

Mr Craig Swift-McNair
General Manager
Woollahra Municipal Council

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

Dear Mr Swift-McNair

Planning proposal PP-2022-1525 to amend the 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 planning proposal PP-2022-1525 to list 18 electricity substations as local heritage items by amending the Woollahra Local Environmental Plan (LEP) 2014.

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. 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 Gateway requires additional details to be provided in the planning proposal and heritage report prior to exhibition. They include description of the 'moveable contents' on the relevant sites and discussion of their heritage significance. The Gateway also provides for certain administrative changes to be made prior to exhibition.

The proposed local environmental plan (LEP) is to be finalised on or before 31 January 2023. This is consistent with the maximum benchmark timeframes in the *Local Environmental Plan Making Guideline* for a 'standard' planning proposal. Council should aim to commence the exhibition of the planning proposal no more than two months from the date of the Gateway determination.

Should Council seek to make the 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 Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* 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, please contact Mr Simon Ip, Manager, Place and Infrastructure by email at simon.ip@planning.nsw.gov.au or by phone on (02) 8289 6714.

Yours sincerely



18 July 2022

Laura Locke
Director, Eastern and South Districts
Planning and Land Use Strategy

Encl: Gateway determination