



Mr Craig Swift-McNair
General Manager
Woollahra Municipal Council
PO Box 61
DOUBLE BAY NSW 1360

Dear Mr Swift-McNair,

Planning proposal to amend Woollahra Local Environmental Plan 2014

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend zoning and lot size controls and update cadastre information in mappings of the Woollahra Local Environmental Plan 2014 as they apply to Double Bay Bowling Club at 18 Kiaora Road, Double Bay.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

In relation to section 9.1 Direction 2.6 Remediation of Contaminated Land, consistency with this Direction remains unresolved. Accordingly, the Gateway determination has been conditioned requiring that a preliminary site investigation be completed in accordance with the contaminated land planning guidelines.

The planning proposal is inconsistent with the section 9.1 Direction 3.1 Residential Zones as it seeks to rezone land currently for residential development. I note that Council has not yet endorsed for exhibition a draft Local Housing Strategy which outlines how Council will meet their short-, medium- and long-term housing needs of the LGA. I have determined not to grant Council delegation as the local plan making authority in this instance, this is to enable the Department to ensure consistency with the housing strategy at finalisation.

The amending local environmental plan (LEP) is to be finalised within **seven (7) months** of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible.

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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Simon Ip, Manager Place and Infrastructure to assist you. Mr Ip can be contacted on 02 8289 6714.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'LR' or similar initials, with a stylized flourish.

Laura Locke
Director, Eastern and South Districts
Eastern Harbour City

Encl: Gateway determination