

Ms Gail Connolly
General Manager
Georges River Council
PO Box 205
HURSTVILLE NSW 1481

Dear Ms Connolly

Planning Proposal PP_2017_GRIVE_004_00 to amend Council Local Environmental Plan 2012

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the Planning Proposal to reclassify Taylor Reserve, Lime Kiln Road and Woodland Avenue, Lugamo (Lot 2 DP 1200178) to formalise the use of the site through the creation of easements to resolve access and encroachments for the properties adjoining Taylor Reserve.

As delegate of the Greater Sydney Commission, I have now determined the Planning Proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed, as delegate of the Secretary, the Planning Proposal's inconsistencies with Section 117 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the creation of land for public purposes on the basis that the Planning Proposal does not seek to change the zoning of Taylor Reserve. The reclassification will enable Council to create a Right of Carriageway within Taylor Reserve to formalise the access for the properties adjoining Taylor Reserve. No further approval is required in relation to this Direction.

Council may still need to obtain the agreement of the Department's Secretary to comply with the requirements of Section 117 Direction 4.4 Planning for Bushfire Protection. Council should ensure this occurs prior to the plan being made.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. Council should aim to commence the exhibition of the Planning Proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 8 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 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Elvie Magallanes to assist you. Ms Magallanes can be contacted on (02) 9860 1439.

Yours sincerely

 14/9/17
Karen Armstrong
Director, Sydney Region East
Planning Services

Encl: Gateway Determination