

19 May 2017

General Manager  
Cumberland Council  
1 Susan Street  
Auburn NSW 2144

SUBJECT: PLANNING PROPOSAL TO AMEND AUBURN LOCAL ENVIRONMENTAL PLAN 2010 TO PERMIT AN EDUCATIONAL ESTABLISHMENT AND TO AMEND THE EXISTING MAXIMUM FLOOR SPACE RATIO AT 2 PERCY STREET, AUBURN

Dear Sir/Madam,

Please find enclosed with this covering letter a Planning Proposal Request (PPR) to amend the Auburn Local Environmental Plan 2010 (ALEP 2010) to include an 'educational establishment' as an additional permitted use under Schedule 1 and to amend the existing maximum Floor Space Ratio (FSR) from 1:1 to 1.2:1 in relation to the land at 2 Percy Street, Auburn.

This PPR package submitted to Council includes the following information supporting the application:

- Completed application form and checklist;
- Completed statement of Disclosure of Political Donations (refer to the application form);
- A cheque in the amount of \$44,608.00 to Cumberland Council as per Council's email dated 15 May 2017;
- 6 x Planning Proposal Request prepared in accordance with the Department of Planning's *'Guide to Preparing Planning Proposals'*, including:
  - Part 1 – Statement of Objectives or intended outcomes
  - Part 2 – Explanation of provisions
  - Part 3 – Justification
  - Part 4 – Mapping
  - Part 5 - Community Consultation
- 6 x copies of the following supporting documentation provided as appendices, including:
  - Appendix A – Indicative Concept;
  - Appendix B – Site Survey;
  - Appendix C – Table of SEPPs;
  - Appendix D – Table of Section 117 Directions;
  - Appendix E – Traffic Impacts Analysis;
  - Appendix F – Flood Study; and

- Appendix G – Detailed Site Investigation; and
  - Appendix H – Mapping Amendments;
- 6 x full size copies of relevant plans and maps (refer to PP and supporting documentation);
- 10 x A4 copies of notification plans and brief design statement; and
- 1 x CD ROM containing electronic copies of the planning proposal, supporting documents and all supporting maps and plans.