

21 February 2019

16761

Professor Mary O'Kane  
Chair, Independent Planning Commission  
201 Elizabeth Street  
Sydney NSW 2000

Attention: Mr Chris Wilson (Panel Chair)

Dear Chris,

**Request for Gateway Determination Review – PP\_2018\_WOOLL\_00100  
518A Old South Head Road, Rose Bay**

We note the recent referral of the abovementioned Gateway Determination Review to the Independent Planning Commission for advice. We write on behalf of The Uniting Church in Australia Property Trust, who are the owner of the property that is the subject of Council's Planning Proposal.

We request the opportunity to meet with the Commission in relation to this matter, in order to provide further detail regarding the details of the development proposed for the subject site, further background and context in relation to the proponent's discussions with Council, and information regarding the current proceedings in the NSW Land and Environment Court.

We have reviewed the Department of Planning and Environment's Gateway Review Justification Assessment report, and support the continued imposition of the requirements contained in the original Gateway Determination as:

- the requirements ensure that procedural fairness is provided to the proponent, who has lodged a Development Application in good faith based upon planning controls that have applied to the site under the LEP since 2014;
- the proponent has worked closely with respected architects and heritage advisors to ensure that new development on the site is consistent with the desired future character of Rose Bay, noting that amended plans recently filed with the Court increase the portion of the Uniting Church building to be retained;
- the requirements confirm that the Department retains delegation for plan-making to ensure that the finalisation of the Planning Proposal is administered in a manner that affords procedural fairness to the proponent.

We will arrange for key personnel from the proponent's organisation and project team to be available to meet at your convenience. We would appreciate if you would contact the undersigned with suitable times and dates when a meeting could be facilitated. Should you have any queries, please do not hesitate to contact me on 02 9409 4961 or at [moliver@ethosurban.com](mailto:moliver@ethosurban.com).

Yours sincerely,



**Michael Oliver**  
Associate Director, Planning  
02 9409 4961  
[moliver@ethosurban.com](mailto:moliver@ethosurban.com)