



## Gateway Determination

**Planning proposal (PP\_20\_CUMBE\_003\_00):** to amend the height of building and floor space ratio controls to facilitate the development of an integrated residential neighbourhood with a childcare centre.

I, the Director, Central (GPOP) 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 the Auburn Local Environmental Plan (LEP) 2010 to amend the height of building and floor space ratio controls for the purpose of an integrated residential neighbourhood and child care centre should proceed subject to the following conditions:

1. Prior to public exhibition, the proposal be updated to address the following:
  - (a) Update the proposed maps to ensure consistency with the lettering approach used by Council and insert a legend.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (a) the planning 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).
3. Consultation is required with Department of Premier and Cabinet – NSW Heritage and Transport NSW under section 3.34(2)(d) of the Act. The Department of Premier and Cabinet – NSW Heritage and Transport NSW 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.
4. 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).
5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
  - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
  - (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 24<sup>th</sup> day of July 2020



**Christine Gough**  
**Director, Central (GPOP)**  
**Central River City and Western**  
**Parkland City**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning**  
**and Public Spaces**