



Gateway Determination

Planning proposal (Department Ref: PP_2019_COPAR_011_00): To redistribute the approved 188,800m² gross floor area, amend zoning, height of building, floor space ratio and land acquisition controls for 14-16 Hill Road, Wentworth Point under the Auburn Local Environmental Plan 2010

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 the *Auburn Local Environmental Plan (LEP) 2010* to redistribute the approved 188,800m² gross floor area, amend zoning, height of building, floor space ratio and land acquisition controls for 14-16 Hill Road, Wentworth Point under Auburn LEP 2010 should proceed subject to the following conditions:

1. Prior to community consultation, Council is to amend the planning proposal and supporting documentation as follows:
 - a) address consistency with section 9.1 Direction 2.1 Environmental Zones and 3.4 Integrating Transport and Land Use;
 - b) apply FSR that responds to the building heights across the site and insert a GFA cap of 188,800m²;
 - c) remove the intent to exempt the site from the use of Clause 4.6 – Exemption to Development Standards;
 - d) update the mapping to reflect the gateway conditions;
 - e) ensure the supporting documentation is consistent with the planning proposal outcomes; and
 - f) provide an updated Ecological Report in accordance with the provisions of the Biodiversity Conservation Act and Environmental Protection and Biodiversity Conservation Act, having regard to the impact of the intended development outcomes on the adjoining Nature Reserve and threatened species and habitats.
2. 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, Industry and Environment, 2018).

3. 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;
 - Sydney Olympic Park Authority;
 - Environment, Energy and Science; and
 - Department of Premier and Cabinet – Heritage.

Each public authority 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 time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 31st 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