

Gateway Determination

Planning proposal (Department Ref: PP-2025-2441): to amend Georges River Local Environmental Plan 2021 to reclassify land at Moore Park (part of 22A Ferry Avenue, Beverley Park) from 'community' land to 'operational' land.

I, the Director, Local Planning and Council Support at the Department of Planning, Housing and Infrastructure, 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 reclassify land at Moore Park (part of 22A Ferry Avenue, Beverley Park) from 'community' land to 'operational' land should proceed subject to the following

The LEP should be completed on or before 21 August 2026.

Gateway Conditions

1. Prior to exhibition, the planning proposal is to be amended to:
 - a. include a Land Reclassification Map for the proposed site to support the planning proposal.
 - b. resolve discrepancies regarding the total site area of the park, including clarification on the portion to be retained as public open space.
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 Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 28 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. The planning proposal must comply with the requirements for public exhibition of planning proposals identified in LEP Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan.
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.
5. A public hearing is required to be held into the matter in accordance with Section 29 of the Local Government Act 1993 and the Department's Practice Note 16-001 Classification and reclassification of public land through a local environmental plan.

6. Council is not authorised to be the local plan-making authority as the proposal involves disposal of the reclassified land.

Dated 27 October 2025

A handwritten signature in black ink, appearing to read 'Tina Chappell', written in a cursive style.

Tina Chappell
Director, Local Planning and Council
Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces