



MANY CULTURES ONE COMMUNITY

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In reply quote: PP-3/2015

Rachel Cumming
Regional Director
Department of Planning and Infrastructure
Sydney West
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Sydney
NSW 2001

Contact Name: T Southwell 9735 1309

TRIM No: T132166/2015

15 December 2015

Dear Ms Cumming,

Att: Tai Ta

**SUBJECT: PP-3/2015
Planning Proposal (Auburn LEP Amendment No 22)
to rezone land at 1-17 Grey Street and 32-48 Silverwater Road, Silverwater
and to amend associated controls.**

Please find attached Auburn City Council's applicant-initiated planning proposal for 1-17 Grey Street and 32-48 Silverwater Road, Silverwater.

The previous planning proposal for the site (PP-5/2013) was refused at Gateway by the Department of Planning and Infrastructure in December 2014. APP lodged the current planning proposal (PP-3/2015) on behalf of Hilfor Property P/L on 24 July 2015.

The Planning Proposal seeks to amend the *Auburn Local Environmental Plan 2010* (Auburn LEP 2010) to:

- rezone the subject site from B6 Enterprise Corridor zone to B2 Local Centre zone;
- amend the maximum Height of Buildings map from 14 metres to a Height of Buildings of 25 metres with a local provision allowing up to 32 metres;
- increase the maximum Floor Space Ratio from 1:1 to 4:1; and
- amend the minimum lot size from 1,500m² to no minimum lot size.

The proposal would be amendment number 22 to *Auburn LEP 2010*.

The main objective of the planning proposal is to fulfil a need for retail and commercial space within this precinct, and to provide residential accommodation for around 250 households.

Council considered the application for a planning proposal at its Ordinary Meeting of 7 October 2015 and resolved the following [Item 228/15]:

This letter contains important information. If you do not understand it, please come to Council's Administration Building and discuss the letter with Council staff who will arrange Interpreter services, or contact the Telephone Interpreter Service 131 450 and ask them to ring Council on 9735 1222

Bu mektup önemli bilgileri içermektedir. Mektubu anlayamıyorsanız lütfen Belediye'nin Yönetim Binası'na gelin ve mektubu, tercümanlık hizmetini ayarlayacak olan Belediye görevlileri ile görüşün ya da 131 450 numaralı telefondan Telefonla Tercüme Servisi'ni arayarak 9735 1222'den Belediye'ye telefon etmelerini isteyin.

Lá thư này có các thông tin quan trọng. Nếu quý vị không hiểu, xin ghé tới Tòa Nhà Hành Chánh (Administration Building) của Hội Đồng để thảo luận với nhân viên của Hội Đồng về lá thư này. Họ sẽ sắp xếp dịch vụ thông ngôn. Hoặc quý vị có thể liên lạc với Dịch Vụ Thông Ngôn Qua Điện Thoại ở số 131 450 và nhờ họ gọi cho Hội Đồng ở số 9735 1222

這封信包含重要的資料。如果你不明白信的內容，請到市議會的行政大樓詢問市議會職員，他們會安排傳譯服務；你亦可致電 131 450 聯絡電話傳譯服務，要求他們撥電市議會，電話 9735 1222。

يحتوي هذا الخطاب على معلومات هامة. إذا كنت لا تفهمها، برجاء الحضور إلى مبنى إدارة البلدية لمناقشة الخطاب مع موظفي البلدية وسيقوموا بإعداد خدمات الترجمة الشفهية، أو اتصل بخدمة الترجمة الشفهية على الرقم 131 450 واطلب منهم الاتصال بالبلدية على الرقم 9735 1222.

1. That Council approve the planning proposal to proceed to Gateway for the rezoning of land at 1-17 Grey Street and 32-48 Silverwater Road, Silverwater (PP-3/2015), as follows:
 - a. zone the site B2 Local Centre;
 - b. allow a maximum floor space ratio of 4:1;
 - c. allow a maximum height of 25 metres; and
 - d. amend the Auburn Employment Lands Strategy 2015 to recommend the site be zoned B2 Local Centre, consistent with the findings of the Publicly Exhibited Draft Auburn Employments Lands Strategy, and permit residential uses on the site including land, zoned B2 Local Centre with frontage to Silverwater Road.
2. That once all the required amendments have been made, Council forward the planning proposal to the Department of Planning and Environment for Gateway Determination.
3. That Council note that Gateway Determination will likely require the applicant to undertake the further studies prior to consultation being undertaken in accordance with s56 and s57 of the Environmental Planning and Assessment Act (1979), including:
 - a) additional traffic modelling and analysis to assess the potential cumulative impact of the proposal on traffic across the broader traffic network, including Silverwater Road, as recommended by the RMS;
 - b) applicant to undertake a Phase 1 contamination assessment of the site (subject land) in accordance with SEPP 55 - Remediation of Land to investigate possible site contamination, and suitability of the site for residential uses; and
 - c) the applicant provide a site specific development control plan for the controls identified above.

The applicant's planning proposal is now supported by Council. Supporting documentation is attached.

Please note that Appendix 8 to the Assessment Report is confidential (commercial in confidence) as it is a feasibility report for the site, and should therefore not be uploaded to the website.

The *Auburn Employment Lands Strategy* (December 2015) is also included for your information. It incorporates the amendment required by the resolution above.

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 would be prepared to attend the LEP Panel meeting if required.

If the Gateway Determination is positive, the expected timeframe for the notification of the LEP amendment is 9 months from the Gateway. The project timeline is attached.

Should you have any enquiries in relation to this matter, please contact Senior Strategic Planner, Terri Southwell on 9735 1309.

Yours faithfully,



Monica Cologna
Manager, Strategy

**Encl. Planning Proposal for 1-17 Grey Street and 32-48 Silverwater Road Silverwater
Project timeline**