

## Rezoning review details

Planning proposal number	PP-2021-2578
Date Council has received the Planning proposal	15/03/21
Date Council has accepted the Planning proposal	11/03/21
Reason for request	Council has notified that it does not support the Planning proposal
Date Council has not supported the Planning proposal	12/03/21
Reason provided by Council for not supporting the Planning proposal	Be out of scale with the surrounding streetscape of Old South Head Road, adversely impact the significance of the heritage. Reduce residential amenity for dwellings to the south with additional overshadowing from the excessive building bulk possible.
Description	Increase permissible height limit to 25 metres and FSR to 2.5:1
Which of the following uses does the planning proposal propose?	Residential Commercial Other

## Proposals for residential uses

Does the planning proposal propose to make accommodation permissible? (as per the Standard Instrument definition)	No
Will the planning proposal result in the loss of industrial land?	No
Will the planning proposal result in the loss of commercial land?	No
Will the planning proposal result in the loss of retail floor space?	No

## Proposals for industrial uses

## Proposals for commercial uses

Does the planning proposal propose to make additional commercial development permissible?	No
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## Proposals for other uses

Provide a description of the uses proposed	
Does this planning proposal include a rezoning of land?	No

## Rezoning Detail (if Applicable)

Current Zone(s)	Proposed new zone(s)
Zone R3 Medium Density Residential	

## Applicant details

Title	
First given name	Greg
Other given name/s	
Family name	Gilroy
Contact number	0419335488

Email	slitherland@willowtp.com.au
Address	190 Clarence Street, Sydney
Is the applicant a company?	Yes
Name	Evolve Project Consulting Pty Ltd
ABN	29135429471
ACN	135429471
Trading Name	Evolve Project Consulting Pty Ltd

### Subject Land

What land does the planning proposal apply to?	Individual properties (five or less lots) within the LGA
Which LGA does the proposal relate to?	WAVERLEY

### Type of Planning Proposal

What controls does the planning proposal relate to?	The planning proposal relates to map based planning provisions
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### Select the site of the development

Site address #	1
Street address	439-441 OLD SOUTH HEAD ROAD ROSE BAY 2029
Local government area	WAVERLEY
Lot / Section Number / Plan	1 / - / DP557245 6 / - / DP4346
Primary address?	Yes
Planning controls affecting property	<div> <div>Land Application LEP</div> <div>Waverley Local Environmental Plan 2012</div> </div> <div> <div>Land Zoning</div> <div>R3: Medium Density Residential</div> </div> <div> <div>Height of Building</div> <div>12.5 m</div> </div> <div> <div>Floor Space Ratio (n:1)</div> <div>0.9:1</div> </div> <div> <div>Minimum Lot Size</div> <div>232 m<sup>2</sup></div> </div> <div> <div>Heritage</div> <div>NA</div> </div> <div> <div>Land Reservation Acquisition</div> <div>NA</div> </div> <div> <div>Foreshore Building Line</div> <div>NA</div> </div> <div> <div>Acid Sulfate Soils</div> <div>Class 5</div> </div> <div> <div>1.5 m Buffer around Classified Roads</div> <div>Classified Road Adjacent</div> </div>
Site address #	2
Street address	443-445 OLD SOUTH HEAD ROAD ROSE BAY 2029
Local government area	WAVERLEY
Lot / Section Number / Plan	1 / - / DP857668
Primary address?	No
	<div> <div>Land Application LEP</div> <div>Waverley Local Environmental Plan 2012</div> </div> <div> <div>Land Zoning</div> <div>R3: Medium Density Residential</div> </div> <div> <div>Height of Building</div> <div>12.5 m</div> </div>

Planning controls affecting property	Floor Space Ratio (n:1)	0.9:1
	Minimum Lot Size	232 m²
	Heritage	Soos Bakery Significance: Local
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Acid Sulfate Soils	Class 5
	1.5 m Buffer around Classified Roads	Classified Road Adjacent
Site address #	3	
Street address	1 THE AVENUE ROSE BAY 2029	
Local government area	WAVERLEY	
Lot / Section Number / Plan	CP / - / SP55776 7 / - / SP55776 9 / - / SP55776 8 / - / SP55776 6 / - / SP55776 1 / - / SP55776 2 / - / SP55776 3 / - / SP55776 4 / - / SP55776 5 / - / SP55776	
Primary address?	No	
Planning controls affecting property	Land Application LEP	Waverley Local Environmental Plan 2012
	Land Zoning	R3: Medium Density Residential
	Height of Building	12.5 m
	Floor Space Ratio (n:1)	0.9:1
	Minimum Lot Size	232 m²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Acid Sulfate Soils	Class 5

### Planning Proposal - subject provisions

Which planning provisions does the planning proposal seek to amend? (select all that apply)	Maximum height of building Floor space ratio
Please provide details of what other controls will be amended by the planning proposal	Height of Building: increase to 25m FSR: increase to 2.5:1
Please provide a brief description of the effect of the planning proposal	The proposed WLEP 2012 amendment would enable the future development of the Site for a mixed-use development. The proposed uses intended for the Site and the uses considered to assist in demand in the area are all permitted with consent within the R3 zone.

### Pre-lodgement meeting

Has a pre-lodgement meeting been held to discuss the planning proposal with the council staff?	No
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### Voluntary Planning Agreement

Is the planning proposal application accompanied by a voluntary planning agreement (VPA)?	No
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### Pecuniary interest

Is the applicant or owner an employee or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or council or of the Councillor assessing the application?	No

### Political Donations

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
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### Payer details

First name	Greg
Other given name/s	
Family name	Gilroy
Contact number	0419335488
Email	slitherland@willowtp.com.au
Billing address	190 Clarence Street, Sydney

### Application documents

The following documents support the application

Document type	Document file name
Contamination / remediation action plan	Environmental Site Assessment - 2015
Heritage Impact Assessment	Appendix 5 -HIA - Rose Bay report
Other	Planning Proposal Report - final Agenda of Strategic Planning and Development Committee - 2 00 20 Appendix 3-Stakeholder engagement strategy_Rose Bay_v1_updated 2 Appendix 2 RoseBayPP_Response to Council RFI Appendix 1 Request for Additional Information - 439-445 Old Sout Appendix 4Strategic Merit Test - Rose Bay Final_RC Appendix 3 Rose Bay Precinct Committee - Meeting Notes - 2019120 Appenidx 3 Sydney East Business Chamber - Meeting Notes - 202002 Appendix 3 RoseBayPP_Response to zoning
Plans	Appendix 2- Updated Issue for PP 25.9.2020
Rezoning Request document	rezoning review application form_rosebay Cover Letter_rezoning review_Rose Bay
Urban design and built form assessment	Appenidx 1_ROSE_BAY_SOUTH_PLACE_DESIGN_Low_Resolution 22.10.2020

## Declarations

I declare that all the information and documentation provided is, to the best of my knowledge, true and correct.	Yes
I understand that the original application and accompanying information, as well as the decision to review the determination will be provided to the appropriate consent authority and relevant agency(ies) for the purposes of the rezoning review determination.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the rezoning review determination.	Yes
The Planning Proposal authority may use the information and materials provided for notification, advertising purposes, and may be made available to the public for inspection. Information related to the application may also become available via NSW Planning Portal.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the	Yes

## Completeness check Details

What was the outcome of the pre-lodgement review?	lodged
PlanningPoposalNumber	PP-3/2020
Enter the date the application was lodged into the Council system	11/03/21