

**Rezoning of 1A & 1B Queen Street, Auburn**

Proposal Title : **Rezoning of 1A & 1B Queen Street, Auburn**

Proposal Summary : **To rezone an area of industrial land (2.7ha) at 1A and 1B Queen Street, Auburn, adjacent to Auburn town centre, to allow redevelopment for high density residential purposes.**

**It is also proposed to amend the maximum height and floor space ratio controls applying to the site, with appropriate controls to be established following detailed design studies.**

PP Number : **PP\_2013\_AUBUR\_002\_00**

Dop File No : **QA 212910**

**Proposal Details**

Date Planning : **02-May-2013**

LGA covered : **Auburn**

Proposal Received :

Region : **Sydney Region West**

RPA : **Sydney West Joint Regional Plan**

State Electorate : **AUBURN**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

**Location Details**

Street : **1A and 1B Queens Street**

Suburb : **Auburn**

City : **Auburn**

Postcode : **2144**

Land Parcel : **Lots 1 and 2, DP1160950**

**DoP Planning Officer Contact Details**

Contact Name : **David Radich**

Contact Number : **0298601568**

Contact Email : **david.radich@planning.nsw.gov.au**

**RPA Contact Details**

Contact Name : **David Radich**

Contact Number : **0298601568**

Contact Email : **david.radich@planning.nsw.gov.au**

**DoP Project Manager Contact Details**

Contact Name : **Terry Doran**

Contact Number : **0298601149**

Contact Email : **terry.doran@planning.nsw.gov.au**

**Land Release Data**

Growth Centre : **N/A**

Release Area Name : **N/A**

Regional / Sub : **Metro West Central**

Consistent with Strategy : **Yes**

Regional Strategy : **subregion**

## Rezoning of 1A & 1B Queen Street, Auburn

|                             |                                                      |                    |
|-----------------------------|------------------------------------------------------|--------------------|
| MDP Number :                | Date of Release :                                    |                    |
| Area of Release (Ha) :      | Type of Release (eg Residential / Employment land) : | <b>Residential</b> |
| No. of Lots : <b>0</b>      | No. of Dwellings (where relevant) :                  | <b>810</b>         |
| Gross Floor Area : <b>0</b> | No of Jobs Created :                                 | <b>0</b>           |

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment : **At this point in time, to the best of the regional team's knowledge, the Department's Code of Practice in relation to communications and meetings with lobbyists has been complied with. No such communications or meetings have occurred.**

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

### Supporting notes

Internal Supporting Notes : **The intended outcome is to redevelop the site to accommodate a high residential development in close proximity to existing facilities, services and public transport infrastructure.**

External Supporting Notes : **The intended outcome is to redevelop the site to accommodate a high residential development in close proximity to existing facilities, services and public transport infrastructure.**

## Adequacy Assessment

### Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The intended outcome of the Planning Proposal is to "facilitate the delivery of the redevelopment of the site to accommodate a high quality residential scheme that successfully integrates with surrounding land uses and capitalises on the site's proximity to existing facilities, services and public transport infrastructure".**

**The statement of objectives refers only to development for residential purposes without making it clear that the proposal is for high density residential. This will require amendment prior to exhibition to be consistent with the Guidelines**

### Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The proposed outcome will be achieved by amending ALEP 2010 as follows:**  
**- Amending the ALEP 2010 Land Zoning Map applicable to 1A and 1B Queen Street, Auburn to zone the land R4 High Density Residential.**  
**- Amending the ALEP 2010 Height of Building Map.**  
**- Amending the ALEP 2010 Floor Space Ratio Map.**

**The explanation of provisions does not refer to the proposed zoning, which is only shown on the map. This should be amended prior to exhibition to be consistent with the Guidelines.**

The explanation of provisions currently does not include the proposed maximum height and floor space ratio. As stated elsewhere in the proposal, these are to be established following design studies. The planning proposal will then be amended.

**Justification - s55 (2)(c)**

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

\* May need the Director General's agreement

**1.1 Business and Industrial Zones**

**3.1 Residential Zones**

**3.4 Integrating Land Use and Transport**

**6.3 Site Specific Provisions**

**7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

**SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)**

**SEPP No 55—Remediation of Land**

**SEPP No 65—Design Quality of Residential Flat Development**

**SEPP (Building Sustainability Index: BASIX) 2004**

**SEPP (Infrastructure) 2007**

e) List any other matters that need to be considered :

**117 DIRECTIONS**

**1.1 Business and Industrial Zones**

The objective of this direction is to protect employment areas. The use of the site for residential as apposed to industrial uses can be justified for the following reasons; The land does not generate a significance amount of employment as the use is small services type industry such as warehousing and small goods production. Based on the current use any loss of employment or employment land is not significant.

While this proposal will result in some loss of employment potential, a considerable supply of more suitable such land exists in the vicinity of the site Auburn Town Centre).

It is considered this inconsistency is of minor significance. The agreement of the Director General or delegate is required and is recommended.

**3.1 Residential Zones**

The proposal will provide a range of housing choices for future and existing housing needs without and significant impact of the environment or resource lands. The proposal will provide opportunity for good urban design in an area which has low amenity values. The site is located adjacent to established residential areas and near local services such as shops and public transport.

The proposal is consistent with the objectives of the residential zones.

**3.4 Integrating Land Use and Transport**

The proposal is consistent with this direction as the site supports the principle of integrating land use and transport with access to public and private transportation use. This proposal will improved transportation choice with its proximity to Auburn Railway Station and the opportunity for residents to walk and cycle to the Auburn town centre which will potentially reduce the number of trips on the local roading network.

Overall the proposal is consistent with the objectives of Integrating Land Use and Transport as it will reduce travel demand on the road network and offer alternative means of transport.

**6.3 Site Specific Provisions**

The Planning Proposal has been prepared in accordance with the provisions of the Standard Instrument and in a manner consistent with the Auburn LEP 2010.

#### **7.1 Implementation of the Metropolitan Plan for Sydney 2036**

The planning proposal is consistent with the aims of the Metropolitan Plan as it is delivering housing choice and supply in existing areas within Sydney

#### **SEPPS**

##### **SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)**

Pursuant to SEPP 32, each council (and the Minister) must consider whether urban land is no longer needed or used for the purposes for which it is currently zoned or used, whether it is suitable for redevelopment for multi-unit housing and related development in accordance with the aims and objectives of this Policy and whether action should be taken to make the land available for such redevelopment.

##### **SEPP No 55—Remediation of Land**

This Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment

A Phase 1 Contamination Report has been prepared which identifies likely site contamination arising from the history of industrial use of the site.

SEPP 55 provides a statutory planning framework for further investigations and suitable remediation through the rezoning and development application processes.

It will be recommended a Phase 2 investigation is carried out as a conditions of the gateway determination.

##### **SEPP No 65—Design Quality of Residential Flat Development**

SEPP 65 provides a statutory framework, and calls up the Residential Flat Design Code to ensure that subsequent development applications achieve an appropriate standard of design quality.

Future development will be undertaken in accordance with SEPP 65 and the accompanying Residential Flat Design Code. SEPP 65 provides a statutory framework to guide the design quality of residential flat developments.

##### **SEPP (Building Sustainability Index: BASIX) 2004**

The BASIX SEPP will require all future residential development facilitated by this proposal to achieve mandated levels of energy and water efficiency.

##### **SEPP (Infrastructure) 2007**

The Infrastructure SEPP aims to facilitate the efficient delivery of infrastructure across the State. The proposed development will require existing utility services to be upgraded and/or augmented to enable the future residential population to be accommodated. These works will need to be undertaken in accordance with the provisions of the SEPP.

#### **Other matters**

The planning proposal states on Page 17 that the State and Local Government are supportive of this proposal. This statement is incorrect and is to be deleted before public exhibition. Auburn Council does not support the proposal and the State government has not expressed an opinion.

## Rezoning of 1A & 1B Queen Street, Auburn

The planning proposal does not currently include a project timeline as required by the document 'A guide to preparing local environmental plans'.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

### Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : The only LEP mapping provided is a proposed amendment to the land use zone mapping. The height of buildings and floor space ratio maps will be amended as per the outcomes of future studies.

### Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : It is anticipated that the Planning Proposal will be required to be publically exhibited for 28 days in accordance with the requirements of the Department of Planning and Infrastructure guidelines

Public exhibition will occur in accordance with Auburn Council's usual procedures. It is anticipated that the proposal would be notified by way of:

- A public notice in the local newspaper(s)
- A notice on the Auburn Council website.
- Written correspondence to adjoining and surrounding landowners.

### Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

### Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment : The Proposal contains sufficient information to enable adequate assessment for the purpose of a Gateway determination, however a number of amendments are required prior to public exhibition.

## Proposal Assessment

### Principal LEP:

Due Date :

Comments in relation to Principal LEP : The Principal Auburn Local Environmental Plan (ALEP 2010) was made on 29 October 2010. This planning proposal seeks to amend the ALEP 2010.

### Assessment Criteria

Need for planning proposal : The planning proposal is the best means of achieving the objectives of the proposal.

## Rezoning of 1A & 1B Queen Street, Auburn

Consistency with strategic planning framework :

The planning proposal is consistent with the principles for sustainable cities which underpin the Auburn City Community Strategic plan (CSP) 2011. The CSP is a Council initiative designed to respond to the priorities of the Auburn community over the next 10 years which includes amongst other things, housing affordability and quality of development. The CSP was publicly exhibited in March 2011 and formally adopted by Council on 18 May 2011.

The planning proposal does not address consistency with the 'Draft Metropolitan Strategy for Sydney to 2031, March 2013'

Environmental social economic impacts :

Given the established industrial use of the land, it is unlikely that any critical habitats or threatened species exist on any of the sites.

The proposal involve the loss of employment so there is will be some minor social impacts, however it is considered that the loss of this land will be mitigated by the social benefits of new residential areas in close proximity to urban services and the town centre.

The proposed community and public authority consultation process will provide feedback of social and economic effects the planning proposal is likely to cause.

### Assessment Process

Proposal type : **Precinct** Community Consultation Period : **28 Days**

Timeframe to make LEP : **12 Month** Delegation : **DG**

Public Authority Consultation - s56(2)(d) : **Origin Energy  
Transport for NSW - RailCorp  
Transport for NSW - Roads and Maritime Services  
Sydney Water  
Telstra**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

**Urban Design Study and Traffic, Transport and Accessibility Study.**

**Urban Design Study**

**This report will be prepared by a qualified and independent urban design expert and will consider the following:**

**Relevant studies prepared by and on behalf of Council including:**

**AECOM, "Auburn City Urban Design Study." 30 September 2012.**

**GMU Urban Design & Architecture, "Urban Design Density Study: Auburn and Lidcombe Town Centres." September 2010**

**Auburn Council, "Auburn Town Centre Strategy 2031." Endorsed 4 February 2009.**

## Rezoning of 1A & 1B Queen Street, Auburn

The profile the proposed development would present when viewed in the broader district context of the Auburn Town Centre.

The interface with the planned future scale and character of the lands adjoining the site to the south-east (e.g. Queen Street and surrounds) which is identified for two storey medium density housing.

The scale and presentation of the development when viewed from the Main Western Railway.

It is anticipated that the urban design analysis will inform the height and FSR controls that will be applied to the site and will provide the detailed design criteria to inform an accompanying draft site specific Development Control Plan (DCP) prepared in accordance with Councils DCP Style Manual and Style Template.

It is anticipated that the draft DCP will be publicly exhibited with the draft LEP instrument.

The traffic study will include an analysis of any local traffic impacts resulting from redevelopment of these sites and advise of opportunities to integrate these areas with the local public transport network including opportunities for walking and cycling.

The traffic report will provide detailed modelling and analysis of:

Intersection pressures at Station Road rail bridge.

Impacts upon town centre traffic.

Pressure on street networks around Queen Street and connections to Olympic Drive.

The Auburn Town Centre bypass route.

The traffic assessment will include consideration of the cumulative impact of traffic generated by the current and planned provisions of ALEP 2010 in relation to Auburn Town Centre.

Identify any internal consultations, if required :

**No internal consultation required**

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

### Documents

| Document File Name                                | DocumentType Name | Is Public |
|---------------------------------------------------|-------------------|-----------|
| Planning Proposal1a_1b _Queen_Street,_Auburn_.pdf | Proposal          | Yes       |

### Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.1 Business and Industrial Zones**
- 3.1 Residential Zones**
- 3.4 Integrating Land Use and Transport**
- 6.3 Site Specific Provisions**
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **The planning proposal should proceed subject to the following conditions:**

**1) Prior to undertaking public exhibition a amended planning proposal shall be submitted to Sydney Region West which includes, but is not limited to the following;**

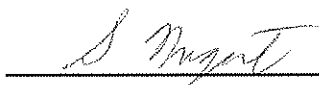
**a) The planning proposal is amended to reflect the finding of the urban design studies and specifically what floor space ratio and height of building controls will be suitable for the proposal.**

- b) The planning proposal is amended to reflect the findings of the transportation study.
- c) The explanation of provisions is amended to reflect the proposed Floor Space Ratio and Height of Building controls.
- d) The maps are amended to include the proposed Floor Space Ratio and Height of Building controls.
- e) The planning proposal is amended to address the consistency of the proposal with the 'Draft Metropolitan Strategy for Sydney to 2013, March 2013'.
- f) The proposal is amended to be consistent with the requirements set out in the document 'A guide to preparing local environmental plans'.
- 2) The proposal comply with SEPP 55 Remediation of Land and Phase 2 contamination investigation is carried in accordance with the SEPP requirements.
- 3) The timeframe to submit the amended planning proposal is 4 months from the week following the date of the Gateway determination.
- 4) it is recommended that the Director General or delegate agree that the inconsistency of the proposal with S.117 Direction 1.1 Business and Industrial Zones is of minor significance.

Supporting Reasons :

The proposal will support and assist the growth of Auburn Town Centre by providing new homes in proximity to existing public transport infrastructure and will enable new housing opportunities and choice within the locality.

Signature:



Printed Name:

SHANE NUGENT

Date:

10/5/13

N/ TEAM LEADER