



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

*Gail*  
Dear Ms ~~Connolly~~

**Planning proposal PP\_2018\_GRIVE\_001\_00 to amend Hurstville Local Environmental Plan 2012**

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) in respect of the planning proposal to amend schedule 1 of the Hurstville Local Environmental Plan 2012 to allow retail premises, bulky goods premises and centre-based child care facilities as additional permitted uses at 84D Roberts Avenue, Mortdale.

As delegate of the Greater Sydney Commission (GSC), I have now determined the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, that the planning proposal's inconsistency with section 9.1 Direction 1.1 Business and Industrial Zones is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

The South District Plan supports the retention and management of industrial and urban services land, however the planning proposal is supported on the basis there are existing uses that are operating in accordance with a valid development consent. The GSC advised they supported the proposal in this instance. These uses were approved and existing prior to the District Plan. Further, the proposal does not seek to amend the zoning or development standards applying to the industrial-zoned site. The issuing of this Gateway does not hinder the objectives or the ongoing implementation of the District Plan. It seeks to manage the existing uses on-site and provide alternative urban services uses to those that are already permitted on-site.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within nine months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft

**COPY**

and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Laura Locke to assist you. Ms Locke can be contacted on 8275 1307.

Yours sincerely

 31 October 2018  
**Stephen Murray**  
**Executive Director, Regions**  
**Planning Services**

Encl: Gateway determination  
Local plan-making authority reporting template