

Gateway Determination

Planning proposal (Department Ref: PP_2020_WOOLL_012_00 / PP-2020-4098):
to amend zoning and lot size controls and update cadastre information in mappings of the Woollahra Local Environmental Plan 2014 as they apply to Double Bay Bowling Club, 18 Kiaora Road, Double Bay.

I, the Director Eastern and South Districts at the Department of Planning, Industry and Environment, 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 (LEP) 2014 to amend zoning and lot size controls and update cadastre information in mappings as they apply to Double Bay Bowling Club, 18 Kiaora Road, Double Bay, should proceed subject to the following conditions:

1. Prior to public exhibition the planning proposal is to be revised to:
 - i. Correct mapping to accurately reflect how the site is currently shown in the maps to the Woollahra LEP 2014. Specifically, all excerpts of existing Land Zoning and Lot Size Maps are to be updated to reflect the existing cadastre;
 - ii. Correct mapping to describe the proposed changes to the Woollahra LEP 2014. Specifically, all proposed Land Zoning and Lot Size Maps are to show the proposed zoning and lot size standard respectively;
 - iii. update part of the proposal regarding Ministerial Direction 2.6 and SEPP 55 Remediation of Land in the planning proposal to specify that a preliminary site investigation will be undertaken before finalisation.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 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 section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following public authorities:
 - Sydney Water;
 - Office of Sport; and
 - Transport for NSW.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 28 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. Prior to the finalisation of the planning proposal:
 - i. Justify consistency with Section 9.1 Ministerial Direction 2.6 Remediation of Contaminated Land, by providing a preliminary site investigation carried out in accordance with the contaminated land planning guidelines. For the purpose of this condition, contaminated land planning guidelines means guidelines under clause 3 of Schedule 6 to the *Environmental Planning and Assessment Act 1979*.
6. The planning proposal must be exhibited not more than three (3) months from the date of the Gateway determination.
7. The planning proposal must be reported to council for a final recommendation not more than five (5) months from the date of the Gateway determination.
8. The timeframe for completing the LEP is to be **seven (7) months** from the date of the Gateway determination.

Date 17 day of June 2021.



Laura Locke
Director, Eastern and South Districts
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces