



Contact: Danijela Karać-Cooke
Phone: (02) 9228 6111
Fax: (02) 9228 6244
Email: Danijela.KaracCooke@planning.nsw.gov.au
Postal: GPO Box 39, Sydney NSW 2001

Our ref: PP_2010_HUNTE_001_00 (10/07786)
Your ref: 770/89

Mr Barry Smith
General Manager
The Council of the Municipality of Hunters Hill
PO Box 21
HUNTERS HILL NSW 2110

Dear Mr Smith,

Re: Planning Proposal to amend height controls applicable to Gladesville Village Centre and to reinstate a conservation area

I am writing in response to your Council's letter dated 30 March 2010 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the draft Hunters Hill Local Environmental Plan (Gladesville Village Centre) 2010 to amend height controls applicable to Gladesville Village Centre and to reinstate a conservation area.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

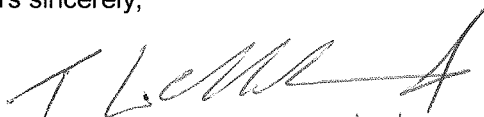
The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway Determination. In view of the regional significance of this planning proposal, Council is to submit, within the next three (3) weeks, a Project Timeline which outlines the anticipated completion of the major steps in the LEP process. Council should aim to commence the exhibition of the Planning Proposal within four (4) weeks of the week following this determination. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

In relation to Council's proposal to refer the outcomes of its review of any public submissions to the Joint Regional Planning Panel, the Department does not consider this to be necessary. The Department will review all of the issues raised by both the public and the government agencies following Council's initial assessment and report prior to a final recommendation being made to the Minister or delegate.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Danijela Karać-Cooke of the Regional Office of the Department on 02 9228 6111.

Yours sincerely,



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

22/4/10

Gateway Determination

Planning Proposal (Department Ref: PP_2010_HUNTE_001_00): to amend height controls applicable to Gladesville Village Centre and to reinstate a conservation area.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Draft Hunters Hill Local Environmental Plan (Gladesville Village Centre) 2010 to:

- Amend the current height controls to land bounded by Victoria Road, Massey Street, Flagstaff Street and Cowell Street, Gladesville from 27m to 34m); and
- Reinstatement Conservation Area No. 2;

should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning 2009)* and must be made publicly available for **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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
2. Draft LEP maps; changes proposed to Schedule 5 of the draft Hunters Hill LEP (Gladesville Village Centre); and the draft associated Development Control Plan are to be exhibited with the Planning Proposal
2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
3. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not have any bearing on the need to conduct a public hearing under the provisions of any other legislation.
4. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 22nd day of April 2010.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning