

THE PLANNINGHUB

*by Hawes & Swan*

## APPENDIX A

### PRE-LODGEMENT CONSULTATION RESPONSE COMPLIANCE TABLE

25 SOUTH PARADE,  
AUBURN

📍 Suite 3.09, Level 3  
100 Collins Street  
Alexandria NSW 2015

☎ 02 9690 0279  
🌐 [www.theplanninghub.com.au](http://www.theplanninghub.com.au)  
✉ [info@theplanninghub.com.au](mailto:info@theplanninghub.com.au)



THE PLANNINGHUB

by Haver & Jones

In accordance with the Department of Planning & Environment Guidelines for preparing Planning Proposals, a pre-lodgement meeting was held with Cumberland Council staff on the 23 February 2022 to discuss the intent of the Planning Proposal and confirm the relevant specialist studies to be prepared in support of the Planning Proposal.

A response to the key items raised by Council is detailed in the table below.

| Pre-Lodgement Consultation Compliance Table<br>25 South Parade, Auburn |  |   |
|--|--|---|
| Development Component  | Pre-Lodgement Comment  | Response  |
| Strategic and Site-based Merit   | <p>In determining the strategic and site-based merit of the proposal, consideration must be given to the suitability of the proposed new uses in the context of:</p> <p>The E4 zone objectives, which are to:</p> <ul style="list-style-type: none"> <li>To provide a range of industrial, warehouse, logistics and related land uses.</li> <li>To ensure the efficient and viable use of land for industrial uses.</li> <li>To minimise any adverse effect of industry on other land uses.</li> <li>To encourage employment opportunities.</li> <li>To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.</li> </ul> | <p>The planning proposal seeks to include the additional permitted uses of medical centres and office premises on the site. The proposed additional permitted uses are consistent with the relevant objectives of the E4 General Industrial zone under the Cumberland LEP 2021 as follows:</p> <ul style="list-style-type: none"> <li>Based on the location and characteristics of the site the uses will not impede on the ability for adjoining industrial land to be accommodate a wide range of industrial, warehouse and logistics land uses;</li> <li>The proposed uses ensure the efficient and viable use of the site;</li> <li>The proposed uses will provide a range of employment opportunities for the community;</li> <li>Based on the location and characteristics of the site the uses proposed will not adversely impact on surrounding land uses; and</li> <li>The proposed uses will facilities or services to meet the day to day needs of workers and residents in the area.</li> </ul> |

Pre-Lodgement Consultation Compliance Table – 25 South Parade, Auburn

|  |   |   |
|--|---|---|
|  | <p>The location of the site – We note that the site’s location presents certain challenges that would need to be addressed as part of any planning proposal. In particular, we note that the site is located on the outskirts of the Auburn Town Centre, on a busy corner with poor pedestrian and vehicular access. We also note that it may be necessary to limit the gross floor area for the proposed additional permitted uses, particularly the proposed office premises and business premises.</p> | <p>The rationale for the planning proposal is to facilitate the future use of the site for the purposes of a medical centre and office premises that are consistent with development in the surrounding area and the surrounding context based on the site’s proximity to the Auburn Town Centre.</p> <p>The site has not been utilised for industrial purposes for an extended period of time and has accommodated commercial uses consistent with the site’s location in proximity to the Auburn Town Centre. The site is located in close proximity to existing health services facilities, schools and the Auburn Town Centre representing a unique opportunity to facilitate further medical centre and office premises in an accessible location.</p> <p>A Traffic and Parking Assessment has been prepared by ML Traffic in support of the proposal and is provided in <b>Appendix E</b>. The assessment includes a review of the following:</p> <ul style="list-style-type: none"> <li>• Background and existing traffic and parking conditions of the site;</li> <li>• Assessment of the public transport network within the vicinity of the site;</li> <li>• Adequacy of car, bicycle and motorcycle parking provision;</li> <li>• The projected traffic generation of the proposed use of the site;</li> <li>• The transport impact of the proposed use of the site on the surrounding road network.</li> </ul> <p>The report makes the following conclusions:</p> |
|--|---|---|

Pre-Lodgement Consultation Compliance Table – 25 South Parade, Auburn

|                      |   |  |
|----------------------|---|--|
|                      |   | <ul style="list-style-type: none"> <li>• The site has excellent access to public transport options and there is available on-street parking on South Parade and a public car park located on Alice Street in proximity to the site;</li> <li>• The two nearby intersections have good level of service with additional spare capacity;</li> <li>• In order to provide pedestrian safety and to encourage public transport use associated with the proposed future uses of the site it is recommended that a pedestrian crossing on the western approach of South Parade is provided. This is an existing infrastructure deficiency that can be addressed under a future development application for the proposed uses onsite;</li> <li>• The car parking requirements specified in the Cumberland Development Control Plan 2021 can be met onsite. The proposed car parking provisions are considered acceptable.</li> <li>• The proposed uses are expected to generate low numbers of additional trips in the AM and PM peak periods and the additional trips can be accommodated on the nearby intersections without significantly affecting the performance of any turn movements, approach arm or the overall operation of the intersection.</li> </ul> <p>The planning proposal is therefore considered acceptable from a traffic and parking perspective. Future development applications on the site will result in improved pedestrian safety for the site and surrounding area.</p> |
| <b>Justification</b> | <p>Any planning proposal lodged for the site will need to adequately justify the proposal, including answers to the following questions:</p> <ul style="list-style-type: none"> <li>• Is there a need for the proposal, or can the site be reasonably developed under existing controls?</li> </ul> | <p>The project objective and intended outcome for the planning proposal is to facilitate the future use of the site for the purposes of medical centres and office premises through the amendment of the Cumberland LEP 2021 to include additional permitted uses that are consistent with development in the surrounding area and the</p>   |

Pre-Lodgement Consultation Compliance Table – 25 South Parade, Auburn

|  |  |  |
|--|--|--|
|  | <ul style="list-style-type: none"> <li>Is the proposal responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls?</li> <li>Is the proposal the best way of achieving the intended outcomes, or are there other more suitable ways?</li> </ul> | <p>surrounding context based on the site's proximity to the Auburn Town Centre.</p> <p>The subject site is currently zoned E4 General Industrial under the provisions of the Cumberland LEP 2021. Medical Centres and office premises are prohibited in the E4 General Industrial zone. The site is bound by the Main Suburban Railway to the north and represents a small portion of industrial zoned land surrounding by R3 Medium Density Residential and E1 Local Centre zoning reflected by its proximity to the Auburn Town Centre.</p> <p>The site has not been utilised for industrial purposes for an extended period of time and has accommodated commercial uses consistent with the site's location in proximity to the Auburn Town Centre. The site is located in close proximity to existing health services facilities, schools and the Auburn Town Centre representing a unique opportunity to facilitate further medical centre and office premises in an accessible location.</p> <p>The Planning Proposal is not a result of any specific strategic study or report however a number of specialist studies have been undertaken in support of the proposal that demonstrate the suitability of the site for the additional permitted uses of medical centre and office premises. The specialist studies are provided as Appendices to this report.</p> <p>In addition, a comprehensive assessment of the proposal has been undertaken against the strategic planning strategies and policies relevant to the site which is provided in the following sections of this report. The assessment has found that the Planning Proposal is generally consistent with the relevant objectives and actions of the</p> |
|--|--|--|



Pre-Lodgement Consultation Compliance Table – 25 South Parade, Auburn

|  |  |   |
|--|--|---|
|  |  | <p>key planning strategies and policies relevant to the site which are as follows:</p> <ul style="list-style-type: none"> <li>• Greater Sydney Region Plan;</li> <li>• Central City District Plan;</li> <li>• Cumberland Local Strategic Planning Statement; and</li> <li>• Cumberland Employment and Innovation Lands Strategy.</li> </ul> <p>There are three options that could apply to the site regarding its potential development. These are as follows:</p> <p><b>Option 1: Do Nothing</b></p> <p>This option does not promote the social and economic potential of the site which currently contains a commercial building on a site that has not been used for industrial purposes for an extended period of time. The site is located in close proximity to existing health services facilities, schools and the Auburn Town Centre representing a unique opportunity to facilitate further health services facilities and office premises in an accessible location.</p> <p><b>Option 2 – Lodge a Development Application</b></p> <p>A Development Application is not viable as the current zoning does not allow for the development envisaged and no other alternate pathway under current legislation would facilitate the intended outcomes. Therefore, the planning proposal is the most efficient and time effective approach to delivering the outcomes envisaged for the site.</p> |
|--|--|---|

Pre-Lodgement Consultation Compliance Table – 25 South Parade, Auburn

|  |   |  |
|--|---|--|
|  |   | <p><b>Option 3 – Planning Proposal</b></p> <p>The planning proposal is the best means to achieve the intended outcomes of the site and is the most efficient and time effective way of doing so.</p>   |
| <p><b>Consistency with the strategic planning framework and policy context</b></p> | <p>Any planning proposal lodged for the site will need to demonstrate consistency with:</p> <ul style="list-style-type: none"> <li>• Greater Sydney Region Plan and Central City District Plan</li> <li>• Cumberland Local Strategic Planning Statement</li> <li>• Cumberland Employment and Innovation Lands Strategy</li> <li>• New Ministerial Directions released 1 March 2022</li> <li>• New consolidated SEPPs released 1 March 2022</li> </ul> | <p>A full assessment of the planning proposal's consistency with the relevant strategic planning framework and policy context is provided in Part 3 of the planning proposal report.</p>   |
| <p><b>Traffic and transport</b></p>  | <p>If you wish to lodge a planning proposal application to the NSW Planning Portal, the following would be required at a minimum.</p> <ul style="list-style-type: none"> <li>• Draft Planning Proposal – The form and content must be consistent with the Department of Planning and Environment's new LEP-making Guideline</li> <li>• Urban Design Analysis</li> </ul>   | <p>A Draft Planning Proposal has been prepared in accordance with the Department of Planning and Environment's new LEP-making Guideline.</p> <p>An Urban Design and Massing Design Study has been prepared by Architectus (<a href="#">Appendix F</a>) in support of the proposal which undertakes an assessment of the urban design impacts of the proposal and potential massing scenarios to inform the best fit maximum building height for the site based on the relevant provisions of the Cumberland LEP and DCP applying to the site. As a result, the proposal seeks to amend the Cumberland LEP to include a maximum building control of 11m for the site.</p> |

Pre-Lodgement Consultation Compliance Table – 25 South Parade, Auburn

|  |   |   |
|--|---|---|
|  | <ul style="list-style-type: none"> <li>• Economic Impact Assessment</li> <li>• Transport and Access Study</li> <li>• Heritage Impact Assessment/European Archaeology Assessment</li> <li>• Noise/vibration Assessment.</li> </ul> | <p>An Economic Impact Assessment has been prepared in support of the proposal by Hill PDA and is provided in <a href="#">Appendix D</a>. The assessment concludes that the planning proposal will have no discernible economic impact on the locality.</p> <p>A Traffic Report has been prepared in support of the proposal by ML Traffic and is provided in <a href="#">Appendix E</a>. The report concludes that the planning proposal is acceptable from a traffic and parking perspective.</p> <p>A Heritage Assessment has been prepared by Touring the Past in support of the proposal and is provided in <a href="#">Appendix H</a>. 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.</p> <p>An Acoustic Letter has been prepared by Koikas Acoustics in support of the proposal and is provided in <a href="#">Appendix C</a>. The assessment concludes that the proposal does not present an issue from an acoustical perspective and is likely to improve acoustic amenity for neighbouring land uses.</p> |
|--|---|---|