

15 June 2016

Ms Catherine Van Laeren
Director – Sydney West Region, Planning Services
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Department of Planning
Received
17 JUN 2016
Scanning Room

Dear Ms Van Laeren

Planning Proposal – Property Nos. 268-278 New Line Road, Dural

The purpose of this letter is to present a Planning Proposal to the Minister to seek a Gateway Determination in accordance with Clause 56 of the *Environmental Planning and Assessment Act 1979*. The Planning Proposal seeks to rezone the subject properties from IN2 Light Industrial to B2 Local Centre, to support a retail development.

At its meeting on 13 April 2016, Council considered Group Manager's Report No. PL20/16 presenting the Planning Proposal and an independent review of the Proposal undertaken by GLN Planning and resolved that:

1. *Council forward the Planning Proposal to the Department of Planning and Environment seeking a conditional Gateway Determination that requires the proponent to submit prior to exhibition:*
 - 1.1. *An updated Economic and Employment Land Assessment that establishes demand for retail and employment floorspace arising from the estimated future population of the South Dural Planning Proposal;*
 - 1.2. *An updated traffic assessment that considers the future traffic movements arising from the South Dural Planning Proposal; and*
 - 1.3. *A Voluntary Planning Agreement that secures the provision of traffic facilities as offered by the proponent.*
2. *The General Manager be authorised to endorse the redrafting of the Planning Proposal into the required format under Council's cover for Gateway Determination.*
3. *Council write to the proponent advising that Council's ongoing support for the Planning Proposal is conditional upon the progression of the South Dural Planning Proposal which requires the commitment of the NSW Government to fund its share of costs associated with the upgrade of the State Road Network.*
4. *Submitters be advised of Council's resolution.*

In accordance with Council's resolution, please find attached a Planning Proposal setting out Council's objectives and intended outcomes, justification for the proposal and the intended community consultation to be carried out. I would be pleased if you would refer it to the LEP Review Panel for a Gateway determination.

Whilst the Planning Proposal is consistent with the types of draft LEPs routinely delegated by the DP&E, Council's resolution did not address application of the plan making delegations and therefore should not be applied in this instance.

Should you have any further enquiries concerning this matter, please contact Vanessa Scandurra, Strategic Planner on 9847 6726.

Yours faithfully



Fletcher Rayner
Manager
Strategic Planning Branch

Attachments: Planning Proposal - Property Nos. 268-278 New Line Road, Dural

TRIM Reference: D06976769

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