

Gateway Determination

Planning proposal (Department Ref: PP-2023-1648): 8-10 New McLean Street, Edgecliff

I, the Director, Local Planning (North, East and Central Coast) at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, 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 2014 (LEP) to facilitate residential uplift at 8-10 New McLean Street, Edgecliff should proceed subject to the below conditions.

The LEP should be completed on or before 5 December 2025.

Gateway Conditions

1. The planning proposal and supporting documentation is to be updated prior to community consultation to:
 - a. clarify that the amendment would introduce a building height limit of RL 91m across the subject site.
 - b. remove references to alternative height and FSR controls.
 - c. Correct minor inconsistencies with regard to:
 - i. removal of the through-site link; and,
 - ii. removal of non-residential uses.
 - d. provide maps to show proposed mapping amendments.
 - e. include a Flood Impact Risk Assessment (FIRA).

2. Consultation is required with the following public authorities:

- a. Transport for New South Wales
- b. Department of Climate Change, Energy, the Environment and Water
- c. Utility Providers, including Sydney Water

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 working days to comment on the proposal.

3. 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 Guideline* (Department of Planning and Environment, August 2023) 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 Guideline* (Department of Planning and Environment, August 2023).

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).

Dated 7 April 2025



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Central Coast)
Planning Land Use Strategy, Housing
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Department of Planning, Housing and
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Delegate of the Minister for Planning and
Public Spaces