



27 FEB 2009

1 Susan Street, P.O. Box 118 Auburn, NSW Australia 1835

Telephone: 9735 1222 Facsimile: 9643 1120
ABN 63 914 691 587

JBA Urban Planning Consultants
Attention: Julie Bindon & Andrew Guyton
Level 7
77 Berry Street
NORTH SYDNEY NSW 2060

In reply quote:

Alia Karaman - 9735 1238
Contact Name:
TRIM No: T-44-33

25 February 2009

Dear Julie & Andrew,

**SUBJECT: PROPOSED CLAUSE TO AMEND AUBURN LEP 2000 - DEVELOPMENT OF
RETAIL PREMISES ON PARRAMATTA ROAD**

As part of preparing Draft Auburn LEP 2000 (Amendment No. 22), you were recently consulted to provide feedback on a draft clause that seeks to encourage development of large scale retail premises within a nominated section of Parramatta Road - to be known as the Parramatta Road Retail Precinct. The wording and controls within the draft clause have now been determined in consideration of each of the issues you raised. A copy of the clause that will form part of Draft Auburn LEP 2000 (Amendment No. 22), and accompanying map, is attached for your review.

Council has sent a copy of the draft clause to nominated agencies for consultation in accordance with section 62 of the *Environmental Planning and Assessment Act 1979*. In addition to amending Auburn LEP 2000, the controls proposed to apply to the Parramatta Road Retail Precinct under the draft clause will be incorporated into Draft Auburn LEP 2009.

You are welcome to provide further feedback on the proposed clause. Please direct all correspondence to:

The General Manager
Auburn Council
PO Box 118
Auburn NSW 1835

Submissions must be received by **Wednesday, March 25, 2009** and should quote our reference T-44-33. If you would like further information on Draft Auburn LEP 2000 (Amendment No. 22) please contact Natalie Wall, Senior Strategic Planner, on 9735 1309 or via natalie.wall@auburn.nsw.gov.au.

Yours faithfully,

ALIA KARAMAN
MANAGER STRATEGY

AR BLUETT MEMORIAL AWARD WINNER 2007/08

Clause to amend Auburn LEP 2000 - Part 10 Special Provisions

65 Development of retail premises on Parramatta Road

(1) Land to which this clause applies

This clause applies to land on Parramatta Road between Silverwater Road and Hill Road, Lidcombe as shown in Schedule 8 of this Plan in the map titled "*Development of retail premises on Parramatta Road*"

(2) Objectives

The objectives of this clause are:

- (a) To encourage large scale retail premises on Parramatta Road.
- (b) To revitalise a defined area of Parramatta Road by the introduction of new economic and employment opportunities.
- (c) To create an attractive precinct containing a range of uses and well designed buildings.
- (d) To ensure the impacts of new development are appropriately managed.

- (3) Despite any other provision of this Plan, development may be carried out on land to which this clause applies, with the consent of the consent authority, for the purpose of retail premises.

(4) Restrictions on development

- (a) Development consent may be granted for retail premises only if the consent authority is satisfied that the proposed development:
 - (i) Has a minimum site area of 20,000 square metres; and
 - (ii) Has a minimum area of 10,000 square metres for the retail premises use; and
 - (iii) Has a maximum floor space ratio of 1.5:1.

(5) Definition of retail premises

- (a) For the purpose of this clause, 'retail premises' means a building or place used for the purpose of selling items by retail, or for hiring or displaying items for the purpose of selling them by retail or hiring them out, whether the items are goods or materials or whether also sold by wholesale, but does not include a building or place defined elsewhere in this Plan.

Schedule 8 Land to which clause 65 applies

Location of map titled '*Development of retail premises on Parramatta Road*'.

