



30 November 2020

Andreas Antoniadis  
Antoniades Architects  
Suite 305 Level 3  
19A Boundary Street  
Darlinghurst NSW 2010

Dear Mr Antoniadis

**Request for a planning proposal for 252 – 254 New South Head Road, Double Bay**

I refer to your request to prepare a planning proposal for land at 252 – 254 New South Head Road, Double Bay. Your request seeks to amend the *Woollahra Local Environmental Plan 2014* to:

- i. increase the maximum height of buildings standard from 13.5 metres to 22 metres.
- ii. introduce a secondary height standard of reduced level 45.90 metres Australian Height Datum at the New South Head Road frontage.
- iii. increase the maximum floor space ratio (FSR) standard from 1.3:1 to 2.6:1.

In accordance with Section 10A of the *Environmental Planning and Assessment Regulation 2000*, we are writing to notify you that Council does not support your request for the preparation of a planning proposal.

On 23 November 2020 Council resolved:

*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.*

A full copy of the Council agenda and minutes can be viewed on Council's website at:

[https://www.woollahra.nsw.gov.au/council/meetings\\_and\\_committees/agendas\\_and\\_minutes](https://www.woollahra.nsw.gov.au/council/meetings_and_committees/agendas_and_minutes)

If you require further information, please contact Neda Vandchali on 9391 7171.

Yours sincerely

A handwritten signature in dark ink, appearing to be 'Anne White', written in a cursive style.

Anne White  
Manager Strategic Planning