



Mr Hamish McNulty
General Manager
Cumberland Council
PO Box 42
MERRYLANDS NSW 2160

Dear Mr McNulty

Planning proposal PP_2018_CUMBE_003_00 to amend Auburn Local Environmental Plan 2010

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone 2 Railway Street and 3-7 East Street, Lidcombe from IN2 Light Industrial to B4 Mixed Use, amend associated development controls and identify land for future acquisition.

As delegate of the Minister for Planning and Public Spaces, I have now determined under section 3.34(2)(a) of the Act that the planning proposal should be re-submitted following further investigation into the need for the proposal.

In its current form, the proposal has not demonstrated consistency with the Greater Sydney Regional Plan and Central City District Plan. In particular, the proposed rezoning from IN2 zone to B4 zone will lead to the loss of industrial land and does not address the review-and-manage approach to industrial lands as outlined in the District Plan.

Whilst it is acknowledged that Council's Employment and Innovation Lands Strategy 2019 proposes transition to higher-order and knowledge-based industries, it is unclear how the planning proposal will achieve this goal and the controls that would be put in place to ensure employment outcomes would be delivered on site.

The planning proposal should therefore be re-submitted to address the following:

- the potential for the site to provide higher-order employment opportunities that serve the local population and investigate mechanisms that may be able to deliver an appropriate land-use mix on the site that maintains commercial feasibility and responds to an identified employment need;
- Objective 23: Industrial and urban services land is planned, retained and managed of the Greater Sydney Region Plan; and
- Action 49 of the Central City District Plan.

The Department is available to discuss these matters in more detail. To assist Council in progressing the planning proposal I have arranged for Mr Sebastian Tauni to assist you. He can be contacted on 8217 2018.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ann-Maree Carruthers', written in a cursive style.

9/08/2019

Ann-Maree Carruthers
Director
Sydney Region West