

To rezone and increase the density of two separate parcels of land at Auburn Road and Susan Street, Auburn

Proposal Title :	To rezone and increase the density of two separate parcels of land at Auburn Road and Susan Street, Auburn		
Proposal Summary :	To rezone certain residential lands at Auburn Road and Susan Street, Auburn from residential R3 to B4 mixed use, and from R3 to R4 high density residential, respectively.		
PP Number :	PP_2012_AUBUR_002_00	Dop File No :	12/15345

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions : **3.6 Shooting Ranges**

Additional Information : The planning proposal should proceed subject to the following conditions:
1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made available for 28 days; and
 - (b) the relevant planning authority must comply with notice requirements for public exhibition of planning proposals and the specifications for material that must be available along with planning proposals.
2. Consultation with public authorities is required under section 56(2)(d) of the EP&A Act.
3. Council is to undertake the Urban Design study and the Traffic, Transport and Accessibility study.
4. The timeframe for completing the LEP is 12 months from the week following the date of the Gateway determination.

Supporting Reasons : The community consultation process is required to inform affected land owners and local residents as well as the local community of the proposed changes in land use and any associated environmental, traffic impacts that are likely to occur.

Consultation with public authorities is necessary to seek feedback and any actions on the part of those authorities to respond to increase in demand for utility services, transport services and other human services such as educational and health facilities.

Panel Recommendation

Recommendation Date : **27-Sep-2012**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : The Planning Proposal should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for 28 days; and
 - (b) the relevant planning 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

To rezone and increase the density of two separate parcels of land at Auburn Road and Susan Street, Auburn

- Department of Education and Communities
- Department of Family and Community Services – Housing NSW
- Department of Health and Ageing
- NSW Police
- Transport for NSW
- Origin Energy
- Transport for NSW – RailCorp
- Transport for NSW – Roads and Maritime Services
- Sydney Water
- Adjoining LGAs

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).

4. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

MEU SELMAN

Date:

5/10/12