



11/07988

Mr John Burgess
General Manager
Auburn City Council
PO Box 118
AUBURN NSW 1835

Dear Mr Burgess

Planning Proposal to deliver a Commercial Precinct on Parramatta Road, Auburn

I refer to my letter to Council of 9 May 2011 regarding the subject Planning Proposal.

Further to my determination as delegate of the Minister for Planning and Infrastructure on 9 May 2011, I have now re-determined under s.56(2) of the *Environmental Planning and Assessment Act 1979* (the "Act") that the planning proposal should proceed subject to the requirements in the attached Gateway Determination.

Should you have any queries in regard to this matter, please contact Tim Archer of the Regional Office of the Department on 02 9873 8542.

Yours sincerely,

11/5/11

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal



Gateway Determination

Planning Proposal: to permit retail premises with a maximum FSR of 1.5:1 along a section of Parramatta Road in Auburn.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the "Act") that an amendment to the *Auburn Local Environmental Plan 2010* to permit retail premises with a maximum FSR of 1.5:1 along a section of Parramatta Road in Auburn should proceed subject to the following requirements:

- the matter is not required to be re-submitted;
- community consultation is not required before consideration is given to the making of the proposed instrument;
- State or Commonwealth public authorities are not required to be consulted;
- a public hearing is not to be held by the Planning Assessment Commission, or any other specified person or body; and
- the timeframe for completing the LEP is **2 months** from the week following the date of the Gateway determination.

Dated

11th

day of

May

2011.

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning and
Infrastructure