



Gateway Determination

Planning proposal (Department Ref: PP_2014_WOOLL_001_00): to revise controls at 240 New South Road, Edgecliff.

I, the Director, Metropolitan Delivery (CBD) at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act, 1979* that an amendment to increase the maximum FSR for 240 New South Road, Edgecliff, from 0.875:1 to 4:1, increase the maximum building height for this site from 9.5m to 18m and apply a second height limit at the highest part of the site should proceed subject to the following conditions:

1. Amend the planning proposal to include discussion on its inconsistency with S.117 Direction - 1.1 Business and Industrial Zones.
2. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) the planning proposal is classified as routine as described in *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013)* and must be made publicly available for a minimum of **14 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 LEPs (former Department of Planning & Infrastructure 2013)*.
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).
4. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 12th day of May, 2014.


Director
Metropolitan Delivery (CBD)
Growth Planning and Delivery
Department of Planning and Environment
Delegate of the Minister for Planning