



6 November 2018

Carolyn McNally  
Secretary  
NSW Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Amanda Harvey, Director, Sydney Region East

Dear Ms McNally

**Planning proposal for *Gaden House* – 2A Cooper Street, Double Bay**

The planning proposal attached seeks to list *Gaden House* at 2A Cooper Street, Double Bay as a heritage item in the *Woollahra Local Environmental Plan 2014* (LEP). The planning proposal is submitted for a gateway determination under section 3.34 of the *Environmental Planning and Assessment Act 1979* (the Act). Council also requests delegation of the plan-making steps under section 3.36 of the Act, as this matter is of local significance. This delegation will be to the position of General Manager, and sub-delegated to the Director - Planning and Development as set out in the Council's resolution of 26 November 2012.

On 12 February 2018, Council resolved to undertake a heritage assessment of *Gaden House* to determine if it qualifies for listing as a heritage item. Anne Warr Heritage Consulting was engaged to prepare the heritage assessment. The assessment recommends the listing of *Gaden House* as a heritage item at both the local level, in Schedule 5 of the Woollahra LEP 2014 and at the State level, on the State Heritage Register (SHR).

On 13 September 2018, Council referred a draft planning proposal to the Woollahra Local Planning Panel (WLPP) for advice. The WLPP advised Council that it supported the planning proposal subject to two minor amendments, and that it supported the nomination of *Gaden House* as a heritage item on the SHR. The two minor amendments advised by the WLPP to the text of the planning proposal do not impact the recommendations of either the planning proposal or the SHR nomination. The amendments are included in the attached planning proposal.

The WLPP advice was reported to the Environmental Planning Committee on 15 October 2018. On 29 October 2018, Council resolved, in part, to:


- Prepare a planning proposal to list *Gaden House* as a heritage item in the Woollahra LEP 2014.
- Forward the planning proposal to the Greater Sydney Commission with a request for a gateway determination to allow public exhibition.
- Seek delegation of the plan-making steps under section 3.36 of the Act, as this matter is of local significance.
- Support the nomination to list *Gaden House* as a heritage item on the SHR and submit it to the Office of Environment and Heritage.

The following documents are submitted with this covering letter:

- Information checklist (section 3.33(2)(a)-(e)).
- Department's checklist titled 'Evaluation criteria for the delegation of plan making functions'.
- Planning proposal.
- Supplementary information including:
  - Heritage Assessment.
  - Local and State heritage data forms (heritage inventory sheets).
  - Submissions on behalf of the land owner.
  - WLPP meeting agenda and minutes – 13 September 2018.
  - Environmental Planning Committee agenda – 15 October 2018.
  - Council resolution – 29 October 2018.

If you require further information please contact Jorge Alvarez on 9391 7073.

Yours sincerely



Anne White

Acting Manager – Strategic Planning

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