



Mr Michael McMahon
General Manager
Burwood Council
PO Box 240
BURWOOD NSW 1805

Our ref: 16/03875
Your ref: 16/3731

Dear Mr McMahon

Planning proposal to amend Burwood Local Environmental Plan 2012

I am writing in response to your Council's letter dated 9 February 2016 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 (the Act) in respect of the planning proposal to amend zoning and development controls for land at 27 Mitchell Street, Croydon Park, known as Flower Power Enfield.

As delegate of the Greater Sydney Commission, I have determined the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

I have also agreed, as delegate of the Greater Sydney Commission, the planning proposal's inconsistencies with section 117 Direction 1.1 Business and Industrial Zones and Direction 4.1 Acid Sulfate Soils are of minor significance. No further approval is required in relation to these Directions.

Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has requested to be the Relevant Planning Authority for this planning proposal and this request has been accepted. I have considered the nature of Council's planning proposal and have decided to not to issue an authorisation for Council to exercise delegation to make this plan in this instance.

The amending Local Environmental Plan (LEP) is to be finalised within **9 months** of the week following 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 6 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 queries in regard to this matter, I have arranged for Ms Casey Farrell of the Department's Sydney Region East branch to assist you. Ms Farrell can be contacted on (02) 9228 6577.

Yours sincerely

 17/3/16
Karen Armstrong
Director, Sydney Region East
Planning Services

Encl:
Gateway Determination