

Gateway Determination

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:

1. Prior to public exhibition Council is to:
 - (a) provide a flood impact study to address potential impacts of realignment and enclosure of the existing stormwater drainage channel;
 - (b) update the supporting urban design report to be consistent with the planning proposal and clearly demonstrate the potential built form interface along Bachell Avenue;
 - (c) update the economic study to be consistent with the planning proposal; and
 - (d) update the planning proposal, if required, consistent with the outcomes of the studies referred to above.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 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 section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning, Industry and Environment 2016).

3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:

- Transport for NSW - Road and Maritime Services;
- Transport for NSW;
- NSW State Emergency Service;
- DPIE Environment, Energy and Science Division;
- Sydney Water; and
- Relevant utility providers.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 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 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 time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 16th day of December 2019.



Catherine Van Laeren
Acting Executive Director, 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