



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2019_CUMB_003_00)

I, the Director, Central (GPOP), Central River City and Western Parkland City at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 19 December 2019 for the proposed amendment to the Auburn Local Environmental Plan 2010 as follows:

1. Change the name and description of the planning proposal:

from:

“Planning proposal (Department Ref: PP_2019_CUMBE_003_00): to add B5 Business Development land zone table to Auburn LEP 2010, rezone 2 Bachell Avenue, Lidcombe from IN1 General Industrial to B5 Business Development and amend associated development controls.

I, the Acting Executive Director, Central River City and Western Parkland City 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 the Auburn Local Environmental Plan (LEP) 2010 to add B5 Business Development land zone table to Auburn LEP 2010, rezone 2 Bachell Avenue, Lidcombe from IN1 General Industrial to B5 Business Development, amend associated development controls should proceed subject to the following conditions:”

to:

“Planning proposal (Department Ref: PP_2019_CUMBE_003_00): to add B5 Business Development land zone table to Auburn LEP 2010, rezone 2 Bachell Avenue, Lidcombe from IN1 General Industrial to B5 Business Development (including 'office and business premises' as an additional permitted use), and amend associated development controls.

I, the Director, Central (GPOP), Central River City and Western Parkland City 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 the Auburn Local Environmental Plan (LEP) 2010 to add B5 Business Development land zone table to Auburn LEP 2010, rezone 2 Bachell Avenue, Lidcombe from IN1 General Industrial to B5 Business Development (including 'office and business premises' as an additional permitted use) and amend associated development controls should proceed subject to the following conditions:”

2. Include a new condition 6: "Prior to finalisation Council is to:

- (a) Provide further justification for the proposed FSR increase to ensure the scale of the development proposed is appropriate taking into account potential traffic and parking and urban design impacts on the site and surrounding area.
- (b) Provide further justification for the extent of commercial uses proposed on the site and the potential impact this additional floorspace may have on the economic viability of nearby centres. This assessment should also take into consideration the priorities and actions in the Central City District Plan and Councils Local Strategic Planning Statement.
- (c) update the planning proposal, if required, consistent with the outcomes of the further information and consultation referred to above.

Dated 20 day of August 2020.



Christine Gough
Director, Central (GPOP)
Central River City and Western Parkland City
Greater Sydney, Place and Infrastructure
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning and
Public Spaces