



Mr Gary James
General Manager
Woollahra Municipal Council
PO Box 61
DOUBLE BAY NSW 2028

Dear Mr James

Planning proposal PP_2020_WOOLL_005_00 to amend 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 the planning proposal to list seven pubs/hotels in the suburb of Paddington as local heritage items, namely:

- *The Bellevue Hotel and interiors*, 157-159 Hargrave Street, Paddington;
- *The Grand National Hotel and interiors*, 33 Elizabeth Street, Paddington;
- *The Imperial Hotel and interiors*, 252 Oxford Street, Paddington;
- *The London Tavern Hotel and interiors*, 85 Underwood Street, Paddington;
- *The Paddington Hotel and interiors*, 384 Oxford Street, Paddington;
- *The Paddington Inn Hotel and interiors*, 338 Oxford Street, Paddington; and
- *The Unicorn Hotel and interiors*, 102-106 Oxford Street, Paddington.

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.

It is noted that Council has requested to be authorised as the local plan-making authority. 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. Council should aim to commence the exhibition of the planning proposal as soon as possible. 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 Kieran Aranha to assist you. Mr Aranha can be contacted on 9895 7583.

Yours sincerely



4 August 2020
Brendan Metcalfe
A/Director, Eastern and South Districts
Greater Sydney, Place & Infrastructure

Encl: Gateway determination