

Mr Barry Smith
General Manager
Hunters Hill Council
PO Box 21
Hunters Hill NSW 2110

Our ref: PP_2016_HUNTE_001_00 (16/15725)

Dear Mr Smith

Planning Proposal to amend Hunters Hill Local Environmental Plan 2012

I am writing in response to your Council's letter dated 8 December 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend development controls at 1, 1C, 1A & 1B Massey Street; 1-3 Flagstaff Street; 2, 4, 8 & 10 Cowell Street; and part 215 Victoria Road, Gladesville under Hunters Hill Local Environmental Plan 2012.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination. Condition 1 (c) includes the requirement for design excellence and as recommended by the Sydney North Planning Panel should address the considerations for design excellence along the lines of clause 6.12(4) of the Parramatta LEP 2011.

Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided not to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 6 weeks prior to the projected publication date.

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 Greater Sydney Commission may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.



Planning & Environment

Should you have any queries in regard to this matter, I have arranged for Ms Mary Su of the Department's regional office to assist you. Ms Su can be contacted on (02) 9373 2807.

Yours sincerely



16 January 2017

Stephen Murray
Executive Director, Regions
Planning Services

Encl: Gateway Determination