



Planning & Infrastructure

Contact: Tai Ta
Phone: (02) 9860 1560
Email: Tai.Ta@planning.nsw.gov.au
Postal: PO Box 404, Parramatta NSW 2124

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

Our ref: PP_2012_AUBUR_002_00 (12/15345)
Your ref: PP-5/2011

Dear Mr Burgess,

Planning proposal to amend Auburn Local Environmental Plan 2010

I am writing in response to your Council's letter dated 10 September 2012 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Auburn Local Environmental Plan (LEP) 2010 to rezone land at Auburn Road and Susan Street, Auburn from R3 Medium Density Residential to R4 High Density Residential and B4 Mixed Use.

As delegate of the Minister for Planning and Infrastructure, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

It is noted that Council intends to undertake an Urban Design Study and a Traffic, Transport and Accessibility Study to support the planning proposal. Council is encouraged to finalise the proposed studies and include this information with the planning proposal for exhibition purposes.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible following agency consultation. Council's request for the department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The NSW State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Tai Ta of the regional office of the department on 02 9873 8500.

Yours sincerely,


Sam Haddad
Director-General

9/10/2012.

Gateway Determination

Planning proposal (Department Ref: PP_2012_AUBUR_002_00): to amend Auburn Local Environmental Plan 2010 to rezone land to facilitate higher density and mixed use development.

I, the Director-General, Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Auburn Local Environmental Plan (LEP) 2010 to;

- rezone land on the eastern side of Auburn Road, between Beatrice and Helena Streets from R3 Medium Density Residential to B4 Mixed Use;
- amend the Heights of Building Map to 27m; and
- amend the Floor Space Ratio map to 3.0:1;

and to:

- rezone land on both sides of Susan Street, between Beatrice and Helena Streets from R3 Medium Density Residential to R4 High Density Residential;
- amend the Heights of Building Map to 16m; and
- amend the Floor Space Ratio map to 1.4:1

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:
 - 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



Planning & Infrastructure

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.

Dated

9th

day of

October

2012.

SHaddad

Sam Haddad

Director-General

Delegate of the Minister for Planning and Infrastructure