



Mr Allan Coker
Director Planning and Development
Woollahra Municipal Council
PO Box 61
DOUBLE BAY NSW 1360

14/12826

Dear Mr Coker

Re: Request for pre-Gateway review – PGR_WOOLL_2014_001_00

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

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 Panel's advice has been attached for information.

Although the request for a pre-Gateway review has been unsuccessful in this instance, the proponent may still lodge a new proposal for the site consistent with the Panel's advice in the future. Therefore, I have encouraged liaison directly with Council, should the proponent wish to pursue this matter further.

If you have any queries I have arranged for Mr Lee Mulvey, Director, Metropolitan Delivery (CBD) to assist you. Mr Mulvey can be contacted on 8575 4140.

Yours sincerely

Marcus Ray
Acting Deputy Secretary
Planning Services

21/10/14