

## Gateway Determination

**Planning proposal (Department Ref: PP-2023-2009):** To amend the Hunters Hill Local Environmental Plan 2012 to rezone 1A Gale Street, Woolwich part R2 Low Density Residential part SP2 Infrastructure (Electricity Distribution) and apply height of buildings, floor space ratio and lot size development standards.

I, the Director, Local Planning (North, East and Central Coast), at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Hunter's Hill Local Environmental Plan 2012 to rezone 1A Gale Street, Woolwich part R2 Low Density Residential part SP2 Infrastructure (Electricity Distribution) and apply height of buildings, floor space ratio and lot size development standards should proceed subject to the following conditions:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the EP&A Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the EP&A Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 18 February 2025.

### Gateway Conditions

1. The planning proposal is to be updated prior to community consultation to:
  - (a) Remove the additional permitted use and propose to rezone the land to part R2 Low Density Residential, part SP2 Infrastructure.
  - (b) Propose to apply the following development standards to the R2 portion of the site:
    - Maximum height of building: 8.5 metres
    - Maximum floor space ratio: 0.5:1
    - Minimum lot size: 1000sqm
  - (c) Include current and proposed maps for land use zone, height of building, floor space ratio and lot size.
  - (d) Provide detail on consistency with the North District Plan – Planning Priority N6 Creating and renewing great places and local centres, and respecting the District's heritage.
  - (e) Update the assessment to reflect the amended proposal.
  - (f) Update the Project Timeline.

2. Prior to community consultation, the amended planning proposal addressing gateway condition 1 must be forwarded to the department for review and approval.
3. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
  - (b) the planning proposal 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 *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
4. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
  - Utility providers such as Ausgrid.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.
5. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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).

Dated 8th July 2024



**Jazmin van Veen**  
**Director, Local Planning (North, East**  
**and Central Coast)**  
**Local Planning and Council Support**  
**Department of Planning, Housing and**  
**Infrastructure**

**Delegate of the Minister for Planning and**  
**Public Spaces**