

Fact sheet

Role in the planning proposal process



What are the Council's, Sydney Eastern City Planning Panel and the Department of Planning, Housing and Infrastructure role in the planning proposal process?

The Council's role for this planning proposal

As per the *Local Environmental Plan Making Guideline, August 2023*, as Council resolved not to support the planning proposal, it cannot appoint itself as the PPA. Instead, Council is now considered a key stakeholder and will be consulted during the public exhibition stage, if the planning proposal proceeds to receive a Gateway determination.

Sydney Eastern City Planning Panel's role for this planning proposal

The Sydney Eastern City Planning Panel (SECPP) acts as the independent body responsible for rezoning reviews within the Woollahra Local Government Area. The SECPP was requested by the proponent to review the rezoning request.

On 28 February 2024, the SECPP has determined that the proposal should proceed to Gateway determination subject to a series of amendments.

The Panel has appointed itself as the Planning Proposal Authority (PPA) under section 3.32(1) of the *Environmental Planning and Assessment Act 1979* to finalise this matter.

As the appointed PPA, the SECPP is responsible for preparing the planning proposal documents and submitting them to the DPHI for Gateway determination.

If Gateway determination is issued, the PPA is responsible for satisfying the Gateway conditions, public exhibition of the planning proposal, and finalisation.

The SECPP will consider public submissions on the planning proposal prior to making a decision about whether the planning proposal should proceed to finalisation.

The Department of Planning, Housing and Infrastructure's role for this planning proposal

The Department of Planning, Housing and Infrastructure (DPHI) assesses and guides planning proposals through the LEP making process. This includes active management of the planning proposal through the LEP making process, issue resolution, and finalising the LEP (if the Minister is the local plan-making authority).

Should the planning proposal progress to Gateway determination, the DPHI will assess and make recommendation on whether the planning proposal should proceed. If supported, the DPHI issues Gateway determination with conditions, including the public exhibition of the proposal.

A final assessment of the planning proposal will be undertaken by the DPHI after the public exhibition. Subsequent amendments may be made to respond to matters raised by community members or public authorities. If the DPHI is the local plan-making authority, it will determine if the LEP amendment will be made.