

26 November 2020

2190968

Craig Swift-McNair
General Manager
Woollahra Municipal Council
536 New South Head Road,
Double Bay NSW 2028

Attention – Anne White (Manager, Strategic Planning)

Dear Sir

**RE: COUNCIL REQUEST FOR FURTHER INFORMATION
PLANNING PROPOSAL - THE EDGECLIFF CENTRE (203-233 NEW SOUTH HEAD ROAD, EDGECLIFF)**

We write on behalf of Longhurst Group (**the Proponent**) in response to correspondence received by Woollahra Municipal Council (**Council**) dated 20 November 2020 in relation to the Planning Proposal submitted for the Edgecliff Centre (**the site**).

Within the correspondence, Council requested additional information in relation to three points. The correspondence also included commentary and advisory recommendations in relation to a Development Control Plan, further Council consultation and a Voluntary Planning Agreement.

To respond to Council's correspondence, additional documentation has been provided as follows:

- 3D Model (**Attachment A**);
- ADG Schedule (**Attachment B**);
- Elevation Plans (**Attachment C**);
- Revised Planning Proposal Justification Report (**Attachment D**).

Notwithstanding this, an interim response to each of the advisory comments raised is provided below. It is noted that the matters raised are not considered to prevent Council from determining the strategic and site-specific merit of the Planning Proposal and thereby formally accepting the Planning Proposal.

1.1 Request for additional information

Council comment

A complete set of drawings for the concept proposal: Elevation drawings of the proposed concept scheme have not been provided in the Urban Design Study and Drawings prepared by FJMT (Revision 5) dated 5 October 2020. Elevation drawings illustrating the distribution of land use and the building bulk of the whole building are required to undertake an assessment of the likely impacts of the proposal.

Response

Noted. Elevation drawings prepared by FJMT have been appended to this RFI. Further land use distribution has been provided in the Section drawings provided in the Urban Design Study and Drawings (Revision 5) dated 5 October 2020.

We would also like to bring to your attention Council's comments in the Pre-application consultation response dated 26 August 2020 stating throughout the response; *"An assessment of impacts must be based on the maximum building envelope created by the requested planning controls, not the building envelope of the concept building"* consistent with your request we have undertaken the impact assessment on this basis throughout the submitted Planning Proposal.

Council comment

A revised planning proposal: The planning proposal report prepared by Ethos Urban dated 5 November 2020 must demonstrate how the proposal addresses the Woollahra Community Facilities Study (adopted 29 September 2020) and provide additional information on how the proposal is consistent with the State Environmental Planning Policy 65: Design Quality of Residential Apartment Development (SEPP 65) and the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

Response

We note that we have perused Council's website through various meeting agendas associated with ordinary meetings of Council and local committee meetings and have been unable to locate the adopted and final copy of the Woollahra Community Facilities Study. The Woollahra Community Facilities Study will be reviewed and assessed against the Planning Proposal once it is made publicly available.

A detailed SEPP 65 and the ADG compliance schedule has been addressed by the project architect and the Planning Proposal Justification Report has been updated to further demonstrate how the proposal is consistent with the relevant provisions.

As detailed in the Planning Proposal Justification Report, the Planning Proposal is applicable to and is consistent with the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (**SREP 2005**). In particular:

- The SREP 2005 applies to land identified within the Sydney Harbour Catchment. The land is identified within the Sydney Harbour Catchment under the Sydney Harbour Catchment Map (Amendment 2016).
- The Planning Proposal is considered consistent with the aims of the SREP 2005. Notably, it does not adversely impact the catchment, foreshores, waterways and islands of Sydney Harbour, their recognition, protection, enhancement or maintenance.
- The Planning Proposal is consistent with Part 2 Planning Principles.

The Planning Proposal is consistent with the matters for consideration, in particular clause 26 which relates to the maintenance, protection and enhancement of views. The built form envelope envisioned under the Planning Proposal has been designed to maximise views to and from Sydney Harbour and its landmarks and the public domain through a slimmer and angled tower typology (refer back to the Planning Proposal Justification Report). Draft Development Control Plan

The need for a site-specific Draft Development Control Plan (**DCP**) is recognised. As detailed in the Planning Proposal Justification Report submitted with the Planning Proposal, it is proposed to prepare a site-specific DCP at the post Gateway stage, allowing the Planning Proposal and site-specific DCP to be publicly exhibited at the same time.

The site-specific DCP will enshrine the vision and objectives for the site, and will provide a clear framework to guide and regulate future development in accordance with the proposed LEP controls pursuant to the indicative concept plan. We intend to work collaboratively with Council staff to ensure the preparation of a robust DCP that will deliver a high quality renewal of the site for a transit-orientated development.

Recommended consultation with stakeholders

The additional stakeholders raised by Council is noted. As detailed in the Planning Proposal Justification Report, a formal community consultation program will commence at a later stage of the planning process, expected to occur after a Gateway Determination which will align with the formal public exhibition period of the Planning Proposal. The Proponent has a firm commitment to proactively engage with the local community, Council and other key stakeholders throughout the life of this project.

Notwithstanding the above, the proponent will commence conversations with Council's Property and Project staff and Council's Community Service staff to further discussions regarding opportunities at the Edgecliff Centre in parallel to Council's assessment of Strategic and Site Specific Merit Tests of the Planning Proposal.

Voluntary Planning Agreement

The proponent is prepared to commence high-level discussions on a potential Voluntary Planning Agreement (**VPA**) with Council staff. However at this time, the preference is for advanced VPA negotiations including a formal letter of offer to be undertaken with Council staff & any other relevant stakeholders during the post Gateway determination phase once there is more certainty that the strategic and site-specific merit of the proposal can be supported by Council.

While we appreciate your review and preliminary feedback of the Planning Proposal, we wish to contend that the information requested are not essential in demonstrating the strategic and site-specific merit of the Planning Proposal and should not prevent the Planning Proposal from being formally lodged pursuant to Section 3.33 of the Environmental Planning and Assessment Act 1979 and a Guide to Preparing Planning Proposals. Nevertheless, we intend to work cooperatively and collaboratively with Council to progress the Planning Proposal and trust that the additional information which is to be submitted under separate cover will enable the Planning Proposal to be formally lodged. We also respectfully request issue of the invoice for the Planning Proposal fee so that this can be paid as soon as possible.

If you have any questions in relation to this matter please contact me on 9956 6962 or at aantoniazzi@ethosurban.com.

Your sincerely,



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Attachment A – 3D Model
Attachment B – ADG Schedule
Attachment C – Elevation Plans
Attachment D – Revised Planning Proposal Justification Report