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05 JUN 2019

IRF19/2889

Professor Mary O'Kane AC
Chair
Independent Planning Commission
Level 3, 201 Elizabeth Street
SYDNEY NSW 2000

Dear Professor O'Kane

Request for Gateway determination review – PP_2018_COPAR_010_00

I am writing to advise that the Department of Planning and Environment has received a Gateway determination review request for the above planning proposal. Details of the planning proposal are summarised below:

Dept. ref. no	PP_2018_COPAR_010_00
LGA	City of Parramatta
LEP to be amended	Auburn LEP 2010
Address/location	1-17 Grey Street and 32-48 Silverwater Road, Silverwater
Proposal	<p>The planning proposal seeks to amend the Auburn LEP 2010 planning controls for the subject site to:</p> <ul style="list-style-type: none">• rezone the site from B6 Enterprise Corridor to B1 Neighbourhood Centre;• amend the maximum height of buildings control from 14 metres to 20 metres;• amend the minimum lot size map from 1500m² to no minimum lot size; and• include a site-specific clause to ensure the 4000m² retail component comprises a 2500m² supermarket and 1500m² of local specialty retail/commercial floor space.

The proponent has requested a review of the Gateway determination as they believe the planning proposal has merit to proceed. A Gateway determination issued on 18 December 2018 determined that the proposal should not proceed.

The commission is requested to review the planning proposal and prepare advice concerning the merits of the review request. The advice should include a clear and concise recommendation to the Minister's delegate confirming whether, in its opinion, the planning proposal should proceed past Gateway.

The advice and recommendation should be provided within 28 days of receipt of this letter and sent to the Department of Planning and Environment at GPO Box 39, Sydney NSW 2001. The Commission may also seek the views of the proponent, Council, the Department and the Greater Sydney Commission in providing their advice.

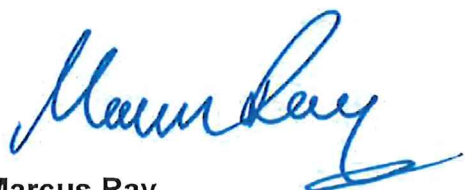
The following information and documents are enclosed to assist the commission in its review:

- the Department's justification assessment report;
- the planning proposal;
- the Gateway determination;
- City of Parramatta Council's comments; and
- the proponent's review request and submission.

The Department's *A guide to preparing local environmental plans* provides advice on procedures for the various stages in the independent review process. The guide is available on the Department's website at planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning/Resources.

Should you have any enquiries about this matter, I have arranged for Ms Ann-Maree Carruthers, Director, Sydney Region West, at the Department to assist you. Ms Carruthers can be contacted on 9274 6270.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

04/06/2019
Encl: Department's justification assessment report
Planning proposal
Gateway determination
Council's comments
Proponent's review request and submission