



Kelly Lynch
Mosman Municipal Council
Civic Centre, Mosman Square
PO Box 211
SPIT JUNCTION NSW 2008

Dear Kelly,

Planning proposal [PP_2021_3682] to amend Mosman Local Environmental Plan 2012

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 to rezone land within the Mosman Scenic Protection Area from R2 Low Density Residential to E4 Environmental Living.

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.

I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. However, Council should aim to commence the exhibition of the planning proposal as soon as possible to allow it to be finalised prior to Council's exclusion from the Codes SEPP lapsing in May 2022. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

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 Mr Luke Johnson to assist you. Mr Johnson can be contacted on 02 9860 1580.

Yours sincerely

Brendan Metcalfe
Director North District
Eastern Harbour City

Encl: Gateway determination