



Gateway Determination

Planning proposal (Department Ref: PP_2017_WOOLL_003_00): to amend Woollahra Local Environmental Plan 2014 for the planning proposal to increase the maximum height and floor space ratio controls currently applying to 374 and 376-382 New South Head Road, Double Bay.

I, the Director, Sydney Region East at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Woollahra Local Environmental Plan 2014 to increase the maximum height and floor space ratio controls currently applying to 374 and 376-382 New South Head Road, Double Bay, should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is considered to be routine and must be made publicly available for a minimum of 28 days; and
 - (b) the relevant planning 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 section 5.5.2 of *'A Guide to Preparing Local Environmental Plans'* (Department of Planning and Environment 2016).
2. No consultation is required with public authorities under section 56(2)(d) of the Act.
3. Prior to finalisation, the planning proposal is to be updated to demonstrate consistency with any available findings of Council's Double Bay Commercial Centre Building Envelope Review, in conjunction with clarifying the proposal's consistency with the Hill PDA Double Bay Economic Feasibility Study.
4. A public hearing is not required to be held into the matter by any person or body under section 56(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 timeframe for completing the Local Environmental Plan is to be **9 months** from the week following the date of the Gateway determination.

Dated 13 April 2017

Sandy Chappel
Director, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission