



irf25/963

Plan finalisation report – PP-2024-27

Dwelling Retention Planning Proposal

May 2025



Published by NSW Department of Planning, Housing and Infrastructure

dpie.nsw.gov.au

Title: Plan finalisation report – PP-2024-27

Subtitle: Dwelling Retention Planning Proposal

© State of New South Wales through Department of Planning, Housing and Infrastructure 2025 You may copy, distribute, display, download and otherwise freely deal with this publication for any purpose, provided that you attribute the Department of Planning, Housing and Infrastructure as the owner. However, you must obtain permission if you wish to charge others for access to the publication (other than at cost); include the publication in advertising or a product for sale; modify the publication; or republish the publication on a website. You may freely link to the publication on a departmental website.

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing May 2025 and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning, Housing and Infrastructure), the author and the publisher take no responsibility, **and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties)**. Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.

Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

Contents

1	Introduction	2
1.1	Overview	2
1.1.1	Sydney Local Environmental Plan 2012 (Amendment No. 109).	2
1.1.2	Site description	2
1.1.3	Purpose of plan	3
1.1.4	State electorate and local member	3
2	Gateway determination and alterations	4
3	Public exhibition and post-exhibition changes	4
3.1	Submissions during exhibition	4
3.1.1	Submissions supporting the proposal	4
3.1.2	Submissions objecting to the proposal	5
3.1.3	Submissions requesting amendments to the planning proposal	9
3.2	Post-exhibition changes	11
3.2.1	Council resolved changes	11
3.2.2	The Department's recommended changes	11
3.2.3	Justification for post-exhibition changes	12
4	Department's assessment	12
4.1	Detailed assessment	13
4.1.1	Proposed Development Standard	13
4.1.2	Savings and transitional provisions	14
4.1.3	Section 9.1 Directions	14
5	Post-assessment consultation	14
6	Recommendation	15
	Attachments	16

1 Introduction

1.1 Overview

1.1.1 Name of draft LEP

Sydney Local Environmental Plan 2012 (Amendment No. 109) will introduce a new provision to minimise the loss of housing in the City of Sydney Local Government Area (LGA) through the redevelopment of existing buildings.

1.1.2 Site description

This planning proposal applies to the entire City of Sydney LGA (see Figure 1).

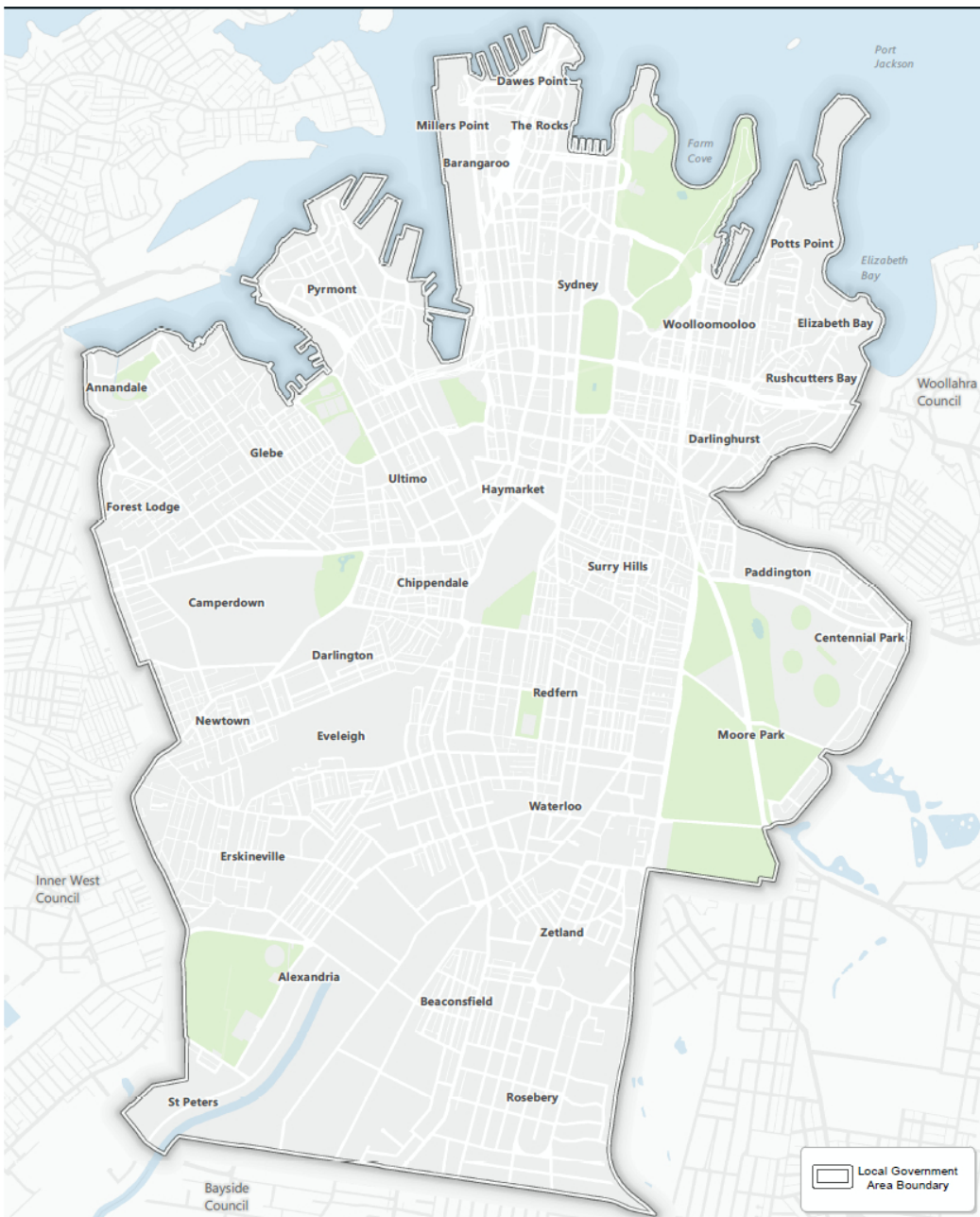


Figure 1 Subject site (Source: City of Sydney)

1.1.3Purpose of plan

The objectives of the planning proposal are to:

- Support housing diversity and affordability by discouraging the replacement of smaller apartments with fewer large apartments
- Maintain and grow housing supply in the City [of Sydney], and
- Maintain residential densities close to amenities and public transport.

The planning proposal seeks to amend the *Sydney Local Environmental Plan 2012* (Sydney LEP) to:

- Introduce a local provision into the Sydney LEP 2012 to require that redevelopment of a building containing at least 3 dwellings will not result in a reduction of more than 1 dwelling or 15% of the dwellings in the building, whichever is greater; and
- Introduce a new savings provision that will apply to:
 - development applications or concept development applications made but not finally determined; and
 - development applications lodged after these amendments come into effect, that relate to a concept development application approved before the commencement of these amendments.

1.1.4State electorate and local member

The City of Sydney spans several State and Federal electorates (see Table 1).

Table 1: State and Federal Electorates

Electorate	Member
State	
Sydney	Alex Greenwich MP
Newtown	Jenny Leong MP
Heffron	Ron Hoenig MP
Balmain	Kobi Shetty MP
Federal	
Sydney	Tanya Plibersek MP
Grayndler	Anthony Albanese MP

To the team’s knowledge, the MPs have not made any written representations regarding the proposal.

There are no donations or gifts to disclose, and a political donation disclosure is not required.

There have been meetings and communications with registered lobbyists with respect to this proposal, details are as follow:

- Meeting with Iemma Patterson Premier Advisory Group representing Time & Place on 4 April 2024 to brief the Department on proposed redevelopment at 45 to 53 Macleay Street, Potts Point and the impact the planning proposal will have on the development as no

savings provisions for applications already lodged was proposed at the time; and

- Meeting with Iemma Patterson Premier Advisory Group representing Time & Place on 28 November 2024 to update the Department on the proposed redevelopment at 45 to 53 Macleay Street, Potts Point and the proposed savings provisions.

2 Gateway determination and alterations

The Gateway determination issued on 5 April 2024 (**Attachment B**) determined that the proposal should proceed subject to conditions which required the planning proposal to be updated prior to exhibition as follows:

- Provide additional evidence and analysis for clarity and transparency explaining how the proposed numerical standard was selected and why it is the best mechanism to address the housing trend.
- Address Section 9.1 Ministerial Direction 4.2 – Coastal Management and provide justification to demonstrate how the planning proposal is consistent with the terms of the direction.
- Include a proposed provision for savings and transitional arrangements for applications lodged prior to the provision coming into effect.

The updates to the planning proposal in response to the Gateway determination are discussed further in Section 4.1 of this report.

3 Public exhibition and post-exhibition changes

In accordance with the Gateway determination, the proposal was publicly exhibited by Council from 11 July 2024 to 23 August 2024.

A total of 390 submissions were received, comprising of 91 objections (23%), 186 submissions in support (48%), 73 submissions requesting amendments (19%), and 40 submissions making comment (10%).

Submissions were received from 374 individuals, four community groups, seven industry groups, one government agency and four body corporates. The submissions summary report (**Attachment E**) outlines the issues raised and Council's response.

3.1 Submissions during exhibition

3.1.1 Submissions supporting the proposal

The 186 submissions (48% of submissions) supported the proposal for the following reasons:

- Increased support for essential workers, students, and long-term residents through promoting housing affordability;
- Creation of a preventative measure against the housing crisis;
- Support for the local economy;
- Creation of a balanced, principled and fair formula used to limit the dwelling reductions associated with redevelopments;
- Reduced carbon emissions;
- Increased investment in the maintenance of existing dwellings;
- Improved heritage preservation outcomes; and
- Reduced housing insecurity.

3.1.2 Submissions objecting to the proposal

Of the 390 submissions received in response to the planning proposal, 91 submissions (23%) were objections. A summary of the key issues raised in the objections are discussed in Table 2 along with a summary of Council's response and the Department's response.

Table 2: Summary of Key Issues

Issue raised	% of Submissions	Council response and Department assessment
<u>Reduced development feasibility</u>		
Submissions raised concerns that the proposed policy would decrease development feasibility because it would limit development of larger (3+ bedroom) apartments, which have a higher market demand compared to smaller (studio and 1 bedroom) apartments, particularly around the eastern suburbs of the City of Sydney LGA.	10%	Council Response: <i>Limiting the loss of smaller, lower cost apartments, in favour of larger, higher value apartments, may have some impact on the relative profit that can be achieved in any redevelopment. [However], it does not mean that redevelopment is unfeasible.</i> <i>The planning proposal provides adequate flexibility to allow for redevelopment. While opportunities and constraints differ across sites, redevelopment will be most attractive where there is potential for unrealised capacity in existing planning controls to be used to provide larger apartments. Where buildings are already close to or exceed existing built form controls, further intensification of the site is limited in general, but this is not due to this planning proposal.</i> Department Response: The Department is satisfied that Council have adequately responded to the matters raised. There is also an opportunity for Council or the Department to reassess at a later date whether the provision is having the intended outcome and consider a suitable planning pathway to amend or remove the proposed provision if it is not having the intended effect.
<u>Redevelopment challenges</u>		
Submissions raised concerns that the proposed policy would encourage the retention of apartment buildings with outdated design standards and would stifle the redevelopment of buildings that have deteriorated.	9%	Council Response: <i>The proposal does not require the retention of existing apartments, only that the new development does not significantly reduce the number of apartments. A new development under the proposed controls will be expected to meet current amenity standards.</i> <i>It provides flexibility to ensure owners can refurbish, maintain or redevelop their properties. The intention and effect of the planning proposal is only to ensure that this does not lead to a significant reduction in dwelling numbers.</i> Department Response: The planning proposal tested six scenarios to identify an

		appropriate numerical standard that maximises retention of dwellings while also achieving a diverse mix of dwelling sizes that meet current amenity standards. The planning proposal states that the analysis identified that a numerical standard greater than 15% would meet dwelling size and mix requirements however, would result in a significant reduction in housing supply. Conversely, a 10% maximum dwelling reduction would not allow for redevelopment that would meet dwelling mix standards. The planning proposal also includes a scenario analysis of recent development applications received by the City of Sydney. The analysis demonstrates that the developments scenarios if subject to the proposed provision would result in average apartment sizes that are larger than in the existing building but smaller than proposed in the recent applications. The analysis concluded that there is flexibility to deliver a range of apartment sizes across the six scenarios including some larger apartments. The Department is satisfied that the planning proposal will not result in a significant hinderance on the redevelopment of buildings with outdated design standards.
Owners show reduced willingness to invest in maintaining and upgrading older buildings due to cost-prohibitive repairs. This reluctance results in further deterioration, as seen in avoided fire safety audits, neglected property maintenance inquiries, and postponed repairs.	10%	Council Response: <i>The planning proposal provides adequate flexibility to facilitate the redevelopment of a building where it reaches the end of its economic life.</i> Department Response: The Department is satisfied that Council have adequately responded to the matters raised. As discussed above, the planning proposal has considered development feasibility.

Reduction in number of large apartments

Submissions raised concerns that the proposal would limit the supply of larger apartments, which would have a flow-on effect on the availability of dwellings for families, seniors housing, and group housing.	8%	Council Response: <i>The planning proposal provides adequate flexibility to ensure that any redevelopment can provide some larger apartments as part of its overall dwelling size mix. Sydney Development Control Plan 2012 (DCP) requires 10 per cent of apartments to have 3 or more bedrooms and soon to be exhibited controls propose increasing this to 20 per cent. Testing of the proposed controls demonstrated that the current and draft dwelling mix controls can be achieved.</i> Department Response: The Department is satisfied that Council have
---	----	--

		adequately responded to this issue. It is noted that the planning proposal tested six scenarios to identify an appropriate numerical standard considering the proposed dwelling mix of 20% is greater than the current dwelling mix requirements in the Sydney DCP. Testing outlined in the planning proposal found that across the six scenarios there was potential for some larger apartments under the proposed numerical standard with average resulting dwelling sizes ranged between 55sqm and 133sqm.
--	--	--

Interface with Housing SEPP

Submissions raised that the planning proposal is inflexible in nature and is inconsistent with the affordable housing provisions and overall aims in the Housing SEPP to promote diversity and mitigate the loss of affordable housing. Submissions also request developments under the in-fill affordable housing provisions in the SEPP should be exempt from the dwelling retention provision.	2 Industry Groups	Council Response: <i>There are very limited instances where both the SEPP and the dwelling retention controls would apply, specifically on buildings held in single title that are not strata or company sub-divided. In such cases, there is no conflict as the Housing SEPP focuses on retaining affordable rental housing, while the planning proposal addresses overall housing supply, irrespective of affordability.</i> <i>Where redevelopment of a residential flat building is proposed, a proponent can utilise the in-fill affordable housing provision under the Housing SEPP which enables additional FSR and height where 10%-15% of the development is provided as affordable housing for 15 years. The planning proposal does not impede the use of the infill affordable housing provision in the Housing SEPP. The use of this provision can help to provide a developer with additional FSR in any redevelopment and assist in maintaining the number of existing dwellings.</i> Department Response: The Department is satisfied that Council have adequately responded to this issue.
---	-------------------	---

Justification for numerical standard

Submissions raised concerns that the tipping point analysis in the planning proposal is based on a small sample and does not sufficiently justify the 15% standard or its potential impacts and is therefore inconsistent with gateway conditions. Additionally, concerns were raised that it does not demonstrate that a diverse	2 Industry Groups	Council Response: <i>A comprehensive explanation of how the 15% maximum dwelling reduction rate was prepared. This included further detailed tipping point analysis that explores a range of alternative maximum dwelling reduction rates to test the sensitivity of the proposed dwelling standard. The aim of the tipping point analysis is to ensure future redevelopment of buildings could still be achieved while maintaining compliance with current minimum dwelling size requirements, as well as draft Sydney DCP requirements to provide 3-bedroom apartments in any new development.</i>
--	-------------------	---

mix of dwelling sizes can be achieved		Department Response: The Department notes that the planning proposal provided an analysis of six recent developments to confirm whether the sites could meet the 15% numerical standard. This standard was applied to the six recent developments as a means of testing dwelling mix. In summarising the analysis, the planning proposal notes the potential for additional gross floor area to work together with proposed 15% numerical standard to ensure amenity standards are met. The planning proposal states this is most important where existing apartment sizes are particularly small. There is also an opportunity for Council or the Department to reassess at a later date whether the provision is having the intended outcome and consider a suitable planning pathway to amend or remove the proposed provision if it is not having the intended effect.
---------------------------------------	--	--

Security for current tenants/owners

Developer interest in residential flat buildings has created housing insecurity for owners and tenants as the Strata Schemes Development Act 2015 allows a building to be sold for redevelopment if 75% of owners agree creating uncertainty and conflict between owners.	5%	Council Response: <i>The planning proposal is not intended to stop acquisition or renewal and redevelopment of strata schemes. Strata renewal is permitted under NSW Government legislation.</i> Department Response: The Department is satisfied that Council have adequately responded to this issue.
---	----	---

Other matters of concern raised by submissions included:

- General opposition to the planning proposal and government intervention of housing market
- Reduced design flexibility for development
- Reduced amount of developer contributions for Council

3.1.3 Submissions requesting amendments to the planning proposal

Of the 73 submissions which supported a revised planning proposal, 61 submissions (84%) supported the proposal with tighter restrictions, while 12 submissions (16%) supported the proposal with fewer restrictions. A summary of the key changes requested is provided in Table 3 along with a summary of Council's response and the Department's response.

Table 3: Summary of requested changes

Change Requested	% of Submissions	Council response and Department assessment of adequacy of response
Reduction in permissible dwelling loss	14%	Council Response: <i>The City notes the requests to introduce stricter limits for dwelling loss. As explained in the planning proposal, the</i>

		<i>proposed 15% reduction rate is based on finding a reduction rate that best balances the need to ensure that buildings are not completely prevented from redevelopment with the intention to protect the stock of smaller dwellings.</i> Department Response: The Department is satisfied that the planning proposal has provided adequate justification for the proposed numerical standard. Refer to Table 2 for further discussion.
Increase building height and FSR controls to boost density	11%	Council Response: <i>The City has sufficient zoned capacity to meet long term housing targets and is rezoning Pyrmont and providing increased floor space for build to rent housing in Central Sydney. Incentives are not supported as they are better used to encourage better performance and outcomes rather guard against poor outcomes.</i> Department Response: The Department is satisfied that Council have adequately responded to this request.
Change provision to 'net-bedroomloss' rather than 'net-dwellingloss'	6%	Council Response: <i>Since the lost units are generally smaller, this change would likely diminish housing choice by forcing smaller households into share households. Recent redevelopments typically result in new, less affordable apartments for group households, meaning the net loss of dwellings persists and doesn't solve affordability concerns or housing needs for smaller households.</i> Department Response: The Department is satisfied that Council have adequately responded to this request.
Requests for exemptions and exclusions in certain circumstances. Some submissions are concerned that redevelopment is a less viable option if the planning proposal comes into effect	5%	Council Response: <i>The planning proposal provides adequate flexibility for the redevelopment of sites.</i> <i>The planning proposal allows the merging of two apartments into one. It also allows the incremental merging of units within the rule. The exemptions proposed contradict the objectives and intended outcomes. In relation to allowances for greater than 15% loss, the planning proposal used a tipping point analysis, to consider the lowest rate that can be applied while also meeting the objectives of a minimum 20% 3-bedroom apartments in the new development and meeting modern apartment size standards.</i> <i>The planning proposal does not prevent the redevelopment of residential flat buildings or shop-top housing for seniors housing, as long as the loss of dwellings does not exceed 15%. Introducing an exemption for seniors housing would be inconsistent with the objectives of this proposal, as it could</i>

		<i>lead to significant dwelling loss through redevelopment for residential purposes.</i> Department Response: The Department is satisfied that Council have adequately responded to this request.
Remove savings and transitional provisions	3%	Council Response: <i>The Department required as part of their Gateway Determination that the City update the planning proposal prior to exhibition to include a provision for savings and transitional arrangements for applications lodged prior to the provision coming into effect.</i> Department Response: The savings provisions were required as part of the gateway process to provide for a fair and equitable process.
Council should be made local plan-making authority as they have specific knowledge of the community	3%	Council Response: <i>These concerns are noted, however the Act [Environmental Planning and Assessment Act 1979] empowers the Minister to make an LEP, and delegation to a state government representative, or to a Council, is at their discretion. In this instance, the authority has not been delegated to Council and it is not within the powers of Council to alter this decision.</i> Department Response: Due to the nature of the planning proposal, the Department determined that it should maintain oversight on the proposal. Notwithstanding this decision, Council remain as planning proposal authority and are responsible for preparing the planning proposal and responding to submissions.

Other changes requested in submissions included:

- Reduce cost of development by reducing amenity requirements for development
- Introduction of other mechanisms to support additional housing and improve housing affordability, include at both a local and state government level. These mechanisms are considered outside the scope of this planning proposal

The Department is satisfied that Council have adequately responded to all issues raised within submissions.

3.2 Post-exhibition changes

3.2.1 Council resolved changes

At Council's Ordinary Meeting on 25/11/2024, Council resolved to proceed with the planning proposal with the following post-exhibition change:

- Note in the planning proposal documentation that the objective is to minimise the loss of dwellings and dwelling diversity rather than just loss of dwelling diversity.

3.2.2 The Department's recommended changes

Following the receipt of the revised planning proposal from Council, the Department has made further changes to the proposal as follows:

- Clarify that savings provisions extend to State Significant Development applications if environmental assessment requirements have been notified under Part 8 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) by the date that these amendments commence.

3.2.3 Justification for post-exhibition changes

The Department notes that these post-exhibition changes are justified and do not require re-exhibition. It is considered that the post-exhibition changes:

- Respond to feedback received in submissions to ensure state significant development applications are saved from the proposed provision to ensure the savings provisions required by the Gateway Determination (**Attachment B**) capture both local and state developments; and
- Are minor text changes to the planning proposal documentation to improve clarity in response to submissions.

4 Department's assessment

The proposal has been subject to detailed review and assessment through the Department's Gateway determination and subsequent planning proposal processes. It has also been subject to a high level of public consultation and engagement.

The following reassesses the proposal against relevant Section 9.1 Directions, SEPPs, Regional and District Plans and Council's Local Strategic Planning Statement. It also reassesses any potential key impacts associated with the proposal (as modified).

As outlined in the Gateway determination report (**Attachment C**), the planning proposal submitted to the Department for finalisation (**Attachment A**):

- Remains consistent with the regional and district plans relating to the site.
- Remains consistent with the Council's Local Strategic Planning Statement.
- Resolved inconsistency with Section 9.1 Ministerial Direction 4.2 – Coastal Management and remains consistent with all other relevant Section 9.1 Directions and
- Remains consistent with all relevant SEPPs.

The following tables identify whether the proposal is consistent with the assessment undertaken at the Gateway determination stage. Where the proposal is inconsistent with this assessment, requires further analysis or requires reconsideration of any unresolved matters these are addressed in Section 4.1

Table 4 Summary of strategic assessment

	Consistent with Gateway determination report Assessment	
District Plan	☒ Yes	☐ No, refer to section 4.1
Local Strategic Planning Statement	☒ Yes	☐ No, refer to section 4.1
Local Planning Panel (LPP)	☒ Yes	☐ No, refer to section 4.1

recommendation	
Section 9.1 Ministerial Directions	☐ Yes ☒ No, refer to section 4.1 (<i>All section 9.1 Directions have now been resolved</i>)
State Environmental Planning Policies (SEPPs)	☒ Yes ☐ No, refer to section 4.1

Table 5 Summary of site-specific assessment

Site-specific assessment	Consistent with Gateway determination report Assessment	
Social and economic impacts	☒ Yes	☐ No, refer to section 4.1
Environmental impacts	☒ Yes	☐ No, refer to section 4.1
Infrastructure	☒ Yes	☐ No, refer to section 4.1

4.1 Detailed assessment

The following section provides details of the Department's assessment of key matters, recommended revisions to the planning proposal to make it suitable and discussion of how the unresolved matters at gateway determination have been resolved.

4.1.1 Proposed Development Standard

A condition was included in the gateway determination requiring the planning proposal to be updated to provide greater explanation and justification for how the 15% numerical standard was selected including:

- Further explanation of how the 15% rate of maximum dwelling reduction was identified rather than another rate and how it is the most appropriate to achieve the proposal objectives.
- Multiple worked examples showing how the provision will apply in different scenarios and development types. This should include:
 - The methodology for how the reduction in overall dwellings on the site would be calculated when there is a non-residential component.
 - Scenarios where mixed-use buildings reducing the number of dwellings and some dwellings are converted to non-residential uses, and
 - scenarios for residential flat buildings.
- Discussion of how the proposed provision will apply to zones predominately characterised by employment or mixed uses.

The exhibited planning proposal included justification to address the above gateway conditions by providing an analysis of alternative rates.

The proposal outlines the tipping point analysis which Council used to identify a rate at which dwelling loss was minimised, but for which redevelopment would be able to realise a diverse mix of dwelling sizes. The rate (15%) was then applied to six recent developments to test the resulting dwelling retention and average dwelling size.

In summarising the analysis, the planning proposal notes the potential for additional gross floor area to work together with proposed 15% numerical standard to ensure amenity standards are met. The planning proposal states this is most important where existing apartment sizes are

particularly small. The Department notes that the recent developments Council tested the proposed numerical standard against varied greatly in scale and included sites with very small existing apartment sizes.

There is an opportunity for Council or the Department to reassess the provision in the future and consider whether it is having the intended outcome, should unanticipated scenarios eventuate. However at this time, the proposed numerical standard is considered appropriate to achieve the proposal's objectives.

The planning proposal also included five mock scenarios to show how the provision would apply to development for a range of land use mixes. These mock scenarios clarified how the numerical standard would apply to mixed use developments and conversions. This has been reflected in the draft instrument.

4.1.2 Savings and transitional provisions

A gateway condition was included requiring the planning proposal to be updated to include savings and transitional arrangements for development applications lodged but not determined prior to the LEP coming into effect. The planning proposal was updated to include savings and transitional provisions to ensure the local provision would not apply to:

- Development applications or concept development applications made but not finally determined; and
- Development applications lodged after these amendments come into effect, that relate to a concept development application approved before the commencement of these amendments

As noted in Section 3.2.2, the Department has made post-exhibition changes in response to feedback received in submissions to ensure state significant development applications are saved from the proposed provision from the time Secretary's Environmental Assessment Requirements (SEARs) are notified to ensure the savings provisions capture both local and state significant developments.

4.1.3 Section 9.1 Directions

A gateway condition was included requiring the planning proposal to be updated to address Section 9.1 Ministerial Direction 4.2 – Coastal Management. The planning proposal was updated to address this Direction, and the proposal does not enable increased development or more intensive land uses and is therefore considered consistent with this Direction.

5 Post-assessment consultation

The Department consulted with the following stakeholders after the assessment.

Table 6 Consultation following the Department's assessment

Stakeholder	Consultation	The Department is satisfied with the draft LEP
Council	Council was consulted on the terms of the draft instrument under clause 3.36(1) of the <i>Environmental Planning and Assessment Act 1979</i> (Attachment D). Council provided comments on the draft instrument and the Department has taken these comments into consideration and made	☒ Yes ☐ No, see below for details

	amendments to the instrument to address Council's comments (Attachment G).	
Parliamentary Counsel Certificate	On 20/05/2025, Parliamentary Counsel provided the Certificate confirming that the draft LEP could legally be made. This Certificate is provided at Attachment PC .	☒ Yes ☐ No, see below for details

6 Recommendation

It is recommended that the Minister's delegate as the local plan-making authority determine to make the draft LEP under clause 3.36(2)(a) of the Act because:

- It is consistent with the strategic planning framework, including the Region Plan, District Plan, Local Strategic Planning Statement, Community Strategic Plan, and Local Housing Strategy.
- It is consistent with the Gateway determination.
- Issues raised during consultation have been addressed and there are no outstanding objections from government agencies or public authorities.
- It seeks to ensure that redevelopment will not result in a significant reduction in the number of well located, relatively affordable dwellings within the LGA.
- Has considered measures to ensure the numerical standard will be able to achieve the dwelling amenity and dwelling mix requirements.



23/05/2025

Eva Stanbury

Manager, Local Planning and Council Support, North, East and Central Coast



28/05/2025

Jazmin van Veen

Director, Local Planning (North, East and Central Coast)

Assessment officer

Ellen Shannon

Senior Planning Officer, Local Planning and Council Support (North, East and Central Coast)

8275 1834

Attachments

Attachment	Document
A	Final Planning Proposal – Dwelling Retention (25 November 2024)
B	Gateway Determination (5 April 2024)
C	Gateway Determination Report (April 2024)
D	Consultation under Section 3.36(1) – Email to Council (27 February 2024)
E	Summary of Submissions and Council Response – PP-2024-27
F	Resolutions of Council and the Central Sydney Planning Committee
G	Council comments on Draft Instrument – Email from Council (22 May 2025)
LEP	Sydney Local Environmental Plan (Amendment No. 109)
PC	PC Certificate