



Mr Malcolm Ryan
General Manager
PO Box 42
Merrylands NSW 2160

16/14457

Attention: Harinee De Silva

Dear Mr Ryan

**Planning Proposal No. PP_2015_AUBUR_001_00 - Alteration of Gateway
Determination – Auburn North**

I refer to Council's request to alter the Gateway determination issued on 20 March, 2015 to correct the description of planning proposal PP_2015_AUBUR_001_00 for the North Auburn Precinct.

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).

The Alteration of Gateway Determination and amended Written Authorisation to Exercise Delegation are enclosed.

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

Yours sincerely

14/11/16

Catherine Van Laeren
Director, Sydney Region West
Planning Services

Encl:
Alteration to Gateway Determination
Written Authorisation to Exercise Delegation



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 maximum Height of Buildings and increase the maximum Floor Space Ratio.

In exercising the functions of the Greater Sydney Commission 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 14th November 2016

A handwritten signature in black ink, appearing to read 'Catherine Van Laeren'.

Catherine Van Laeren
Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission



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



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

A handwritten signature in black ink, appearing to read 'A. W. Albury'.

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

Delegate of the Greater Sydney Commission



Planning &
Environment

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

16/04731

Dear Mr Brisby

**Auburn LEP 2010 Amendment No. 20 – North Auburn
Gateway determination extension of time**

I refer to Council's request for an extension of time in relation to a planning proposal (PP_2015_AUBUR_001_00) to amend Auburn Local Environmental Plan 2010. As delegate of the Greater Sydney Commission, I have, under section 56(7) of the *Environmental Planning and Assessment Act 1979*, altered the Gateway determination by extending the timeframe under section 56(2)(f) of the Act for completion of the planning proposal until 27 September 2016.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Catherine Van Laeren'.

11/04/16

**Catherine Van Laeren
Director Sydney Region West
Planning Services**

Encl. Alteration to Gateway Determination



Planning & Environment

AUBURN COUNCIL

File No:

26 MAR 2015

REFERRED TO:

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

Our Ref: 15/04426

Dear Mr Brisby

Gateway Determination – Auburn Local Environmental Plan 2010 Amendment No. 20 – Rezoning of land at North Auburn

I am writing in response to Council's request for a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 in respect of a 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, from R3 Medium Density Residential to R4 High Density Residential.

The proposal also seeks to add a new clause to Part 6 - Additional Local Provisions of the Auburn LEP 2010. This new clause identifies the site as a 'key site' (the North Auburn Precinct), for the inclusion of a 2,500 m² park (public open space) in return for the application of specified floor space ratio and maximum building height provisions, as a bonus.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I am also of the view that any technical inconsistencies with s117 Directions 4.1 – Acid Sulfate Soils and 6.3 – Site Specific Provisions and the planning proposal are of minor significance. No further approval is required in relation to these Directions.

The Minister's plan making powers were delegated to Councils in October 2012. It is noted that Council has not requested use of the delegation in this instance, however having considered the nature of Council's planning proposal, I have decided to issue an authorisation for Council to exercise the delegation to make this plan.

The Gateway determination requires that the planning proposal be made publicly available for a period of 28 days. Under section 57(2) of the Act, I am satisfied that the planning proposal, when amended as required by the Gateway determination, is in a form that can be made available for community consultation.



Gateway Determination

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, from R3 Medium Density Residential to R4 High Density Residential. The proposal also seeks to add a new clause to Part 6 - Additional Local Provisions of the Auburn LEP 2010. This new clause identifies the site as a 'key site' (the North Auburn Precinct), for the inclusion of a 2,500 m² park (public open space) in return for the application of specified floor space ratio and maximum building height controls, as a bonus.

I, the acting General Manager, Metropolitan, as delegate of the Minister for Planning, have determined under section 56(2) of the Environmental Planning and Assessment Act that an amendment to the Auburn Local Environmental Plan 2010 should proceed subject to the following conditions:

1. Prior to exhibition/consultation, Council is to:
 - (a) review Council's draft Auburn LGA Traffic and Transport Study (2013 - Hyder Consulting Pty Ltd) and provide supplementary advice supporting the contention that the proposal is unlikely to generate significant traffic or transport impacts. This supplementary advice is to form part of the exhibition material; and
 - (b) remove all the words commencing with 'Clause to amend Part 6 - Additional Local Provisions' to '....should the Planning Proposal proceed after s. 56 Gateway Determination' (see page 16 of the planning proposal).
2. Council is to amend the relative section of the Auburn Development Control Plan 2010 to address the planning proposal and place this draft amendment on exhibition with the planning proposal.
3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979, as follows:
 - (a) the planning proposal must be made available for 28 days; and
 - (b) the relevant planning authority must comply with notice requirements for public exhibition of planning proposals and the specifications for material that must be available along with planning proposals.



Planning & Environment

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_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, from R3 Medium Density Residential to R4 High Density Residential. The proposal also seeks to add a new clause to Part 6 - Additional Local Provisions of the Auburn LEP 2010. This new clause identifies the site as a 'key site' (the North Auburn Precinct), for the inclusion of a 2500 m ² park (public open space) in return for the application of specified floor space ratio and maximum building height controls, as a bonus.

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

A handwritten signature in black ink, appearing to read "Simon Manoski", with the date "20.3.15" written below it.

Simon Manoski
Acting General Manager
Metropolitan
Planning Services

Delegate of the Minister for Planning