



Planning &
Infrastructure

Our ref: 11/20747

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

Attention: Carina Gregory

Dear Mr Lampe

I am writing further to your letter dated 29 July 2011 requesting approval to exhibit the draft Hurstville Local Environmental Plan (Hurstville City Centre) 2011.

On 8 November 2011 I determined, as the Minister's delegate, that the planning proposal to update the planning controls for the Hurstville City Centre area should proceed, subject to conditions. However, it is noted that there is an error in the Gateway Determination in that the date of the Hurstville Local Environmental Plan 1994 has been incorrectly referenced as the Hurstville Local Environmental Plan 1995.

As delegate of the Minister for Planning and Infrastructure, I have altered my determination under section 56(7) of the *Environmental Planning and Assessment Act*, to correct this error.

The draft Plan is to be finalised within **18 months** of this Determination. Exhibition of the draft plan should occur as soon as possible following the Christmas and new year break. 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 Ms Juliet Grant, Regional Director, Sydney Region East of the Department of Planning and Infrastructure on 02 9228 6113.

Yours sincerely,

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Encl. Certified draft LEP, draft LEP maps, Gateway Determination, Department Mapping Comments



Gateway Determination

Draft Hurstville Local Environmental Plan (Hurstville City Centre) 2011 (Department Ref: PP_2010_HURST_001_00): to update the planning controls for the Hurstville City Centre.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the Environmental Planning and Assessment Act 1979 ('EP&A Act') that an amendment to the Hurstville Local Environmental Plan 1994 to update planning controls for the Hurstville City Centre area should proceed. In doing so, I have dispensed with the requirement for a planning proposal under section 55 and 56(1) under clause 122 of Schedule 6 of the *Environmental Planning & Assessment Act, 1979*.

The determination is subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) the planning proposal must be made publicly available for 4 weeks; 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. Further consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act prior to resubmission of the draft Plan under Section 59 of the EP&A Act:
 - Transport for NSW
 - Roads & Maritime Services
3. Council is required to include a 'Land Reservation Acquisition Map' in the draft LEP maps in accordance with the 'Addendum to the Standard Technical Requirements for LEP Maps v1.2' before exhibition of the draft LEP.
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The timeframe for completing the LEP is to be **18 months** from the week following the date of the Gateway determination.

Dated 23rd day of November 2011.

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