



Gateway Determination

Planning proposal (Department Ref: PP_2019_CUMBE_006_00): to harmonise the Auburn Local Environmental Plan (LEP) 2010, Parramatta LEP 2011 and Holroyd LEP 2013 into a new LEP, to be known as the Cumberland LEP.

I, the Executive Director, Central River City and Western Parkland City at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to create a new Cumberland Local Environmental Plan (LEP) (2020) should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, the planning proposal is required to be amended as follows:
 - a) ensure the supporting documentation is updated to align with the outcomes in the planning proposal;
 - b) include mapping to demonstrate the delisting of heritage items; and
 - c) include a note that any draft proposed clauses will be subject to legal drafting and may change under this process.
2. Prior to finalisation, demonstrate that the proposed changes within the Parramatta Road Corridor will result in no net increase to traffic generation. If this cannot be adequately demonstrated in consultation with Transport for NSW and Roads and Maritime Services, then this proposed amendment shall be removed.
3. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - a) the planning proposal must be made publicly available for a minimum of 28 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 section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).

4. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:

- Transport for NSW;
- Roads and Maritime Services;
- Sydney Trains;
- City of Parramatta Council;
- Department of Premier and Cabinet – NSW Heritage;
- Environment, Energy and Science Group; and
- Sydney Water.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

5. 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 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).

6. The time frame for completing the LEP is to be 9 months from the date of the Gateway determination.

Dated 23rd day of March 2020.



Catherine Van Laeren
Executive Director, Central River City
and Western Parkland City
Greater Sydney, Place and
Infrastructure
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces