



Planning



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Department Generated Correspondence (Y)

Mr Robert Ball
General Manager
Hornsby Shire Council
PO Box 37
HORNSBY NSW 1630

Contact: Tai Ta
Phone: (02) 9873 8541
Fax: (02) 9873 8599
Email: Tai.Ta @planning.nsw.gov.au
Postal: PO Box 5020, Parramatta NSW 2124

Our ref: PP_2010_HORNS_004_00 (S07/00432)
Your ref: F2004/07491-06

Dear Mr Ball

Re: Planning Proposal to amend Hornsby Shire Local Environmental Plan 1994.

I am writing in response to the Council's letter dated 13 July 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 Hornsby Local Environmental Plan 1994 to rezone certain precincts to permit townhouse development at Hornsby, Asquith and Mount Colah.

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 Gateway Determination requires that the planning proposal be made publicly available for a period of 28 days. Under section 57(2) of the Act, I am satisfied that the planning proposal, when amended as required by the Gateway Determination, is in a form that can be made available for community consultation.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the Planning Proposal within four (4) weeks from 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.

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 Tai Ta of the Regional Office of the Department on 02 9873 8541.

Yours sincerely,

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

24/8/10

Gateway Determination

Planning Proposal (Department Ref: PP_2010_HORNS_004_00): to amend Hornsby Shire Local Environmental Plan 1994 to rezone certain precincts to permit townhouse development at Hornsby, Asquith and Mount Colah

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 Hornsby Local Environmental Plan 1994 to rezone certain precincts to permit townhouse development at Hornsby, Asquith and Mount Colah 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 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. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Department of Education and Training
 - Department of Environment, Climate Change and Water
 - Department of Housing
 - Energy Australia
 - NSW Rural Fire Service
 - NSW Transport and Infrastructure
 - Roads and Traffic Authority

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

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.



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4. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated 24th day of August 2010.

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