

Ms Gail Connolly  
General Manager  
Georges River Council

via email: [mail@georgesriver.nsw.gov.au](mailto:mail@georgesriver.nsw.gov.au)

Dear Ms Connolly

**Planning proposal PP-2022-328 to amend the Georges River Local Environmental Plan 2021**

I am writing in response to the Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of planning proposal PP-2022-328, which seeks to list 80 Boronia Parade, Lugarno, as an item of local heritage significance by amending the Georges River Local Environmental Plan (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.

Please note that Gateway conditions have been included to require the planning proposal to be revised prior to exhibition to address several administrative matters. These include an update to the 'Explanation of Provisions' to clearly explain the elements of the site that form the subject of the proposed local heritage listing; this would allow specific details to be included in the item description under Schedule 5 of the LEP. A condition has also been included to require amendment of the Heritage Assessment report to remove Figure 5.4, which shows the location of the recorded Aboriginal heritage sites for the purposes of exhibition due to their sensitivity.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The subject site has a considerable land area and contains a range of Aboriginal and European cultural heritage as well as natural elements that contribute to its significance. In light of this, the preparation of a Conservation Management Plan (CMP) would be valuable to ensure the ongoing conservation and appropriate management of the site and to guide future planning and development decisions.

The proposed local environmental plan (LEP) is to be finalised within **five months** from the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal no more than **three months** from the date of the Gateway determination.

Should Council seek to make the proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning and Environment.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the Gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Mr Timothy Green, Senior Planner, to assist you. Mr Green can be contacted on (02) 8275 1065.

Yours sincerely



**6 April 2022**  
**Laura Locke**  
**Director, Eastern and South Districts**  
**Planning and Land Use Strategies**

Encl: Gateway determination