

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

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.**

Panel Recommendation

Recommendation Date : **16-May-2013**

Gateway Recommendation : **Passed with Conditions**

Panel

The planning proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to undertaking public exhibition, the relevant planning authority (RPA) is to update the planning proposal to:

- a) adequately demonstrate consistency with draft Metropolitan Strategy for Sydney to 2031 (March 2013);**
- b) reflect the outcomes of the urban design and traffic and transport studies that will be undertaken to support the planning proposal and have regard to the height of buildings and floor space ratio controls within the draft Auburn Town Centres LEP. The proposed floor space ratio and height of buildings controls are to reflect the outcomes of this work;**
- c) include the proposed height of buildings and floor space ratio controls within the 'explanation of provisions';**
- d) remove the statement that the proposal is supported at State and local government levels within Part 3 'Justification';**
- e) provide existing and proposed height of buildings and floor space ratio maps at an appropriate scale, which clearly identify the subject site; and**
- f) include a project timeline, consistent with Section 2.6 Part 6 of the department's A Guide to Preparing Planning Proposals.**

2. The RPA is to demonstrate that the planning proposal satisfies the requirements of State Environmental Planning Policy (SEPP) 55 – Remediation of Land. It is noted that an initial site contamination investigation report has been prepared. This report is to be included as part of the public exhibition material.

3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for a minimum of 28 days; and**
- (b) the RPA must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).**

4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Origin Energy**
- Transport for NSW - RailCorp**
- Transport for NSW – Roads and Maritime Services**
- Sydney Water**
- Telstra**

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge the RPA from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

6. The timeframe for completing the LEP is to be 18 months from the week following the date of the Gateway determination.

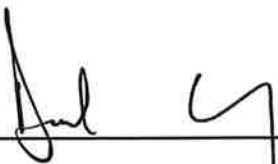
Plan making delegations:

No delegations are required for this planning proposal because the relevant planning

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authority (RPA) is the Sydney West Joint Regional Planning Panel (JRPP).

Signature:



Printed Name:

DANIEL KEARY

Date:

24/5/13