

Gateway Determination

Planning proposal (Department Ref: PP-2021-6934): to amend Georges River Local Environmental Plan 2021 to rezone land at 143-149 Boundary Road & 689-691 Forest Road, Peakhurst from R2 Low Density Residential to B1 Neighbourhood Centre, increase height of buildings to part 12m, part 15m, increase floor space ratio to part 1.5:1, part 1.7:1 and remove minimum lot size and minimum lot size for dual occupancies on all sites.

I, the Director, Eastern and South Districts, at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Georges River Local Environmental Plan 2021 to rezone land at 143-149 Boundary Road & 689-691 Forest Road, Peakhurst from R2 Low Density Residential to B1 Neighbourhood Centre, increase height of buildings to part 12m, part 15m, increase floor space ratio to part 1.5:1, part 1.7:1 and remove minimum lot size and minimum lot size for dual occupancies on all sites should proceed subject to the following conditions:

1. Prior to submitting the planning proposal for finalisation, the planning proposal is to be updated to:
 - a) Prepare an updated traffic impact assessment to address the intersection improvement works led by TfNSW on Forest, Bonds and Boundary Road.
 - b) Amend the Minimum Lot Size for Dual Occupancy Map to no minimum lot size on the sites
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 20 days; and
 - (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, 2021).

Exhibition must commence within 3 months following the date of the gateway determination.
3. Consultation is required with the following public authorities:
 - Ausgrid;
 - Sydney Water; and
 - Transport for NSW

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 30 days to comment on the proposal

4. 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 Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the EP&A Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
 - (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the EP&A Act or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. The LEP should be completed on or before 31 December 2022.

Dated 31 day of March 2022.



Laura Locke
Director, Eastern and South Districts
Department of Planning and Environment

Delegate of the Minister for Planning and Homes