

## Gateway Determination

**Planning proposal (Department Ref: PP-2021-3311): to amend Burwood Local Environmental Plan 2012.**

I, the Director, Eastern and South Districts at the Department of Planning, Industry and Environment, 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 Burwood LEP2012, should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
  - a) Demonstrate consistency with section 9.1 Directions:  
2.3 Heritage conservation  
2.6 Remediation of contaminated land
  - b) Remove the following provision from the planning proposal:  
*“Uninterrupted building frontage: a maximum length of uninterrupted building frontage of 12m for terrace or townhouse development in order to achieve substantial articulation in the form of an indent, recess or physical break along the length of the elevation”.*
  - c) Delete all provisions seeking to introduce a minimum site area for boarding house development
  - d) Provide further justification to support the proposed Additional Local Provisions proposed for the Livingstone and Sym Avenue Precinct as the best means to manage future development and impact to heritage items.
  - e) Update the proposal to include the existing address of the Masonic Temple (47 Belmore St) as referenced in Schedule 5 BLEP 2012.
  - f) Update Part 4 Mapping to include red highlight for proposed change locations to mapping.
2. Consultation is required with the following public authorities:  
NSW Heritage  
Transport for NSW  
Energy Australia  
Sydney Water Corporation  
NSW Department of Education  
  
Each public authority is to be provided a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.
3. The planning proposal should be made available for community consultation for a minimum of 28 days.

4. The planning proposal must be reported to council (or Planning Panel) for a final recommendation 7 months from the date of the Gateway determination.
5. The timeframe for completing the LEP is to be 9 months from the date of the Gateway determination.
6. Council did not request to be the local planning making authority and therefore is not authorised as the local plan-making authority.

Dated 8 day of June 2021.



**Laura Locke**  
**Director, Director, Eastern and South**  
**Districts**

**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning**  
**and Public Spaces**