

PCU069734



OUR REFERENCE

PP-1/2016

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23 FEBRUARY 2017

Catherine van Laeren
Director, Sydney Region West
Department of Planning & Environment – Sydney West
GPO Box 39
Sydney NSW 2001



Att: Adrian Hohenzollern

Dear Catherine,

SUBJECT: PP-1/2016 - Planning Proposal (Auburn LEP Amendment No – 24) to introduce 'educational establishment' (limited to 800m²) and 'office premises' as additional permitted uses at Lot 1 DP 220080 67-73 St Hilliers Road, Auburn.

Please find attached Cumberland Council's applicant-initiated planning proposal for Lot 1, 67-73 St Hilliers Road, Auburn. The proposal seeks to amend the Auburn Local Environmental Plan 2010 to introduce 'educational establishment' (limited to 800m²) and 'office premises' as additional permitted uses at 67-73 St Hilliers Road, Auburn. The proposal would be amendment number 24 to *Auburn LEP 2010*.

Knight Frank Town Planning on behalf of the owner (Community First Credit Union Ltd) lodged the application for a planning proposal with Council on 1 March 2016.

The main objective of the planning proposal is to amend the *Auburn LEP 2010* to support and facilitate the effective economic use of land which has an existing commercial use located in an industrial zoned area where commercial uses are prohibited. The proposal aims to permit suitable uses of the existing office building, compatible with its surrounding context within the Lidcombe West Employment Precinct.

The proposal was reported to the Cumberland Independent Hearing and Assessment Panel (CIHAP) at its meeting on 9 November 2016. CIHAP considered the Planning Proposal and recommended that the Council support the proposal with the following recommendation:

"Resolved unanimously that the Cumberland Independent Hearing and Assessment Panel (CIHAP) recommend that the subject Planning Proposal with respect to Lot 1 DP 220080 (67-73 St Hilliers Road, Auburn) to amend the Auburn Local Environmental Plan (LEP) 2010 to introduce 'office premises' and educational establishment' (up to a maximum of 800m² in Gross Floor Area) as additional permitted uses in Schedule 1 of the Auburn LEP 2010 with respect to the subject site, be supported by Council"

Subsequently, Council considered the application for a planning proposal at its Council meeting of 30 November 2016 (Item 125/16) and resolved the following:

'That Council

- i. Progress the Planning Proposal to amend the Auburn Local Environmental Plan 2010 to introduce 'educational establishment' (limited to a maximum of 800m² gross floor area) and 'office premises' as additional permitted uses.*
- ii. Prepare the Planning Proposal and forward it to the Department of Planning and Environment seeking a Gateway Determination".*

This planning proposal has been prepared to address Council's resolution in accordance with the Department of Planning and Environment's guidelines. The following supporting documents are attached to the planning proposal (included in the USB drive):

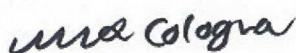
- Attachment 1: 67-73 St Hilliers Road Planning Proposal (PP-1/2016)
- Attachment 2: Appendix 7 of the Planning Proposal: Applicant's Planning Proposal Application (Knight Frank Town Planning)
- Attachment 3: Appendix 8 of the Planning proposal: Applicant's Transport Impact Assessment (GTA Consultant)
- Attachment 4: Appendix 9 of the Planning Proposal: Council's Assessment of the Planning Proposal Application
- Attachment 5: Council Report (30 November – Item 125/16)

Council requests that the Department make a Gateway Determination for this planning proposal in accordance with section 56 of the Environmental Planning and Assessment Act 1979.

In order to facilitate its progress, Council staff are happy to attend the LEP Panel meeting if required, and delegation to make the planning proposal is also sought.

Should you have any enquiries in relation to this matter, please contact Graduate Planner, Rondy Chan on 9735 1290.

Yours sincerely,



MONICA COLOGNA
MANAGER, STRATEGY