

Gateway Determination

Planning proposal (Department Ref: PP-2022-1525): To list 18 electricity substations in the Woollahra local government area as local heritage items.

I, the Director, Eastern and South Districts at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Woollahra Local Environmental Plan (LEP) 2014 to list 18 electricity substations within the Woollahra local government area as local heritage items should proceed subject to the following conditions:

1. The planning proposal is to be revised, prior to exhibition, to:
 - (a) Include details of the 'moveable contents' on the relevant sites, including description of such contents, and discussion of their heritage significance in the planning proposal and inventory sheets within the heritage review report.
 - (b) Update the heritage review report to include assessment comments against the representativeness criterion [criterion (g)] under the Heritage Office Guideline, *Assessing Heritage Significance*, 2001 that are specific to the subject substations.
 - (c) Update the planning proposal and heritage review report to ensure the item descriptions and property addresses are consistent.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).

Exhibition must commence within 2 months following the date of the gateway determination.

3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act:

- Heritage NSW (Department of Planning and Environment)
- Ausgrid
- Energy Australia

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 calendar days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
 - (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. The planning proposal must be reported to council for a final recommendation not more than 4 months from the date of the Gateway determination.
7. The LEP is to be completed on or before 31 January 2023.

Dated

18 July 2022



Laura Locke
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Planning and Land Use Strategy
Department of Planning and Environment
Delegate of the Minister for Planning and Homes