



Mr Malcolm Ryan
General Manager
PO Box 42
Merrylands NSW 2160

16/12299

Attention: Harinee De Silva

Dear Mr Ryan

Alteration of Gateway determination – Auburn North

I refer to Council's requests to alter the following Gateway determination by extending the completion date and the removal the proposed bonus development provisions of 25m height and 0.3:1 Floor Space Ratio for delivery of a 2,500m² public park.

I have determined as the delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 20 March 2015 (as altered), for PP_2015_AUBUR_001_00 (land bounded by Macquarie Road, Simpson Street, St. Hilliers Road and the southern boundary of the B6 Enterprise Corridor zoned land having frontage to Parramatta Road).

I enclose the Alteration of Gateway Determination and amended Written Authorisation to Exercise Delegation for your attention.

If you have any questions in relation to this matter, please contact Mr Daniel Gorgioski on (02) 9860 1538.

Yours sincerely

 4-11-2016

Ashley Albury
Acting Executive Director, Regions
Planning Services

Encl:
Alteration to Gateway Determination
Written Authorisation to Exercise Delegation



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_AUBUR_001_00)

I, the Acting Executive Director, Regions at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 20 March 2015 (as altered) for the proposed amendment to the *Auburn Local Environmental Plan 2010* as follows:

1. Delete:

the description of the planning proposal

and replace with:

Planning proposal (Department Ref: PP_2015_AUBUR_001_00) to rezone land bounded by Macquarie Road, Simpson Street, St. Hilliers Road and the southern boundary of the B6 Enterprise Corridor zoned land having frontage to Parramatta Road, Auburn, from R3 Medium Density Residential to R4 High Density Residential, increase the Height of Buildings from 9 metres to 18 meters, increase the Floor Space Ratio from 0.75:1 to 1.7:1 and introduce a 20 metre Height of Building control for corner sites.

2. Delete: condition 1(b).

3. Delete:

condition "6"

and replace with:

a new condition 6:

"The timeframe for completing the planning proposal is 27 September 2017".

Dated 4th day of November 2016

Ashley Albury
Acting Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission

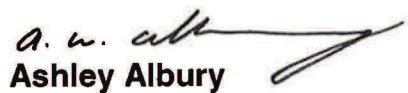
WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Cumberland Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2015_AUBUR_001_00	Planning proposal to rezone land bounded by Macquarie Road, Simpson Street, St. Hilliers Road and the southern boundary of the B6 Enterprise Corridor zoned land having frontage to Parramatta Road, Auburn, from R3 Medium Density Residential to R4 High Density Residential, increase the Height of Buildings from 9 metres to 18 meters, increase the Floor Space Ratio from 0.75:1 to 1.7:1 and introduce a 20 metre Height of Building control for corner sites.

In exercising the Minister's functions under section 59, the Council must comply with the Department of Planning and Environment's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 4th November 2016


Ashley Albury
 Acting Executive Director, Regions
 Planning Services
 Department of Planning and Environment

Delegate of the Greater Sydney Commission