

Gateway Determination

Planning proposal (Department Ref: PP-2023-811): *To make housekeeping amendments to the Georges River Local Environmental Plan 2021.*

I, the Executive Director of Metro East and South at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, 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 make housekeeping amendments should proceed subject to the following conditions:

Gateway Conditions

1. Prior to community consultation the planning proposal is to be updated to:
 - include an explanatory note that the drafting of the instrument is subject to the legal drafting process by Parliamentary Counsel;
 - remove all proposed minimum non-residential floor space requirements for the E2 Commercial Centre zone;
 - include mapping amendments to remove 25 Joffre Street, South Hurstville from the Land Reservation Acquisition Map;
 - include mapping amendments to remove 247 Princes Highway, Carlton from the Land Reservation Acquisition Map; and
 - include evidence of ownership for all land affected by changes to the Land Reservation for Acquisition mapping and rezonings to RE1 Public Recreation.
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 basic as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working 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 Guideline* (Department of Planning and Environment, August 2023).

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 directions of the Minister under section 9 of the Act:

- Transport for NSW;
- Georges River Council – Property Team; and
- Heritage NSW.

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 working 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 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. Council is not authorised to exercise the functions of the local plan-making authority.
6. The timeframe for the LEP to be completed is on or before 25 April 2024.

Dated 25 October 2023



Amanda Harvey
Executive Director
Metro East and South
Department of Planning and Environment

**Delegate of the Minister for Planning and
Public Spaces**