



Planning



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Department Generated Correspondence (Y)

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Our ref: PP_2010_WOOLL_002_00 (10/16674)
Your ref: Christopher Bluett

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

Dear Mr James,

Re: Planning Proposal to list buildings at 96-98 Newcastle Street, Rose Bay as heritage items

I am writing in response to your Council's letter dated 2 August 2010 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Woollahra Local Environmental Plan 1995 to include two former churches located at 96-98 Newcastle Street, Rose Bay as individual heritage items and as a heritage item group.

As delegate of the Minister for Planning, I have now determined that the planning proposal should not proceed for the reasons outlined in the attached Gateway Determination.

Should you have any queries in regard to this matter, please contact Daniel Cutler of the Regional Office of the Department on 02 9228 6111.

Yours sincerely,

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

25/8/10

Gateway Determination

Planning Proposal (Department Ref: PP_2010_WOOLL_002_00): to include two former churches located at 96-98 Newcastle Street, Rose Bay as individual heritage items and as a heritage item group.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Woollahra Local Environmental Plan 1995 to include two former churches located at 96-98 Newcastle Street, Rose Bay as individual heritage items and as a heritage item group should not proceed for the following reasons:

1. There is not sufficient justification provided for the need for the Planning Proposal, given the conflicting heritage advice.
2. The Planning Proposal is not consistent with Council's strategic planning framework, given Council's earlier investigations of the site. Woollahra LEP 1995 Amendment No. 44, which rezoned the land, did not identify these properties as having any heritage significance and draft Woollahra LEP 1995 Amendment No. 66, which seeks to list additional heritage items in Woollahra, does not propose to list these properties.

Dated 25th day of August 2010.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning