

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

PP-2022-1547 IRF22/1798

Via email: records@woollahra.nsw.gov.au

Dear Mr Swift-McNair

Planning proposal PP-2022-1547 to amend Woollahra Local Environmental Plan 2014

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and supporting information received on 29 April 2022 in respect of the planning proposal to list 53 and 55 Drumalbyn Road, Bellevue Hill as local heritage items.

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

Please be advised that the Gateway conditions require a revision to the planning proposal prior to public exhibition. The revision is to include commentaries on the heritage significance or key elements of the selected examples in the comparative analysis within the Assessment of Heritage Significance reports. Council may opt to amend the reports or to provide an addendum as appropriate. Additionally, the guideline for inclusion and exclusion against the historic criterion within the draft inventory sheet for No. 53 Drumalbyn Road should be completed.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 31 December 2022. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning and Environment.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Kavana Ramachandra, A/Senior Planning Officer and Simon Ip, Manager Place & Infrastructure to assist you. Mr Ip can be contacted on 8289 6714 and Ms Ramachandra on 9274 6402.

Yours sincerely

A handwritten signature in black ink, reading "LMcMahon", is centered below the "Yours sincerely" text. The signature is fluid and cursive.

Louise McMahon
Director
Agile Planning and Programs

Encl: Gateway determination