

Mr Craig Swift-McNair  
General Manager/Chief Executive Officer  
Woollahra Municipal Council  
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Double Bay NSW 1360  
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Attn: Anne White (Manager, Strategic Planning)

10 September 2021

Dear Mr Swift-McNair

**Request for a Rezoning Review – RR-2021-78**

I refer to the request for a Rezoning Review for a proposal at 203-233 New South Head Road, Edgecliff to amend development standards in the Woollahra Local Environmental Plan (LEP) 2014 as it applies to 203-233 New South Head Road, Edgecliff to:

- 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.

The existing B2 Local Centre zoning will remain unchanged.

The Sydney Eastern City Planning Panel has considered the request for a Rezoning Review together with the advice provided by Council and recommended that the proposal should not be submitted for a Gateway determination. This decision is final and there are no opportunities for it to be reconsidered or challenged on its merits. A copy of the panel's decision is attached.

Although the proponent's request for a Rezoning Review has been unsuccessful, the proponent may still lodge a new proposal for the site in the future. Therefore, I have encouraged further liaison directly with Council, if the proponent would like to pursue this matter further.

If you have any queries on this matter, please contact Stuart Withington, Manager, Planning Panels Secretariat on (02) 8217 2061 or via email to [stuart.withington@planning.nsw.gov.au](mailto:stuart.withington@planning.nsw.gov.au)

Yours sincerely



**Carl Scully**  
**Chair, Sydney Eastern City Planning Panel**  
encl. Rezoning Review Record of Decision

**Planning Panels Secretariat**