

DATE OF DECISION	9 September 2021
PANEL MEMBERS	Carl Scully (Chair), Jan Murrell, Roberta Ryan, Mary-Lou Jarvis, Toni Zeltzer
APOLOGIES	None
DECLARATIONS OF INTEREST	None

REZONING REVIEW

RR-2021-78 – Woollahra at 203-233 New South Head Road, Edgecliff (AS DESCRIBED IN SCHEDULE 1)

Reason for Review:

- The council has notified the proponent that the request to prepare a planning proposal has not been supported
- The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:

- should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- should not** be submitted for a Gateway determination because the proposal has
 - not demonstrated strategic merit
 - has demonstrated strategic merit but not site specific merit

The decision was unanimous.

REASONS FOR THE DECISION

- The Panel considers the proposal does demonstrate site specific and strategic merit to a degree. However, not to a sufficient degree to warrant approval for Gateway, given the height and floor space ratio sought for the site.
- The Panel agrees this large site in its location is currently under-developed and recognises the opportunities and public benefit that could flow from its redevelopment.
- The proponent has not demonstrated certainty with respect to the public benefit of the upgrade of the bus and rail interchange as a justification for such a substantial uplift.
- The proponent argues that the centre has potential for the transition to a strategic centre rather than a local one. If this is to be sustained, then greater public benefits need to be demonstrated. This would include, but not limited to:
 - more affordable housing with a greater percentage of one bedroom and studio apartments with no parking;
 - adequate open space; and
 - improved community facilities within the location
- More consideration is needed to the transition between this built form and the lower density residential precincts, especially as most lies within a heritage conservation area.

The Panel encourages the proponent to submit a new Planning Proposal that has regard to the above issues.

The Panel notes that the Council currently has on exhibition the "Draft Edgecliff Commercial Centre Planning and Urban Design Strategy" and encourages the proponent to make a submission.

PANEL MEMBERS	
 Carl Scully (Chair)	 Jan Murrell
 Roberta Ryan	 Toni Zeltzer
 Mary-Lou Jarvis	

SCHEDULE 1		
1	PANEL REF – LGA – ADDRESS	RR-2021-78 – Woollahra at 203-233 New South Head Road, Edgecliff
2	LEP TO BE AMENDED	Woollahra Local Environmental Plan 2014
3	PROPOSED INSTRUMENT	<p>The proposal seeks to amend development standards in the Woollahra Local Environmental Plan (LEP) 2014 as it applies to 203-233 New South Head Road, Edgecliff to:</p> <ul style="list-style-type: none"> • Increase the maximum building height standard from part 6 metres/part 26 metres to reduced level (RL) 195 metres Australian Height Datum (AHD); • Increase the maximum floor space ratio (FSR) from 2.5:1 to 9:1; and • Introduce a minimum non-residential FSR of 3:1. <p>The existing B2 Local Centre zoning will remain unchanged.</p>
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Rezoning review request documentation • Briefing report from Department of Planning, Industry and Environment
5	BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Site inspection: due to COVID 19 restrictions and NSW Government Health orders, the Panel viewed imagery supplied in the briefing report package in lieu of a site inspection. • Briefing with Department of Planning, Industry and Environment (DPIE): 9 September 2021 <ul style="list-style-type: none"> ○ Panel members in attendance: Carl Scully (Chair), Jan Murrell, Roberta Ryan, Toni Zeltzer, Mary-Lou Jarvis ○ DPIE staff in attendance: Laura Locke, Simon Ip, Lawren Drummond • Joint Briefing with Council and Proponent: 9 September 2021 <ul style="list-style-type: none"> ○ Panel members in attendance: Carl Scully (Chair), Jan Murrell, Roberta Ryan, Toni Zeltzer, Mary-Lou Jarvis ○ DPIE staff in attendance: Laura Locke, Simon Ip, Lawren Drummond ○ Council representatives in attendance: Anne White, Louise Munday, Scott Pedder ○ Proponent representatives in attendance: Paolo Razza, Clare Swan, Richard Francis Jones, Dimitri Roussakis, Sean Peake, Chris Forrester, Andrew Moorse, Richard Lamb, Natalie Vinton