

Mr Mitchell Murphy
General Manager
Hunters Hill Council
22 Alexandra Street
HUNTERS HILL NSW 2110

Our ref: IRF24/972

Dear Mr Murphy

Planning proposal PP-2023-2009 to amend Hunter's Hill Local Environmental Plan 2012

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal for 1A Gale Street, Woolwich.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with direction of the Minister under section 9.1 of the Act 4.5 Acid Sulfate Soils is justified in accordance with the terms of the Direction.

The Department considered the proposed additional permitted use however has determined the rezoning of the land to part R2 Low Density Residential part SP2 (Electricity Distribution) and the application of development standards for height of building, floor space ratio and lot size is more appropriate to ensure an acceptable development outcome. The planning proposal is required to be updated prior to exhibition as per the gateway determination.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 18 February 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to mapinstrument.drafting@dpie.nsw.gov.au. The relevant Department of Planning, Housing and Infrastructure team contact should be copied into the request. The request must include the drafting instruction template, planning proposal and gateway determination.

Should you have any enquiries about this matter, I have arranged for Eleanor Robertson to assist you. Ms Robertson can be contacted on 02 9372 2888.

Yours sincerely



8/07/2024

Jazmin van Veen
Director, Local Planning (North, East and Central Coast)
Local Planning and Council Support

Encl: Gateway determination