



Ms Gail Connolly
General Manager
Georges River Council
GPO Box 205
HURSTVILLE BC NSW 1481

Dear Ms Connolly

Georges River LEP '21 Planning Proposal to amend the Hurstville LEP 2012 and Kogarah LEP 2012 – PP-2020-4117.

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the Environmental Planning and Assessment Act 1979 (the Act) to amend the Hurstville LEP 2012 and Kogarah LEP 2012 to rezone the Narwee Housing Investigation Area (HIA); introduce amendments for 'manor house' and 'multi dwelling housing (terraces)' in the R3 and R4 residential zones; and make housekeeping mapping amendments.

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

The Gateway determination has been conditioned to remove the proposed permissibility amendments for 'manor house' and 'multi dwelling housing (terraces)' as they conflict with SEPP (Exempt and Complying Development Codes) 2008 (the Codes SEPP) and the Standard Instrument. It should also be noted in the planning proposal that the Codes SEPP does not give regard to minimum lot widths in a LEP for complying development of either a 'manor house' or 'multi dwelling housing (terraces)'.

The Department has reviewed the land use safety study (LUSS), prepared by Arriscar, which supports the planning proposal. A Gateway condition is included requiring the planning proposal to be updated to respond accordingly to this assessment.

I have determined not to condition the Gateway for Council to be the local plan-making authority in this case because the planning proposal has been prepared in response to conditional approval for an extension to the Accelerated LEP Review Program.

Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made by 31 March 2021.

Should you have any enquiries about this matter, I have arranged for Mr Alexander Galea, Senior Planning Officer, to assist you. Mr Galea can be contacted on (02) 8289 6793.

Yours sincerely

A handwritten signature in black ink, appearing to be 'LR', written in a cursive style.

**Laura Locke Director, Eastern and South District
Eastern Harbour City
Department of Planning, Industry and Environment**