



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 amended planning proposal dated 2 February 2021 to introduce floor space ratio (FSR) standards for low density residential development in the R2 Low Density Residential and R3 Medium Density Residential zones and urban greening provisions.

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 revision to the planning proposal, including additional explanation and evidence, is required prior to community consultation. The Department is committed to working closely with Council to address the conditions of the Gateway.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Direction 6.3 - Site Specific Provisions is justified in accordance with the terms of the Direction.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Direction 3.1 - Residential Zones. Council should ensure this occurs prior to public exhibition.

It is noted that Council has requested to be authorised as the local plan-making authority. As this proposal applies to residential developments across a broad area, and Council does not yet have a Local Housing Strategy which is endorsed by the Department, Council is not authorised to be the local plan-making authority in this instance.

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 for the

Department to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

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 Simon Ip, Manager, Place and Infrastructure to assist you. Mr Ip can be contacted on 8289 6714.

Yours sincerely

A handwritten signature in black ink, appearing to be 'LR' or similar initials, written in a cursive style.

Laura Locke
Director, Eastern and South Districts
Greater Sydney, Place and Infrastructure

Encl: Gateway determination