



Mr Daniel Cavallo  
Director Environment and Planning  
Cumberland Council  
16 Memorial Avenue  
PO Box 42  
MERRYLANDS NSW 2160

Dear Mr Cavallo

**Planning proposal PP-2020-3702 to amend Auburn Local Environmental Plan 2010**

I am writing in response to Council's re-submission of the 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 land, amend height and floor space ratio controls and identify land for acquisition at 2 Railway Street and 3-7 East Street, Lidcombe.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should not proceed primarily due to its inconsistency with the Central City District Plan, Council's Local Strategic Planning Statement and section 9.1 Directions 1.1 Business and Industrial Zones, 6.2 Reserving Land for Public Purposes and 6.3 Site Specific Provisions.

The proposal is inconsistent with the Central City District Plan 'Action 49 Review and manage industrial and urban service land'. There is no strategic justification to transition the site from employment lands to mixed-use residential/commercial and the Greater Sydney Commission has confirmed that proposal is inconsistent with the review and manage approach as outlined by the District Plan.

The proposal is inconsistent with the Cumberland 2030: Local Strategic Planning Statement's response to retaining and managing industrial lands, primarily for employment uses.

In accordance with the advice from the Greater Sydney Commission the assessment highlighted the greater number of jobs identified as a result of the redevelopment compared to the existing uses is not a benchmark supported to justify the loss of industrial land. The type of employment and jobs generated by the planning proposal would differ from the type of employment that could be generated under the existing planning controls. Industrial lands are important in supporting a diverse local economy and should be protected to provide opportunities for growth

in new industries, such as digital innovation and advanced technology manufacturing.

I have determined that the site should be retained for uses more appropriate to support the broader industrial precinct. Council could seek to investigate the potential of the site to support other employment-generating uses more aligned with the objectives of the IN2 Light Industrial zone.

Should you have any enquiries about this matter, I have arranged for Mr Peter Pham A/Manager (GPOP) to assist you. Mr Pham can be contacted on 9860 1593.

Yours sincerely



3 March 2021

**Brett Whitworth**  
**Deputy Secretary, Greater Sydney, Place and Infrastructure**

Encl: Gateway determination