



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

Dear Mr James

**Planning proposal PP\_2018\_WOOLL\_003\_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 amend Woollahra LEP 2014 to list Gaden House at 2A Cooper Street, Double Bay (also known as 24-26 Bay Street, Double Bay) as a heritage item.

As delegate of the Minister, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination. Please note that nomination for the State Heritage Register is outside the scope of this planning proposal. A condition of the Gateway requires the removal of any references to this.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority given the differences between the land owner and Council in relation to the extent of the heritage listing on the site.

The amending local environmental plan (LEP) is to be finalised within 9 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 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 Ms Melissa Halloran to assist you. Ms Halloran can be contacted on 9274 1228.

Yours sincerely

 11 February 2019  
**Stephen Murray**  
**Executive Director, Regions**  
**Planning Services**

Encl: Gateway determination  
Local plan-making authority reporting template