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Our ref: PP_2011_AUBUR_005_00 (11/12368)

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

Dear Mr Burgess,

Re: Planning Proposal to rezone land bounded by Amy, Smith and Maunder Streets, Regents Park, from R2 Low Density Residential to R4 High Density Residential, and to amend the principal development controls for the land

I am writing in response to your Council's letter 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 2010 to rezone land bounded by Amy, Smith and Maunder Streets, Regents Park, from R2 Low Density Residential to R4 High Density Residential, and to amend the principal development controls for the land.

As delegate of the Minister for Planning and Infrastructure, I have now determined that the planning proposal should not proceed for the reasons outlined in the attached Gateway Determination.

At this stage insufficient strategic justification has been provided to proceed with the planning proposal. In particular, the strategic basis for increasing residential densities in this locality has not been provided. The proposal is for a significant increase in density for a small area of land within an established low density residential environment. Before further consideration can be given to such a proposal the broader strategic planning outcomes for the area bounded by the Inner West and Bankstown rail lines and Rookwood Road need to be established.

Should Council wish to proceed with a new planning proposal it would need to address the strategic considerations referred to above, and consider impacts such as traffic, visual intrusion and landscape amenity, as well as the justification for the proposed development standards for the subject area. It is recommended that Council liaise with the Department's Sydney West Regional Office to discuss the nature and scope of supporting information that would be required with a new planning proposal.

Should you have any queries in regard to this matter, please contact Shane Nugent of the Regional Office of the Department on 02 9873 8500.

Yours sincerely,

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2011_AUBUR_005_00): to rezone land bounded by Amy, Smith and Maunder Streets, Regents Park, from R2 Low Density Residential to R4 High Density Residential, and to amend the principal development controls for the land.

I, the Deputy Director General, Plan Making & Urban Renewal 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 2010 to rezone land bounded by Amy, Smith and Maunder Streets, Regents Park, from R2 Low Density Residential to R4 High Density Residential, and to amend the principal development controls for the land should not proceed because:

- insufficient strategic justification has been provided to proceed with the planning proposal. In particular, the strategic basis for increasing residential densities in this locality has not been provided. The proposal is for a significant increase in density for a small area of land within an established low density residential environment. Before further consideration can be given to such a proposal the broader strategic planning outcomes for the area bounded by the Inner west and Bankstown rail lines and Rookwood Road would need to be established.

Dated 15th day of November 2011.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning and
Infrastructure