



Mr Mark Brisby
General Manager
Auburn City Council
PO Box 118
Auburn NSW 1835

Attn: Monica Cologna

Dear Mr Brisby

Auburn Planning Proposal PP_2014_AUBUR_001_00

I refer to Council's request of 15 June 2015 for an alteration to the Gateway determination for the above planning proposal issued on 28 May 2014.

As the delegate of the Minister for Planning, in accordance section 56(7) of the *Environmental Planning and Assessment Act 1979*, I have determined to alter the Gateway determination of 28 May 2014. The altered determination is enclosed.

In taking this decision I have considered the need for re-exhibition of the planning proposal and have conditioned the determination accordingly. Similarly, in the view of the variation of the proposed housing component, I have taken the view that it is appropriate for Council to again consult with those public authorities that would be concerned with this particular aspect of the proposal.

I have also extended the timeframe under section 56(2)(f) of the Act for completion of the proposal and provided a fresh written authorisation for Council to exercise the Minister's functions under section 59 of the Act.

I would appreciate if Council would revise the planning proposal prior to exhibition to reflect the conditions attached to the determination. If you have any questions in relation to this matter, please contact Tai Ta of this Office on (02) 9860 1567.

Yours sincerely

6/8/2015

**Rachel Cumming
Director, Metropolitan (Parramatta)
Planning Services**

encl:

- Alteration of Gateway Determination
- Written Authorisation

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2014_AUBUR_001_00) to rezone land bounded by Auburn Road, Susan Street, Helena Street and Beatrice Street, Auburn from R3 Medium Density Residential to R4 High Density Residential and B4 Mixed Use, increase the maximum building height to 16 metres for land proposed to be zoned R4 and 21 metres for land proposed to be zoned B4 and amend the maximum floor space ratio to 1.4:1 for land proposed to be zoned R4 and 2.25:1 for land proposed to be zoned B4.

I, Director, Metropolitan (Parramatta), at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 28 May 2014, for the proposed amendment to the Auburn Local Environmental Plan 2010. The alteration is to enable a variation of the exhibited Planning Proposal made by Council's resolution at its Ordinary Meeting on 20 May 2015. The alteration of Gateway Determination is as follows:

1. Delete "28 days" in condition 2(a), and insert "14 days".
2. Delete condition 3 and insert:

Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

 - NSW Education and Communities,
 - Department of Family and Community Services; and
 - NSW Health.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 14 day to comment on the proposal.
3. Condition 5 is altered to read: "The timeframe for completing the LEP is by 4 December 2015".

Dated 6th day of August 2015.

RJ Cumming 6/8/2015

Rachel Cumming
Director
Metropolitan (Parramatta)
Planning Services
Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Auburn City 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_2014_AUBUR_001_00	Planning proposal to rezone land bounded by Auburn Road, Susan Street, Helena Street and Beatrice Street, Auburn from R3 Medium Density Residential to R4 High Density Residential and B4 Mixed Use, increase the maximum building height to 16 metres for land proposed to be zoned R4 and 21 metres for land proposed to be zoned B4 and amend the maximum floor space ratio to 1.4:1 for land proposed to be zoned R4 and 2.25:1 for land proposed to be zoned B4.

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

Dated this 6th day of August 2015

Rachel Cumming
Director
Metropolitan (Parramatta)
Planning Services

Delegate of the Minister for Planning