

9 August 2022

council@cumberland.nsw.gov.au

Attn: Carmel O'Connor
 Cumberland City Council
 16 Memorial Avenue
 MERRYLANDS NSW 2160

Dear Carmel,

Response to Adequacy Check – PP-2022-2040 – 25 South Parade, Auburn

The subject application was lodged through the NSW Planning Portal on 3 June 2022 and additional information was requested by Council on 22 June 2022. Council advised that the information was to be submitted by 26 August 2022. The following table details the additional information submitted to address the request issued by Council.

Table 1: Response to Request for Further Information		
Development Consideration	Council Comment	Response
Revised Planning Proposal	Revised Planning Proposal to include: <ul style="list-style-type: none"> 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. 	A revised Planning Proposal Report has been provided that outlines a proposed 9m height control for the site consistent with the height limit of the surrounding area and the built form onsite.

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	<ul style="list-style-type: none"> 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. 	The revised Planning Proposal includes all outstanding information requested in the letter as detailed on the following sections of this table.
Urban Design Study	<p>Urban design study to provide, at a minimum, an overview and analysis of:</p> <ul style="list-style-type: none"> 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. 	<p>An Urban Design Analysis has been prepared in support of the proposed that includes an analysis of:</p> <ul style="list-style-type: none"> 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; and Details on the existing built form to be utilised for the additional permitted uses.
Social Impact Study	<p>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.</p>	<p>A Social Impact Comment has been prepared by Hill PDA in support of the proposal and is provided in Appendix G. The report makes the following conclusions:</p> <ul style="list-style-type: none"> The Planning Proposal is likely to have very limited impacts on ways of life in terms of noise and traffic. The Planning Proposal is likely to benefit both community cohesion and development, by supporting local access to potential employment and services. The Planning Proposal would likely improve access to jobs in the local area. The Planning Proposal is unlikely to impact local culture due to any

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		<p>heritage implications. Simultaneously, the site may make a positive cultural contribution to the area, and to Auburn town centre in particular by increasing the range of uses that would be permissible on the site</p> <ul style="list-style-type: none"> • The Planning Proposal is likely to have a positive impact in terms of health and wellbeing, helping to expand the potential provision of local health services while supporting convenient employment opportunities for local residents • The Planning Proposal does not involve any changes to built form; it therefore does not risk impacting local character in this way. At the same time, the site may strengthen its surroundings by providing ancillary services that could benefit wider industrial lands, as well as Auburn town centre and nearby residents • The Planning Proposal would support a greater range of potential development on the site than what is currently possible, thus presenting a possible benefit for livelihoods in the area. <p>Overall, the research presented in this document raises no significant concern of potential negative social impact to arise from the planning proposal. The planning proposal may result in positive social outcomes through increased provision of health services and employment opportunities.</p>

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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.	A Heritage Assessment has been prepared by Touring the Past in support of the proposal and is provided in Appendix H . The assessment states that the proposal is restricted to the provision of new permitted uses under the current zoning overlay at the place. No physical intervention, including sub-surface disruption, is proposed and concludes that the planning proposal is supportable from a heritage impact perspective.
Preliminary Contamination assessment	To provide an overview of any contamination on the site and advice as to the suitability of the proposed additional permitted uses.	A Preliminary Site Investigation has been prepared by Dr Upsilon Environments Pty Ltd in support of the proposal and is provided in Appendix I. The investigation makes the following conclusions: <ul style="list-style-type: none"> • The potential for land contamination to be present at the site as a result of past and present land use activities is low or minimal; • The environmental risk related with site contamination at the encapsulated site is unlikely or minimal; <p>Therefore, the site is considered to be suitable to be proposed additional permitted uses for the planning proposal decision making process. NO further investigations, and management or remediation of land contamination is required for the identified landuse scenario.</p>
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	A Public Benefit Offer letter is provided as an attachment to this letter.

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	whether or not a VPA is required based on the extent of uplift arising from the proposal.	

Should you wish to discuss any of the details of this response please do not hesitate to contact Lachlan on 9690 0279 or lachlan@theplanninghub.com.au.

Yours sincerely,



LACHLAN RODGERS
SENIOR TOWN PLANNER | THE PLANNINGHUB