

Gateway Determination

Planning proposal (Department Ref: PP-2022-2295): *applying to land at 80 Betty Cuthbert Drive, Lidcombe, seeking to redevelop existing public land for a new multiple sclerosis health facility, educational establishment, medium density housing and associated infrastructure.*

I, the Executive Director, Metro Central and North at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) that an amendment to *Cumberland Local Environmental Plan 2021* to rezone surplus government land for health and education facilities and residential uses, and amend the development standards, should proceed subject to the conditions below.

The LEP should be completed on or before **30 April 2023**.

Gateway Conditions

1. Prior to public exhibition, the planning proposal is to be updated to include:
 - a. Individually identify and attach all technical reports and documents relevant to the planning proposal and exhibit these as individual accompanying documents.
 - b. Include the most recent copy of the Traffic and Transport Assessment Report.
 - c. Updated project timeline to reflect the timeframe conditions of this determination.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard, as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 20 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 *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).

The draft amendment to Cumberland Development Control Plan 2021 is to be exhibited at the same time and in the same way as the planning proposal (as far as practicable).

Exhibition must commence within **2 months** following the date of the gateway determination.

Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the EP&A Act:

- Transport for NSW
- School Infrastructure NSW
- NSW Health
- NSW Environment and Heritage
- Utility providers

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 days to comment on the proposal.

3. 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 EP&A 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).
4. The planning proposal must be reported to council for a final recommendation within **5 months** of the date of the Gateway determination.

Dated 28th day of July 2022.

A handwritten signature in purple ink that reads "Alison McLaren".

Alison McLaren
Executive Director, Metro Central & North
Planning and Land Use Strategy
Department of Planning and Environment

Delegate of the Minister for Planning and
Homes