



Department of Planning and Environment

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

PP-2022-1663 / Our ref: IRF22/3027

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

Dear Mr Swift-McNair,

Planning proposal (PP-2022-1663) 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 PP-2022-1663 which seeks various amendments to the planning controls for land at 13-27 Riddell Street and 14-15 Buller Street, Bellevue Hill, under the Woollahra Local Environmental Plan 2014.

As delegate of the Minister for Planning and Homes, I have determined that the planning proposal should not proceed. This decision is consistent with the correspondence to Council dated 16 August 2022, which communicated the Department's concerns with the proposal and recommendation that it be withdrawn.

I acknowledge the detailed work that has gone into the development of the planning proposal. However, the proposal would reduce current potential housing supply and the opportunity for housing diversity on the subject site. The site is well located in proximity to employment, retail and services in existing centres, public transport, social infrastructure and quality open space and recreation areas and remains suitable for a range of housing types permitted under the current R3 Medium Density zoning. The proposal also runs counter to the objectives of Council's own endorsed Local Housing Strategy and the relevant State Strategic Plans. See our Determination Report for more detail.

Council is encouraged to review its Development Control Plan (DCP), the site-specific issues raised in the proposal could be appropriately addressed through the provisions of a DCP to guide future development in the area and satisfy Council's objectives from the proposal.

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 8289 6714 or via email at simon.ip@planning.nsw.gov.au

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Amanda Harvey'.

17 October 2022
Amanda Harvey
Executive Director, Metro East and South
Planning and Land Use Strategy

Encl: Gateway determination