

(Elsing/Robertson)

**Recommendation:**

- A. THAT Council proceed with the planning proposal in **Annexure 1** of the report to the Environmental Planning Committee of 2 November 2020, and proceed with the preparation of a draft local environmental plan to amend Schedule 5 of Woollahra LEP 2014 to list the *Rose Bay Scout Hall (including interiors)*, at 3 Vickery Avenue, Rose Bay as a local heritage item.
- B. THAT Council use its authorisation as the local plan-making authority to exercise the functions under section 3.36(2) of the *Environmental Planning and Assessment Act 1979* to make the LEP.

*Note: In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.*

***For the Motion***

***Against the Motion***

Councillor Elsing  
Councillor Jarvis  
Councillor Robertson  
Councillor Shapiro  
Councillor Silcocks  
Councillor Zeltzer

Nil

**6/0**

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<b>Item No:</b>	R4 Recommendation to Council
<b>Subject:</b>	<b>REQUEST FOR A PLANNING PROPOSAL FOR 252-254 NEW SOUTH HEAD ROAD, DOUBLE BAY</b>
<b>Author:</b>	Neda Vandchali, Strategic Planner
<b>Approvers:</b>	Anne White, Manager - Strategic Planning Nick Economou, Acting Director Planning & Development
<b>File No:</b>	20/142787
<b>Reason for Report:</b>	To report on a request for a planning proposal for 252-254 New South Head Road, Double Bay which seeks to amend the maximum building height and floor space ratio standards in the Woollahra Local Environmental Plan 2014. To recommend that Council does not support the request for a planning proposal for 252-254 New South Head Road, Double Bay.
<b>Note:</b>	Councillor Zeltzer declared a Pecuniary Interest in this Item noting that should the applicant submit a Rezoning Review it is anticipated that it will be considered by the Sydney Eastern City Planning Panel (SECPP), of which Councillor Zeltzer is a member. Councillor Zeltzer left the meeting and did not participate in debate or vote on this matter.

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**Note:** Councillor Jarvis declared a Pecuniary Interest in this Item noting that should the applicant submit a Rezoning Review it is anticipated that it will be considered by the Sydney Eastern City Planning Panel (SECPP), of which Councillor Jarvis is a member. Councillor Jarvis left the meeting and did not participate in debate or vote on this matter.

**Note:** Councillor Shapiro assumed the Chair for this Item.

**Note:** Late correspondence was tabled by George Karavanas of GSA Planning.

**Note:** George Karavanas & Elina Braunstein, addressed the Committee.

**(Robertson/Elsing)**

**Recommendation:**

- A. THAT Council resolves not to support the request for a planning proposal for 252-254 New South Head Road, Double Bay, which seeks to amend the *Woollahra Local Environmental Plan 2014* in the following manner:
- i. Increase the maximum building height standard from 13.5 to 22m.
  - ii. Introduce a secondary height control of reduced level 45.90m Australian Height Datum at the New South Head Road frontage.
  - iii. Increase the maximum floor space ratio (FSR) from 1.3:1 to 2.6:1.
- B. THAT Council notify the applicant that it does not support the request for a planning proposal for the following reasons:
- i. The proposed maximum building height and FSR standards are excessive and would create a building envelope which has an excessive bulk and scale.
  - ii. The requested increase in both the maximum building height and FSR standards are inconsistent with the existing and desired future character of the Double Bay residential precinct.
  - iii. The proposed standards would create a building envelope that will adversely impact on the site and its surroundings, particularly with regard to streetscape; landscape character and views.
- C. THAT the applicant is notified that Council does not support the request for a planning proposal in accordance with clause 10A of the *Environmental Planning and Assessment Regulation 2000*.

**Note:** *In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.*

***For the Motion***

Councillor Elsing  
Councillor Robertson  
Councillor Shapiro  
Councillor Silcocks

***Against the Motion***

Nil

***4/0***