

Planning Proposal

**1 – 17 Grey Street and Nos. 32 – 48 Silverwater Road,
Silverwater**

**Submitted to the Department of Planning and Environment for s. 56 Gateway
Determination**



Introduction

3

- Part 1 -** A statement of the **Objectives or Intended Outcomes** of the proposed LEP
- Part 2 -** An **Explanation of the Provisions** that are to be included in the proposed LEP
- Part 3 -** The **Justification** for those objectives, outcomes and provisions and the process for their implementation
- Part 4 -** **Supporting maps** (Current and proposed)
- Part 5 -** Details of the **Community Consultation** that is to be undertaken on the Planning Proposal
- Part 6 -** Anticipated **project timeline for completion of proposed draft LEP**

Appendices

17

The Planning Proposal applies to land located at 1-17 Grey Street and 32-48 Silverwater Road, Silverwater which is legally described as:

- Lot 18 DP 77341;
- Lot 17 Section 5 DP 979426;
- Lot 16 Section 5 DP 979426;
- Lot 15 Section 5 DP 979426;
- Lot 14 Section 5 DP 979426;
- Lot 13 Section 5 DP 75209;
- Lot 12 DP 76894;
- Lot 11 Section 5 DP 979426;
- Lot 10 Section 5 DP 979426;
- Lots 1 and 2 DP 1110059;
- Part of Lot 1 DP 90071;
- Lot 5 DP 89550;
- Lot 6 DP 89550;
- Lot 7 DP 89550;
- Lot 8 Section 979426; and
- Lot 9 Section 5 DP 979426.

The land to which the Planning Proposal applies is situated along the western edge of Silverwater Road and is located approximately 260m north of the major M4 Motorway interchange within the Auburn Local Government Area (LGA). The land subject to this Planning Proposal referred to as 'the subject site' is outlined yellow in **Figure 1** and shows the immediate surrounds.

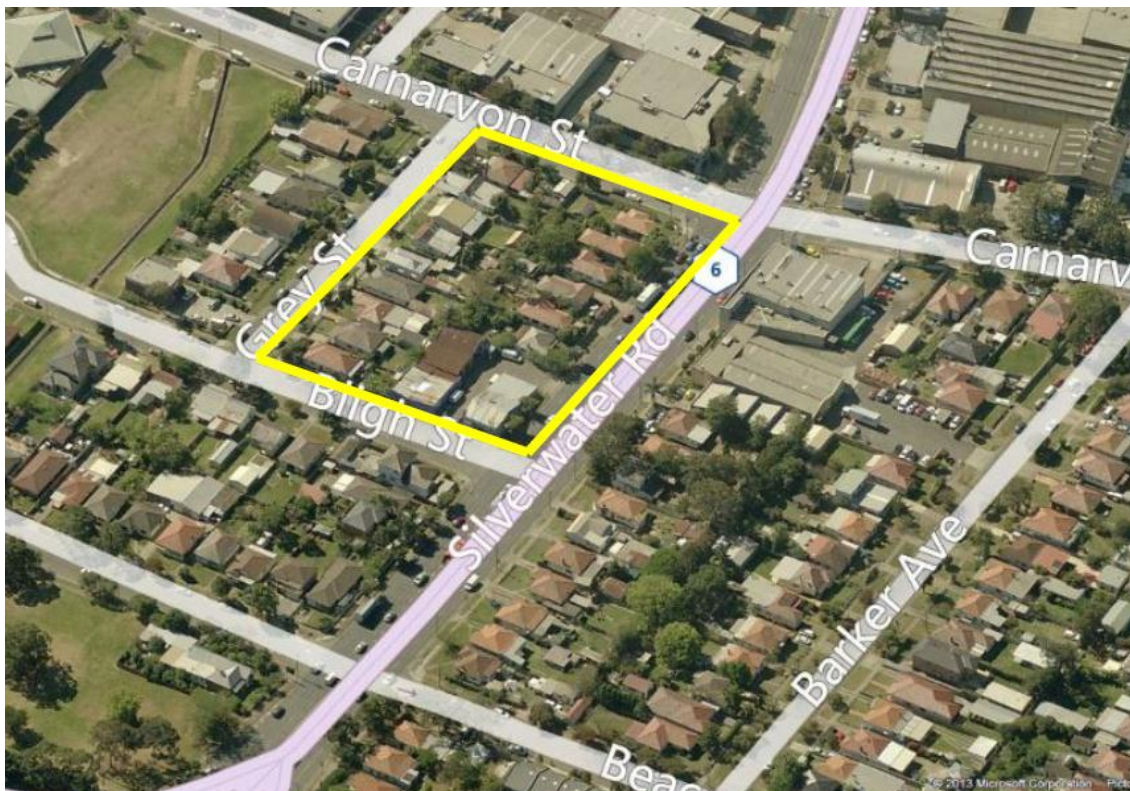


Figure 1: Aerial view of the subject site and its surrounds
(Source: Bing Maps, August 2013)

Properties at 1-13 Grey Street and 32-46 Silverwater Road are currently owned by Hilfor Property Pty Ltd who is the applicant for this Planning Proposal while 15 and 17 Grey Street and 48 Silverwater Road are held in multiple private ownerships. This Planning Proposal has been prepared by APP Corporation Pty Limited (the applicant's consultant) in consultation with Council.

The subject site currently developed for predominantly residential purposes contains 14 single storey detached dwelling houses (12 now vacant) and a commercial building located on the corner of Bligh Street and Silverwater Road which was previously used as a dry cleaning establishment (known as Paleys). One lot, 48 Silverwater Road, located on the corner of Silverwater Road and Carnarvon Street, is currently vacant and undeveloped. A detailed site analysis is provided in **Appendix 1** to demonstrate the context in which the subject site operates.

The subject site is located within a small pocket of land zoned B6 Enterprise Corridor under the *Auburn Local Environmental Plan 2010* (*Auburn LEP 2010*) west of Silverwater Road. The subject site is located immediately south of the Silverwater Industrial Precinct (zoned IN1 General Industrial) and is located adjacent to residential development (zoned R3 Medium Density Residential). **Figure 2** below illustrates the existing land zoning of the subject site (outlined in black) under the *Auburn LEP 2010* along with the adjacent zones.

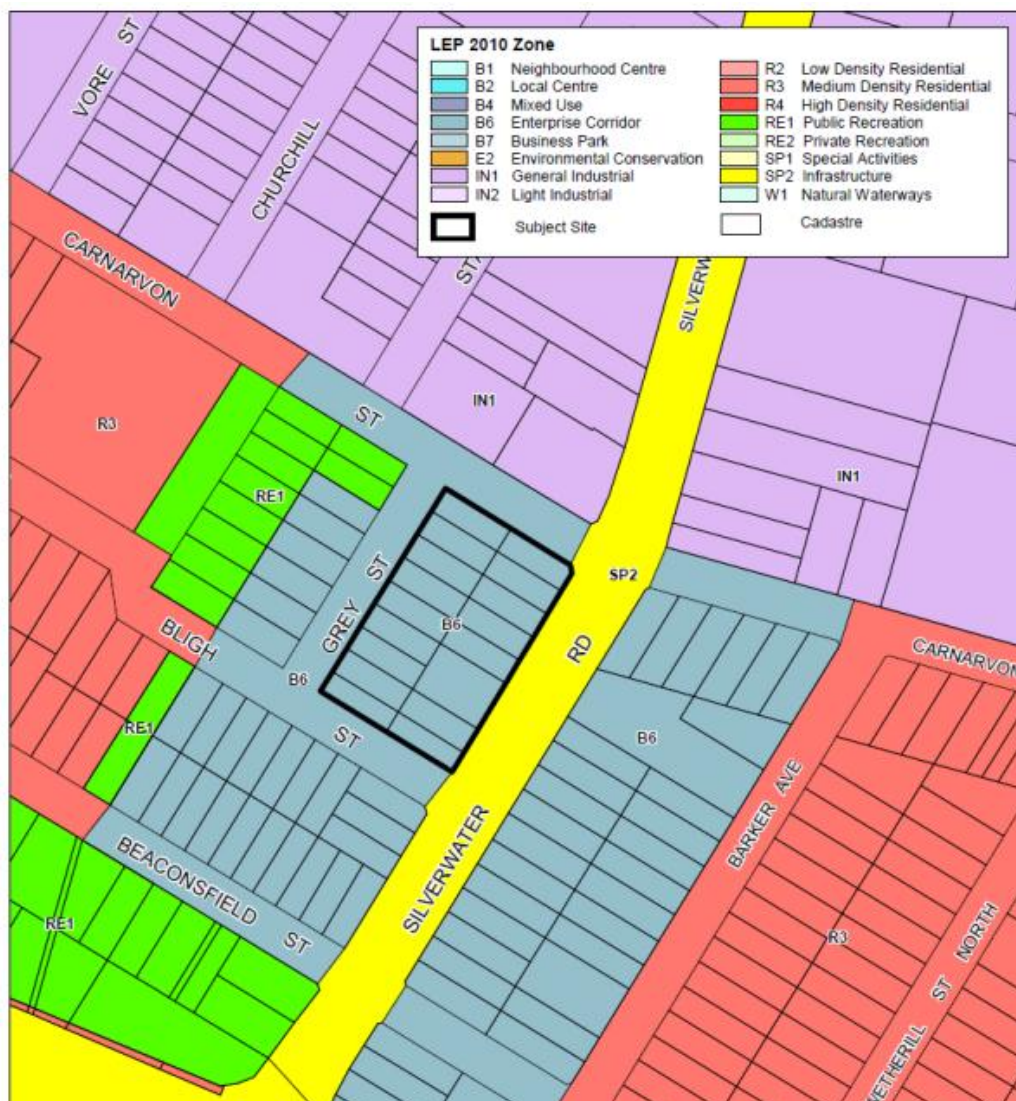


Figure 2: Auburn LEP 2010 zoning
(Source: Extract of Auburn LEP 2010)

The Planning Proposal seeks to rezone the subject site from B6 Enterprise Corridor zone to B2 Local Centre zone, amend the principal development standards for Height of Buildings and Floor Space Ratio and requires a supermarket (shop) to be developed on the land under the *Auburn LEP 2010*.

Background

In June 2013, APP Corporation Pty Limited (APP Planning) lodged a Planning Proposal Application on behalf of Hilfor Property Pty Ltd with Auburn City Council. The Planning Proposal Application related to land identified as 1-13 Grey Street and 32-46 Silverwater Road. The documentation submitted to Council demonstrated how the entire site could be developed. The properties known as 15 and 17 Grey Street and 48 Silverwater Road were not included in the Planning Proposal Application as they are not owned by Hilfor Property Pty Ltd.

Council as the Relevant Planning Authority (RPA) assessed the Planning Proposal Application and reported it to the Planning Committee meeting of 20 November 2013 (Item Pla016/13).

Council's Planning Committee Meeting minutes of 20 November 2013 (Item Pla016/13) are provided at **Appendix 3**. Council's Planning Proposal Application Assessment and report for 1-17 Grey Street and 32-48 Silverwater Road, Silverwater that was reported to the above Planning Committee Meeting is at **Appendix 4**. Council resolved:

"...that further consideration of the matter be deferred to enable an inspection of the subject site to take place prior to the December 4, 2013 Ordinary Meeting of Council"

Following an inspection of the subject site, the Council's Planning Proposal Application Assessment which was reported to Planning Committee Meeting of 20 November 2013 (Pla016/13) was further considered at Council's meeting of 4 December 2013 (Item 380/13).

Council at its meeting of 4 December 2013 (Item 380/13) resolved to support the preparation of a Planning Proposal with different parameters as follows:

"1. That Council prepare a Planning Proposal in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act), to amend Auburn Local Environmental Plan 2010 to:

- a. Rezone land at 1-17 Grey Street and 32-48 Silverwater Road, Silverwater to B2 Local Centre;*
- b. Prior to sending to Gateway undertake and complete the following studies;*
 - i. Revise the current Transport Study as per the RMS' and Council's Preliminary comments;*
 - ii. Justify inconsistency with section 117 Direction 1.1 - Business and Industrial zones (via a study in accordance with the regional, subregional or the Auburn Employment Lands study 2008) for Director General of DP&I's agreement prior to proceeding;*
 - iii. Revise the Economic Need and Impact Assessment study as per comments provided by Council within the application and provided in Hill PDA's study;*
 - iv. Undertake a Phase 1 contamination assessment of the site in accordance with SEPP 55 - Remediation of Land to investigate possible site contamination;*
 - v. Undertake further discussions with Council regarding the need for a site specific development control plan; and*
 - vi. A minimum of 2,500 square metres be allocated in the site for a supermarket to service the needs of the local Silverwater area.*
- c. Apply a Maximum Height of Buildings control to land 1-17 Grey Street and 32-48 Silverwater Road, Silverwater to be 25 metres; and*
- d. Amend the Maximum Floor Space Ratio controls for land at 1-17 Grey Street and 32-48 Silverwater Road, Silverwater to between 3.75:1 to 4:1."*

2. That Council submit this Planning Proposal to the Department of Planning and Infrastructure for Gateway Determination under Section 56 of the Environmental Planning and Assessment Act 1979 (EP&A Act); and
3. That Council progress the Planning Proposal, post-Gateway, through to finalisation, provided that no substantial changes are required following public exhibition."

The minutes of the Council meeting of 4 December 2013 (Item 380/13), are provided at **Appendix 2** of this report. The further studies referenced in point 1 of Council's resolution above, have informed the preparation of this Planning Proposal and provided in **Appendices 6 to 8** inclusive.

This Planning Proposal has been prepared by APP Corporation Pty Limited (applicant's consultant) in consultation with Council.

The rezoning of the subject site from B6 Enterprise Corridor zone to B2 Local Centre zone would enable the following redevelopment options:

- to include residential development in the form of residential flat buildings, shop top housing; and
- to provide ground floor retail/commercial floor space which includes the provision of a minimum 2,500m² gross floor area supermarket (shop) under a single tenancy on the subject site.

Refer **Appendix 5** for concept plans of the envisaged mixed use development for the subject site.

The range of land uses permissible within the B2 Local Centre zone has the ability to service and sustain the surrounding residential, business and industrial land uses. It would also permit residential accommodation for people to live close to places of work and a modest amount of retail/commercial to provide for the needs of existing and future residents and workers. The redeveloped sites would also deliver public benefits in the form of a 524 new jobs (direct and indirect) throughout construction combined with 189 ongoing/permanent full time and part time jobs once development is complete.

In conjunction with the creation of new temporary and permanent employment opportunities the envisaged mixed use development will contribute in the order of 250 new dwellings to the local housing market and diversify housing stock and choice, potentially contributing to housing affordability.

Council would require the applicant to prepare a site specific Development Control Plan for the subject site. Should a Gateway Determination be issued by the Department of Planning and Environment to proceed with the Planning Proposal APP has advised Council that they will undertake the preparation of this site specific DCP.

The applicant envisages that the redeveloped site will provide for a publicly accessible through-site link with the potential for active uses fronting onto it. The pedestrian link and adjacent ground floor active uses have the potential to contribute to a vibrant street level meeting place/hub for residents, visitors and workers and the like.

The envisaged mixed use development cannot be undertaken at present because 'Residential Accommodation' and 'Retail Premises' are not permitted under the B6 Enterprise Corridor zone.

The subject site, highlighted green in **Figure 3** is located outside the local centres of the Auburn LGA, but is within reasonable distance from the Auburn and Sydney Olympic Park Railway Stations as shown in **Figure 3** below.

The subject site is serviced by local bus route 544 that connects to Auburn Railway Station and Macquarie, North Ryde. Services run every 30 minutes on weekdays and are wheelchair accessible. Bus stops are located on eastern and western sides of Carnarvon Street, near Stanley Street approximately 105 metres walk from the site (refer to **Figure 4**). A journey from the subject site to Auburn Railway Station takes approximately 10 minutes.

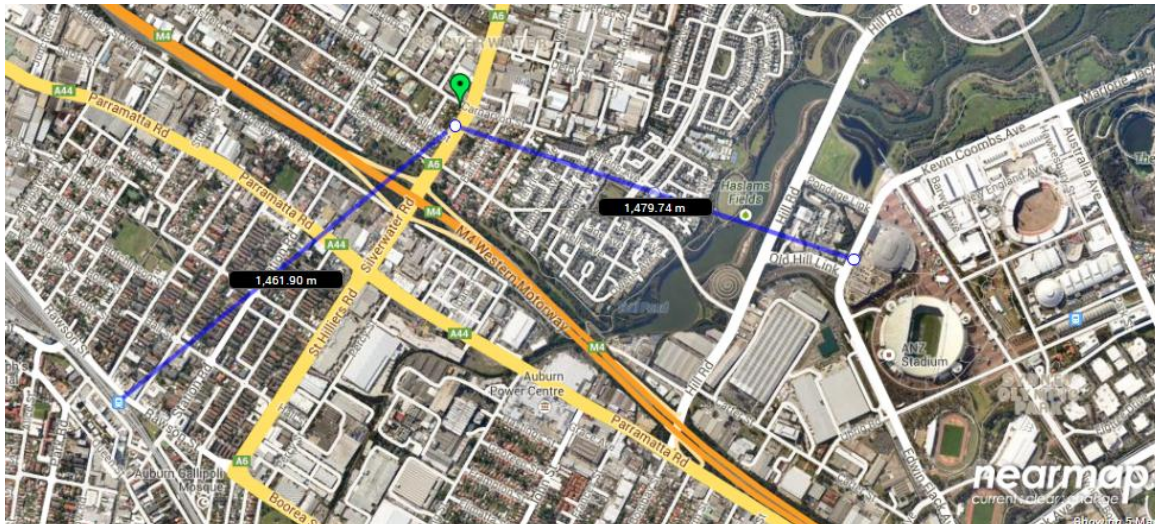


Figure 3: Aerial image showing distance of the site from Auburn Railway Station and Sydney Olympic Park (Source: www.nearmp.com)

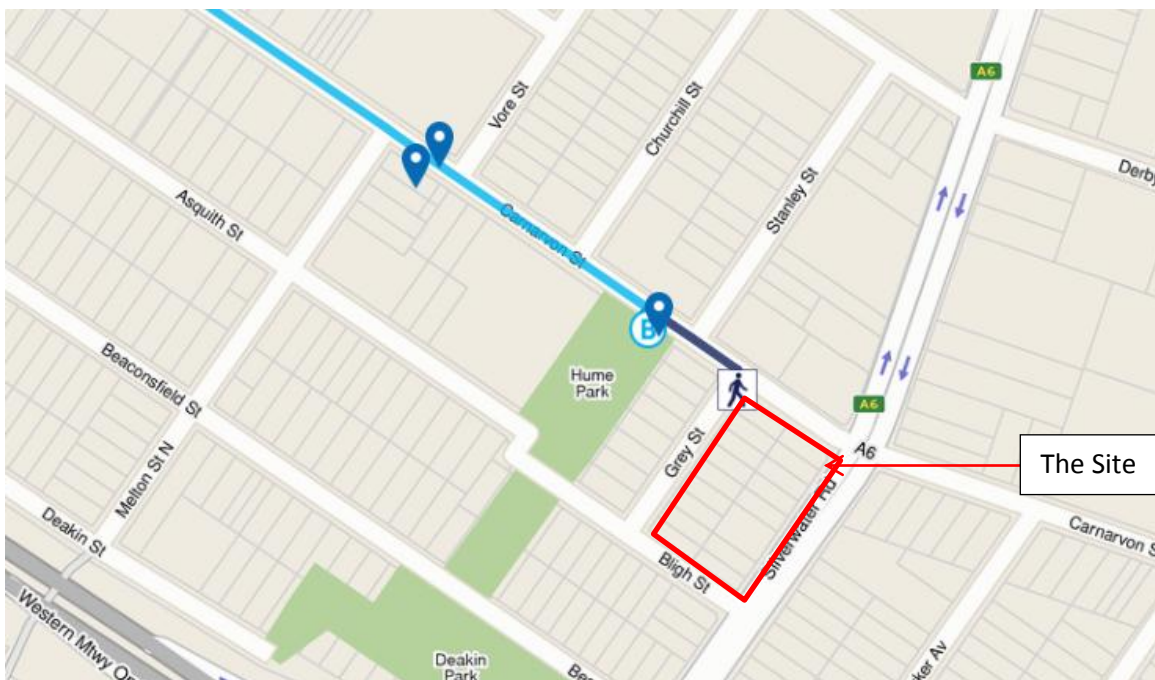


Figure 4: Cadastral image showing location of bus stop for services connecting to Auburn Railway Station

The subject site is currently classified as 'operational land' and does not need to be reclassified. As such a public hearing is not required.

Part 1 – Objectives or Intended Outcomes

The main objective of the Planning Proposal is:

- to provide an appropriate land zoning and associated development standards for the subject site to facilitate its redevelopment for mixed uses; and
- to create a new local centre in Silverwater to primarily service the daily needs of the surrounding local residents.

The subject site is presently developed as a low density residential area with isolated commercial premises. The Planning Proposal will facilitate a mixed used development comprising a minimum of 2,500m² retail floor space, with residential accommodation in the form of shop top housing and residential flat buildings above basement level car parking with common open space.

The proposed amendment to the *Auburn LEP 2010* will facilitate development that will meet the daily needs of residents and workers within the area by generating new housing, diversity housing choice and local employment opportunity. The delivery of new retail offerings will improve competitive pricing options for residents and workers without significantly affecting the economic viability of established local centres.

Part 2 – Explanation of Provisions

This Planning Proposal seeks to amend the *Auburn LEP 2010* as it applies to the subject site, as per **Tables 1 - 5** below.

- Amend the Land Zoning (LZN) Map (Sheet LZN_006) as per Table 1.

Table 1 – LZN Map changes

<i>Current (Auburn LEP 2010)</i>	<i>Proposed LEP amendment</i>
B6 Enterprise Corridor zone	B2 Local Centre zone

- Amend the Lot Size (LSZ) Map (LSZ_006) as per Table 2.

Table 2 – LSZ changes

<i>Current (Auburn LEP 2010)</i>	<i>Proposed LEP amendment</i>
Shaded light red and marked “u”	No minimum lot size

- Amend the Height of Buildings (HOB) Map (HOB_006) as per Table 3.

Table 3 – HOB Map changes

<i>Current (Auburn LEP 2010)</i>	<i>Proposed LEP amendment</i>
14 metres	25 metres

- Amend the Floor Space Ratio (FSR) Map (FSR_006) as per Table 4.

Table 4 – FSR Map changes

<i>Current (Auburn LEP 2010)</i>	<i>Proposed LEP amendment</i>
1.0:1	4.0:1

- Amend the Key Sites Map (KYS_006) as per Table 5

Table 5 – Key Sites Map changes

<i>Current (Auburn LEP 2010)</i>	<i>Proposed LEP amendment</i>
Land not identified	Identify 17 lots bound by Silverwater Rd, Grey Street, Bligh Street and Carnarvon Street (legally described as: Lot 18 DP 77341, Lot 17 Section 5 DP 979426, Lot 16 Section 5 DP 979426, Lot 15 Section 5 DP 979426, Lot 14 Section 5 DP 979426, Lot 13 Section 5 DP 75209, Lot 12 DP 76894, Lot 11 Section 5 DP 979426, Lot 10 Section 5 DP 979426, Lots 1 and 2 DP 1110059, Part of Lot 1 DP 90071, Lot 5 DP 89550, Lot 6 DP 89550, Lot 7 DP 89550, Lot 8 Section 979426 and Lot 9 Section 5 DP 979426 as a 'Key Site').

- Amend the *Auburn LEP 2010* written instrument to insert a new clause under Part 6 Additional Local Provisions as follows:

“6.X *Development in the Silverwater Road Local Centre*

- (1) This clause applies to the land shown edged dark blue and marked “Silverwater Road Local Centre” on the Key Sites Map.*
- (2) Despite any other provisions within this plan, development consent may only be granted to development of the Silverwater Road Local Centre where the consent authority is satisfied that a minimum of 2,500 square metres of gross floor area will be available for the purposes of shops under single tenancy on the land”.*

Part 3 – Justification

A Need for the Planning Proposal

A1 Is the Planning Proposal a result of any strategic study or report?

No. The Planning Proposal has arisen as a result of an application to rezone land and amend the principal development standards and local provisions under the *Auburn LEP 2010* by Hilfor Property Pty Ltd.

The Planning Proposal responds to the site context providing integrated housing and employment opportunities within an existing urban context accessible to public transport, pedestrian and cycle routes and road networks.

Council considers that the most appropriate land use and built form for the subject site is a mixed use development providing services to meet the daily needs of residents and workers, including a minimum of 2,500m² Gross Floor Area of retail space capable of accommodating a supermarket (shop).

All forms of “Residential Accommodation” and “Retail Premises” are currently prohibited within the B6 Enterprise Corridor zone under the *Auburn LEP 2010*.

The range of uses and built form envisaged for the site:

- Provide intentionally limited retail/commercial floor area to achieve economic viability of the site without compromising the economic dominance or viability of identified centres;
- Ensure that the future intensity of the mixed use development and likely traffic generation can be accommodated within the existing road network without adversely affecting current Levels of Service at nearby intersections;
- Adopts a site layout that:
 - reduces the number vehicular cross overs to Silverwater Road, thereby improving potential traffic flows along a major arterial road;
 - will maintain a reasonable level of residential amenity along the western side of Grey Street, in the short term or until redevelopment in accordance with the *Auburn LEP 2010* zoning for the land is undertaken;
 - will facilitate a building footprint and variable building height to effectively define and activate street edges along Silverwater Road, Carnarvon Street and Bligh Street of the local area; and
 - will improve pedestrian permeability through the provision of site through links connecting Grey Street and Silverwater Road.

Note: Many of these features would need to be incorporated through a site specific DCP which the applicant has agreed to prepare to Council’s satisfaction.

- Will provide for a suitable transition from the adjacent, northerly, industrial zones to nearby and adjacent medium density residential zones;
- Will provide a suitable scale/intensity of retail offerings to meet the daily needs of residents and employees; and
- Will contribute to the quantum of housing stock available within the LGA and diversity housing choice.

A2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. Amending the *Auburn LEP 2010* through this PP is the best means of permitting residential accommodation and retail/commercial uses on the subject site.

If the Planning Proposal was to be supported, the *Auburn LEP 2010* maps (land zoning; height of buildings and floor space ratio) and the written instrument (insert new local provision under Part 6) would need to be amended accordingly.

A3 Is there a net community benefit?

Yes. It is identified that the Planning Proposal would deliver the following community benefits:

- 524 new jobs (143 direct and 381 indirect) throughout the construction phase and 189 permanent full and part time new job opportunities when operational will be contributed to the Auburn LGA and the 2031 employment targets of 12,000 jobs;
- Deliver new housing and contribute to diversity of housing stock within the LGA by enabling a mixed use development integrating housing and employment opportunities to include a minimum of 2,500m² of retail space and in the order of 250 new dwellings;
- Deliver new retail opportunities and services to meet the needs of current and future residents and workers without compromising established centres and trade areas; and
- Locate new housing and jobs within an area accessible by public transport that will also benefit from the current plans to upgrade access to the Parramatta Road Corridor as part of the West Connex Project and the *Draft Sydney Metropolitan Plan 2036*.

The **Appendix 10** of this report addresses the evaluation criteria for conducting a net community benefit test within the *Draft Centres Policy (2009)* as required by the Department's guidelines.

B Relationship to strategic planning framework

B1 Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the *Metropolitan Plan for Sydney 2036* and exhibited draft strategies)?

The *Metropolitan Plan for Sydney 2036* is the latest blue print for Metropolitan Sydney which sets key strategic planning directions, objectives and actions at the metropolitan level.

The rezoning and introduction of new development standards is consistent with the actions contained within the *Metropolitan Plan for Sydney 2036*, specifically:

- Objective A3 – To contain the urban footprint and achieve a balance between Greenfields Growth and Renewal in existing urban areas;
- Action D1.1 – To locate at least 70 per cent of new housing within existing urban areas;
- Action E2.2 – “Ensure adequate supply of retail, office space..”;
- Action E4.1 – Ensure all new LEPS provide for a broad range of local employment types; and
- Action E5.1 - Plan for half of Sydney's new employment by 2036 to be in Western

Sydney.

West Central Subregion Draft Subregional Strategy (WCDSS)

The *West Central Subregion Draft Subregional Strategy (WCDSS)* sets key directions and actions for the implementation of the *Metropolitan Plan for Sydney 2036* at a local level. The draft Subregional Strategy sets targets for 17,000 new dwellings and 12,000 new jobs to be provided in Auburn LGA by 2031.

The rezoning and of development standards is consistent with the relevant actions contained with the *WCDSS*, specifically:

- Action A3.2 Increase integration of employment and housing markets;
- Action C1.3 Plan for increased housing capacity of 60 – 70 per cent in existing urban areas to take advantage of existing services;
- Action C1.5 facilitate redevelopment of existing apartments and high occupation of existing dwellings;
- Action C2.3 Provide a mix of housing; and
- Action C4.1 Improve the affordability of housing.

B2 Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The adopted *Auburn City Community Strategic Plan 2011 - 2021*, provides a vision, themes and outcomes for Auburn City that are to be achieved by Council.

The rezoning of the land and the proposed development standards for the site is consistent with Council's vision to provide high quality development providing new housing and jobs within areas accessible by public transport. Specifically the Planning Proposal responds to Council's Strategic visions through the following:

- Generation of local employment, direct and indirect, through construction and into operation. The provision of a mix of retail and commercial offerings will provide 189 permanent new full and part time jobs for mix of skill levels (unskilled, semi-skilled & skilled).
- Rezoning the land B2 Local Centre zone will allow for Residential Accommodation, in the form of shop top housing and residential flat buildings, facilitating new housing for Auburn LGAs rapidly growing population, whilst contributing to the quantum of housing available and the diversification of housing type.
- The delivery of new housing may contribute to housing affordability within the LGA.
- Delivery of a quality development that will contribute to the public domain and enhance the streetscape, through architectural evolution of development along Silverwater Road and diversification of building types.
- Provision for a mixed use development, containing ground floor active uses and upper level residential accommodation, will improve casual surveillance of the public domain and contribute positively to safety and security of the immediate area.

The Planning Proposal responds to the physical and socio-economic environment of the area and will contribute to achieving the objectives and aims of Auburn Council and the Community as expressed through the themes of "*our community*" and "*our place*".

B3 Is the Planning Proposal consistent with applicable State/Regional Environmental Planning Policies?

Appendix 11 reviews the consistency of the Planning Proposal with the *State Environmental Planning Policies* (SEPPs). The Planning Proposal overall is not inconsistent

with specific SEPPs such as *SEPP No. 65 – Design Quality of Residential Flat Buildings* and *SEPP No. 55 - Remediation of Land*. The Applicant has provided a Phase 1 and 2 Contamination Assessment to address clause 6 requirements of the SEPP 55. The applicant's contamination report conclusions stated in section 10 "relate to a commercial and industrial use only and if a more sensitive land use is proposed a reassessment of the contamination status is required (p.41)."

In light of the above, Council would require the applicant to undertake further work to ensure residential uses would be appropriate for the site, should a Gateway Determination be issued for the Planning Proposal to proceed.

Appendix 12 reviews the consistency of the Planning Proposal with the State Regional Environmental Plans (SREPS) deemed SEPPs. The Planning Proposal overall is not inconsistent with any deemed SEPPs.

B4 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Appendix 13 reviews the consistency of the Planning Proposal with the Ministerial Directions for LEPs under section 117(2) of the *Environmental Planning and Assessment Act 1979*. The Planning Proposal is not generally inconsistent with section 117(2) directions. However, approval is sought from the Director General Department of Planning and Environment for Direction 1.1 Business and Industrial zones.

C Environmental, social and economic impact

C1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. The planning proposal will not result in adverse impacts to critical habitats or ecological communities.

C2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Yes. The development concept relies on the removal of scattered mature tree plantings located on the site. Any development occurring on the subject site will be subject to further assessment by Council at the Development Application stage. **Appendix 9** provides additional information with regards to any environmental, social and economic impacts as a result of the Planning Proposal.

D State and Commonwealth interests

D1 Is there adequate public infrastructure for the Planning Proposal?

Yes. The subject site is located within an established urban environment served by infrastructure, roads, utilities, public transport and open space. The proposed development will result in an increase in the number of dwellings and commercial/retail floor space within the Silverwater Road Precinct.

Impacts on public infrastructure such as increased traffic volumes on state and local roads, increased enrolments in local schools, increased passenger trips on bus and rail routes, increased demand on community facilities and services and increased demand on electricity and other utility networks are anticipated. However, these can be accommodated by the networks and services available. However consultation with relevant service providers would be undertaken if required at the community consultation stage.

D2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Consultation has not been undertaken at this stage with state or commonwealth public authorities nor has Gateway Determination been issued. The views of relevant State and Commonwealth public authorities will be obtained after the Planning Proposal has been considered by the Department of Planning and Environment's Gateway Determination process, as outlined in Part 5 of the Planning Proposal.

Part 4 - Supporting Maps

Maps illustrating the current and proposed *Auburn LEP 2010* land zoning, minimum lot size, maximum height of buildings, floor space ratio controls and key site identification for the Planning Proposal are located at **Appendix 14** and **15**.

Part 5 – Community Consultation

5.1 Pre-Gateway Community Consultation

Council publicly exhibited the Planning Proposal from Tuesday, 23 July 2013 to Tuesday, 20 August 2013 in accordance with Council's *'Communication Plan for Planning Proposals'*. A public notice was placed in the Auburn Review on 23 July 2013 and the following documents were placed on public exhibition at Council's Administration Centre, libraries (Auburn, Lidcombe and Newington) and on Council's website:

- A copy of the Planning Proposal application lodged by the applicant's consultant (APP Planning);
- A copy of two supporting studies relating to Economic Need and Impact Assessment (by Leyshon Consulting on behalf of the applicant) and Economic and Development Feasibility (by Hill PDA on behalf of the applicant);
- Supporting traffic and transport study (by Colston Budd Hunt and Kafes on behalf of the applicant);
- Notification Plans demonstrating conceptual layout plans, elevations, sections and indicative views of the proposed mix use development.

A total of 27 submissions were received (including 3 petitions) and a late submission was received as summarised below:

Type of Submission	Submissions received
Support	6
Objections	17
Petitions (objecting)	3
Agency submission	1 (Received late but accepted)

The agency submission was received from Roads and Maritime Services (RMS) providing preliminary comments on applicant's Transport study. Refer Appendix 12 of Council's Planning Proposal Application Assessment for PP-5/2013 for further details.

5.2 Proposed Post Gateway Community Consultation

Council recommends the Planning Proposal to be exhibited for a minimum of 28 days. Community Consultation for this Planning Proposal is proposed as follows:

- Consult Roads and Maritime Services (RMS) and other authorities as required;
- Consult any relevant service providers as required;
- Send notification letters to the following land holders to inform exhibition of Planning Proposal;
 - Land owners who are directly affected by the Planning Proposal;
 - Surrounding land owners on the southern, western, northern sides of the subject site and on eastern side of Silverwater Road;
- Advertise Planning Proposal and supporting information in the local newspaper (i.e. the *Auburn Review*) to inform the Community;
- Advertise the Planning Proposal and supporting information on Council's website.
- Publicly exhibit the Planning Proposal and relevant supporting documents at the following locations:
 - Council's Customer Services Centre, 1 Susan Street, Auburn;
 - Auburn Library;
 - Lidcombe Library;
 - Newington Library; and
- Undertake any other consultation methods appropriate for the Planning Proposal (if required).

Part 6 - Project timeline for completion of proposed draft LEP amendment

Council anticipates that should a Gateway Determination to proceed be issued by the Department of Planning and Environment, an approximate project timeline of eight (8) months to complete and notify the draft *Auburn Local Environmental Plan 2010* amendment (draft LEP) will be required.

Table 1 illustrates the major milestones and the anticipated project timelines for the making and notification of the draft LEP.

PP Milestones	Anticipated project timelines							
	July 2014	Aug 2014	Sept 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015
Submit PP to DP&E								
S.56 Gateway Determination by DP&E								
Report Gateway Determination to Council								
Applicant prepares Site Specific DCP								
Council reviews site specific DCP								
Consult with public authorities & Community (including DCP)								
Receive and evaluate submissions								
Council finalise PP and site specific DCP (post exhibition)								
Report PP and site specific DCP for Council's adoption								
Seek Parliamentary Counsel opinion to finalise making of PP								
Notification of PP								

Table 1: Anticipated timelines for completion of the proposed draft LEP amendment

Appendices

Appendix 1	Site Analysis
Appendix 2	Ordinary Council resolution and meeting minutes of 4 December 2013
Appendix 3	Planning Committee resolution and meeting minutes of 20 November 2013
Appendix 4	Council's 'Assessment of Planning Proposal Application' reported to Planning Committee Meeting 20 November 2013
Appendix 5	Concept Plan
Appendix 6	Transport Study
Appendix 7	Economic Needs and Impact Assessment
Appendix 8	Contamination Assessment
Appendix 9	Environmental, Social and Economic Impacts of the Planning Proposal
Appendix 10	Planning Proposal's consistency with Net Community Benefit Evaluation Criteria
Appendix 11	Planning Proposal's consistency with State Environmental Planning Policies (SEPPs)
Appendix 12	Planning Proposal's consistency with State Regional Environmental Planning Policies (deemed SEPPs)
Appendix 13	Planning Proposal's consistency with section 117 directions of the <i>EP&A Act 1979</i>
Appendix 14	Current <i>Auburn LEP 2010</i> map
Appendix 15	Proposed <i>Auburn LEP 2010</i> maps