



KEYLAN
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18 December 2017

The A/General Manager
Cumberland Council
PO Box 42
Merrylands NSW 2160

Attention: Adan Davis

Dear Mr Davis

PLANNING PROPOSAL – MANCHESTER ROAD, AUBURN

This letter has been prepared on behalf of PAYCE to accompany a revised Planning Proposal for their site at Manchester Road, Auburn following our briefing of senior council staff on 30 November 2017.

As you are aware, in 2015, PAYCE lodged a Planning Proposal (PP-5/2015) with the former Auburn Council. On 14 December 2016, this application was withdrawn to await the findings of an Employment Lands Strategy commissioned for the newly formed Cumberland Local Government Area.

A comparison of the previous and revised Planning Proposal is provided below:

Key Component	Previous planning proposal	Revised planning proposal	Difference
Dwellings	2,900 dwellings	1,800 dwellings	1,100 dwellings
Affordable rental housing	-	90 dwellings (5%)	90 dwellings (5%)
Total Gross Floor Area (GFA)	274,950m ²	199,541m ²	75,409m ²
Total Residential GFA	266,950m ²	164,307m ²	102,643m ²
Total Non-residential GFA	Employment uses – N/A Retail – 4,500m ² Community – 2,500m ² Child care centre 1,000m ²	Employment uses - 30,000 - 40,000m ² Retail – 6,000m ² Community – 2,000m ² Child care centre (s)1,000m ²	Employment uses - 30,000 - 40,000m ² Retail – 1,500m ² Community – 500m ² Child care centre - nil
FSR	1.95:1	1.1:1 (northern area) 1.7:1 (southern area)	0.85 (northern area) 0.25 (southern area)
Building Height	4 to 18 storeys	3 to 12 storeys	6 storeys

In September 2016, Cumberland Council's (Council) *Draft Employment and Innovation Lands Strategy (EILS) - Land Use Planning Framework (LUPF)* was released and placed on public exhibition until 3 November 2017.

On 3 November 2017, *KEYLAN Consulting Pty Ltd* in collaboration with *SGS Economics & Planning*, prepared a comprehensive submission to Draft Strategy. This Planning Proposal and associated specialist reports supports our previous submission to the Draft EILS.

The revised Planning Proposal comprehensively responds to both the current adopted Employment Lands Strategy (2016) and Draft EILS. The proposal is accompanied by a range of specialist reports which supports a well-articulated and integrated employment led mixed-use masterplan for new and existing communities.

The revised Planning Proposal allows for a broad range of contemporary jobs (up to 1,000 new jobs) through the allocation of a substantial part of the site (4 hectares) for future employment uses in addition to proposed retail opportunities in the new local town centre (2 hectares).

The masterplan also features a range of residential uses, new parks and open space (approx. 2 hectares) as well as retail opportunities supported by enabling infrastructure. The proposal will provide a wide range of public benefits to improve connectivity for the site and surrounding area through transport initiatives including a new bridge and other key works.

KEYLAN is committed to continuing to work in collaboration with Cumberland Council to progress this evidence based Planning Proposal that responds to the constraints and opportunities of the site and the broader economic, environmental and social impacts for the locality.

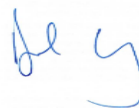
We look forward to meeting with senior council staff again in early 2018 to progress the Planning Proposal and provide any further briefings for Council if required.

Should you require any additional information please do not hesitate to contact Michael Woodland on 0448 726 214 or email michael@keylan.com.au in the first instance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'M Woodland'.

Michael Woodland BTP
Director

A handwritten signature in blue ink, appearing to be 'D Keary'.

Dan Keary BSc MURP MPlA
Director