



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

Dear Ms Connolly

Planning proposal PP-2021-5786 to amend Hurstville Local Environment Plan 2012 (or Georges River LEP 2021)

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 for the Hurstville Civic Centre. The proposal includes rezoning the land, increasing the maximum permissible height and floor space ratio development standards, introducing an additional local provision, listing an item of heritage significance and reclassifying land on the site.

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

Council is reminded of its obligation for undertaking a public hearing in relation to the proposed reclassification of land in accordance with the Department Practice Note PN 16-001, classification and reclassification of public land through a local environmental plan.

I have noted Council has not requested to be the local plan-making authority and as Council is the landowner and proponent for the proposal, I have determined that delegation should not be provided in this instance.

The amending local environmental plan (LEP) is to be finalised within **12 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 for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made **8 weeks** prior to the projected publication date.

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 Minister 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 Mr Patrick Connor to assist you. Mr Connor can be contacted on 9995 6752.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M. McDonald', is positioned above the typed name.

28 September 2021

Malcolm McDonald
Executive Director, Eastern Harbour City
Greater Sydney, Place & Infrastructure

Encl: Gateway determination