



Pacific Planning Pty Ltd

Property | Planning | Project Management

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30 October 2018

Mr Hamish McNulty
General Manager
Cumberland Council
PO Box 42
MERRYLANDS NSW 2160

Planning Proposal **2 Bachell Avenue, Lidcombe**

Dear Mr McNulty,

I write to you in relation to a Planning Proposal to amend the Auburn Local Environmental Plan 2010 for land at 2 Bachell Avenue, Lidcombe. The subject site contains one allotment known legally as Lot 2 DP 219413, and is 8,738sq.m in size.

The planning proposal has been prepared in accordance with the relevant NSW Department of Planning and Environment guidelines, including 'A Guide to Preparing Local Environmental Plans' (2016) and 'A Guide to Preparing Planning Proposals' (2016). The planning proposal is submitted in accordance with Section 3.33 of the *Environmental Planning and Assessment (EP&A) Act 1979* and provides an outline and justification for the proposed amendments to the land use zone and associated development controls.

Planning Proposal

The Planning Proposal seeks to amend the Auburn LEP 2010. In doing so, the application seeks the following amendments:

- Include the B5 Business Development Zone within the Auburn LEP 2010;
- Amend the land use zone from IN1 General Industrial to B5 Business Development; and
- Increase the maximum floor space ratio control from 1:1 to 3:1

The subject site is within the Lidcombe East Industrial Precinct (Precinct 10). The Planning Proposal has been prepared having regard to the Auburn Employment Lands Strategy 2015 and the Draft Cumberland Employment and Innovation Lands Strategy & Land Use Planning Framework, which identifies the site as part of the Cumberland Creative and Commercial Corridor. Strategic planning framework seek to encourage "*opportunities for higher knowledge workers and creative industries to come together could occur along Parramatta Road and within the employment and innovation lands at Lidcombe (East and West)*". This Planning Proposal seeks to deliver this vision.

Pre-Lodgement Meeting

The proposed concept and land uses for the subject site were discussed and presented to Cumberland Council at a meeting held on 25 May 2018. The following were in attendance:

- Matthew Daniel, Pacific Planning
- James Mathews, Pacific Planning
- Raymond Raad, Hallmark Construction Pty Ltd
- Adan Davis, Group Manager Planning
- Monica Cologna, Manager Strategy

A summary of this meeting is included under the Background section (page 8) of the Planning Proposal and subsequent communication between the proponent and Council is included at Appendix G to the Planning Proposal.

Lodgement Material

This planning proposal forms part of a package of supporting documents for consideration by Council and the Gateway under Section 3.34 of the EP&A Act 1979. The Planning Proposal application is therefore supported by the following:

- Application Form
- Planning Proposal prepared by Pacific Planning
- Urban Design Report prepared by Michael Raad Architects Pty Ltd
- Traffic and Parking Impact Assessment prepared by Lyle Marshall & Partners Pty Ltd
- Phase 2 Contamination Assessment prepared by Sullivan Environmental Science Pty Ltd
- Flood Impact Assessment prepared by Royal Haskoning DHV
- Economic Impact Analysis prepared by PPM Consulting
- Social Impact Analysis prepared by PPM Consulting

The application clearly identifies the subject land, the objectives sought, the proposed provisions and provides a justification and assessment of the impacts against relevant Section 9.1 Directions, SEPPs, and the objects of the EP&A Act 1979.

Thank you for your consideration of the subject Planning Proposal and request to amend the land use zone and density control under the Auburn LEP 2010. I look forward to progressing the matter with Cumberland Council.

If you have any questions in relation to this matter, please do not hesitate to contact me on 0437 521 110.

Yours sincerely



James Mathews
Planning Director
Pacific Planning