



Contact: Michael Druce
Phone: (02) 9873 8500
Email: Michael.Druce@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_001_00 (12/14756)
Your ref: PP-5/2012

Dear Mr Burgess,

Planning proposal to amend the Auburn Local Environmental Plan 2010

I am writing in response to your Council's letter dated 3 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 4-10 Jenkins Street and 344-356 Park Road, Regents Park from R2 Low Density Residential to IN2 Light Industrial.

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.

I have also agreed that the planning proposal's inconsistency with S117 Direction 3.1 Residential Zones is of minor significance. No further approval is required in relation to this Direction.

The amended LEP is to be finalised within 9 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the planning proposal within four (4) weeks from the week following this determination. 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 timeframes outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Mr Michael Druce of the Department's Sydney West Office on 02 9873 8500.

Yours sincerely,

Richard Pearson
A/Director-General

Gateway Determination

Planning proposal (Department Ref: PP_2012_AUBUR_001_00): to amend Auburn Local Environmental Plan 2010 to rezone land for Industrial purposes.

I, the Acting 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 at 4-10 Jenkins Street and 344-356 Park Road, Regents Park from R2 Low Density Residential to IN2 Light Industrial and amend the Height of Buildings, Floor Space Ratio and Lot Size map 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:
 - Transport for NSW – RailCorp
 - Transport for NSW – Roads and Maritime Services
 - Sydney Water
 - Integral Energy

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 **9 months** from the week following the date of the Gateway Determination.

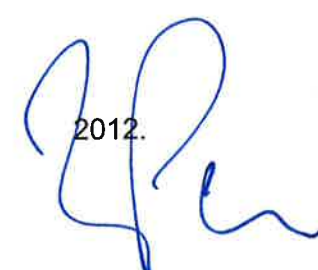
Dated

5

day of

October

2012.



Richard Pearson
A/Director-General
Delegate of the Minister for Planning and
Infrastructure