

Council Ref: SC5355 - 20/41173

12 March 2020

Jim Betts
Secretary
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

Attention: Brendan Metcalfe, A/Director Eastern and South Districts

Dear Mr Betts

Planning Proposal - 800sqm minimum lot size for dual occupancies (attached)

The planning proposal (attached) seeks to amend clause 4.1A of the *Woollahra Local Environmental Plan 2014* to increase the minimum lot size required for dual occupancy (attached) development in the R2 Low Density Residential Zone from 460 square metres to 800 square metres.

The planning proposal is submitted for a gateway determination under section 3.34 of the *Environmental Planning and Assessment Act 1979* (the Act). As this matter is of local significance, Council requests that the Minister for Planning and Public Spaces authorise Council as the local plan-making authority in relation to the planning proposal, to allow it to make the local environmental plan (LEP) under section 3.36 of the Act. Delegation to make the LEP 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.

The attached planning proposal includes the following minor administrative updates to the version reported to Council's Environmental Planning Committee (EPC) on 3 March 2020, and subsequently resolved by Council to submit for a gateway determination:

1. Remove text highlights used to indicate the updates to the planning proposal advised by the Woollahra Local Planning Panel to the EPC (Parts 1.2.5 and 6.1).
2. Update project timeline to incorporate the date of the Council resolution to submit the planning proposal for a gateway determination (Part 9).
3. Update planning proposal date and internal Council reference number throughout the document.

The following documents are attached in support of the gateway submission:

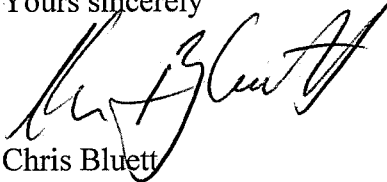
1. Information checklist (section 3.33(2)(a)-(e))
2. Department's checklist titled 'Evaluation criteria for the delegation of plan making functions'
3. Planning proposal - March 2020

4. Supplementary information:

- a. Report to the Environmental Planning Committee - 4 November 2019 (annexures removed)
- b. Council resolution - 11 November 2019
- c. Letter to Minister of Planning and Public Spaces - 13 December 2019
- d. Report to the Woollahra Local Planning Panel - 30 January 2020 (annexures removed)
- e. Woollahra Local Planning Panel minutes - 30 January 2020
- f. Report to the Environmental Planning Committee - 2 March 2020 - (annexures removed)
- g. Council resolution - 9 March 2020

For more information contact Council's Strategic Planners on 02 9391 7087.

Yours sincerely



Chris Bluett

Manager - Strategic Planning

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