



Mr Gary James
General Manager
Woollahra Municipal Council
PO Box 61
DOUBLE BAY NSW 2028

Dear Mr James

Planning proposal PP_2020_WOOLL_002_00 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 add 837 properties to the Flood Planning Maps in the Woollahra Local Environmental Plan (LEP) 2014 as recommended in the Paddington Floodplain Risk Management Study and Plan 2019.

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.

Please be advised that the Gateway conditions require the planning proposal to be revised and submitted to the Department for review and endorsement, prior to the commencement of public exhibition. The conditions aim to ensure the planning proposal provide relevant information for the community, including flood planning maps, discussion about the likely social and economic impacts, the current State Environmental Planning Policies that may be relevant to the proposal, an explanation of the requirements or restrictions on exempt and complying development on flood control lots, and accurate property descriptions for the proposed flood control lots.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within **9 months** of 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 Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

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 Ms Christina Brooks to assist you. Ms Brooks can be contacted on 9274 6045.

Yours sincerely



30 March 2020
Brendan Metcalfe
A/Director, Eastern and South Districts
Eastern Harbour City
Greater Sydney, Place and Infrastructure

Encl: Gateway determination