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In reply quote: PP-5/2012

Mr. Peter Goth
Regional Director
Sydney West Region
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Contact Name: Mitchell Noble

TRIM No: T060775/2012

(PP-5/2012)

Attn: Mr. Tai Ta

Dear Peter,

SUBJECT: PLANNING PROPOSAL TO REZONE LAND AT 4-10 JENKINS ST AND 344-356 PARK RD REGENTS PARK

Auburn Council has prepared a planning proposal under s55 of the *Environmental Planning and Assessment Act 1979* applying to land at 4-10 Jenkins Street and 344-356 Park Road, Regents Park. The planning proposal aims to amend the *Auburn LEP 2010* to rezone the land from R2 Low Density Residential to IN2 Light Industrial in accordance with Council's resolution of 20 October 2010, as follows:

Prepare a planning proposal to amend ALEP 2010 in accordance with the EP&A Act 1979 s54 and Department of Planning guidelines to rezone the properties facing Park Road and bound by Jenkins Road and the railway line to IN2.

The planning proposal has been prepared in accordance with the *Guide to Preparing Planning Proposals* (Department of Planning 2009). The proposed rezoning is supported by the *Auburn Employment Lands Strategy 2008*, and actions within the *Metropolitan Plan for Sydney 2036* and the *Draft West Central Subregional Strategy*. It will:

- remove the potential for land use conflicts to occur between the existing residential uses on the site and the adjoining industrial and light industrial uses
- strengthen the Regents Park Industrial Precinct, which is a regionally significant source of employment land, by providing a clear edge between it and the residential uses to the north, and
- increase the buffer between the residential and industrial uses (Jenkins Street will now serve as the buffer where there is currently no buffer).

Should you have any enquiries regarding this matter, please contact Mitchell Noble, Senior Strategic Planner, on (02) 9735 1303 or by email at Mitchell.Noble@auburn.nsw.gov.au.

Yours faithfully,



ALIA KARAMAN
MANAGER, STRATEGY

3/9/2012

