



23 October 2025

Ms Kiersten Fishburn
Secretary
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street,
Parramatta NSW 2150

Attention: Aditi Coomar (Team Leader, Affordable Housing Assessments)

Dear Ms Coomar,

SEARs Request – 13 GIPPS STREET, 6 SHADFORTH STREET AND 142-148, 160 OXFORD STREET, PADDINGTON

The letter has been prepared by Colliers Urban Planning on behalf of The Trustee for TM NO. 8 DEVELOPMENT UNIT TRUST ('Toohey Miller' or 'the Applicant') to request Industry-Specific SEARs from the Department of Planning, Housing and Infrastructure (DPHI). This follows a Scoping Meeting for Infill Affordable Housing held on 15 September 2025, and further correspondence between the Applicant and DPHI.

This letter responds to feedback relating to gross floor area and the scope of development on 13 Gipps Street. The Scoping Architectural Package now shows a development that complies with the maximum floor space ratio (FSR) for the R3-zoned portion of the site. The slight reduction in built form has also resulted in a slight reduction in the indicative height variation. This letter also explains that landscaping will be proposed on 13 Gipps Street.

Industry-specific SEARs are requested in order to enable and guide the preparation of an Environmental Impact Statement (EIS) for the purposes of for a State Significant Development Application (SSDA) at 13 Gipps Street, 6 Shadforth Street And 142-148, 160 Oxford Street, Paddington (the site).

We trust that this SEARs Request and Scoping Architectural Package will enable industry-specific Secretary's Environmental Assessment Requirements (SEARs) to be requested from DPHI.

This letter provides a description of the site, the proposed development and statutory planning considerations, including eligibility for the State Significant Development (SSD) and industry-specific SEARs pathways. It should be read in conjunction with the following:

- Scoping Architectural Package prepared by Smart Design Studio (**Attachment A**);
- Site Survey prepared by LTS (**Attachment B**);
- EDC Letter prepared by Altus Group (**Attachment C**);
- Urban Design Supporting Letter prepared by Matthew Pullinger (**Attachment D**); and
- Heritage Supporting Letter prepared by GBA Heritage (**Attachment E**).

1.0 Applicant Details

The Applicant's details are presented in **Table 1** below.

Table 1 *Applicant Details*

Applicant:	The Trustee for TM NO. 8 DEVELOPMENT UNIT TRUST
Address:	Suite 2, Level 5, 19 Harris Street, Pyrmont
ABN:	74265663293

2.0 Site Description

An overview of the key components of the site are described in **Table 2** below.

Table 2 *Site Description*

Component	Description																								
Site Address	13 Gipps Street, 6 Shadforth Street and 142-148, 160 Oxford Street, Paddington																								
Legal Description	The site is legally comprised of the following allotments:																								
	<table><tr><th>Address</th><th>Lot/DP</th><th>Area (m²)</th></tr><tr><td>142 Oxford Street, Paddington</td><td>Lot 4 DP26385</td><td>247.8</td></tr><tr><td>144 Oxford Street, Paddington</td><td>Lot 3 DP26385</td><td>232.5</td></tr><tr><td>146 Oxford Street, Paddington</td><td>Lot 2 DP26385</td><td>248.6</td></tr><tr><td>148 Oxford Street, Paddington</td><td>Lot 1 DP26385</td><td>266.5</td></tr><tr><td>160 Oxford Street, Paddington</td><td>SP13018</td><td>8,891</td></tr><tr><td>6 Shadforth Street, Paddington</td><td>Lot 1 DP70235</td><td>138.1</td></tr><tr><td>13 Gipps Street, Paddington</td><td>Lot 5 DP26385</td><td>149.8</td></tr></table>	Address	Lot/DP	Area (m ²)	142 Oxford Street, Paddington	Lot 4 DP26385	247.8	144 Oxford Street, Paddington	Lot 3 DP26385	232.5	146 Oxford Street, Paddington	Lot 2 DP26385	248.6	148 Oxford Street, Paddington	Lot 1 DP26385	266.5	160 Oxford Street, Paddington	SP13018	8,891	6 Shadforth Street, Paddington	Lot 1 DP70235	138.1	13 Gipps Street, Paddington	Lot 5 DP26385	149.8
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13 Gipps Street, Paddington	Lot 5 DP26385	149.8																							
Land Ownership	The site is controlled by TM No. 8 Pty Ltd.																								
Zoning	The site is subject to a split zoning being part R3 High Density Residential and part R2 Low Density Residential. Importantly, the R2 zoned land is limited to 13 Gipps Street.																								
Site Area	The site has an area of 2,172.4m ² .																								
Street Frontages	The site comprises of three (3) street frontages, including a northern frontage to Gipps Street, eastern frontage to Shadforth Street and southern frontage to Oxford Street.																								
Site Context	The site is irregular in shape and situated at 13 Gipps Street, 6 Shadforth Street and 142-148, 160 Oxford Street, Paddington within the Woollahra Local Government Area (LGA). It is well located with a bus station directly in front of the site on Oxford Street which provides services to Bondi Junction, Rozelle and Marrickville Metro Station and less than 600m away further east of Oxford street, bus services are provided to the Sydney CBD. The broader context includes a mix of uses of various heights, form and age.																								
Existing Development	Existing development on the site currently comprises of a detached two (2) storey rendered residential dwelling at 13 Gipps Street, a three (3) storey brick and rendered residential flat building at 160 Oxford Street with 27 studio dwellings, a row of two (2) storey terrace houses between 142-148 Oxford Street and a two (2) storey brick cottage at 6 Shadforth Street. Notably, there are two vehicular accessways to Gipps Street.																								
Surrounding Development	The development surrounding the site is characterised by predominantly medium and high-density residential uses and includes the following: • North: Parts of the site are bound to the north by residential terrace developments varying in height from one (1) to two (2) storeys. The site adjoins the backyards of those terraces which have a depth of approximately six to eight metres. 146-148 Oxford Street and 13 Gipps Street are immediately adjoining Gipps Street. Further north of the site is a variety of low-density residential development including terrace housing and one storey miner cottages. • East: Immediately east of the site is Shadforth Street. Adjacent to this is a diverse mix of heritage terrace style shop top housing ranging in height from two (2) to four (4) storeys with ground floor retail fronting Oxford Street. Further east of the site is mixed use developments ranging in height from four (4) to eight (8) storeys. • South: The site adjoins Oxford Street to the south. To the south is a heritage item of local significance being the Victoria Barracks Group at 75 Oxford Street, Paddington. Further south of the site is the Moore Park Stadium. • West: To the west of the site is a series of two (2) storey shop top terraces comprising boutique retail tenancies that contain heritage significant facades. Rows of terraces continue further west of the site in conjunction with low density residential dwellings including old miner cottages.																								

A site context aerial is provided at **Figure 2** which demonstrates that development up to eight storeys is part of the existing character of the area, and that affordable housing is suitable for the location:

- The site is near St Vincents Hospital, UNSW Art and Design Campus, infrastructure and public transport, which together generate substantial demand for affordable housing.
- There are many 8+ storey developments which punctuate the skyline in the broader area.
- Street corners along Oxford Street are often marked by taller buildings.

Easement

There is an existing easement for access on the site at 13 Gipps Street which benefits 142 Oxford Street.



Figure 1 Site Aerial Map

Source: Near map and Ethos Urban



Figure 2 Site Context Aerial

Source: Smart Design Studio

3.0 Project Description

An overview of the key components of the project are described in **Table 3** below.

Table 3 *Project Detail*

Component	Description
Project Area	The site has a total area of approximately 2,172.4m ² . Importantly, it should be noted that the relevant part of the site on which the majority of works relates to is 6 Shadforth Street and 142-148, 160 Oxford Street which has an area of 2022.6m ² and is equivalent to the R3 Medium Density Residential component of the site. In lieu of this, 13 Gipps Street makes up the remainder of the site (approximately 149.8m ²) and zoned as the R2 Low Density portion of the site.
Land Uses	- Residential Flat Building - Shops
Project Description	The proposed development will seek consent for the construction of a residential flat building comprising infill affordable housing development including: - Site works comprising excavation and ground works including bulk excavation and in ground services works. - A four (4) storey basement, with vehicular access from Shadforth Street, comprising: 78 car parking spaces; - Motorcycle spaces; - Bicycle spaces; - Garbage storage; - Loading space; - Plant rooms; and - Apartment storage. - Ground floor shops amounting to approximately 185m² of GFA; - A total of 44 dwellings, comprised of: 12 affordable housing dwellings to be managed by a community housing provider for a period of at least 15 years. 32 market build-to-sell dwellings - Landscaping works and extension and augmentation of services and infrastructure as required, including landscaping works on 13 Gipps Street. It should be noted that pedestrian access to the development will be provided from Bethel Lane.
Height	Approximately 29.9m (approximately 1.3m or 4.5% variation above the 28.6m height limit (Affordable Housing + Height of Building Bonus)). This minor height variation is due to a proposed trafficable rooftop terrace and rooftop plant and would require a Clause 4.6 Variation Request. Importantly, we note that the maximum permissible building height will be established by extrapolating a maximum height plane from the existing ground level along the edges of the site as shown on page 38 of the Scoping Architectural Package (Attachment A).
GFA / FSR	The proposed GFA on the R3 zoned portion of the site is 5,785m² which reflects a maximum FSR of 2.86:1 under the Housing SEPP. The proposed development will retain the existing dwelling on 13 Gipps Street, which has a GFA of 149.8m² but does not have an applicable FSR control.
Affordable component % and GFA	15% of GFA to be affordable housing (868m ²)
Indicative No. market dwellings	32
Indicative No. affordable dwellings	12
Estimated Development Cost (EDC)	\$78,300,000

4.0 Statutory Planning Considerations

The relevant statutory considerations at this stage of the project, including eligibility for the SSD and industry-specific SEARs pathways are outlined in **Table 4** below.

Table 4 Statutory Planning Considerations

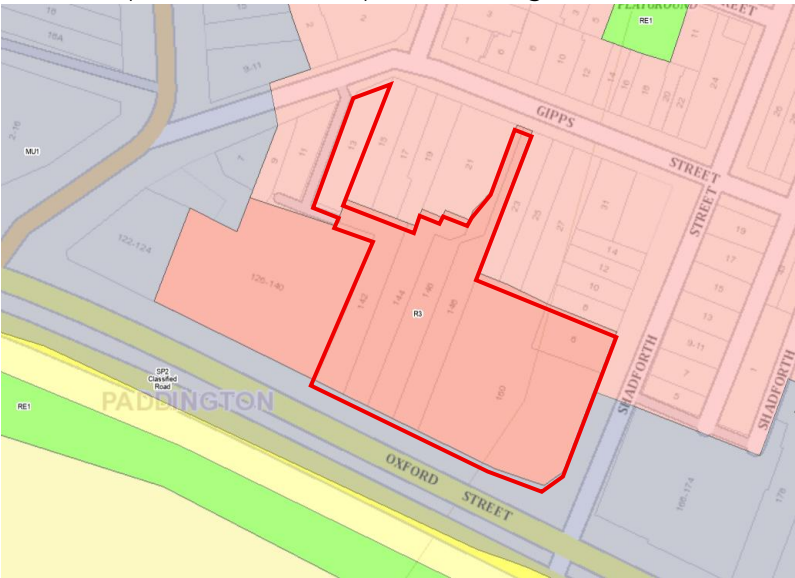
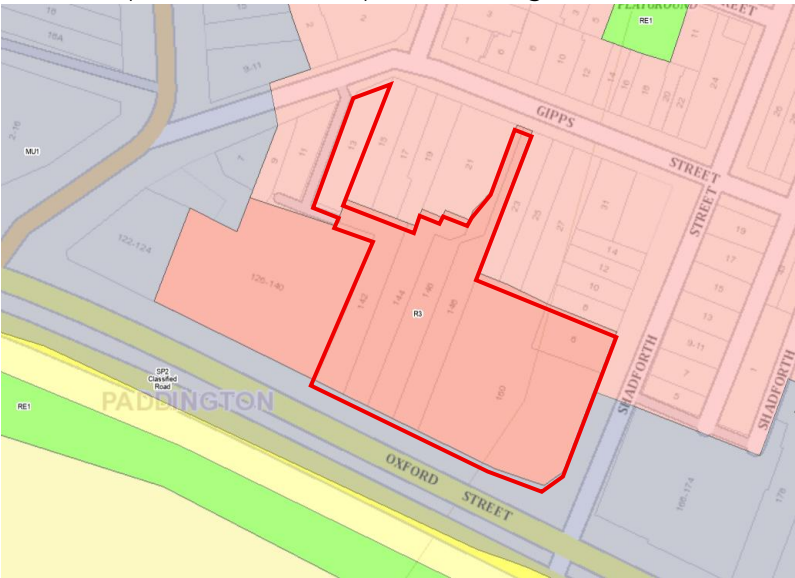
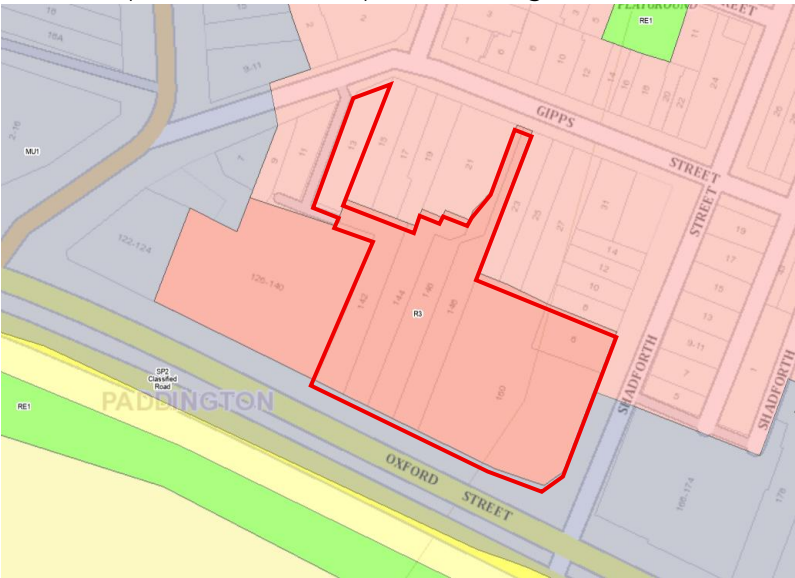
Component	Assessment						
SSD Qualification	Development for the purposes of a residential flat building development comprising affordable housing with an Estimated Development Cost (EDC) of more than \$75 million is SSD under Schedule 26A of the <i>State Environmental Planning Policy (Planning Systems) 2021</i> (Planning Systems SEPP). The proposed development will have an EDC exceeding \$75 million and therefore is considered SSD.						
Permissibility	Development for the purpose of a residential flat building is permissible with development consent in the R2 Low Density zone and R3 Medium Density zone under the <i>Woollahra Local Environmental Plan 2014</i>.						
Eligibility for Industry-Specific SEARs	Industry-specific SEARs only apply to SSD applications other than those that: • would be designated development but for the Act, section 4.10(2), or • are partly prohibited by an environmental planning instrument (EPI), or • are wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5), or • are a concept DA for SSD. None of the above will apply to the proposed development, hence the preparation of this industry-specific SEARs request.						
Biodiversity and Conservation Act 2016	The Applicant will seek a BDAR Waiver following issue of SEARs.						
Woollahra LEP 2014	<table><tr><td>Land use zone</td><td> R2 Low Density Residential (13 Gipps Street) and R3 Medium Density Residential (Remainder of the site) as shown in Figure 3  Figure 3 Land Zoning Map (site highlighted in red) Source: NSW Planning Portal Spatial Viewer </td></tr><tr><td>Permissibility</td><td> Residential flat buildings and shops are permitted with consent. </td></tr><tr><td>Height of buildings</td><td> The base maximum height of building for the site is part 10.5m (R3 zoned land) and 9.5m (R2 zoned land – 13 Gipps Street) as shown in Figure 4. </td></tr></table>	Land use zone	R2 Low Density Residential (13 Gipps Street) and R3 Medium Density Residential (Remainder of the site) as shown in Figure 3  Figure 3 Land Zoning Map (site highlighted in red) Source: NSW Planning Portal Spatial Viewer	Permissibility	Residential flat buildings and shops are permitted with consent.	Height of buildings	The base maximum height of building for the site is part 10.5m (R3 zoned land) and 9.5m (R2 zoned land – 13 Gipps Street) as shown in Figure 4.
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Height of buildings	The base maximum height of building for the site is part 10.5m (R3 zoned land) and 9.5m (R2 zoned land – 13 Gipps Street) as shown in Figure 4.						



Figure 4 Building Height Map (site highlighted in red)

Source: NSW Planning Portal Spatial Viewer

(See **further discussion** in relation to **LMR provisions** below).

Floor space ratio

The base maximum floor space ratio (FSR) for the site is 0.75:1 for R3 zoned land as shown in **Figure 5**. No FSR applies to the R2 zoned land – 13 Gipps Street.



Figure 5 Floor Space Ratio Map (site highlighted in red)

Source: NSW Planning Portal Spatial Viewer

(See **further discussion** in relation to **LMR provisions** below).

Note: The Woollahra LEP does not contain any clauses relating to design excellence nor is there any requirement for an alternative design excellence process. Per the NSW State Design Review Panel Guidelines for Projects Teams (June 2025), we understand that the proposal therefore does not trigger any requirement for SDRP review for projects on private land. We request that DPHI provides written confirmation following the Scoping Meeting that SDRP review is not required.

Component	Assessment		
Housing SEPP – LMR	Permissibility	Residential flat buildings are permitted with consent in the R2 and R3 Zone in a LMR housing area.	
	Development standards – LMR housing inner area	This site is located within a LMR housing inner area in Zone R3 Medium Density Residential as it is a 281m walk from Darlinghurst Paddington Town Centre (Oxford Street). Height of buildings: 22m (6 storeys or fewer). (Note: See below, addition of infill affordable housing bonus is proposed, therefore, the 6-storey development standard does not apply). Floor Space Ratio: 2.2:1 on the R3 part of the site (Note: See below, a 2.86:1 FSR with the affordable housing bonus is proposed as part of this SSDA).	
	Landscaping – residential flat buildings or shop top housing	In accordance with the Tree Canopy Guide for Low and Mid Rise Housing, the SSDA will target: Deep soil: 20% Tree canopy / Tree Planting: 20% or for every 575 m² of site area, or part thereof, plant at least two medium trees or one large tree in the deep soil area.	
	Non-discretionary development standards—residential flat buildings in Zone R3	Inner area: • maximum FSR of 2.86:1 (maximum GFA with LMR and affordable housing bonus), • maximum building height of 28.6m (maximum building height with LMR + Affordable housing height bonus) (see infill affordable additional height and FSR below)	
Housing SEPP – Infill Affordable Housing	Development to which this Division applies	• Residential flat buildings are permitted pursuant to the Woollahra LEP and Chapter 6 of the Housing SEPP, and • The proposed affordable housing component is 15%, and • Within the Six Cities Region and in an accessible area with multiple bus stops, within 150m servicing the site.	
	Affordable housing requirements for additional floor space ratio	Proposed affordable housing component is 15%. Permitted FSR on R3 portion of the site: 2.86:1 (2.2:1 x 30%) = 5,785m² Proposed FSR on R3 portion of the site: 2.86:1 (2.2:1 x 30%) = 5,785m² It is noted that 13 Gipps Street currently contains a dwelling house with 149.8m² of GFA which is proposed to be retained. Landscaping works will also be proposed on 13 Gipps Street. Permitted building height: 28.6m (22m x 30%) Proposed building height: Approximately 29.9m (approximately 1.3m or 4.5% variation, Clause 4.6 Variation Request to be provided). The height variation will likely be owing to a proposed trafficable roof terrace and rooftop plant. Overview of impacts The attached Scoping Presentation by Smart Design Studio demonstrates that the on-site impacts of the bonuses will not restrict compliance with key considerations relating to: • Landscaping. • Deep soil zones. • Solar access. • Natural cross ventilation.	
	Non-discretionary development standards	Site area	Required: 450m ² Proposed: 2,172.4m ²
		Landscaping	Required: 30% of site area (650m ²) Proposed: 30% (650m ²)
		Parking	Adequate car parking provision will be made within the four basement levels proposed. Residential car parking will be provided in accordance with the minimum Housing SEPP non-discretionary development standards while non-residential and visitor car parking

Component	Assessment		
		will be provided in accordance with the Woollahra Development Control Plan 2015 provisions.	
Design requirements	From a contextual perspective, the precinct in which the site is located is currently undergoing significant transition in respect to future surrounding development. Importantly, the LMR provisions apply to multiple adjacent sites, and recent development within the Paddington Precinct comprise eight storey buildings. Refer to the Urban Design Supporting Letter for additional discussion.		
Must be affordable housing for at least 15 years	Dwellings will be used as affordable housing for at least 15 years, managed by a registered community housing provider.		
A community housing provider has not as yet been decided, however, ongoing discussions are occurring with Evolve Housing. Further details will be provided with the SSDA.			

Housing SEPP – ADG

Chapter 4 Design of residential apartment development

This Chapter and the provisions of the Apartment Design Guide have been considered, and a detailed assessment will be provided within the SSDA.

Deep soil zone	Required: 15% of site area per LMR controls (152.1m ²) Proposed: 20% of site area (435.5m ²)
Solar access	Required: At least 70% Proposed: 75% (33/44 apartments)
Cross ventilation	Required: At least 60% Proposed: 64% (28/44 apartments)
Building separation	The proposed development will be built to boundary up to Level 1. In this respect, the floor level of Level 2 becomes the ground plane for the purposes of calculating building separation in accordance with the ADG. As such, from Level 2, a 6m separation is provided, which is carried up the entirety of the western elevation to avoid a ziggurat form. From Levels 2-7, angled facades are also provided to direct views away from the adjoining site, in order to address visual privacy. This avoids the necessity for additional building separation on levels 6-7, again to avoid a ziggurat form. Full 9m building separation is provided to the properties to the north. For further detail, refer to the schematic elevations provided by Smart Design Studio which identifies the proposed building separation for habitable and non-habitable rooms between side boundaries.

4.1 Woollahra Development Control Plan 2015

Development control plans are not a matter for consideration in the assessment of SSDAs by virtue of section 2.10 of the Planning Systems SEPP, which states that *'Development Control Plans... do not apply to...State significant development'*.

Notwithstanding this, the design of the proposed development will be guided by key provisions including:

- Character elements and desired future character of the Paddington Heritage Conservation Area.
- View sharing with surrounding development and the preservation of views from public open spaces to the Harbour, foreshore areas and city skyline.
- Acoustic and visual privacy impacts in relation to Oxford Street.
- Aiming to minimise the impact on existing vistas or improve existing vistas.
- Residential and non-residential car parking generation rates as well as bicycle and motorcycle rates.

5.0 Key Assessment Matters

5.1 Affordable Housing and Housing Supply

The proposed development will contribute towards the housing targets set for the Woollahra LGA, including much needed affordable housing in the area given proximity to St Vincents Hospital and the UNSW Art and Design Campus. Given the high median unit price in Paddington of \$962,500, the proposed development will improve housing affordability by directly providing 12 affordable housing units and also increasing supply of housing.

Woollahra LGA has a housing target of 1,900 new homes by 2029. UDIA research shows that there is still a 55% shortfall (approx. 1,000 dwellings) in reaching that target. Specifically, the proposal will contribute towards approximately 5% of the current housing target shortfall within the short-term following approval.

5.2 Overshadowing and Solar Access

The indicative concept scheme which is inclusive of the affordable housing bonus (30% bonus) illustrates careful orientation and configuration of the building envelope to maximise solar access whilst ensuring no unacceptable adverse environmental impacts, including no overshadowing to surrounding residential developments.

The shadow diagrams in **Figure 6** illustrate that:

- The majority of shadows will fall on Oxford Street and the surrounding public domain.
- There is no overshadowing to surrounding residential properties, and overshadowing to other surrounding private properties has been minimised and limited to commercial uses.
- The shadows from the 30% height bonus and minor height variation have the same overall overshadowing outcomes as a development without the bonus in that shadows avoid any surrounding residential properties and are generally limited to the public domain and Oxford Street.



Figure 6 Overshadowing Diagrams from 9am through to 3pm

Source: Smart Design Studio

Preliminary heritage studies have shown that the Queen Victoria Gate structure of the Victoria Barracks may be sensitive to overshadowing, while Oxford Street Reserve (which is located in the City of Sydney LGA) is subject to DCP solar access controls for REI land.

Accordingly, the indicative concept scheme ensures that public open spaces, including Oxford St Reserve, and the Queen Victoria Gate structure continues to receive considerable solar exposure throughout the day in accordance with provision 3.1.4(3) within the Sydney Development Control Plan 2012. Further to this, the variation to the height of buildings control has taken into consideration the surrounding development including nearby buildings of local heritage significance.

In this respect, the design of the development, inclusive of the affordable housing bonus (30% bonus) will take into consideration the requirements within provision 3.1.4(3) which includes:

'(3) In relation to parks (i.e. non-linear public open space):

(a) 50% of the total area is to receive sunlight for 4 hours from 9am to 3pm on 21 June;

(b) protection from direct sun is to be available on 21 December for a minimum of 20% of the area used for passive recreation;

(c) protection from strong winds is to be provided, where practicable.'

In summary, the shadow diagrams in **Figure 6** illustrate the following overshadowing outcomes relating to Oxford Street Reserve and the Victoria Barracks:

- The adjacent Oxford Street Reserve will achieve greater than 50% solar access for 4 hours from 9am to 12pm;
- Protection from direct sun is available on 21 December for a minimum of 20% of the area used for passive recreation;
- There is no overshadowing of Queen Victoria Gate; and
- The development will not result in substantial overshadowing to the Victoria Barracks.

Furthermore, the indicative concept design demonstrates that the residential apartments to be delivered at the site are capable of compliance with the relevant provisions of Chapter 4 of the Housing SEPP and its accompanying Apartment Design Guide (ADG) and will provide a high degree of residential amenity.

5.3 Heritage and Built Form

The concept development scheme features an articulated built form which enables the development to sensitively address any impacts to the adjacent local heritage item (Victoria Barracks) and surrounding Paddington Heritage Conservation Area. There will be further architectural resolution through design development up until SSDA lodgement, to ensure sympathetic design is achieved. A detailed Heritage Impact Statement will accompany the SSDA.

5.4 Residential Amenity

The SSDA will be consistent with the design criteria and guidance within the ADG, including building separation, deep soil, solar access and natural ventilation. Further detail will be provided within the SSDA.

5.5 Visual Impact

The SSDA will be accompanied by a detailed Visual Impact Assessment (VIA) which considers the public visual impacts of the proposal from a selection of viewpoints surrounding the site, specifically, the view lines from as shown within the Woollahra DCP 2015.

A View Impact Assessment will also be provided to assess private view impacts from the Victoria Barracks. There are no other surrounding private properties which will be sensitive to view impacts from the Site.

The series of viewpoints for both assessments will be carefully selected to ensure the most important and sensitive views are captured. The VIA will include an assessment that considers the sensitivity of the viewpoint and the magnitude of change with justification for the selection of viewpoints.

Additionally, both assessments will consider any previous investigations into the Site and will provide mitigation measures to ensure that any unreasonable visual impacts with regard to bulk and scale are mitigated.

5.6 Transport and Access

The SSDA will be supported by a Transport and Accessibility Impact Assessment, which will include information on the traffic types and volumes that are expected to be generated during construction and occupation, as well as a description of key access and travel routes from the proposed residential development.

Furthermore, the assessment will identify any impacts on road safety and network capacity, including cumulative traffic impacts at key network points including from Shadforth Street and safe pedestrian access from Bethel Lane and Gipps Street.

5.7 Landscaping and Trees

The indicative concept scheme as prepared by Smart Design Studio will aim to comply with the deep soil requirements set out within the ADG and tree canopy requirements within the Tree Canopy Guide for Low- and Mid-Rise Housing. Additionally, an Arborist Report will be prepared for the SSDA, to determine the significance of trees within and surrounding the site, including their Structural Root Zones and Tree Protection Zones, such that those on Oxford Street can be protected and retained.

5.8 Waste Collection

The indicative concept design proposes private waste collection from the basement because:

- Site constraints prevent the construction of a basement ramp capable of accommodating Council's standard waste collection vehicle;
- A ground floor waste collection area that could accommodate Council's standard waste collection vehicle would require a transfer slab above (and presumably below) which will have significant depth and is not feasible, and also a 4.3m height clearance which would require additional floor to floor heights and overall building height, and disrupt building presentation especially from the key views 8 and 9 down Shadforth Street as identified in Woollahra DCP C1.6.2;
- Kerbside collection on Oxford Street is not viable due to bus stops, bus lanes, existing parking and clearways; and
- Kerbside collection on Shadforth Street is not preferred due to the road width and projected idle times for loading waste.

Further justification will be provided in the Waste Management Plan and Transport and Accessibility Impact Assessment.

5.9 Proposed Consultation

The proponent intends to engage with relevant community and government stakeholders through the preparation and assessment of the SSDA and intends to discuss Council's requirements and expectations further in the scoping meeting.

6.0 Conclusion

As outlined in this letter, the Proposal is declared SSD under Schedule 1, section 26A(1)(ii) of the Planning Systems SEPP and is eligible for industry-specific SEARs.

We trust that the information provided is sufficient to enable industry-specific SEARs to be requested for the preparation of the EIS. Should you have any queries about this matter, please do not hesitate to contact the undersigned.

Yours sincerely,



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