

<b>DATE OF DETERMINATION</b>	24 June 2025
<b>DATE OF DECISION</b>	24 June 2025
<b>PANEL MEMBERS</b>	Carl Scully (Chair), Sue Francis and Glennis James
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

### PLANNING PROPOSAL

PP-2024-540 – 203-233 New South Head Road, Edgecliff – Woollahra LGA

The endorsed planning proposal by the Panel (to be updated following the Panel’s endorsement of an affordable housing scheme and prior to submitting for a Gateway determination) seeks to amend the Woollahra Local Environmental Plan (LEP) 2014 to:

- increase the maximum allowable Height of Building from 26m to 128m across the entire site;
- increase FSR from 2.5:1 to 9:1 across the entire site, including the Council Road Reserve; and
- introduce a site-specific provision to retain a minimum 2:1 (of the overall 9:1) for non-residential purposes.

### PANEL CONSIDERATION AND DECISION

The Strategic Planning Panel of the Sydney Eastern City Planning Panel (Panel) met with the Department of Planning, Housing and Infrastructure (Department) for a Pre-Gateway briefing to consider whether the additional information provided by the proponent had addressed the Panel’s conditions from the Rezoning Review of 24 September 2024.

The 24 September 2024 Rezoning Review conditions to be complied with prior to the planning proposal proceeding to a Gateway determination were:

1. Given the increased height and yield is justified due to the location of the site above a train station, the delivery, on site, of 15% of the GFA of the residential use to affordable housing, for a period of 15 years to be managed by a Community Housing Provider (CHP) is key to any acceptable planning proposal. The proponent is to amend the planning proposal to identify how this will be provided and achieved.
2. The Panel requires revision of the planning proposal to include a site-specific clause which identifies the site as an ‘Area’ within the Key Sites Map and requires the preparation of a Development Control Plan (DCP). The future built form and variation in height and scale of the development should be reflected in the DCP which should be exhibited concurrently with any planning proposal. The DCP should include as least the following matters (not exhaustive):
  - Boundary setbacks
  - Podium heights
  - Solar access and overshadowing of the lower scale heritage conservation area
  - Height of individual buildings and podiums

### Planning Panels Team

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- Private and communal open space delivery and quantum
  - Site ingress and egress
  - Any agreed community facilities
  - Criteria for location of affordable housing
  - Public domain improvements
3. The Panel notes the Council's desire to have a cap on the quantum of non-residential GFA, however, the Panel considers that the minimum provision of 2:1 is acceptable without a maximum cap so this should be deleted from the planning proposal.

As the Planning Proposal Authority, the Panel determined on 24 June 2025 that an updated planning proposal is suitable for submission to the Department for a Gateway determination, if compliant with the Panel's recommendations. After considering the affordable housing feasibility analysis received from the proponent the Panel recommends the modification of the proposed "Scheme 3", by increasing the contribution rate from 2.5% to 3% of the GFA uplift as affordable housing, in perpetuity, to align with the findings of the Edgecliff Commercial Centre Planning and Urban Design Strategy. To account for this change, it is recommended that the FSR proportions are adjusted to 7.25:1 residential, 1.75:1 non-residential (total 9:1 FSR).



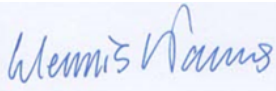
The Panel's decision was unanimous.

### REASONS FOR THE DECISION

The Panel discussed the Department's Pre-Gateway Determination Briefing Report and the proponent's package on affordable housing and supporting documents.

The Panel concurs with the Department's assessment and notes that the planning proposal requires updating to meet the Panel's Rezoning Review conditions.

After receiving the updated planning proposal, the Panel will recommend that the planning proposal proceeds to a Gateway Assessment, contingent on the satisfaction of Department Planning Proposal Authority Team's review that the updates meet the Panel's recommendations.

PANEL MEMBERS	
 Carl Scully (Chair)	 Sue Francis
 Glennis James	

SCHEDULE 1		
1	LGA – ADDRESS	PP-2024-540 – Woollahra LGA 203-233 New South Head Road, Edgecliff
2	LEP TO BE AMENDED	Woollahra Local Environmental Plan (LEP) 2014
3	PROPOSED INSTRUMENT	<p>The endorsed planning proposal by the Panel (to be updated following the Panel’s endorsement of an affordable housing scheme and prior to submitting for a Gateway determination) seeks to amend the Woollahra Local Environmental Plan (LEP) 2014 to:</p> <ul style="list-style-type: none"> <li>• increase the maximum allowable Height of Building from 26m to 128m across the entire site;</li> <li>• increase FSR from 2.5:1 to 9:1 across the entire site, including the Council Road Reserve; and</li> <li>• introduce a site-specific provision to retain a minimum 2:1 (of the overall 9:1) for non-residential purposes.</li> </ul>
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Department of Planning, Housing and Infrastructure Pre-Gateway Determination Briefing Report 17 June 2025 including the affordable housing package and supporting documents provided by the proponent 6 May 2025.</li> </ul>
5	BRIEFINGS BY THE PANEL	<ul style="list-style-type: none"> <li>• <b>Briefing with Department of Planning, Housing and Infrastructure (DPHI):</b> 9:30am – 9:45am, 24 June 2025 <ul style="list-style-type: none"> <li>○ Panel members in attendance: Carl Scully (Chair), Sue Francis and Glennis James</li> <li>○ DPHI staff in attendance: Louise McMahon, Doug Cunningham, Renee Ezzy, Shruthi Sriram, Adam Williams and Taylah Fenning</li> <li>○ Key issues discussed: <ul style="list-style-type: none"> <li>• Proposed affordable housing schemes</li> <li>• Residential and non-residential proportions</li> <li>• Compliance with Panel recommendations</li> <li>• HDA submission</li> </ul> </li> </ul> </li> <li>• <b>Panel Discussion:</b> 9:45am – 10:03am, 24 June 2025 <ul style="list-style-type: none"> <li>○ Panel members in attendance: Carl Scully (Chair), Sue Francis and Glennis James</li> <li>○ DPHI staff in attendance: Louise McMahon, Doug Cunningham, Renee Ezzy, Shruthi Sriram, Adam Williams and Taylah Fenning</li> </ul> </li> </ul>