



Planning

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

Attn: Brett Daintry, Director, Planning and Development

Dear Mr Lampe

I refer to Council's submission of the Draft Hurstville Local Environmental Plan (Hurstville City Centre) 2010 (CCDLEP) to the Department for review on 26 August 2010.

Following a review of the submitted material, I advise that the Department supports NSW Transport and the RTA in their request that Council prepare a Transport Management and Accessibility Plan (TMAP) for the CCDLEP before exhibition of the draft plan. This is required to adequately demonstrate consistency with s.117 Direction 3.4 – *Integrating Land Use and Transport*.

If following receipt of this letter Council resolves to progress the CCDLEP in its current form, Council should also proceed with the TMAP study as it cannot be made contingent on State funding. However, I invite Council to make a submission seeking funding assistance from the Department under the LEP Acceleration Fund.

I note the relationship between the CCDLEP and the draft Hurstville Comprehensive Local Environmental Plan 2011 (DLEP). In this regard, I am prepared to agree to Council's request to defer the City Centre area from the DLEP, in order to allow the DLEP to be progressed in accordance with agreed timeframes (June 2011). Once completed, the CCDLEP can be integrated with the DLEP.

However, I would ask Council to give consideration to an alternative approach to retain the City Centre area as part of the DLEP, and reduce the proposed additional floorspace in the CCDLEP to a level consistent with the targets set for the Hurstville Centre in the South Subregional Strategy. Then, following the outcomes of a TMAP study, I would encourage Council to lodge a Planning Proposal for the City Centre area as the first amendment to the DLEP.

Council is required to seek a revised Gateway Determination for the CCDLEP, given the LEP will not be completed within agreed timeframes.

Should you have any queries in regard to this matter please contact Mr Chris Aston, Sydney Region East on (02) 9228 6446.

Yours sincerely

Tom Gellibrand
Deputy Director-General
Plan Making and Urban Renewal