



Mr Gary James
General Manager
Woollahra Council
GPO Box 61
DOUBLE BAY NSW 1360

14/07005

Dear Mr James

Planning Proposal to amend Woollahra Local Environmental Plan 1995

I refer to your Council's letter requesting a gateway determination under section 56 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) in respect to the proposed amendment to increase the maximum FSR for 240 New South Road, Edgecliff from 0.875:1 to 4:1, increase the maximum building height for this site from 9.5m to 18m and apply a second height limit at the highest part of the site.

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 approve the planning proposal's inconsistency with S.117 Direction 1.1 Business and Industrial Zones as being minor.

I note that this proposal has been initiated by Council. Please ensure that Council consults directly with the landowner of the site during public exhibition and carefully considers any concerns that may be raised.

The Minister delegated his 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, I have arranged for Lauren Templeman of the Metropolitan Delivery (CBD) office of the Department of Planning and Environment to assist you. Ms Templeman can be contacted on telephone number (02) 8575 4112.

Yours sincerely


Lee Mulvey
Director
Metropolitan Delivery (CBD)
Growth Planning and Delivery

12/5/12