

Mr Malcolm Ryan
General Manager
Cumberland Council
PO Box 42
Merrylands NSW 2160

Attention: Ms Monica Cologna

Dear Mr Ryan

Planning proposal to permit educational establishments and office buildings on land zoned IN2 Light Industrial at 67-73 St Hilliers Road Auburn, via Schedule 1 Additional Permitted Uses. (PP_2017_CUMBE_003_00)

I am writing in response to your Council's letter requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to permit educational establishments and office buildings on land zoned IN2 Light Industrial at 67-73 St Hilliers Road Auburn, via Schedule 1 Additional Permitted Uses.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

In issuing this Gateway determination, I have found that the planning proposal's inconsistency with s117 Direction 1.1 Business and Industrial Zones is of minor significance. No further approval is required in relation to this, or any other Direction while the proposal remains in its current form.

Plan making powers were delegated to councils in October 2012. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (the Plan) is to be finalised within 12 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the Plan should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request is to be forwarded to the Department of Planning and Environment for administrative purposes.

The State Government is committed to reducing the time taken to complete Local Environmental Plans by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Commission may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

If you have any queries in regard to this matter, please contact Mr Chris Browne of the Department's Sydney Region West office on (02) 9860 1508.

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Van Laeren', with a stylized flourish at the end.

27/03/17

Catherine Van Laeren
Director, Sydney Region West
Planning Services

Delegate of the Greater Sydney Commission

Encl:
Gateway Determination;
Written Authorisation to Exercise Delegation; and
Delegated Plan Making Reporting Template.