



Dr John Roseth
Chair
Sydney East Joint Regional Planning Panel
jrppenquiry@jrpp.nsw.gov.au

14/10457

cc: stuart.withington@planning.nsw.gov.au

Dear Dr Roseth

Request for pre-gateway review 529 - 539 Glenmore Road, Edgecliff

I am writing to advise the Sydney East Joint Regional Planning Panel (the Panel) that a pre-gateway review request has been submitted for consideration.

The review request relates to a proposal to amend the *Woollahra Local Environmental Plan 1995* (the LEP) for a site located at 529 - 539 Glenmore Road, Edgecliff, by:

- increasing the maximum building height from 12m to 34m; and
- increase the maximum floor space ratio from 1.5:1 to 6:1.

Or amend the draft *Woollahra Local Environmental Plan 2013* (the LEP) by:

- rezoning the site from *B4 Mixed Use* to *R3 Medium Density Residential*;
- increase the maximum building height from 12m to 34m; and
- increase the maximum floor space ratio from 1.5:1 to 6:1.

The request states that the proponent is seeking a pre-gateway review as Woollahra Council notified the proponent it will not support the proposed amendment.

The Department of Planning and Environment has completed an assessment of the proposal and considers that there is merit in the proposal proceeding for further consideration.

The Panel is now requested to review the proposal and prepare advice concerning the proposal's merits. The advice should include a recommendation as to whether, in the opinion of the Panel a planning proposal should be submitted for a gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979*.

The Panel is encouraged to meet with the Department of Planning and Environment, Council, the proponent, and any relevant agency previously involved in the matter to clarify any issues before completing the review. The contact details of the relevant officers and the proponent can be found within the enclosed supporting information.

The advice and recommendation should be provided within 28 days of the date of this request and sent to Metropolitan Delivery team of the Department of Planning and Environment.

The following information and documents are enclosed to assist the Panel in its review of the proposal:

- Proponent's request for review, together with application form, supporting information and relevant correspondence (**Tag Request**);
- The Department of Planning and Environment's justification / merit assessment, which examines the Council's and proponent's views and explores whether the proposed instrument has strategic and/or site-specific merit (**Tag Report**); and
- Panel advice and recommendation template (**Tag Template**).

If you have any further enquiries about this matter, I have arranged for Mr Wayne Williamson of the Department of Planning and Environment to assist you. Mr Williamson can be contacted on 02 8575 4121.

Yours sincerely


Lee Mulvey
Director, Metropolitan Delivery
Growth Planning

4/7/14

Encls: Pre-gateway Review request
Assessment Report
Recommendation Template