



CUMBERLAND  
CITY COUNCIL

22 June 2022

Mr Lachlan Rogers  
Senior Town Planner  
The Planning Hub  
Suite 3.09, Level 3, 100 Collins Street,  
Alexandria NSW 2015

Email to: [lachlan@theplanninghub.com.au](mailto:lachlan@theplanninghub.com.au)

Dear Mr Rogers,

**Adequacy Check and Fee Proposal – 25 South Parade, Auburn (PP-2022-2040)**

Council officers have completed an adequacy check on the planning proposal lodged to the NSW Planning Portal on 3 June 2022 and provide the following advice for your consideration.

If you have any queries in relation to this matter, please contact Sarah Sheehan, Coordinator Planning Systems, via email [sarah.sheehan@cumberland.nsw.gov.au](mailto:sarah.sheehan@cumberland.nsw.gov.au) or phone 8757 9947.

Yours faithfully

Daniel Anderson

**EXECUTIVE MANAGER ENVIRONMENT & PLANNING SYSTEMS**



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### **Planning Proposal Adequacy Check & Fee Proposal**

On 3 June 2022, Planning Hub lodged a planning proposal for 25 South Parade, Auburn.

The proposal seeks to amend Cumberland LEP to allow additional permitted uses on the site (health services facilities, office, and business premises).

No change to zoning (IN1 General Industrial); height of buildings (nil); or floor space ratio (1:1) controls are proposed.

The site is currently occupied by a two-storey office building and at grade car park approved by Council in 2000 (DA249/00).

The planning proposal is classified as 'standard' therefore the following fees and charges and benchmark timeframes apply.

#### **Fees and charges**

The following fees must be paid by **Friday, 24 June 2022** otherwise Council must reject the proposal and you will need to re-lodge to the NSW Planning Portal if you wish to proceed.

<b>Fee description</b>	<b>Amount (\$)</b>
Pre-lodgement meeting (initial)	2,425
Standard planning proposal request fee	26,520
Post-gateway planning proposal advertising and processing	5,955
Total including GST	<b>34,900</b>

#### **Indicative timeframes**

<b>Milestone</b>	<b>Benchmark timeframe</b>	<b>Indicative timeline</b>
Application date	-	03/06/2022
Adequacy assessment / lodgement fee paid	14 days + 1 for public holiday	24/06/2022*
Early consultation	-	August-September 2022, pending additional information
CLPP report and advice	N/A	12/10/2022 (draft report due to Coordinator 14/09/2022)
Council report and resolution	95 working days + 1 public holiday (07/11/2022)	02/11/2022 (draft report due to Coordinator 05/10/2022)
Gateway submission	N/A but aim for <3-4 weeks from Council resolution	Mid to late November 2022

\* Note: This is the date the proposal is considered to be formally lodged and the benchmark timeframes begin.

16 Memorial Avenue, PO Box 42, Merrylands NSW 2160  
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ABN 22 798 563 329

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### Further information/documentation required

To meet the timeframes outlined above, the following are required by **Friday, 26 August 2022**.

- Revised Planning Proposal to include:
  - a proposed height control for the site, noting that the site does not have an existing height control and there is currently no height control proposed. Council will not support the proposed APUs without an appropriate height control
  - Any outstanding information identified in this and the following (Early consultation) section required for Council and public agencies for a proper assessment of the impacts of this proposal.
- Urban design study to provide, at a minimum, an overview and analysis of:
  - the planning framework and policy context
  - the site location and surrounding context, including pedestrian, vehicular and public transport access/linkages
  - site constraints and opportunities
  - site analysis and public interface
  - concept plans, including built form/massing diagrams, building plans and landscape plans.
- Social impact study to provide, at minimum, an overview and analysis of any potential positive or negative social impacts that are likely to arise from the proposal and how any negative impacts are proposed to be mitigated or reduced.
- Heritage assessment to consider and assess any potential impacts on the adjoining State heritage item. I note that you mentioned that you have advice from a heritage consultant stating that there will be no impact. Council requires a copy of that advice and will most likely have the advice considered by an independent heritage consultant.
- Preliminary Stage 2 Contamination assessment to provide an overview of any contamination on the site and advice as to the suitability of the proposed additional permitted uses.
- Public benefit offer including a statement to the effect that you are willing to enter into a planning agreement with Council if required, consistent with Cumberland [Planning Agreements Policy](#). As part of the assessment of the proposal, Council officers will seek advice from a registered valuer to determine whether or not a VPA is required based on the extent of uplift arising from the proposal.

For further information on the supporting technical information required for Council's proper assessment of the proposal, please refer to [Attachment C](#) of DPE's LEP Making Guideline.

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## Early consultation

Consistent with Council's Planning Proposal Notification Policy and DPE's LEP Making Guide, the proposal be placed on early consultation involving:

- Publication of the proposal on Council's Have Your Say page for 21 days
- Direct mailout to residents within 60m from the site boundary
- Peer review of heritage advice (yet to be lodged)
- Referral of the proposal to relevant Council staff and the following public agencies:

Agency	Referral criteria
Transport for NSW (Greater Sydney)	Site adjacent to a rail corridor
Transport for NSW (Sydney Metro)	Site within 25m of rail infrastructure
Heritage NSW	Site adjacent State heritage item, Clyde Marshalling Yards
NSW Health	Proposal facilitates development of a new specialised centre and the like for a mix of land uses including but not limited health or employment uses.
NSW Environmental Protection Authority (EPA)	Proposal seeks approval for sensitive uses on land within proximity to existing heavy industrial uses.

The above referral agencies have certain information requirements, which are identified in [Attachment B](#) of DPE's LEP Making Guide.

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