



The Hon Carl Scully
Chair
Sydney Eastern City Planning Panel
GPO Box 39
SYDNEY NSW 2001

Dear Mr ^{Carl} Scully

Planning proposal PP_2018_BURWO_002_00 to amend Burwood Local Environmental Plan 2012

I am writing in response to the panel's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone land and increase the maximum permissible building height and floor space ratio controls at 1-1A Cheltenham Road, Croydon.

As delegate of the Minister, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, that the planning proposal's inconsistency with section 9.1 Directions 3.1 Residential Zones and 4.1 Acid Sulfate Soils is justified in accordance with the terms of the Directions. No further approval is required in relation to these Directions.

The Department is satisfied there is adequate information in the planning proposal for the matter to proceed. The planning proposal will need to be updated to address the requirements of the Gateway determination and ensure the proposal reflects the requirements of the relevant regional and district plans.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. The panel should aim to commence the exhibition of the planning proposal as soon as possible. The panel's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

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

Should you have any enquiries about this matter, I have arranged for Mr Kris Walsh to assist you. Mr Walsh can be contacted on 9274 6299.

Yours sincerely


Stephen Murray
Executive Director, Regions
Planning Services

18 January 2019

Encl: Gateway determination