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Mr Laurie O'Connor
Acting General Manager
Hurstville City Council
PO Box 205
Hurstville BC NSW 1481

Our ref: PP_2016_HURST_001_00 (16/04994)

Dear Mr O'Connor

Planning proposal to amend Hurstville Local Environmental Plan 2012

I am writing in response to Council's 30 March 2016 letter 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 zoning and development controls for 80 Park Road and 83 The Avenue, Hurstville (Danebank School Campus).

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.

I have also agreed the planning proposal's inconsistencies with S117 Directions 3.1 Residential Zones and 7.1 Implementation of A Plan for Growing Sydney are of minor significance. No further approval is required in relation to these or any other Directions.

Plan making powers were delegated to councils in October 2012. It is noted 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 to issue an authorisation for Council to exercise delegation to make this plan

The amending Local Environmental Plan 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 as soon as possible. Council's request to draft and finalise the Local Environmental Plan should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment's Sydney Region East section for administrative purposes.

The State Government is committed to reducing the time taken to complete Local Environmental Plans 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.

Should you have any queries in regard to this matter, I have arranged for Mr Douglas Cunningham of the Department's Sydney Region East section to assist. Mr Cunningham can be contacted on (02) 9228 6357.

Yours sincerely,



13/04/2016

Martin Cooper
Acting Director, Sydney Region East
Planning Services

Encl:
Gateway Determination
Written Authorisation to Exercise Delegation
Attachment 5 Template