

AUBURN TOWN CENTRE

Proposed Planning Controls

DRAFT



Cumberland City Council is undertaking early consultation on proposed planning controls for targeted sites in the Auburn Town Centre, and we encourage the community to have their say. We will be inviting submissions on the proposed planning controls until **Wednesday 21 April**.

Following early consultation, submissions will be considered by Council to inform a draft Local Environmental Plan amendment (planning proposal) for the Auburn Town Centre.

Have your say on the proposed planning controls for Auburn Town Centre:

haveyoursay.cumberland.nsw.gov.au

We are receiving submissions from 1 March 2021 to 21 April 2021



What are the proposed planning controls?

The proposed planning controls in the Auburn Town Centre respond to landowner proposals submitted during the preparation of the Cumberland Local Environmental Plan and resolved by Council, as well as new proposals prepared by Council officers as part of strategic planning for the area.

Targeted planning control changes are proposed at the following locations:

- Gelibolu Precinct, Auburn (between Station Rd, Dartbrook Rd and Gelibolu Pde)
- Auburn Road, Auburn (between Beatrice St and Helena St)

What is the status of earlier planning control changes for Auburn Town Centre?

These planning control changes are included in the new Cumberland Local Environmental Plan. This is currently with the NSW Government for finalisation and gazettal. It is anticipated that the new Cumberland Local Environmental Plan will commence later this year.

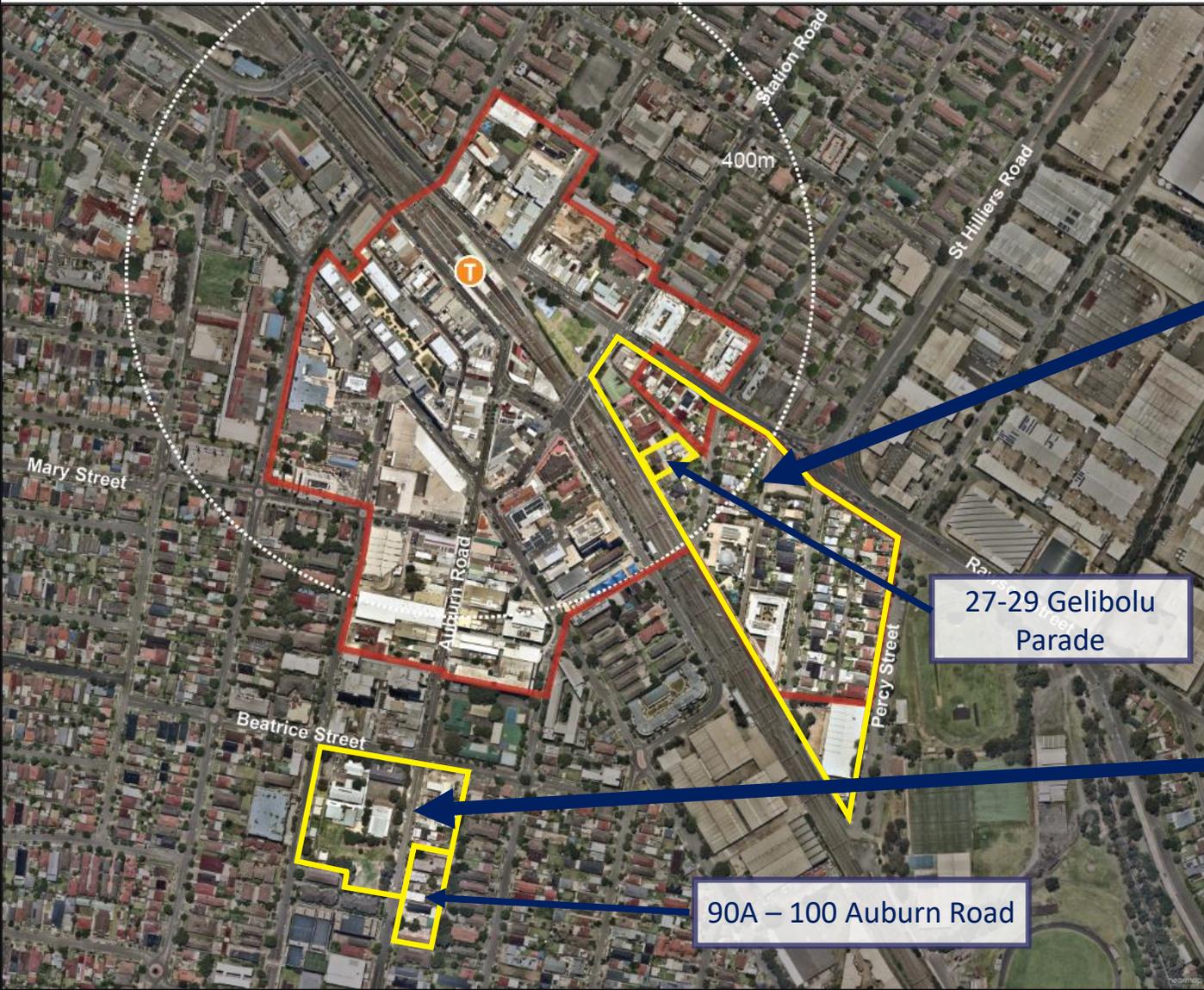
What happens after early consultation of the proposed planning controls for Auburn Town Centre?

Following early consultation, Council will review the submissions received on the proposed planning controls. This process will inform the preparation of draft planning controls for these targeted sites. Draft planning controls will then be presented to Council for endorsement, to be forwarded to the Department of Planning, Industry and Environment for Gateway Determination.

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Gelibolu Precinct, Auburn
Support revitalisation and transition of built form in the Gelibolu Precinct, aligned with recent amendments to town centre planning controls

Two options presented for consideration, including revised controls for 27-29 Gelibolu Parade as resolved by Council in September 2020

27-29 Gelibolu Parade

**Auburn Road, Auburn
(between Beatrice Street
and Helena Street)**

Progress Council resolution of September 2020 to facilitate mixed use development at 90A-100 Auburn Road. Two options presented for consideration.

90A – 100 Auburn Road

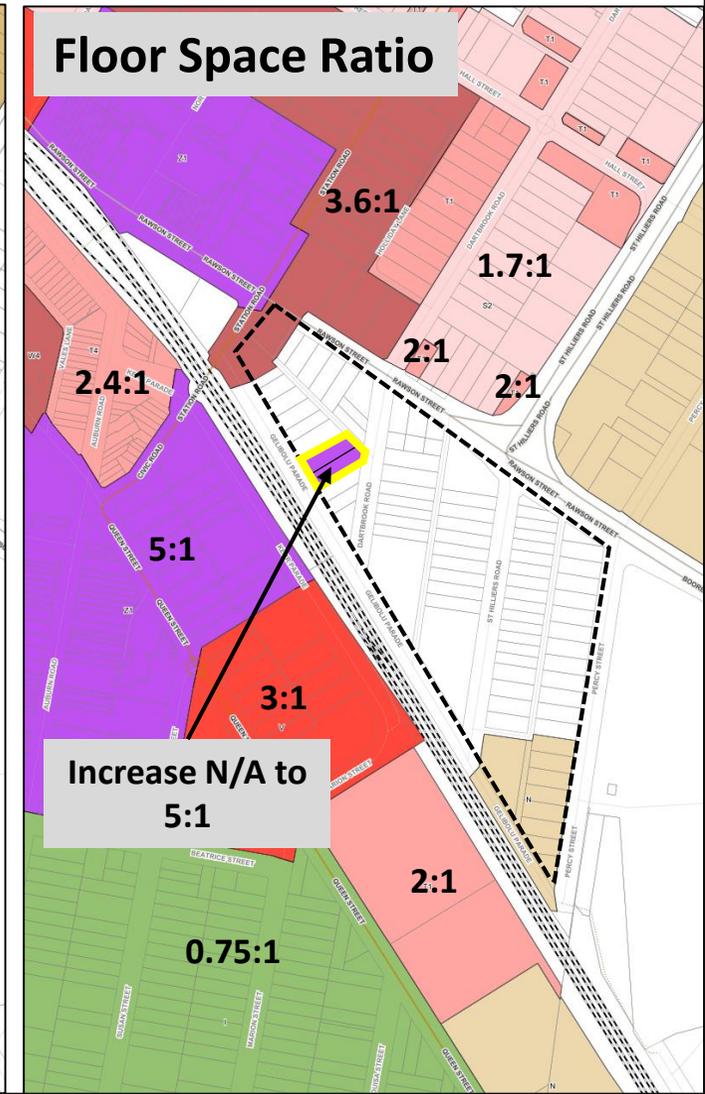
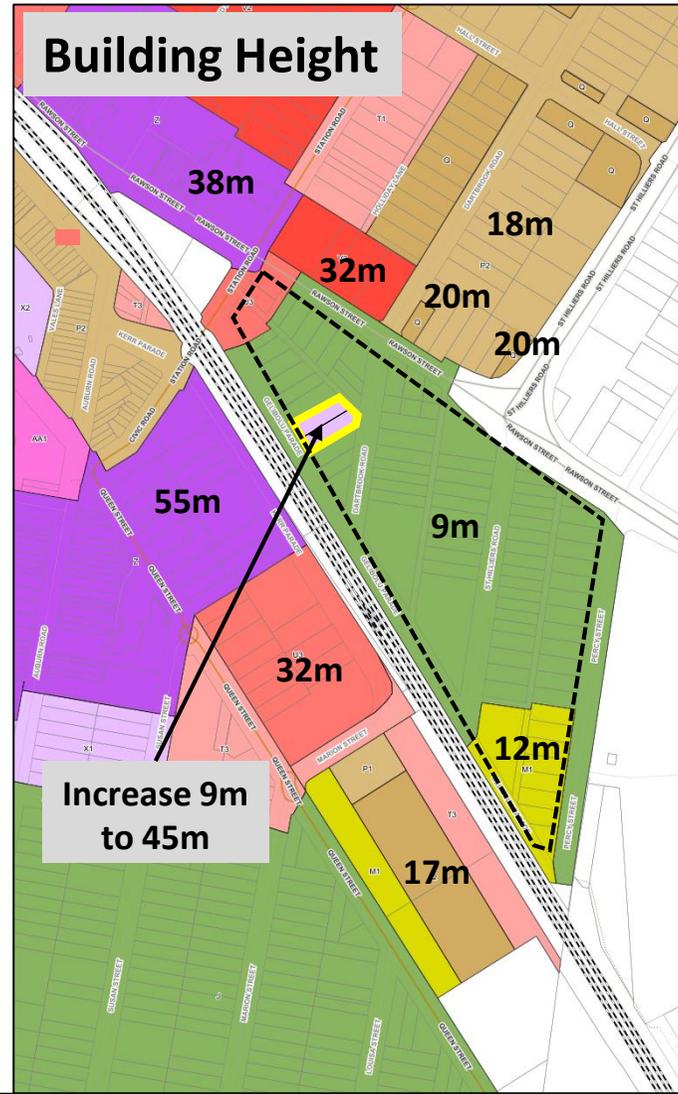
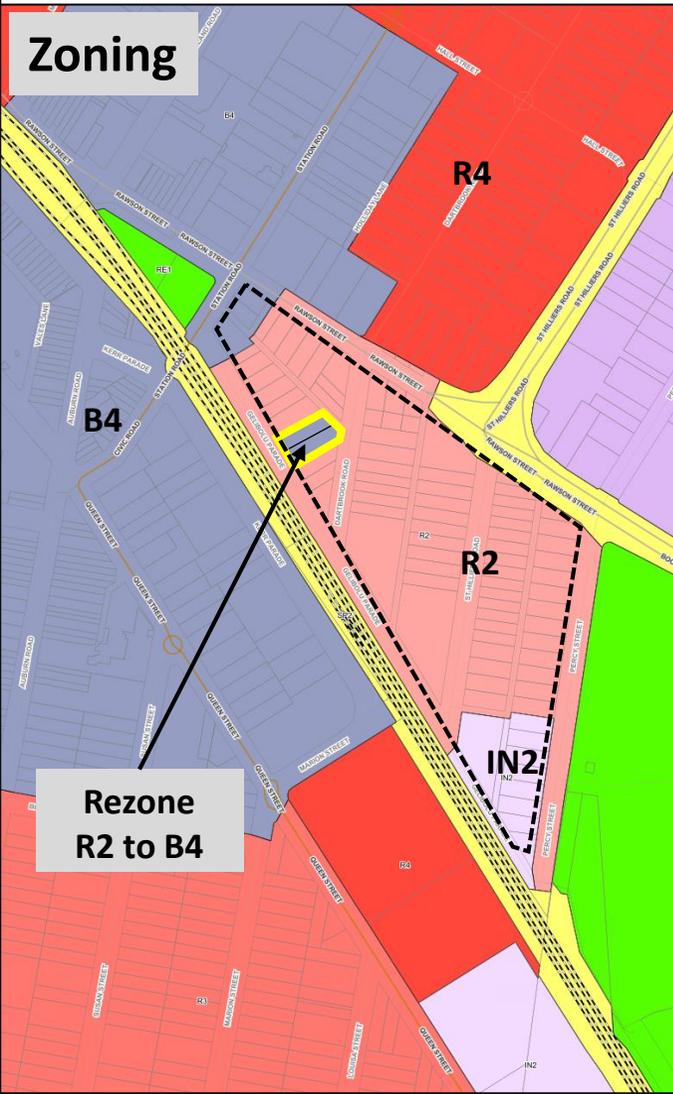
GELIBOLU PRECINCT, AUBURN (Option 1)

Proposed Planning Controls – Council Endorsed Approach for 27-29 Gelibolu Parade

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Note: Draft Cumberland Local Environmental Plan base maps



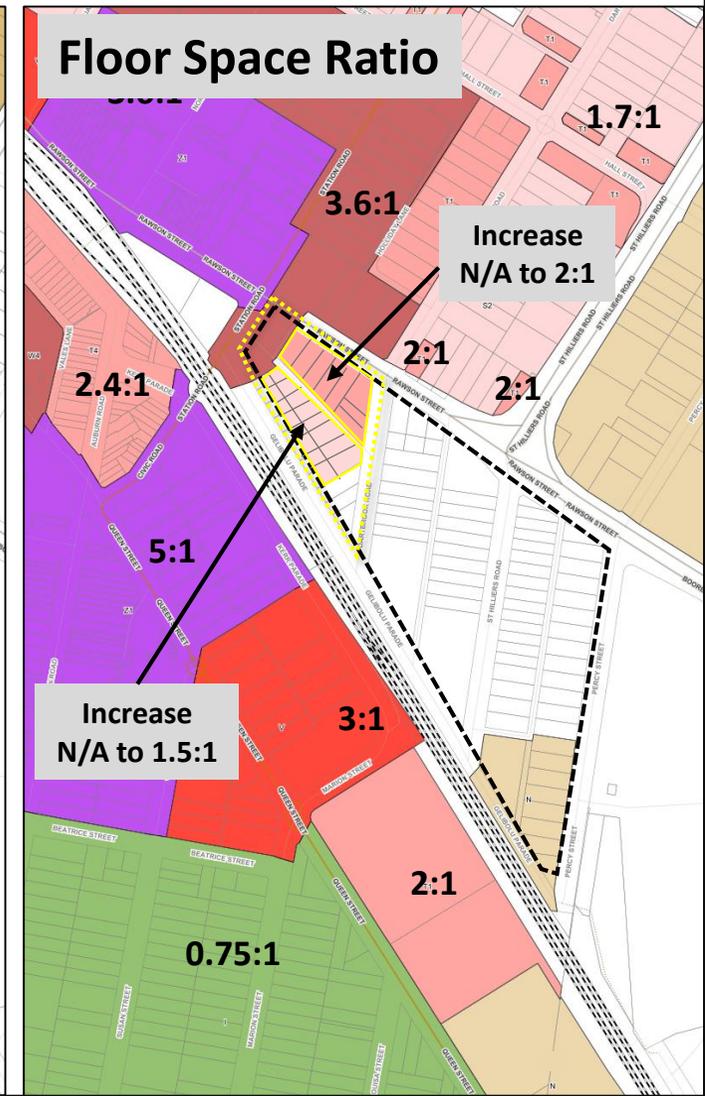
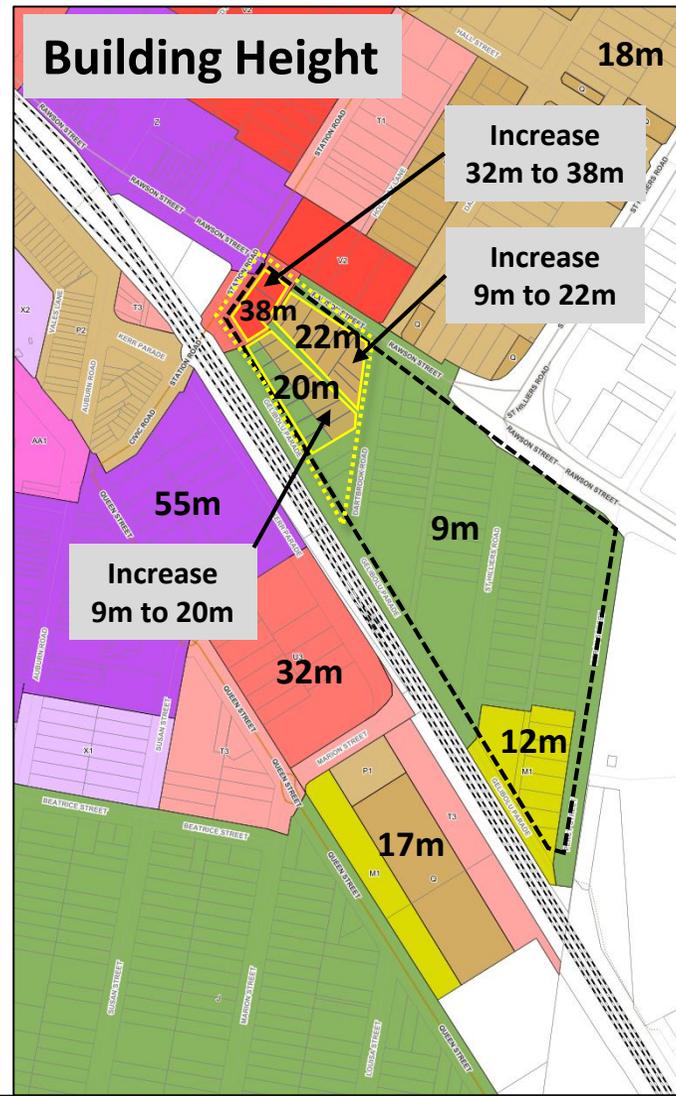
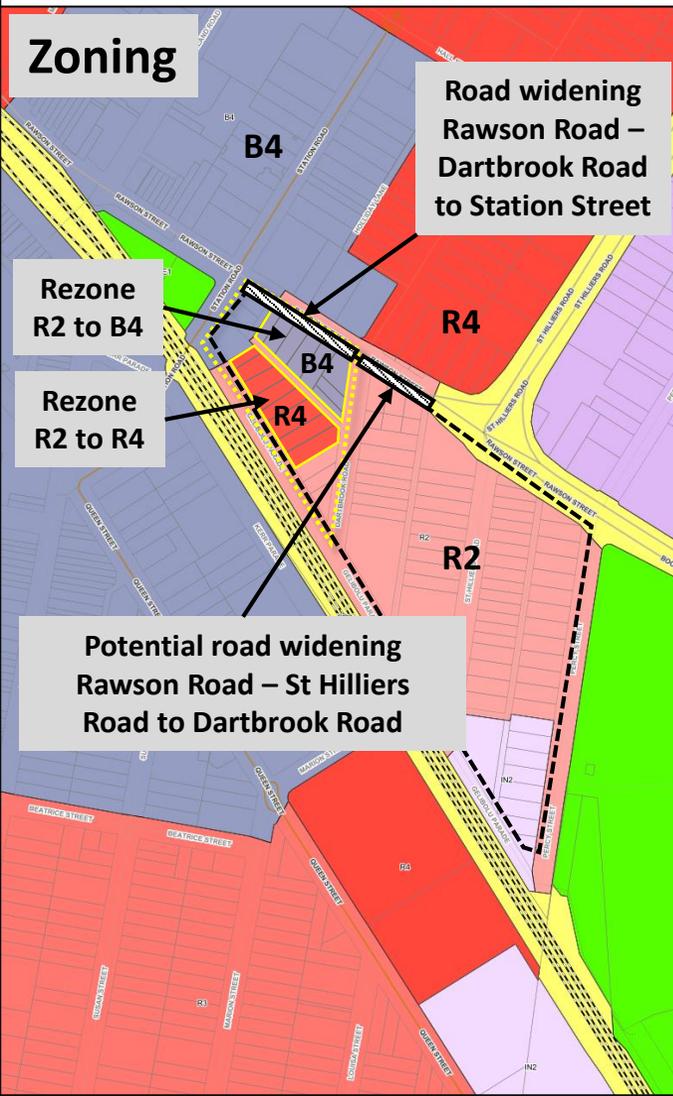
GELIBOLU PRECINCT, AUBURN (Option 2)

Proposed Planning Controls – Alternative Approach (Transition of Built Form)

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Note: Draft Cumberland Local Environmental Plan base maps



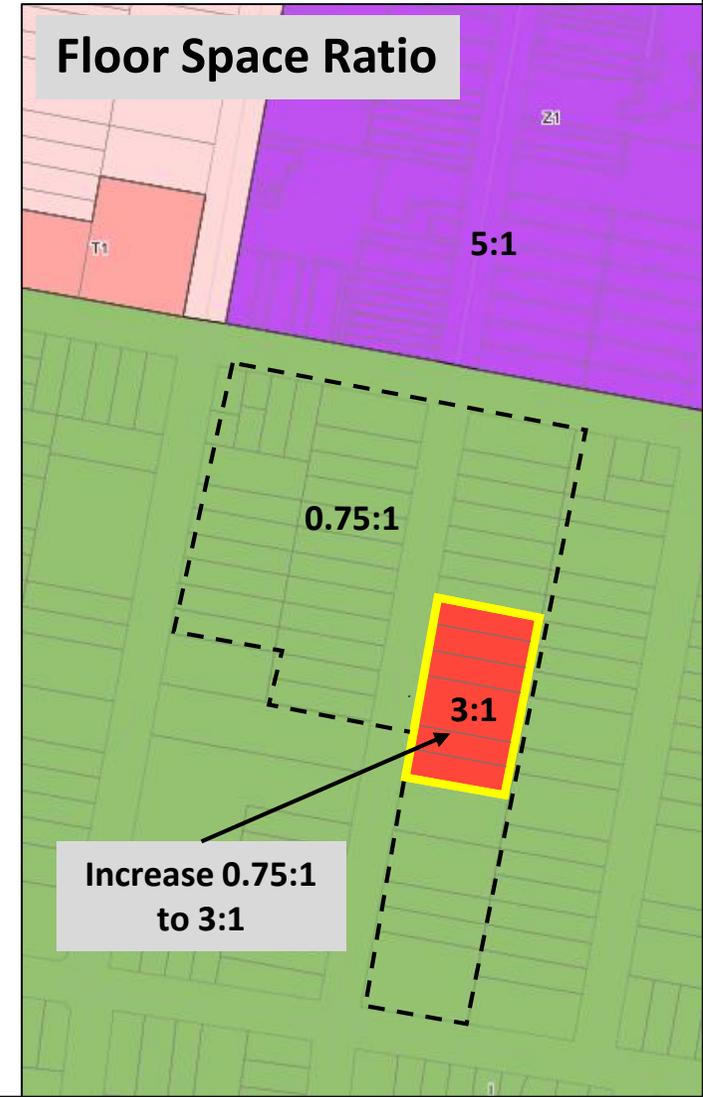
90A – 100 AUBURN ROAD, AUBURN (Option 1)

Proposed Planning Controls – Council Endorsed Approach

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Note: Draft Cumberland Local Environmental Plan base maps



90A – 100 AUBURN ROAD, AUBURN (Option 2)

Proposed Planning Controls – Alternative Approach (Transition of Built Form)

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