



Planning & Environment

Mr Mark Brisby
General Manager
Auburn City Council
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Contact: Tai Ta
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Your ref: T072500/2014 (PP-8/2013)
Our ref: 14/15876

Dear Mr Brisby

Planning proposal to amend Auburn Local Environmental Plan 2010

I am writing in response to Council's letter of 18 August 2014 for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) for a planning proposal to rezone land from IN2 Light Industrial to R4 High Density Residential, to remove the minimum lot size and amend the maximum building height and floor space ratio provisions for land at 2-10 Jenkins Street and 344-362 Park Road, Regents Park.

As delegate of the Minister for Planning, I have determined that the planning proposal should not proceed for the reasons outlined in the attached Gateway determination.

It is acknowledged that the planning proposal will provide considerable residential accommodation in close proximity to employment, services and public transport. However, the draft West Central Sub-Regional Strategy and the draft Auburn Employment Lands Strategy identify the subject land as part of the Regents Park Industrial Precinct, which is an important and valuable employment cluster for light manufacturing, freight and logistics land uses.

While the subject land comprises a small portion of the broader industrial precinct, it will generate significant residential density not provided for under the strategic planning framework, and will create the potential for considerable land use conflict. The planning proposal has not adequately proven that this conflict can be satisfactorily mitigated.

Therefore, Council is encouraged to finalise its draft Employment Lands Strategy and consider the implications for the subject site in the broader context of the industrial precinct and the appropriateness of non-employment generating uses to the density proposed. Any subsequent planning proposal should reflect the findings of the employment lands review and respond to inconsistencies with Council's favoured strategic planning framework. The Department is available to work with Council in this regard.

Should you have any queries in regard to this matter, please contact Mr Tai Ta, of the Department's Metropolitan (Parramatta) office, on (02) 9860 1560.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Marcus Ray', with a stylized flourish at the end.

Marcus Ray
Acting Deputy Secretary
Planning Services

Encl. Gateway determination

03/02/2015

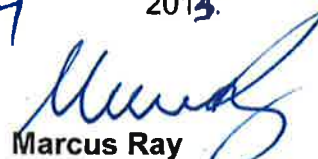
Gateway Determination

Planning Proposal (Department Ref: PP_2014_AUBUR_005_00): to rezone land at Regents Park from IN2 Light Industrial to R4 High Density Residential, to remove the minimum lot size and amend the maximum building height and floor space ratio provisions.

I, the Acting Deputy Secretary, at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the Auburn Local Environmental Plan 2010 to rezone 2-10 Jenkins Street and 344-362 Park Road, Regents Park from IN2 Light Industrial to R4 High Density Residential, to remove the minimum lot size and amend the maximum building height and floor space ratio provisions should not proceed for the following reasons:

1. The planning proposal is inconsistent with the draft Auburn Employment Lands Strategy. The draft Strategy identifies the subject land as part of "Precinct 8", being the Regents Park Industrial Precinct, which recommends the retention of the IN2 Light Industrial zoning on the subject land along the eastern portion of the site. The planning proposal has not adequately addressed the inconsistency with the draft Strategy.
2. The planning proposal is inconsistent with S117 Directions 1.1 Business and Industrial Zones and 7.1 Implementation of the Metropolitan Plan for Sydney 2036 as it will reduce the potential floor space for employment generating land uses. Permitting residential development at the proposed density will undermine the ongoing operation of the Regents Park Industrial Precinct and set an undesirable precedent for rezoning industrial land for residential purposes.
3. The planning proposal is inconsistent with action E3.2 of the Metropolitan Plan for Sydney 2036, which seeks to identify and retain strategically important employment lands, and the draft West Central Sub-Regional Strategy, which identified the subject land as part of the Regents Park Industrial Precinct. The proposed rezoning of the land to R4 High Density Residential would reduce land identified for employment generating purposes and has the potential to create significant land use conflict within the area. Council has not adequately addressed the potential land use conflict created by the rezoning.

Dated 3rd day of February 2015.



Marcus Ray
Acting Deputy Secretary
Planning Services

Delegate of the Minister for Planning