



13 May 2019

Lotti Wilkinson
City Plan Strategy & Development
Suite 6.02, 120 Sussex Street
SYDNEY NSW 2000

Dear Lotti

**Request for a planning proposal for
294-298 New South Head Road & 2-10 Bay Street, Double Bay**

I refer to your request for a planning proposal submitted for land at 294-298 New South Head Road & 2-10 Bay Street, Double Bay (the site), submitted on 5 April 2019. In summary, the requested planning proposal involves the following amendments to *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014) to:

- Amendment to the maximum building height standard from 14.7m to 21.5m across the entire site.
- Amendment to the floor space ratio (FSR) standard from part 2.5:1/part 3:1 to 3:1 across the entire site.
- Inclusion of a non-residential FSR standard of 1.3:1, included within the 3:1 FSR standard.

Note: The request is accompanied by proposed amendments to section D5.5.9 of the *Woollahra Development Control Plan 2015*, aimed to facilitate the objectives of the planning proposal.

We have completed an initial review of the requested planning proposal. The review includes planning matters identified by Council at a pre-lodgement meeting on 17 December 2018, as well as matters required to be addressed by the Department of Planning and Environment's "*A guide to preparing planning proposals*".

Our review has identified that the information provided with the request is insufficient for Council to appropriately assess the merit of the proposed amendments to Woollahra LEP 2014. The following information is required for a full assessment of the request.

Core documents

- No consultation with surrounding property owners has been discussed. Staff encourage the applicant to engage with surrounding property owners at the early stages of the planning process.

The following information must be provided:

- Disclosure statement (political gifts and donations).
- Survey plan. Annotated copy provided in planning proposal report. Provide unannotated copy

Planning proposal report

The following information must be provided:

- Development yield analysis for residential dwellings and employment generation.
 - Number of existing dwellings.
 - Existing non-residential gross floor area
 - Existing and proposed job numbers

Supporting studies

Studies, investigations and reports supporting the requested amendments must relate to the entire proposed building height / FSR envelope, as well as the concept plan envelope (for example shown as "wire frame" superimposed on photographs and plans).

The following information must be provided:

- Photomontage and site photographs (showing entire proposed building height / FSR envelope, as well as the concept plan envelope)
- 3D Model in the format required by Attachment 9: 3D Digital Model Technical Requirement of Council's DA Guide (showing entire proposed building height / FSR envelope, as well as the concept plan envelope).

The following reports require amendment (or additional statement) demonstrating consideration of the entire proposed building height / FSR envelope, as well as the concept plan envelope:

- SEPP 65 / Apartment Design Guide report – Tzannes
- Shadow diagrams – City Plan, Tzannes and Ecological Australia
- View analysis – Richard Lamb & Associates
- Heritage impact statement regarding any impact on "Overthorpe" at 337-347 New South Head Road, Double Bay – Urbis
- Microclimate impact study for "Overthorpe" at 337-347 New South Head Road, Double Bay prepared by an ecologist – Ecological Australia

A more detailed description of all the additional information required is provided in Attachment 1 to this letter. We require the submission of this information so that we can commence our detailed assessment.

Voluntary Planning Agreement offer

The Voluntary Planning Agreement (VPA) offer was considered by the Director – Technical Services and is not considered to provide a significant public benefit in relation to land value increase attributable to the uplift in development potential resulting from the amended development standards.

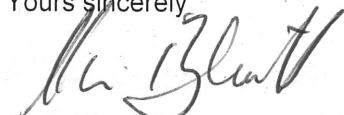
A calculation of the land value increase for the site resulting from the planning proposal must be undertaken by qualified land valuer and provided with the planning proposal. The valuation will form the basis of a negotiation of an appropriate public benefit relating to the requested development standards.

This request has been classified as a major planning proposal, and we require a payment of \$40,145 (GST exempt). This fee must be paid at the time the additional information is lodged.

Once you have provided the additional information identified above and the stated fee, we will commence the detailed assessment of the request for a planning proposal. Further information may be required by Council officers once this detailed assessment commences.

If you require further information, please contact Jorge Alvarez on 9391 7073.

Yours sincerely,



Chris Bluett
Manager Strategic Planning

**Attachment 1: Request for a planning proposal for
294-298 New South Head Road & 2-10 Bay Street, Double Bay**

Additional information required following initial review

A request for a planning proposal was submitted to Council for land at 294-298 New South Head Road & 2-10 Bay Street, Double Bay (the site), on 5 April 2019.

We have completed an initial review of the requested planning proposal. The review includes planning matters identified by Council at a pre-lodgement meeting on 17 December 2018, as well as matters required to be addressed by the Department of Planning and Environment's "*A guide to preparing planning proposals*".

Our review has identified that the information provided with the request is insufficient for Council to appropriately assess the merit of the proposed amendments to Woollahra LEP 2014. The table below provides a list of information identified as essential for the assessment of the application. Where the submitted information is deficient or is not provided, an "x" has been indicated in the "Matter Addressed" column.

Pre-lodgement Advice Matters	Information Provided and Comment	Matter Addressed
Core documents		
<ul style="list-style-type: none"> Completed application form: Request for planning proposal 	Application form submitted.	✓
<ul style="list-style-type: none"> Land owners consent 	Provided.	✓
<ul style="list-style-type: none"> Property identification 	Provided.	✓
<ul style="list-style-type: none"> Aerial photographs 	Provided	✓
<ul style="list-style-type: none"> Concept plans including elevations and sections illustrating the distribution of land use and building bulk. 	Provided.	✓
<ul style="list-style-type: none"> Results of any consultation with surrounding property owners. 	No information provided.	x
<ul style="list-style-type: none"> Disclosure statement (political gifts and donations) 	Not provided.	x
<ul style="list-style-type: none"> Survey plan. 	Annotated copy provided in planning proposal report. Provide unannotated copy.	x
Supporting studies		
Studies, investigations and reports supporting the requested amendments and relating to the entire proposed building height / FSR envelope (for example shown as "wire frame" superimposed on a photograph), as well as the concept plan envelope, including:		

Pre-lodgement Advice Matters	Information Provided and Comment	Matter Addressed
Planning proposal report	Report to address the matters in <i>A guide to preparing planning proposals</i> (2016). In particular, 'Chapter 2: The parts of a planning proposal' and 'Attachment 1: Information checklist'	
• Regional and district plans		
○ Consistent with the relevant regional plan, district plan, or other strategic plans	Statement provided. <i>Greater Sydney Region Plan - A Metropolis of Three Cities</i>	✓
○ Consistent with a relevant local council strategy that has been endorsed by the Department.	Statement provided. <i>Eastern City District Plan</i>	✓
• <i>Woollahra Local Environmental Plan 2014</i>		
○ Justify proposed height standard.	Provided.	✓
○ Justify proposed FSR standard.	Provided.	✓
• <i>Woollahra Development Control Plan 2015</i>		
○ Address the manner in which the proposal will be consistent with the desired future character of the Double Bay Centre as described in the DCP.	Provided.	✓
○ Address whether the proposed planning controls may require associated amendments to the DCP.	Provided.	✓
• Development yield analysis for residential dwellings and employment generation.		
○ Number of existing dwellings.	Not provided.	✗
○ Number and size of proposed dwellings	Provided.	✓
○ Existing and proposed non-residential gross floor area	Existing not provided.	✗
○ Existing and proposed job numbers	Not provided.	✗
○ Existing and proposed car parking numbers	Provided.	✓
Other reports and information		
• Photomontage and site photographs	No photomontages provided	✗

Pre-lodgement Advice Matters	Information Provided and Comment	Matter Addressed
<ul style="list-style-type: none"> 3D Model in the format required by Attachment 9: 3D Digital Model Technical Requirement of Council's DA Guide. 	Not provided	x
<ul style="list-style-type: none"> SEPP 65 / Apartment Design Guide 		
<ul style="list-style-type: none"> <ul style="list-style-type: none"> Address the Apartment Design Guide and in particular building separation requirements in Control 3F-1. 	Provided, but should be amended to consider the entire proposed building height / FSR envelope instead of the concept plan envelope.	Amend
<ul style="list-style-type: none"> Traffic and parking report or statement 	PDC Consultants. Provided.	✓
<ul style="list-style-type: none"> Flood risk study 	Wood & Grieve Engineers. Provided.	✓
<ul style="list-style-type: none"> Shadow diagrams for concept plans in plan and elevation. 	Ecological Australia- Provided, but should be amended to consider the entire proposed building height / FSR envelope instead of the concept plan envelope.	Amend
<ul style="list-style-type: none"> View analysis 	Richard Lamb & Associates - Provided, but should be amended to consider the entire proposed building height / FSR envelope instead of the concept plan envelope.	Amend
<ul style="list-style-type: none"> Heritage impact statement regarding any impact on "Overthorpe" at 337-347 New South Head Road, Double Bay. 	Urbis - Provided, but should be amended to consider the entire proposed building height / FSR envelope instead of the concept plan envelope.	Amend
<ul style="list-style-type: none"> Microclimate impact study for "Overthorpe" at 337-347 New South Head Road, Double Bay prepared by an ecologist. 	Ecological Australia - Provided, but should be amended to consider the entire proposed building height / FSR envelope instead of the concept plan envelope.	Amend
<ul style="list-style-type: none"> Contaminated land 	Not applicable	✓
<ul style="list-style-type: none"> Acid Sulphate Soil 	Statement provided – Class 2 and 5 soil, detailed investigations not required at the PP stage.	✓
<ul style="list-style-type: none"> Economic impact assessment 	Statement provided.	✓
<ul style="list-style-type: none"> Infrastructure servicing and potential funding arrangements 	Statement provided.	✓
Voluntary Planning Agreement		
<ul style="list-style-type: none"> Letter of Offer 	Provided.	✓

