

Ms Annelise Tuor
Chair
Sydney South Planning Panel
Locked Bag 5022
PARRAMATTA NSW 2124

Our ref: IRF23/494

Dear Ms Tuor,

Planning proposal (PP-2021-6630) to amend Georges River Local Environmental Plan 2021 (Georges River LEP 2021)

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 3 February 2023 in respect of the planning proposal (PP-2021-6630) for land at 143 Stoney Creek Road, Beverly Hills (the subject site). The proposal seeks to rezone the subject site from part SP2 Public Administration and part R2 Low Density Residential zone, introduce a FSR of 1.4:1, introduce a maximum height of building of 16 metres, introduce a minimum lot size of 1,000m², and introduce 'office premises' and 'business premises' as additional permitted uses on the subject site under Schedule 1 of the Georges River LEP 2021.

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

The inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the EP&A Act Direction 4.1 remains unresolved and in accordance with the terms of the Direction, conditions of the Gateway determination require further justification prior to finalisation.

In relation to Direction 5.2 Reserving Land for Public Purposes, I have agreed to the reduction of land for public purposes on the basis that the land is no longer in public ownership or used for public purposes.

I have determined not to authorise the Panel to be the local plan-making authority due to the planning proposal previously being the subject of a rezoning review.

The proposed local environmental plan (LEP) is to be finalised within 9 months of the date of Gateway determination.

The NSW government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the planning proposal and by providing clear and publicly available justification for each plan at an early stage. To meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the timeframes outlined in this Gateway determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Laura Locke to assist you. Ms Locke can be contacted on (02) 8275 1307 or via email at laura.locke@planning.nsw.gov.au.

Yours sincerely,



Amanda Harvey
Executive Director, Metro East and South
Planning and Land Use Strategy
Department of Planning and Environment
2 March 2023

Encl: Gateway determination