

PLANNING PROPOSAL



**LOT B and C of DP 374304
9 and 11 Gelibolu Parade, Auburn**

February 2018

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1 INTRODUCTION

1.1 EXECUTIVE SUMMARY

This planning proposal contains an explanation of the intended effect and justification for a proposed amendment to the *Auburn Local Environmental Plan 2010*. The planning proposal has been prepared in accordance with section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979) and the relevant Department of Planning and Environment guidelines including A Guide to Preparing Local Environmental Plans and A Guide to Preparing Planning Proposals.

This Planning Proposal applies to land at 9 and 11 Gelibolu Parade, Auburn (Lot B and C of DP 374304) ('the site') within the approved Residential Aged Care Facility (RACF).

The proposal seeks to amend the Schedule 1 of the *Auburn Local Environmental Plan 2010* (Auburn LEP 2010) to introduce a 'Restaurant or Cafe' as an additional permitted use of less than 80m² Gross Floor Area. The proposal does not amend the site's existing R2 Low Density Residential zoning or principal development standards.

A Planning Proposal Request (Appendix 7) was lodged with Council on 29 August 2017. The proposal was prepared by Smyth Planning ('the proponent's consultant') on behalf of Gallipoli Turkish Cultural Foundation Limited ('the proponent'). This Planning Proposal has been prepared following the recommendation and resolution to support the Planning Proposal Request by both the Cumberland Independent Hearing and Assessment Panel (Cumberland IHAP) (Item C050/17 – 13 December 2017 - Appendix 2) and the Cumberland Council (Council meeting Item C02/18-7, 7 February 2018 – Appendix 1).

The Planning Proposal is supported as it:

- Proposes to provide facilities or services to meet the day to day needs of residents.
- Delivers inclusive places for people of all ages and abilities that support healthy, and socially connected communities by permitting uses currently prohibited on the site.
- The proposed additional use of 'Restaurant or Café' within the approved RACF, anticipates approximately 3-5 jobs to be created which would further contribute and increase Cumberland LGA's employment land targets.
- The traffic and parking impacts of the proposal are minimal as the proposal is situated within the approved RACF site where basement car parking is proposed for residents and visitors. The site is also within the 10 -15 minute walking distance, and approximately 590 metres from Auburn train station.
- Is consistent with the New South Wales strategic planning framework and relevant state and draft subregional strategies, section 117 directions, State Environmental Planning Policies (SEPPs) and deemed SEPPs.

1.2 PURPOSE OF THIS PROPOSAL

This Planning Proposal has been prepared in response to a resolution of Council on 7 February 2018 (Min. 018, C02/18-7) below:

RESOLVED 7 February 2018 (Min. 018, C02/18-7)

“That Council prepare a Planning Proposal to amend the Auburn Local Environmental Plan 2010 (ALEP 2010) to introduce ‘restaurant or café’ (limited to 80m² Gross Floor Area) as an additional permitted use on the site of 9 and 11 Gelibolu Parade, Auburn within the Residential Aged Care Facility (RACF) on the site, and forward it to the Department of Planning and Environment seeking a Gateway Determination to proceed to formal Community Consultation.”

The Council meeting minutes are included at Appendix 1 of this report, and Council's Planning Proposal Request Assessment Report as attached to the Council report is in Appendix 3.

1.3 THE PROPOSAL

The Planning Proposal seeks to amend the *Auburn Local Environmental Plan 2010* (Auburn LEP 2010) in the following manner:

- Amend Schedule 1 of the Auburn LEP 2010 by including the following item:

3 Use of certain land at 9 and 11 Gelibolu Parade, Auburn

(1) This clause applies to Lot B and C, DP374304, 9 and 11 Gelibolu Parade, Auburn identified as “3” on the Additional Permitted Uses Map.

(2) Development for the purpose of restaurant or café is permitted with development consent if the total gross floor area of that development does not exceed 80 square metres.

- Amend the Additional Permitted Uses map in Auburn LEP 2010 to include 9 and 11 Gelibolu Parade, Auburn.

Note. The numbering of the item is based upon the Planning Proposal for 67-73 St Hilliers Road, Auburn (PP_2017_CUMBE_003_00) which is due for completion and is expected to be finalised by Council prior to the time this Planning Proposal is finalised.

1.4 BACKGROUND

A Planning Proposal Request for a site at 9 and 11 Gelibolu Parade, Auburn (Lot B and C, DP 374304) (‘the site’), was lodged with Cumberland Council by the proponent’s consultant, Smyth Planning on 29 August 2017. The site is currently zoned R2 Low Density Residential and the current land use does not permit the use of the site as a ‘Restaurant or Café’.

The site has an approximate site area of 958m² and sits within the large 3894m² site approved for a three-storey Residential Aged Care Facility (RACF). The RACF is currently being constructed, comprising 102 units and a neighbourhood shop, with on-site basement car parking.

The Planning Proposal Request was publicly exhibited for a period of 14 days from 13 September to 27 September 2017, in accordance with Council’s Planning Proposal Notification Policy. And Council received no written submissions during or after the exhibition period.

The Planning Proposal Request and Council’s assessment report was reported to the Cumberland Independent Hearing and Assessment Panel (Cumberland IHAP) at its meeting on 13 December 2017. The Cumberland IHAP considered the Planning Proposal and recommended that the Council support the proposal. The Planning Proposal Request was subsequently reported to Council at its meeting of 7 February 2018. Council resolved to support the Planning Proposal Request and to proceed with submitting a Planning Proposal to the Department of Planning & Environment (DP&E).

1.5 LAND TO WHICH THIS PLANNING PROPOSAL APPLIES

The land subject to this planning proposal is Lot B and C of DP 374304, located at 9 and 11 Gelibolu Parade, Auburn ('the subject site') which is owned by Gallipoli Turkish Cultural Foundation Limited ('the proponent'). The subject site sits within the approved Residential Aged Care Facility (RACF). Figure 1 below shows an aerial view of the site, subject to the Planning Proposal outlined in red and the RACF site outlined in blue with its immediate surrounds with street address overlay.



Figure 1 - Aerial photograph of the site and immediate surrounds (Source. Council's Exponare map (2017))

The subject site is an irregular shape with an approximate site area of 958m² with a frontage width of 51m to St Hilliers Road and a depth of approximately 25m. The site is bounded by St Hilliers Road to the east, Gelibolu Parade to the south, a laneway to the west and residential lots to the north. The site is situated approximately 590m from Auburn Railway Station and is located approximately 70m from Auburn Gallipoli Mosque.

The subject site is located within a part of the RACF site, where a DA-189/2015 was approved by Council for the subject site for the neighbourhood shop. The site is currently being constructed to accommodate a three-storey Residential Aged Care Facility, comprising of 102 units and a neighbourhood shop, with on-site basement car parking. The RACF site comprises of Lot C DP 374304, Lot B DP374304, Lot 13 DP 16298, Lot 12 DP 16298, Lot A DP 374304, Lot 11 DP 16298, Lot 10 DP 16298; (9, 11 & 13 Gelibolu Parade and 2, 2A, 4 & 6 St Hilliers Road, Auburn).

1.6 LOCAL CONTEXT

The site forms part of 'Precinct 22' as identified under Cumberland Council's *draft Auburn and Lidcombe Town Centre Strategy*. The subject site is situated within 800 metre radius of the Auburn Town Centre, and is located approximately 590 metres from Auburn's Railway Station (10 – 15 minutes walking distance) as shown in Figure 2 and 3. The site is further serviced by existing public bus transport services that could be accessed via from the Auburn Town Centre.



Figure 2 - Aerial view of the site and its broader context (Source. Council's Exponare map (2017))

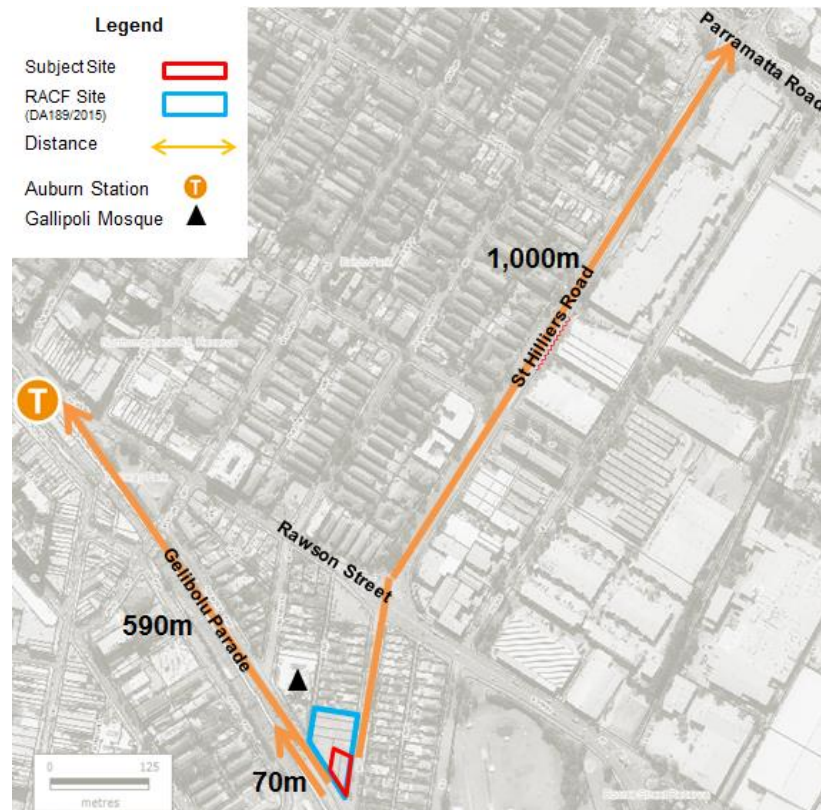


Figure 3 - Aerial view of the site and its surrounding roads (Source. Council's Exponare map (2017))

The site is surrounded by the following roads (as shown in Figure 3).

The eastern frontage to St Hilliers Road. St Hilliers Road is a primary arterial road and is classified as a State Road (Roads and Maritime Services (RMS) controlled). However, the road adjoining the subject site has a minimal traffic impact due to the site surrounded by a low-density residential area and of low volume thoroughfares. St Hilliers Road permits unrestricted parking on both sides of the road with residential dwellings along both frontages.

The southern frontage to Gelibolu Parade. Gelibolu Parade is a local road and permits public parking fronting Western Railway Line which is located approximately 2-2.5 metres above the existing road level of Gelibolu Parade.

The following land uses surround the site:

- Low density residential area to the east and an IN2 Light Industrial Zone where a potential Planning Proposal has been lodged with Council seeking an additional permitted use to the South East.
- Immediately to the south along Gelibolu parade runs the western rail line corridor. Further south, Queen Street Industrial Precinct is located.
- An unnamed laneway bounds the site to the west where the Auburn Gallipoli Mosque and low density residential developments are located. Low density residential zoned land bounds the site to the North.

Figure 4 to 9 shows the existing surrounding land uses and development.



Figure 4 - View of Auburn Gallipoli Mosque on western side of the subject site



Figure 5 - View of the RACF site (which, is currently being constructed) from eastern side of Auburn Gallipoli Mosque



Figure 6 - View of the RACF site from St Hilliers Road



Figure 7 - View of Gelibolu Parade from southern side of the site



Figure 8 - View of Gelibolu Parade public car parking area along the Western Railway Line



Figure 9 - Views of low density residential area along St Hilliers Road

1.7 CURRENT PLANNING CONTROLS

The current planning controls for the site are described in Table 2.

Address / Land	Zoning	Height	FSR	Minimum Lot Size (sqm)
9 and 11 Gelibolu Parade, Auburn Lot B & C of D374304	R2 – Low Density Residential	9m	N/A	450

Table 1 - Current planning controls

Auburn Local Environmental Plan 2010 (Auburn LEP 2010)

a) Zoning

The subject site is zoned R2 Low Density Residential under the Auburn LEP 2010 as shown in Figure 10 below. The subject site is outlined in red and the RACF site is outline in blue.

The key objectives of a R2 Low Density Residential zone are:

- *To provide for the housing needs of the community within a low density residential environment*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents*

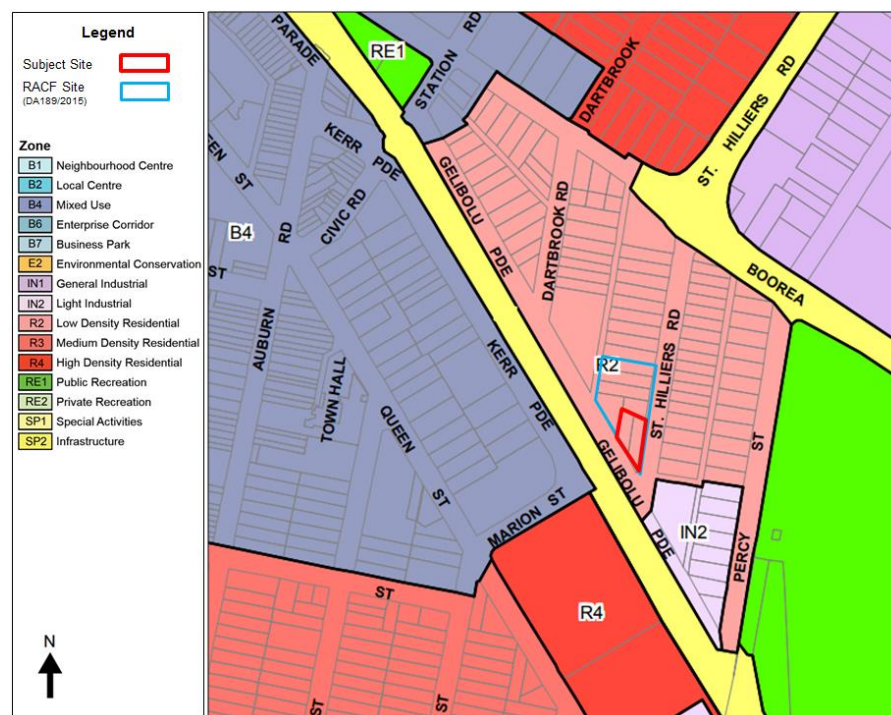


Figure 10 - Current Land Use Zoning Map Extract - Auburn LEP 2010

The land surround the site is zoned:

- IN2 Light Industrial to the south east of the site
- R4 High Density Residential to the south opposite to Gelibolu Parade and Western railway corridor
- B4 Mixed use to the west opposite to Gelibolu Parade and Western railway corridor

b) Height of Buildings

Height of Building Map (Auburn LEP 2010) shows a 9 metre maximum building height for the subject site as shown in Figure 11.

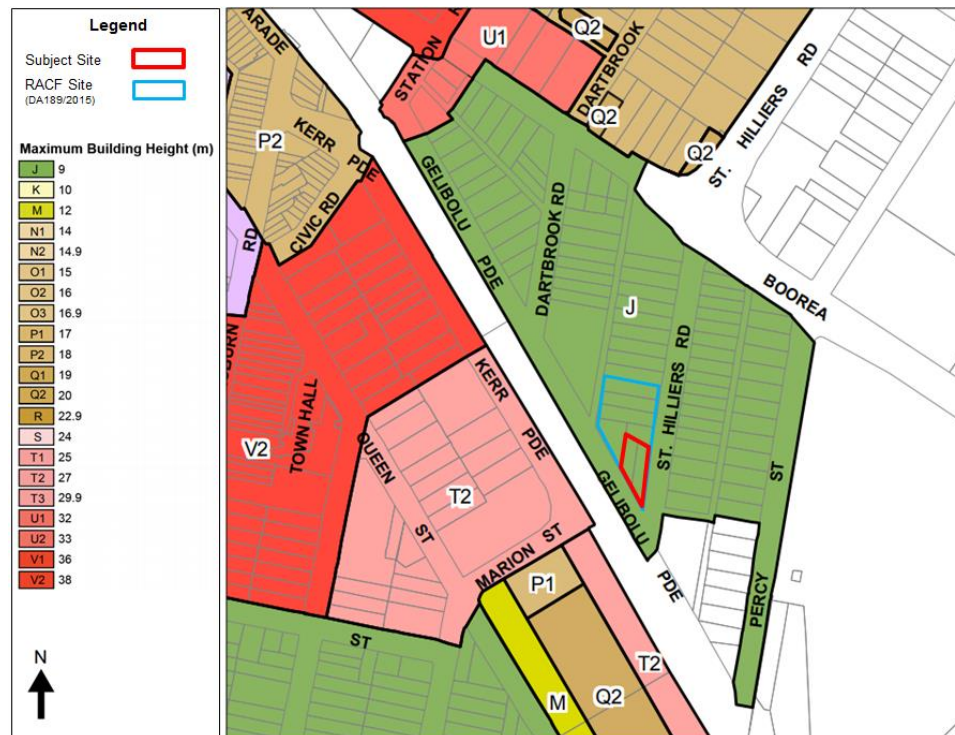


Figure 11 - Current Height of Buildings Map Extract - Auburn LEP 2010

c) Floor Space Ratio

No FSR is classified for the subject site as shown in Figure 12 below.

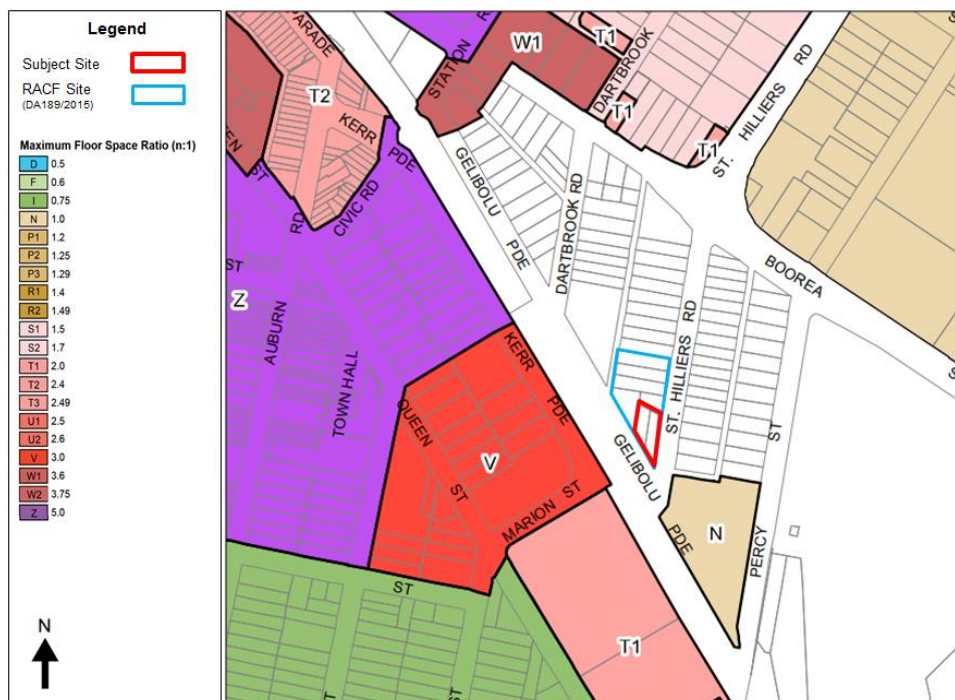


Figure 12 - Current Floor Space Ratio Map Extract - Auburn LEP 2010

d) Heritage Items

The Auburn LEP 2010 does not identify any items of heritage significance on the subject site. The identified heritage items within 300 metres radius include I8: Dwelling, I11: Dwelling, I40: Wyatt Park, Haslam Creek, Lidcombe Pool, Lidcombe Oval, Stormwater Drain and I41: Strand of Eucalyptus Microcorys.

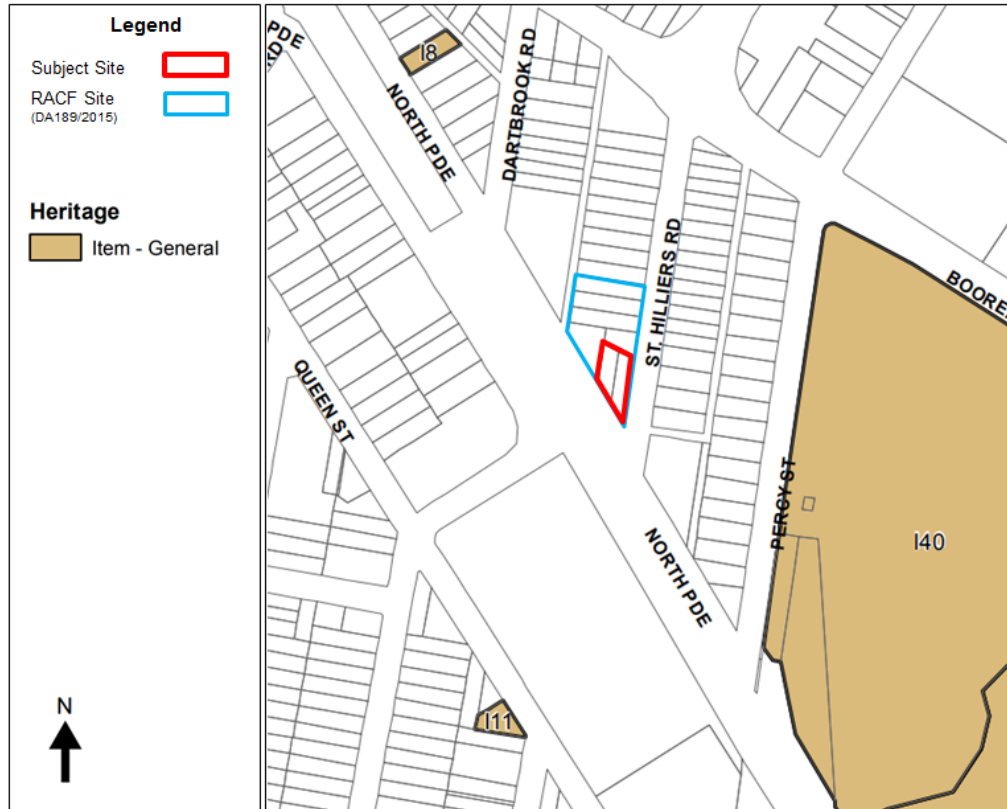


Figure 13 - Current Heritage Items - Auburn LEP 2010

2 PLANNING PROPOSAL

Section 55 (2) of the Environmental Assessment & Planning Act 1979 outlines the contents of a planning proposal, namely:

Part 1 - Objectives or intended outcomes

Part 2 - Explanation of provisions

Part 3 - Justification

Part 4 - Community consultation

2.1 PART 1 - OBJECTIVES OR INTENDED OUTCOMES

The objectives or intended outcomes of the proposed amendments to Auburn LEP 2010 are:

- To amend Schedule 1 of the Auburn LEP 2010 to introduce a 'Restaurant or café' on site as an additional permitted use.
- To provide a compatible and complementarily additional use for the site without threatening the economic viability of the Auburn Town Centre.
- To contribute to a diversity of local employment and increase Cumberland LGA's employment land targets.
- To deliver inclusive places for people of all ages and abilities that support healthy and socially connected communities by permitting uses currently prohibited on the site.
- To implement the Council's resolution (7 February 2017 - Min. 018, C02/18-7)

2.2 PART 2 - EXPLANATION OF PROVISIONS

2.2.1 Proposed Auburn LEP 2010 Amendments

The proposed LEP amendment would need to be achieved by an inclusion of a written clause in the Auburn LEP 2010 under Schedule 1, in the following manner.

- Amend Schedule 1 of the Auburn LEP 2010 by including the following item:

3 Use of certain land at 9 and 11 Gelibolu Parade, Auburn

(1) This clause applies to Lot B and C, DP374304, 9 and 11 Gelibolu Parade, Auburn identified as "3" on the Additional Permitted Uses Map.

(2) Development for the purpose of restaurant or café is permitted with development consent if the total gross floor area of that development does not exceed 80 square metres.

- Amend the Additional Permitted Uses map (Sheet APU_002) in Auburn LEP 2010 to include 9 and 11 Gelibolu Parade, Auburn.

The Proposal does not propose new planning controls relating to the site for zoning, height of buildings, floor space ratio or standard minimum lot size.

ALEP 2010 Controls	Existing ALEP 2010 Controls	Proposed ALEP 2010 Controls
Zoning	R2 Low Density Residential	R2 Low Density Residential
Height of Building	9 m	9 m
Floor Space Ratio	N/A	N/A
Additional Permitted Uses	No additional uses permitted	Restaurant or Cafe

2.3 PART 3 - JUSTIFICATION

2.3.1 Section A. Need for the Planning Proposal

Q1: Is the Planning Proposal a result of any strategic study or report?

No. The proposal is not a direct result of any strategic study or report. However, the proposal reflects a Council resolution made at the meeting dated 7 February 2018 (Min. 018, C02/18-7) to support 'restaurant or café' as an additional permitted use of the site.

Q2: Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. Amending Schedule 1 of the Auburn LEP 2010 to include the proposed additional permitted use is the best means of achieving the objectives or intended outcomes of the proposal. The Planning Proposal retains the existing R2 Low Density Residential zoning of the site and does not amend any principal development standards and would further support and encourage healthy and socially connected local community for the residents of Residential Aged Care Facility, local residents and the visitors of the area without significant social and environmental impacts on its surrounds.

2.3.2 Section B. Relationship to strategic planning framework

Q3: Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

The proposal is consistent with the relevant strategic directions, actions and provisions of the following strategic planning strategies and detailed explanatory is included under Appendix 4:

- *Draft Greater Sydney Region Plan - A metropolis of Three Cities*
- *A Plan for Growing Sydney*
- *Draft Central City District Plan*

Draft Greater Sydney Region Plan - A metropolis of Three Cities

Greater Sydney Commission's *draft Greater Sydney Region Plan – A metropolis of Three Cities* replaces the former *A Plan for Growing Sydney*, once following of the finalisation of the Greater Sydney Region Plan. The draft Plan sets an overarching strategic planning policy to align land use, transport and infrastructure outcomes for Greater Sydney in concurrently with *Future Transport 2056* and *State Infrastructure Strategy* by Transport for NSW and Infrastructure NSW. The draft Plan provides set of objectives under the 10 directions set out in *Directions for a Greater Sydney 2017-2056*.

The proposal is consistent with:

- Objective 6. Services and infrastructure meet communities changing needs
- Objective 7. Communities are healthy, resilient and socially connected

A Plan for Growing Sydney

A Plan for Growing Sydney is the current NSW's principal strategic plan to guide the future growth and development of the Sydney Metropolitan Region over the next 20 years.

The proposal is consistent with:

- Direction 1.10 Plan for Education and Health Services
- Direction 3.1 Revitalise existing suburbs
- Direction 3.3 Create healthy built environment

Draft Central City District Plan

The *draft Central City District Plan* (draft CCDP) provides detailed sub-regional planning and implementation Strategy to support a draft Greater Sydney Region Plan and Directions for a Greater Sydney 2017-2056. The draft CCDP informs the preparation and review of LEPs by council and guides the decisions of State agencies.

The proposal is consistent with:

- C3. Providing services and social infrastructure to meet people's changing needs.
 - Action 8. Deliver social infrastructure to reflect the needs of the community now and in the future.
- C4. Fostering healthy, creative, culturally rich and socially connected communities
 - Action 10. Deliver inclusive places for people of all ages and abilities that support healthy, resilient and socially connected communities.
 - Action 14. Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places.

Q4: Is the Planning Proposal consistent with a council's local strategic or other local strategic plan?

Cumberland Community Strategic Plan

Council's Community Strategic Plan 2017-27 – *Welcome, Belong, Succeed* provides a 10 year strategic vision and planning framework for balancing its commitment to social cohesion, the local economy, the natural and built environments and the wider community. The key strategies relevant to the planning proposal are:

- Strategic Goal 4 – A strong local community

The proposal adheres to the strategy by:

Relevant CSP Strategic Goals	Relevant CSP outcome/s	Council's commitment to the outcome	How the proposal achieves the outcome
Strategic Goal 4. A strong local economy	We have a strong and diverse local economy supported by a network of small business	A mix of shops and businesses are encouraged in our town centres and employment lands	<p>The proposal proposes the amendment to the Auburn LEP 2010 to introduce a 'Restaurant or Café' use of less than 80m² floor area as an additional permitted use as part of a 'Neighbourhood shop'.</p> <p>The measures set to achieve CSP outcome includes 'Satisfaction with support of local jobs and businesses' and 'Suitability of local shops'.</p> <p>'Restaurant or Café' use for the subject site support the local job seekers being able to access to jobs locally.</p>

Draft Auburn and Lidcombe Town Centre Strategy (Dec 2016)

The Draft Auburn and Lidcombe Town Centre Strategy (the strategy) was prepared in recognition that Auburn and Lidcombe Town Centres are at a critical transition point. The strategy aims to inform the preparation of a planning proposal to amend zoning, floor space and height controls in Auburn LEP 2010 and guide future amendments to Auburn DCP 2010 for the Auburn Town Centres.



Figure 14 - draft Auburn and Lidcombe Town Centre Strategy Precinct Map

The subject site is located on precinct 22 containing the Auburn Gallipoli Mosque within Auburn Town Centre. The draft strategy proposes zoning for the precinct to be R3 Medium Density Residential, with an FSR of 0.75:1 and a maximum height of building of 9m.

The proposed additional permitted use of the subject site, would further support and encourage healthy and socially connected local community for the local residents and does not significantly impact socially and environmentally under the proposed R3 Medium Density Residential zone.

Further work is being undertaken with this precinct, in relation to viewlines to the Auburn Gallipoli Mosque and the local traffic network capacities. This matter will be separately reported to Council.

Q5: Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is consistent with the applicable SEPPs and deemed SEPPs including

- SEPP (Housing for Seniors and People with a Disability) 2004

Consistency of any future development proposals with SEPPs and deemed SEPPs would be determined at the development application/assessment stage. A full checklist analysis of the proposal's consistency with these SEPPs and deemed SEPPs is provided at Appendix 5.

Q6: Is the Planning Proposal consistent with applicable Ministerial Directions (s117 directions)?

The following Directions are considered relevant to this planning proposal.

- 3.1 Residential Zones
- 4.1 Acid Sulfate Soils
- 5.1 Implementation of Regional Plans
- 7.1 Implementation of A Plan for Growing Sydney

A full checklist analysis of the proposal's consistency with these directions is provided at Appendix 6.

2.3.3 Section C. Environmental, social and economic impact

Q7: 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 subject site to which the proposal applies is not located within a critical habitat or threatened species, populations and ecological communities and would not result in adverse impacts to such communities.

Q8: Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The proposal may generate very minor noise, traffic, safety and car parking issues which will need to be further considered and addressed at the DA stage should the planning proposal proceed. The Planning Proposal proposes to limit the size of any restaurant or café to no more than 80m² which will assist in ensuring any potential impact and be mitigated.

There are no other likely environmental impacts as a result of the proposal if the additional uses proposed are contained within the existing RACF.

Q9: Has the Planning Proposal adequately addressed any social and economic effects?

Yes. The planning proposal justifies the introduction of a 'Restaurant or Café' as an additional permitted use as part of a 'Neighbourhood shop' by addressing its small scale retail floor area and the purpose of the Café. The purpose of the Café use proposed to serve refreshments and ready-made food available to the residents of the RACF and the local community. The application states the proposal will generate a few job opportunities during construction and potentially create 3 to 5 jobs for the operation of the café facility.

2.3.4 Section D. State and Commonwealth interests

Q10: Is there adequate public infrastructure for the Planning Proposal?

Yes. The subject site is located in Gelibolu Parade adjacent to St Hilliers Road which is currently served by existing roads and infrastructure services, utilities and public transport. The site is within a 10 - 15 minute walking distance and 590 meters from Auburn train station to the North West.

The proposal does not propose an intensification of the uses as, it proposes the use of 'Restaurant or Café' as part of the approved 'Neighbourhood shop'. The impact of traffic generated by the proposal is unlikely to compromise the safety or function of the road network since there is adequate capacity in the surrounding road network to cater for the traffic generated by the proposal. And the proposed RACF also proposes on-site basement car parking for the Café and RACF. The two on-site basement car parking spaces are proposed to be allocated for the café.

Q11: What are the views of state and commonwealth public authorities consulted in accordance with the Gateway Determination?

The Gateway Determination will nominate public authorities that will need to be consulted. This will be undertaken concurrently with formal community consultation program.

3 MAPPING

Please refer to Figure 15 (also in, Appendix 8) for an indicative amendment to the Auburn LEP 2010 'Additional Permitted Uses' APU_002 map should the Planning Proposal be adopted. An 'Additional Permitted Uses' APU_002 map with the proposed amendment would be prepared for the site should this proposal proceed to Post-Gateway and is formally exhibited.



Figure 15 - Draft Additional Permitted Uses map which identifies the site (9 and 11 Gelibolu Parade, Auburn). Note. The map is indicative only.

Note. The numbering of the item is based upon the Planning Proposal for 67-73 St Hilliers Road, Auburn (PP_2017_CUMBE_003_00) which is due for completion and is expected to be finalised by Council prior to the time this Planning Proposal is finalised.

COMMUNITY CONSULTATION

4.1 PRE-GATEWAY CONSULTATION

The initial Planning Proposal request was publically exhibited for a period of 14 days from 13 September 2017 to 27 September 2017, in accordance with Cumberland Council's Planning Proposal Notification Policy. The exhibition included:

- Notification of the public exhibition in the main local newspaper, the Auburn Review;
- Exhibition of proposal and all supporting documentation at Council's Administration Centre (Auburn and Merrylands) and Auburn Library;
- Notification and exhibition of the proposal and all supporting documentation on a dedicated page on Council's website, and;
- Notification by mail of the public exhibition to adjoining and nearby land owners, of all land shown in the Figure 16.

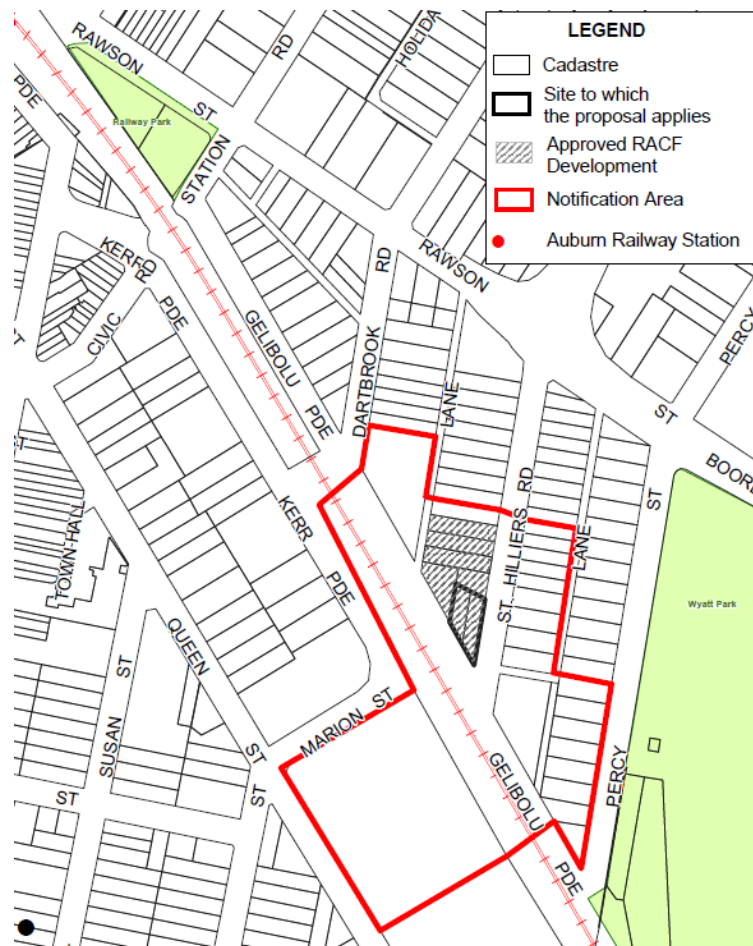


Figure 16 - Notification area

In response to the exhibition, Council received no written submissions during or after the exhibition period.

4.2 PROPOSED POST-GATEWAY COMMUNITY CONSULTATION

The Council anticipates community consultation on the Planning Proposal will be undertaken following receipt of a s.56 Gateway Determination.

The Planning Proposal can be categorised as a minimal impact Planning Proposal. Considering the nature of this Planning Proposal, Council recommends the planning proposal and related documentation be exhibited for at least 14 days in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulations 2000*.

5 ANTICIPATED PROJECT TIMELINE

The timeline presented below indicates the anticipated steps for completion of the planning proposal and submission of the final, exhibited and amended version to the Department for making and notification (gazettal) of the Auburn LEP 2010.

PP Actions	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018
Submit PP to the Department for Gateway Determination										
Gateway Determination made by the Greater Sydney Commission / Sydney Planning Panel										
Consult relevant Public Authorities										
Public exhibition of PP										
Evaluate submissions and revise PP										
Report PP to Cumberland IHAP										
Report PP to Council										
Submit PP to the Department for legal drafting and notification										
Notification of LEP amendment										

6 ATTACHMENTS

The following documents are provided in support of the planning proposal:

- Appendix 1. Council report and minutes of 07 February 2018 (Min. 018, C02/18-7)
- Appendix 2. Cumberland IHAP report and minutes of 13 December 2017 (Item C050/17)
- Appendix 3. Council's PP Assessment Report
- Appendix 4. Consistency with NSW broader strategic framework
- Appendix 5. Consistency with SEPPs and deemed SEPPs
- Appendix 6. Consistency with Section 117 Ministerial Directions
- Appendix 7. Proponent's Planning Proposal Request
- Appendix 8. Indicative 'Additional Permitted Uses' APU_002 map