



16 May 2019

Jim Betts
Secretary
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Amanda Harvey, Director, Sydney Region East

Dear Mr Betts

Planning proposal for minimum lot size standards for manor houses and multi dwelling housing (terraces) (*Low rise medium density housing*)

The objective of the attached planning proposal is to amend *Woollahra Local Environmental Plan 2014* (LEP) to add minimum lot size standards of 700 square metres for manor houses and multi dwelling housing (terraces). The planning proposal is submitted for a gateway determination under section 3.34 of the *Environmental Planning and Assessment Act 1979* (the Act). Council also requests authorisation as the local plan-making authority under section 3.36 of the Act, as this matter is of local significance. This authorisation will be to the position of General Manager, and sub-delegated to the Director - Planning and Development as set out in the Council's resolution of 26 November 2012.

On 4 June 2018, a report recommending a review of the Woollahra LEP 2014 and *Woollahra Development Control Plan 2015* (DCP) in relation to the new Low Rise Medium Density Housing Code of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Code SEPP), was presented to the Environmental Planning Committee (EPC). On 18 June 2019, Council resolved to undertake this review.

As a consequence of this review, on 18 March 2019, a report recommending the preparation of a planning proposal and related draft amendment to the Woollahra DCP 2015 was presented to the EPC. On 25 March 2019, Council resolved to prepare a planning proposal and refer it to the Woollahra Local Planning Panel (WLPP) for advice.

On 18 April 2019, Council referred a draft of the planning proposal to the WLPP for advice. The WLPP advised Council that it supported the planning proposal subject to inserting a reference to the background study relating to the establishment of the existing minimum lot sizes in Woollahra LEP 2014. The planning proposal has been updated in accordance with this advice.

On 6 May 2019, the WLPP advice was reported to the EPC. On 13 May 2019, Council resolved, in part, to:

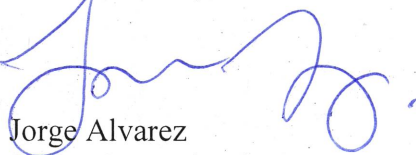
- Forward the planning proposal to the Department of Planning and Environment (as delegate for the Minister for Planning) requesting a gateway determination to allow public exhibition.
- Request the Minister for Planning authorise Council and the local plan-making authority under section 3.36 of the Act, as this matter is of local significance.

The following documents are submitted with this covering letter:

1. Information checklist (section 3.33(2)(a)-(e)) to accompany gateway request.
2. Department's 'Evaluation criteria for the delegation of plan making functions'.
3. Planning proposal – 30 April 2019, including appendices:
 - Appendix 1 – EPC Agenda – 4 June 2018
 - Appendix 2 – EPC Agenda – 18 March 2019 (annexures removed to avoid duplication)
 - Appendix 3 – Discussion Paper (Chapter 4 – Lot Size) – Draft Woollahra Local Environmental Plan 2013.
4. WLPP meeting agenda and minutes – 18 April 2019 (annexures removed to avoid duplication)
5. EPC agenda – 6 May 2019 (annexures removed to avoid duplication)
6. Council resolutions (minutes) – 18 June 2018, 25 March 2019 and 13 May 2019.

If you require further information please contact Jorge Alvarez on 9391 7073.

Yours sincerely



Jorge Alvarez
Senior Strategic Planner