



EDGECLIFF CENTRAL PTY LTD

ABN 41 630 520 517

Level 3, 179-191 New South Head Road, Edgecliff NSW 2027
Tel: (61 2) 9302 3000 Fax : (61 2) 9302 3030

30 May 2022

Laura Locke
Director, Eastern and Southern Districts
Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street Parramatta NSW 2150

Dear Laura

**RE: REQUEST FOR REZONING REVIEW
136-148 NEW SOUTH HEAD RD, EDGECLIFF**

This cover letter has been prepared by Edgecliff Central Pty Ltd (the Applicant) for a request for a Pre-Gateway Rezoning Review for the active planning proposal for 136-148 New South Head Rd, Edgecliff. The planning proposal seeks to amend Woollahra LEP 2014 to allow an increase in the permitted height from 14.5m to 46m and an increase in the permitted FSR from 1.5:1 to 5:1. There is no change to the existing B4 Mixed Use zoning.

The planning proposal was lodged with Woollahra Council on 8 September 2021 and acknowledged as having sufficient documentation to proceed on 12 October 2021. The required application fee was paid on that same day. A report has been prepared by Council staff for consideration of the Woollahra Local Planning Panel (WLPP). Whilst this report recommended that the WLPP advise Council to proceed with the Planning Proposal, the WLPP has advised Council not to proceed. At this stage we have not been advised when the matter will be put to Council for a decision.

In any event the 90 day limit for Council to indicate its support or otherwise for the planning proposal has passed. Council did not advise that the Planning Proposal needed to be lodged through the Planning Portal and so this has only recently been done (lodgement accepted 17/5/2022). All the documents forming part of the Planning Proposal submitted to Council are available here.

This cover letter and completed application form requesting a Rezoning Review is accompanied by the following:

- Request for Rezoning Review Report. This report summarises the Planning Proposal and addresses the matters raised by the WLPP in their decision. Attachments include a copy of the Council staff Assessment Report and the minutes of the WLPP meeting.
- A summary of Council's Requests for Additional Information post submission and the Applicant's responses



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- Correspondence to date regarding a Voluntary Planning Agreement with Woollahra Municipal Council
- Request for Rezoning Review Application Form

If you have any queries in relation to the above, please do not hesitate to contact the undersigned.

Yours truly,
Edgecliff Central Pty Ltd

Dennis Meyer