

13 June 2019

Our Ref: 18-222

Chris Bluett

Manager Strategic Planning

Woollahra Council

536 New South Head Road

DOUBLE BAY NSW 2028

chris.bluett@woollahra.nsw.gov.au

Dear Chris,

RE: REQUEST FOR PLANNING PROPOSAL FOR 294-298 NEW SOUTH HEAD ROAD & 2-10 BAY STREET, DOUBLE BAY

Further to your letter dated 13 May 2019, please find enclosed additional information to assist with your assessment of the planning proposal at 294-298 New South Head Road and 2-10 Bay Street, Double Bay. The following additional information is provided:

- Completed disclosure statement (political gifts and donations);
- Survey Plan (prepared by Norton Survey Partners);
- Existing GFA Diagrams (prepared by Loftex);
- Updated Planning Proposal Report (prepared by City Plan Strategy & Development) to include a development yield analysis for residential dwellings and employment generation and consideration of updated shadow diagrams and maximum building envelope;
- Updated Urban Design and Development Envelope Study (prepared by Tzannes) to include maximum building envelope, photomontage, site photographs, shadow diagrams and updated Apartment Design Guide report;
- 3D Model;
- Updated View Analysis Advice (prepared by Richard Lamb & Associates);
- Updated Heritage Impact Statement (prepared by Urbis); and
- Updated Microclimate Impact Study;

We understand Council have also requested that a valuation is prepared by a qualified land valuer and is provided with the planning proposal. A valuation is currently being prepared and the applicant Loftex will organise a meeting with the Director - Technical Services to discuss the findings of this valuation and an appropriate public benefit offer.

We further note that no consultation has been undertaken with surrounding property owners. Community consultation will be undertaken in accordance with the requirements of the Gateway determination.

We trust the attached is satisfactory for your assessment of the planning proposal.

Suite 6.02, 120 Sussex St, Sydney NSW 2000

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City Plan Strategy & Development P/L
ABN 58 133 501 774

Should you have any queries please do not hesitate to contact Lotti Wilkinson (Senior Project Planner) on 02 8270 3500 or lottiw@cityplan.com.au.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Susan E Francis".

Susan E Francis
Executive Director