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TRIM No: T027049/2014 (PP-3/2013)

28 March 2014

Dear Terry,

SUBJECT: PLANNING PROPOSAL: "SOUTH AUBURN", REZONE LAND BOUNDED BY AUBURN ROAD, SUSAN STREET, BEATRICE STREET AND HELENA STREET, AUBURN

Please find enclosed Auburn City Council's Planning Proposal (our reference PP-3/2013) relating to land bounded by Auburn Road, Susan Street, Beatrice Street and Helena Street, Auburn. The Planning Proposal seeks to rezone the land from R3 Medium Density Residential to part B4 Mixed Use and part R4 High Density Residential, and to amend the corresponding maximum permissible height of buildings and FSR controls.

The Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Infrastructure's guidelines titled '*A guide to preparing planning proposals*' and '*A guide to preparing local environmental plans*'.

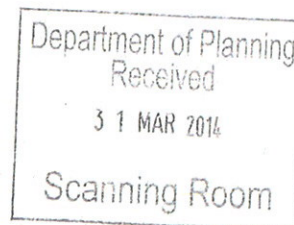
Included in this submission are Council's resolutions relating to this Planning Proposal, and a previous similar Planning Proposal (our reference PP-5/2011) which was not progressed, and a brief chronology of the two Planning Proposals to provide a background summary.

Auburn City Council looks forward to working with the Department of Planning and Infrastructure to progress the proposal. Furthermore, Council would be happy to assist the Department by briefing the panel at the gateway meeting.

Should you have any queries in relation to the Planning Proposal, please contact Monica Cologna, Manager Strategy on 9735 1355.

Yours faithfully

Monica Cologna
MANAGER, STRATEGY



BRIEF CHRONOLOGY – SOUTH AUBURN PLANNING PROPOSAL (PP-3/2013)

Planning proposal to rezone land at Auburn Rd and Susan Street (between Beatrice and Helena Streets), Auburn.

Date	Key milestone
12 May 2010	Council resolved to undertake the necessary planning analysis to rezone the land on the east side of Auburn Road, between Beatrice and Helena Streets, from R3 to B4 and the land fronting Susan Street between Beatrice and Helena Streets, from R3 to R4 under the <i>Auburn LEP 2010</i> . [Item 116B/10]
20 October 2010	Resubmitted item further to resolution of 12 May 2010 - Council resolved to prepare planning proposal to rezone the land on the east side of Auburn Road, between Beatrice and Helena Streets, from R3 to B4 and the land fronting Susan Street between Beatrice and Helena Streets, from R3 to R4 under the <i>Auburn LEP 2010</i> and corresponding amendments to <i>Auburn DCP 2010</i> . [Item 257/10]
	PP-5/2011
10 September 2012	Planning proposal PP-5/2011 was submitted to the Department of Planning and Infrastructure. Planning proposal prepared by BBC Consulting Planners.
9 October 2012	DP&I issued Gateway Determination (PP_2012_AUBUR_002_00) to proceed with the planning proposal, subject to conditions including preparation of an urban design study and traffic, transport and accessibility study.
31 October 2012	Council resolved not to proceed with the planning proposal PP-5/2011 “ <i>no further action should be taken in respect to this matter</i> ”. [Item 211/12].
20 November 2012	DP&I advised of Council’s resolution not to proceed with PP.
8 February 2013	DP&I agreed with Council’s resolution not to proceed with PP.
	PP-3/2013
17 April 2013	Council resolved to prepare planning proposal to rezone the subject land from R3 Medium Density Residential to part B4 Mixed Use and part R4 High Density under the <i>Auburn LEP 2010</i> , as per Council resolution of 20 October 2010 [Item 257/10], and Gateway determination dated 9 October 2012 (PP_2012_AUBUR_002_00). [item 117/13]