



Planning & Environment

Mr Ian Cady
Associate Director – Urban Planning
Urbis Pty Ltd
GPO Box 5278
SYDNEY NSW 2001

14/12826

Dear Mr Cady

I refer to your request for a pre-Gateway review for a proposal to increase the maximum floor space ratio to 6:1 and increase the maximum building height to 34 metres at 529-539 Glenmore Road, Edgecliff.

Your request for a pre-Gateway review together with advice provided by Council has been considered by the Sydney East Joint Regional Planning Panel (Panel). The Panel has recommended that the proposal, in its current form, not proceed to the Gateway determination stage.

I have considered the recommendation of the Panel and have determined that the proposal should not proceed to Gateway determination stage, primarily due to the excessive bulk and scale of the proposal.

However, in coming to this position I note that the Panel accepted the site is close to a major transport node and redevelopment of the site to a higher density is appropriate, despite its location within a heritage conservation area. The Panel advised that an alternative proposal with a floor space ratio between 3:1 and 4:1 and a maximum height of 6 storeys, may be acceptable. The Department supports this position.

The Panel's advice has been attached for information.

Although the request for a pre-Gateway review has been unsuccessful in this instance, a new proposal for the site consistent with the Panel's advice may be lodged with Council in the future. I would encourage you to liaise directly with Council should you wish to pursue this option further.

The Department of Planning and Environment's '*A guide to preparing local environmental plans*' provides advice on procedures for the various stages in the independent review process. This guide is available on-line at www.planning.nsw.gov.au/gateway-process.

If you have any queries I have arranged for Mr Tim Archer of our Metropolitan Delivery team to assist you. Mr Archer can be contacted on 8575 4120.

Yours sincerely

Marcus Ray
Acting Deputy Secretary
Planning Services

21/10/14

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