



Mr Victor Lampe
General Manager
Hurstville City Council
PO Box 205
Hurstville NSW 1481

Our ref: PP_2014_HURST_001_00 (14/13842)
Your ref: 14/906; D14/91205

Dear Mr Lampe,

Planning proposal to amend Hurstville Local Environmental Plan 2012

I am writing in response to Council's letter, dated 11 August 2014, requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* for a planning proposal to rezone land at Peakhurst (bound by Forest Road, Bonds Road, Trafalgar Street, Gover Street, Lawrence Street, Peakhurst Park and Jacques Avenue) from R3 Medium Density Residential to R2 Low Density Residential.

As delegate of the Minister for Planning, I have determined that the planning proposal should not proceed for the reasons outlined in the attached Gateway determination. In making my decision I have considered the merits of the proposal, advice from Council and the recommendations from the Local Environmental Plan Review Panel (the Panel).

The Panel, which includes an independent representative nominated by Local Government NSW, considered that the proposal is inconsistent with Council's Residential Land Discussion Paper that recommends the subject area be zoned R3 Medium Density Residential in recognition of the high level of transport accessibility and existing services and facilities. Furthermore, the proposal will impede Council's ability to achieve its projected 9,300 additional dwellings across the Hurstville Local Government Area by 2031.

Should you have any queries in regard to this matter, please contact Mr Martin Cooper, of the Department's Metropolitan office, on (02) 8575 4109.

Yours sincerely,

Marcus Ray
Acting Deputy Secretary
Planning Services

08/12/14

Encl: Gateway Determination

Gateway Determination

Planning proposal (Department Ref: PP_2014_HURST_001_00): to rezone certain land at Peakhurst from R3 Medium Density Residential to R2 Low Density Residential.

I, Acting Deputy Secretary, at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the Hurstville Local Environmental Plan 2012 to rezone certain land at Peakhurst from R3 Medium Density Residential to R2 Low Density Residential should not proceed for the following reasons:

1. The proposal will impede the ability of the subject area to contribute towards the projected 9,300 additional dwellings required in the Hurstville LGA by 2031 (2014 NSW Population and Dwelling Projections).
2. The proposal is inconsistent with the objectives and strategies of the draft South Subregional Strategy, the Metropolitan Plan for Sydney 2036 and the Draft Metropolitan Strategy for Sydney 2013 to promote housing in accessible locations.
3. The proposal is inconsistent with section 117 Directions 3.1 Residential Zones, 3.4 Integrating Land Use and Transport and 7.1 Implementation of the Metropolitan Plan for Sydney 2036.
4. The proposal is inconsistent with Council's Residential Land Discussion Paper, which recommended that the subject area be zoned R3 Medium Density Residential in recognition of the high level of transport accessibility and existing services to this area and its potential for redevelopment.

Dated 8th day of December 2014.



Marcus Ray
Acting Deputy Secretary
Planning Services

Delegate of the Minister for Planning