PCU54417

AUBURN CITY COUNCIL

MANY CULTURES ONE COMMUNITY

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In reply quote: PP-5/2013

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11 July 2014

Rachel Cumming
Director
Metropolitan Delivery (Parramatta)
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Department of Planning
Received
15 JUL 2014
Scanning Room

Attn: Tai Ta

Dear Rachel,

SUBJECT: **PLANNING PROPOSAL TO REZONE LAND AT 1-17 GREY STREET AND 32-48 SILVERWATER ROAD, SILVERWATER (PP- 5/2013)**

Please find enclosed Auburn City Council's Planning Proposal (PP-5/2013) dated 8 July 2014 and supporting documents (refer Attachment 1) to rezone land at 1-17 Grey Street and 32-48 Silverwater Road, Silverwater (the subject site).

The Planning Proposal seeks an amendment to the *Auburn Local Environmental Plan 2010 (Auburn LEP 2010)* to rezone land from B6 Enterprise Corridor zone to B2 Local Centre, amend the principal development standards and require the development of a supermarket (shop) on the site.

The applicant for this Planning Proposal is Hilfer Property Pty Ltd and the applicant's consultant is APP Corporation Pty Limited (APP). The applicant's Planning Proposal application, which was lodged with Council on 11 June 2013 is at Attachment 2.

APP has prepared this Planning Proposal in consultation with Council in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* (*EP&A Act 1979*) to Council's satisfaction. The document has been prepared in accordance with the Department of Planning and Infrastructure's (the Department) guidelines titled '*A guide to preparing planning proposals'* and '*A guide to preparing local environmental plans',* and is forwarded to the Department for section 56 Gateway Determination under the *EP&A Act 1979.*

1. Council meeting resolutions

Council at its meeting of 4 December 2103 (Item 380/13) resolved:

"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 s.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".*

Council has liaised with the applicant since this resolution was made to ensure that the Planning Proposal is consistent with these requirements.

2. Anticipated timeline to complete the draft LEP

Council anticipates a timeline of approximately 8 months to implement the draft LEP amendment until notification (gazettal).

3. Site Specific Development Control Plan (DCP)

As the Planning Proposal contains unique site specific controls for the subject site, Council will require the applicant to prepare a site specific Development Control Plan for the site. This DCP would be reviewed by an independent consultant to ensure it is appropriate. In light of this, Council requests that the Gateway Determination include a requirement to exhibit the DCP concurrently with the Planning Proposal.

Auburn City Council looks forward to working with the Department to progress the Planning Proposal. Should you have any enquiries in relation to the Planning Proposal, please contact Harinee de Silva, Strategic Planner on 9735 1232.

The relevant documents attached to this letter include:

1. Council's Planning Proposal with supporting information (Parts 1 and 2);
2. Applicant's Planning Proposal Application lodged with Council on June 2013; and
3. CD including Attachments 1 and 2.

Yours faithfully

MONICA COLOGNA
MANAGER STRATEGY