

Gateway Determination

Planning proposal (Department Ref: PP_2016_HUNTE_001_00): to amend development controls at Gladesville Village Shopping Centre.

I, the Executive Director, Regions at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Hunters Hill Local Environmental Plan 2012 to amend development controls at Gladesville Village Shopping Centre should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated as follows:
 - (a) the public open space is to be relocated to the position indicated in the Gladesville Village Development Control Plan (DCP) in relation to Street level accessibility;
 - (b) the amount of open space should be determined by the combination of the 600 square metres of public open space required by the DCP plus communal open space which complies with requirements of the Apartment Design Guide;
 - (c) include a plain English explanation for a clause that will retain the existing building height and floor space ratio and provide additional floor space ratio up to 3.4:1 and building height if the development exhibits design excellence. The additional building height is to be determined by the requirement of keeping Trim Place in sunlight and the building at 3-7 Cowell Street free of shadow for three hours between 9am and 3pm at mid-winter;
 - (d) reference relocation of the heritage item at 10 Cowell Street to a site owned by Council;
 - (e) retain the existing amount of commercial floor space;
 - (f) include a revised traffic impact assessment; and
 - (g) demonstrate consistency with the draft North District Plan, released on 21 November 2016.
2. Prior to community consultation, the revised planning proposal is to be provided to the Department for review and approval for public exhibition.
3. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; 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 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning and Environment 2016).
4. Consultation is required with the following public authorities under section 56(2)(d) of the Act:
 - Office of Environment and Heritage
 - Roads and Maritime Services
 - Transport for NSW
 - Sydney Water

- Energy Australia
- Ministry for Health
- Department of Education
- Ryde City Council

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 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 56(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).
6. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 16th day of January 2017



Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission