

**From:** Wesley Hain  
**Sent:** Monday, 26 August 2024 2:56 PM  
**To:** Councillors  
**Cc:** Councillor Administration; Executive  
**Subject:** Update on status of planning proposals - Redacted  
and RZ/3/2020 – 35 Frederick Street Glendale (Eden  
Estates)

Good afternoon Madam Mayor and Councillors,

In 2019 and 2021 Council endorsed two planning proposals to be submitted for a Gateway Determination, with a further report to Council required prior to public exhibition. The two planning proposals are:

1. Redacted
2. RZ/3/2020 – 35 Frederick Street Glendale (21SP041) - refer to figure 2 below for a map showing the site.

Both planning proposals were lodged and considered in accordance with the legislation and processes in place at that time. This process involved the preparation of detailed studies and finalisation of a development footprint after a Council resolution to proceed, and after Gateway Determination being issued by the NSW Department of Planning, Housing and Infrastructure (DPHI).

In both cases, the proponent was unable to complete the necessary studies by the date specified in the Gateway Determination. This resulted in the DPHI altering the Gateway Determination to “not proceed” which ended the formal process for both planning proposals.

Since that time, changes to legislative and policy requirements have occurred, as well as changes to the Local Environmental Plan (LEP) amendment process. This includes the release of the [NSW LEP Making Guideline](#) which outlines the legislative planning proposal process and benchmark assessment timeframes. The LEP Making Guideline requires detailed studies to be completed upfront and a development footprint identified before a Council resolution to proceed and before a Gateway Determination is issued by the DPHI.

Both proponents have indicated their intent to submit updated planning proposals. However, given the length of time that has lapsed since Council’s endorsement and the changes to legislative and policy requirements, staff have advised each proponent that a new planning proposal will need to be prepared and submitted in accordance with the current LEP Making Guideline for Council’s consideration.

If and when a new planning proposal is lodged for either site, it will be assessed and a report will be prepared for Council to consider whether the proposal should proceed and to seek a Gateway Determination or not.

Redacted



Figure 2 – Eden Estates site at Glendale shown by red border

Please contact me if you have any questions.

Regards,

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***Dhumaan ngayin Awabakurlangu kirraanan barayidin***

We acknowledge and respect the Awabakal people who have cared for and nurtured this country.