

Gateway Determination

Planning proposal (Department Ref: PP-2025-604): Woollahra Dwelling Retention

I, the Director, Local Planning (North, East and Central Coast), at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Woollahra Local Environmental Plan 2014 to introduce dwelling retention measures, should proceed subject to the following

The LEP should be completed on or before 9 June 2026.

Gateway Conditions

1. Prior to public exhibition, the planning proposal is to be updated to include:
 - (a) Scenario analysis of recent developments with and without proposed dwelling retention provisions under current planning controls. The analysis should measure dwelling loss and resulting average dwelling size in sqm.
 - (b) Discussion of how the proposed provision will apply to zones predominately characterised by employment or mixes uses.
 - (c) An amended timeline.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as complex as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 30 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 12 September 2025



Jazmin van Veen
Director, Local Planning (North, East and Central Coast)
Planning, Land Use Strategy, Housing and Infrastructure
Department of Planning, Housing and Infrastructure
As delegate for the Minister for Planning and Public Spaces