the land at 1 Gale Street.

The submitted PP contains sufficient information to enable a clear understanding of the request and its potential impact. The PP provides an analysis of the physical and strategic planning constraints and the opportunities of the site, and considers the relevant environmental, social, and economic impacts of the proposal and its strategic merit. Accordingly, we consider it unnecessary for the lodgement of a scoping proposal report.

In these circumstances, the proposed amendment to the HHLEP 2012 is minor and will present minimal environmental impacts given the proposed use:

- is to facilitate an extension of the residential dwelling to the immediate north of the site,
- is consistent with the applicable strategic planning framework and character of the surrounding residential locality, and
- will not preclude use of the site as an electricity distribution infrastructure asset.

We trust that this is satisfactory. Should you wish to discuss the proposal, please do not hesitate to contact myself on (02) 9380 9911, or by email at sgordon@sjb.com.au.

Yours sincerely,

A handwritten signature in black ink that reads "Stuart Gordon". The signature is written in a cursive, flowing style with a large initial 'S'.

Stuart Gordon

Associate