

Gateway Condition		Assessment
1 - Prior to public exhibition the planning proposal is to be updated to:		
1(a)	Include reference to 'office premises' as a proposed additional permitted use, to accord with the standard definitions in the Standard Instrument (Local Environmental Plans) Order 2006.	Condition Met Office premises has been included as a proposed additional permitted use. The planning proposal has been updated to include this reference.
1(b)	Address the consistency of the proposal with the Georges River Community Strategic Plan (Working together for a better future – Community Strategic Plan 2022-2032)	Condition Met The planning proposal has been updated to address its consistency with the Georges River Community Strategic Plan.
2 - Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:		
2(a)	The planning proposal is categorised as standard as described in the Local Environmental Plan Making Guidelines (Department of Planning and Environment, 2022) and must be made publicly available for a minimum of 20 days; and	Condition Met The planning proposal has been publicly exhibited from 26 April 2023 to 26 May 2023, meeting the required 20 working days.
2(b)	The planning proposal 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 Local Environmental Plan Making Guidelines (Department of Planning and Environment, 2022). Exhibition should commence within 3 months following the date of the gateway determination.	Condition Met The exhibition documents and methodology complied with the relevant provisions of the EP&A Act 1979 and the LEP Making Guidelines as referenced in the condition.
3	Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable	Condition Met Formal consultation with these public authorities was undertaken during the public exhibition in accordance with the Gateway determination.

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<p>directions of the Minister under section 9 of the EP&A Act:</p> <ul style="list-style-type: none"> i. Transport for NSW ii. Sydney Water iii. NSW State Emergency Service iv. NSW Department of Planning and Environment's, Environment and Heritage branch <p>Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 days to comment on the proposal.</p>	<p>Submissions were received from all agencies.</p>

4. - Prior to any finalisation, the proposal and relevant technical studies must be updated (as required and in consideration of agency comments received during consultation) to address the following flood matters in the context of potential high density residential development and the land uses permitted in the R4 High Density Residential zone:

<ul style="list-style-type: none"> i. Consistency and/or justification with all applicable Direction 4.1 Flooding requirements; ii. The full range of flooding events on the site, up to a Probable Maximum Flood (PMF) event; iii. Identify and map all flooding hazards associated with the full range of flooding events up to PMF; iv. Any flooding impacts which may arise from cut and fill on the site; v. Any flooding impacts (on and off-site) which may arise from development which may occur within a 1% AEP and PMF impacted area of the site; vi. Climate change impacts; and vii. Evacuation management for the site. 	<p>Condition Met</p> <p>The proponent has updated the planning proposal and provided and updated Flood Risk Impact Assessment (FRIA) (Northrop April 2023) (Attachment K) that addresses the matters outlined in this condition.</p> <p>The proponent has also provided a response to the issues raised by NSW State Emergency Service and NSW Department of Planning and Environment's, Environment and Heritage branch (Attachment J).</p> <p>The FRIA has been updated to:</p> <ul style="list-style-type: none"> • Provide justification regarding the proposal's consistency with Direction 4.1 Flooding • Model various flood events ranging from the 50% AEP to the PMF (included 1% AEP plus climate change).
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		<ul style="list-style-type: none">• Model flood impact which may arise from cut and fill on the site for the 1% AEP and PMF.• Model flood impacts, both on and off the subject site, for the 1% AEP and PMF.• Include a Flood Emergency Response Summary.
5	A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the EP&A Act. This does not discharge the planning proposal authority from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).	N/A
6	Given the nature of the proposal, the Sydney South Planning Panel is not authorised to be the local plan-making authority.	N/A
7	The timeframe for completing the LEP is 9 months from the date of Gateway determination.	The finalisation date for this planning proposal is 2 December 2023.