

## Gateway Determination

### **Planning proposal (Department Ref: PP-2022-4117) to list 35 properties in the Appian Way Heritage Conservation Area as local heritage items.**

I, the Manager, City of Sydney and Eastern District at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Burwood Local Environmental Plan 2012 to list 35 properties in the Appian Way Heritage Conservation Area as local heritage items should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal be updated to ensure all documentation consistently references the proposed properties to be listed as items of local heritage significance.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 20 working days; and
  - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).

Exhibition must commence within 2 months following the date of the gateway determination.

3. Consultation is required with Heritage NSW (Department of Planning and Environment) under section 3.34(2)(d) of the EP&A Act. Heritage NSW (Department of Planning and Environment) is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 30 working days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the EP&A Act subject to the following:
  - (a) the planning proposal authority has satisfied all the conditions of the gateway determination;

- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the EP&A Act or the Secretary has agreed that any inconsistencies are justified; and
  - (c) there are no outstanding written objections from public authorities.
6. The LEP should be completed on or before 23 September 2023.



Dated

23 December 2022

**Alexander Galea**  
**Manager, City of Sydney and Eastern District**  
**Planning and Land Use Strategy**  
**Department of Planning and Environment**  
**Delegate of the Minister for Planning**