

Gateway Determination

Planning proposal (Department Ref: PP 2017 CUMBE 003 00): to permit educational establishments (limited to 800m²) and office premises on land at 67-73 St Hilliers Road, Auburn by amending Schedule 1 Additional Permitted Uses of *Auburn Local Environmental Plan 2010*.

I, the Director, Sydney Region West, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to *Auburn Local Environmental Plan 2010* as described above, should proceed subject to the following conditions:

1. Prior to community consultation, a contamination assessment is to be undertaken to satisfy State Environmental Planning Policy 55 – Remediation of Land.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning 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 5.5.2 of *'A Guide to Preparing Local Environmental Plans'* (Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act:
 - NSW – Roads and Maritime Services
 - Department of Education and Training

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that it will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(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 timeframe for completing the Plan is to be **12 months** from the week following the date of the Gateway determination.

Dated 27th day of March 2017



Catherine Van Laeren
Director, Sydney Region West
Planning Services
Delegate of the Greater Sydney
Commission