

Gateway Determination

Planning proposal (Department Ref: PP-2024-781): to reclassify Council owned land at 14 Church Street, Hunters Hill from 'Community' land to 'Operational' land.

I, the Director, Local Planning (North, East & 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 Hunters Hill Local Environmental Plan 2012 to reclassify Council owned land at 14 Church Street Hunters Hill from 'Community' land to 'Operational' land should proceed subject to the following conditions:

The Council as planning proposal authority is not authorised to exercise the functions of the local plan-making authority.

The LEP should be completed on or before 13 March 2025.

Gateway Conditions

1. The planning proposal is to be updated prior to exhibition to:
 - a) Ensure the explanation of provisions clearly explains how the objectives of the proposal will be achieved including confirmation of the relevant part of Schedule 4 of the LEP to be amended. The explanation of provisions must clearly state which interests are to be discharged/remain.
 - b) Update Attachment 1 of the planning proposal to provide further detail against the requirements of the LEP Practice Note PN16-001 as noted in the Gateway Assessment.
 - c) Provide detail on the consistency with the North District Plan, Local Strategic Planning Statement and Community Strategic Plan.
 - d) Update the Project Timeline to reflect the requirements of the Gateway Determination.
2. 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).
3. 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:
 - a) 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.

4. A public hearing is required to be held into the matter as required when reclassifying public land from community to operational under LEP Practice Note PN16-001.

Dated 13 June 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