



Mr Gary James
General Manager
Woollahra Council
PO Box 61
Double Bay NSW 1360

15/13544

Dear Mr James

Planning Proposal to amend Woollahra Local Environmental Plan 2014

I refer to Council's letter requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in respect of the planning proposal to amend the Woollahra Local Environmental Plan 2014. The proposal seeks to increase the maximum building height and floor space ratio at 80-84 and 90 New South Head Road, Edgecliff.

As a delegate of the Minister for Planning, I have determined the planning proposal should proceed subject to the conditions in the attached Gateway determination. I have also considered the proposal's inconsistency with s117 Direction 1.1 Business and Industrial Zones, and agree with this inconsistency, as it is of a minor nature.

I note from Council's planning proposal justification that the size of the site will allow for a well-designed building that can maintain the privacy of adjoining buildings. I encourage Council to further consider the potential impacts of the concept design for this site and its compliance with State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development.

The Minister delegated plan making powers to councils in October 2012. It is noted that Council has accepted this delegation. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending LEP is to be finalised within 9 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to the Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment for administrative purposes.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

If you have any further enquiries about this matter, please contact Mr Wayne Williamson of the Department of Planning and Environment on telephone number (02) 9228 6585.

Yours sincerely


Lee Mulvey
Director, Metropolitan (CBD)
Planning Services

15/9/15

Encl. – Gateway determination