

PLANNING PROPOSAL



PP- 8/2013 2-10 Jenkins Street and 344-362 Park Road, Regents Park

T069509/2014

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1. INTRODUCTION

1.1. Executive Summary

This planning proposal contains an explanation of the intended effect and justification for the proposed amendment to the *Auburn Local Environmental Plan 2010 (Auburn LEP)*. The planning proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and the relevant Department of Planning and Environment Guidelines including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals* and Auburn City Council's internal *Guideline for Preparing Planning Proposals*.

The planning proposal seeks an amendment to the *Auburn LEP 2010* in relation to 2-10 Jenkins Street and 344-362 Park Road, Regents Park (the site). The proposal seeks to rezone the site from IN2 Light Industrial to R4 High Density Residential, to remove the minimum lot size and amend the maximum building heights and floor space ratio provisions. The proposed amendments are described in detail in Section 3 of this report.

1.2. Purpose of this Proposal

The planning proposal has been made in response to a Council resolution made on 16 July 2014 [Item 183/14].

At its meeting of 16 July 2014 Council resolved:

- *that the Council's resolution in Minute No. 118/14 relating to the Application for a Planning Proposal to Amend Zoning, Floor Space Ratio and Height Controls for Land at 2-10 Jenkins Street and 344-362 Park Road, Regents Park, be rescinded.*

Council further resolved:

1. *That the Application for a Planning Proposal to Amend Zoning, Floor Space Ratio and Height Controls for Land at 2-10 Jenkins Street and 344-362 Park Road, Regents Park, be approved and forwarded to the Department of Planning and Environment's Gateway process, as a matter of urgency.*
2. *That Council and Applicant undertake discussions regarding the future of the Council-owned land at 356 Park Road and the Regents Park Community Men's Shed.*

The business paper report is attached as Appendix A.

1.3. Background

At its meeting of 21 May 2014 [Item 118/14], Council considered an application for a planning proposal, PP-8/2013, at 2-10 Jenkins Street and 344-362 Park Road, Regents Park. The application sought approval to proceed with the proposal to:

- amend *Auburn LEP 2010* to rezone the site from IN2 Light Industrial to R4 High Density Residential;
- amend the maximum height of buildings to 19.5m;
- amend the maximum floor space ratio to 1.4:1;

- remove the minimum lot size.

Council resolved the following:

1. *That Council note the report and the issues raised during pre-gateway exhibition of the application for a Planning Proposal.*
2. *That the Council not support the referral of the Planning Proposal application to the Department of Planning and Infrastructure's Gateway process.*

The business paper report is attached as Appendix A.

However, the above resolution was rescinded at its meeting of 16 July 2014. The report is included at Appendix B. At this meeting Council resolved:

- *that the Council's resolution in Minute No. 118/14 relating to the Application for a Planning Proposal to Amend Zoning, Floor Space Ratio and Height Controls for Land at 2-10 Jenkins Street and 344-362 Park Road, Regents Park, be rescinded.*
1. *That the Application for a Planning Proposal to Amend Zoning, Floor Space Ratio and Height Controls for Land at 2-10 Jenkins Street and 344-362 Park Road, Regents Park, be approved and forwarded to the Department of Planning and Environment's Gateway process, as a matter of urgency.*
 2. *That Council and Applicant undertake discussions regarding the future of the Council-owned land at 356 Park Road and the Regents Park Community Men's Shed.*

1.4. History

When *Auburn LEP 2010* was first made the subject site was zoned part R2 low density residential and part IN2 Light Industrial. Council undertook a planning analysis and prepared a planning proposal (PP -5/2012) to rezone the R2 land to IN2. The intent of the proposal was to:

- remove the potential for land use conflicts to occur between the existing residential uses on the site and the adjoining industrial and light industrial uses;
- strengthen the Regents Park Industrial Precinct, which is regionally significant employment land, by providing a clear edge between it and the residential uses to the north; and
- increase the buffer between the residential and industrial uses in the longer term.

The LEP amendment was finalised in May 2013, zoning 4-10 Jenkins St and 344-356 Park Rd to IN2 Light Industrial, the same as the rest of this strip of land.

Two previous planning proposal applications have been received, seeking a zoning change to this land. These have been withdrawn by the applicant, or not further pursued.

2. Existing situation

2.1. Land to which the planning proposal applies

The site has a total area of 19,241m² and is located on the southern side of Jenkins Street and the eastern side of Park Road. The allotments are shown at Table 1.

Table 1.

Property address	Lot description	Lot size (m²)	Ownership	Existing land use
2 Jenkins St	Lot 1 DP 800946	4520	Applicant	Industrial unit and vacant land used for storage of machinery and equipment
4 Jenkins St	Lot 1 DP 20202	471	Private individual	Residential – single storey dwelling house
6 Jenkins St	Lot 2 DP 20202	449	Private individuals	Residential – single storey dwelling house
8 Jenkins St	Lot 3 DP 20202	449	Private individual	Residential – single storey dwelling house
10 Jenkins St	Lot 4 DP 20202	446	Private individual	Residential – single storey dwelling house
344 Park Rd	Lot 5 DP 20202	474	Applicant	Residential – single storey dwelling house
346 Park Rd	Lot 6 DP 20202	419	Applicant	Residential – single storey dwelling house
348 Park Rd	Lot 7 DP 20202	465	Applicant	Residential – single storey dwelling house
350 Park Rd	Lot 1 DP 365565	546	Private individuals	Residential – single storey dwelling house
352 Park Rd	Lot 2 DP 365565	508	Private individual	Residential – single storey dwelling house
354 Park Rd	Lot 3 DP 365565	507	Private individual	Residential – single storey dwelling house
356 Park Rd	Lot 4 DP 365565	815	Auburn City Council	Regents Park Veterans and Community Men's Shed
358 Park Rd	Lot 1 DP 731227 Lot 2 DP 828499	3893 1038	Applicant	Industrial units Industrial units
360-362 Park Rd	Lot 1 DP 610198 Lot 3 DP 800946	4241	Private individual	Service station and former service station Skip bin hire

The site (see Figures 1 and 2) is a long thin rectangular shape, located between the Bankstown rail line and Park Road. It slopes downhill to the south from Jenkins Street and finishes mid- block. It varies in width from about 44m to 80m. Its frontage to Park Road is around 366m long and includes a number of street trees.

Figure 1 Map of subject site

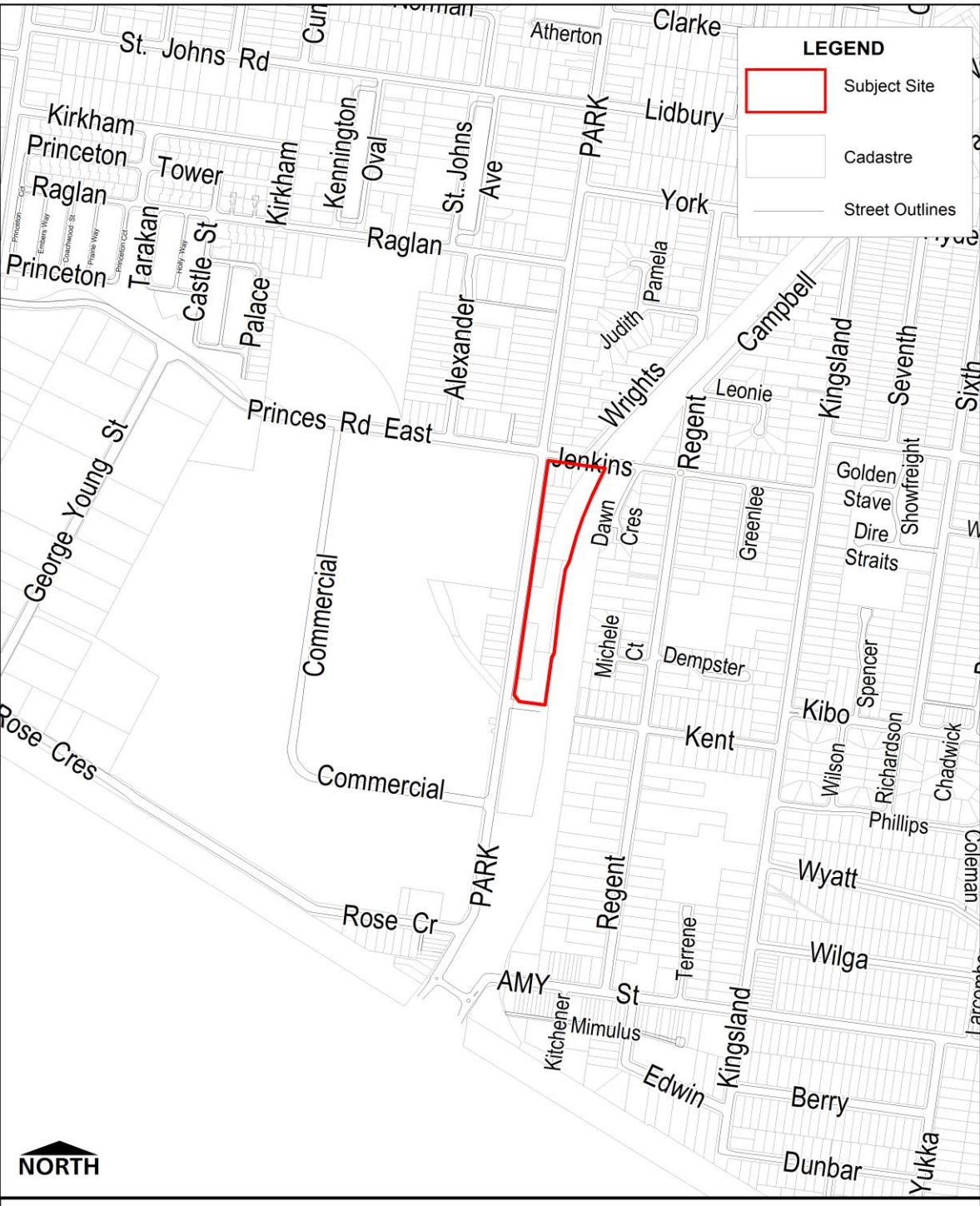


Figure 2 Aerial view of site



The site is currently used for residential and light industrial purposes.

The light industrial uses include industrial units, a service station, a former service station, and grass, concrete and gravel areas used for storing machinery such as cherry pickers and skip bins.

There are ten detached single storey dwelling houses on the site, featuring a mix of weatherboard and brick finishes.

Regents Park Men's Shed is also located within the site. The photos at Figure 3 illustrate typical development on the site.

Figure 3. Existing development on the site



2.2. Local context

To the west of the site, across Park Rd is an industrial park of around 82.4 hectares. The industrial uses mainly relate to light manufacturing, freight and logistics, merging to high tech to the south west. To the north of the site is an area of low density residential, mostly separated from the railway by a roadway.

Directly to the north of the subject site is the Jenkins St bridge, which crosses the railway providing access to the residential areas of Regents Park and Berala. The rail line divides this strip from the residential area.

This residential area to the east of the railway also includes a number of schools and a child care centre, along Regent St.

To the south of the site are light industrial uses, including small warehousing and discount/wholesale supplies.

Further to the south is a commuter car park and Regents Park Railway Station. The station is around 380m walk from the closest point of the site, and around 750m from the northern part of the site.

Figure 4. Local context



Opposite the station on the western side of Park Road are a few shops. The main Regents Park shopping strip is on Amy Street, which can be reached by crossing the railway station concourse. The concourse also provides access to Guilfoyle Park, a regional park.

Park Road is classified by the Roads and Maritime Service (RMS) as a regional road and becomes Carlingford Road at the boundary with Bankstown Council. Park Road and Carlingford Road provide an important link from Parramatta Rd, via Auburn (where Park Rd starts) through Regents Park, Sefton and Chester Hill to Woodville Rd at Villawood. This link contains a number of significant industrial areas as well as small centres and residential areas along its length.

Figure 4 illustrates development around the site. Figure 5 shows the edge of the industrial units to the south of the subject site. The boundary is between the blue building (skip bin hire on the site) and the pink/grey industrial units on the adjoining site.

Figure 5. Industrial units to the south of the subject site



2.3. Existing planning controls

Zoning and key development standards

The site is currently zoned IN2 Light Industrial under the *Auburn LEP 2010*. Table 2 below summarises the zoning and key relevant development standards applying to the site under *Auburn LEP 2010*. Extracts of the zoning, lot size, floor space ratio, height and lot size maps are included at Figures 6 to 9.

<i>Land use zoning</i>	<i>Minimum lot size</i>	<i>Maximum floor Space Ratio (FSR)</i>	<i>Maximum Building Height</i>	<i>Key zone objectives</i>
IN2 Light Industrial	1,500m ²	1:1	No control	• Provide a wide range of light industrial, warehouse uses and related uses • Encourage employment and viability of centres • Minimise any adverse effect of industry on other land uses • Protect industrial land for industrial uses. • Enable facilities or services to meet day to day needs of workers in the area

Table 2 - Principal existing *Auburn LEP 2010* standards applying to the site

Heritage

Regents Park Railway station and St Peter Chanel School Hall, Church and Rectory at 60-66 Kingsland Rd are listed as a local heritage items in Schedule 5 of *Auburn LEP 2010* (see Figure 10). St Peter Chanel on the other side of the railway is the closest to the site at around 240m.

Acid Sulfate Soils

The site is identified as Class 5 on the Acid Sulfate Soils Map, which is the least affected class of soil.

Flood planning

The site is not located within a flood planning area.

Figure 6. Current zoning map under Auburn LEP 2010

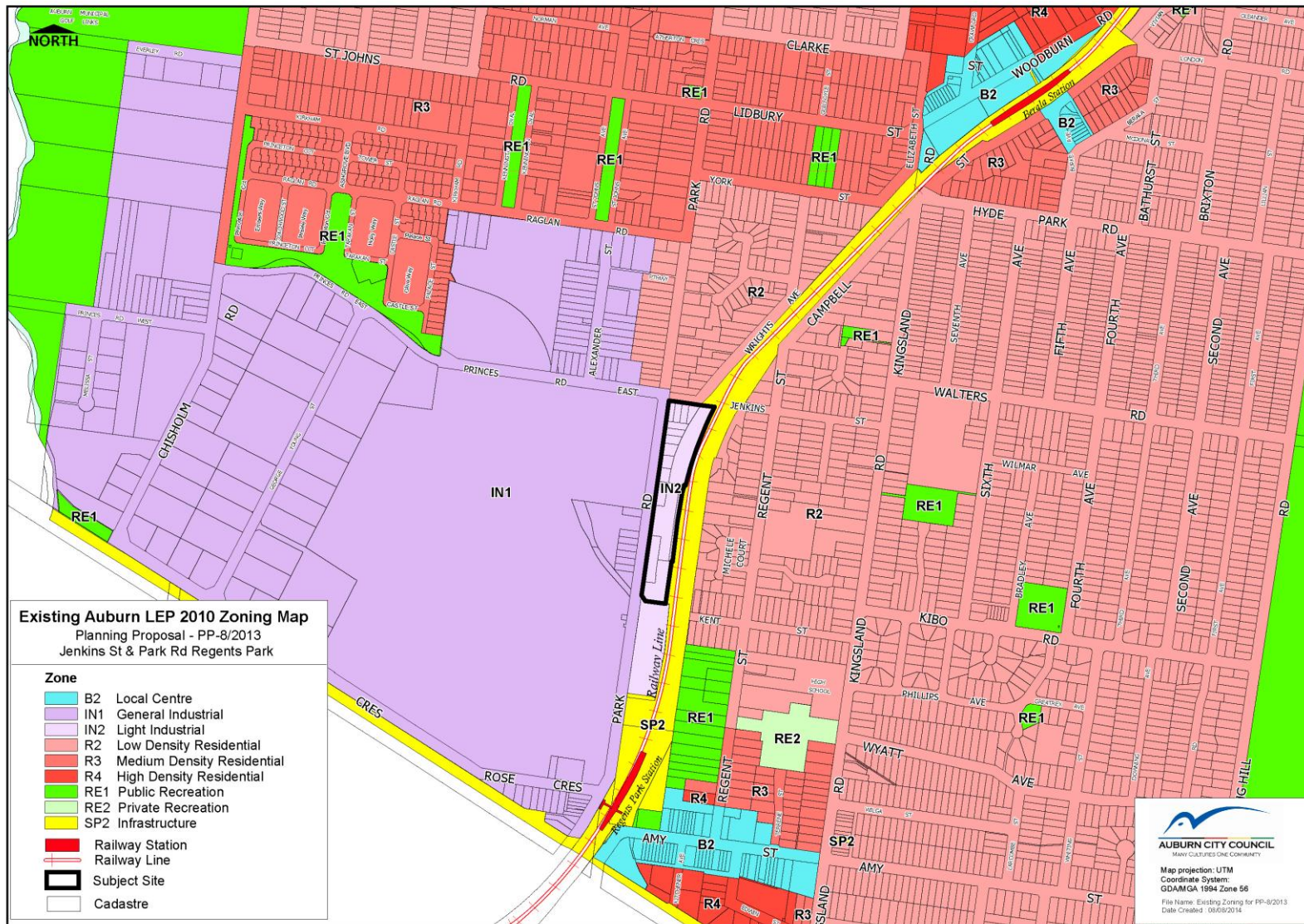


Figure 7. Current lot size map under Auburn LEP 2010

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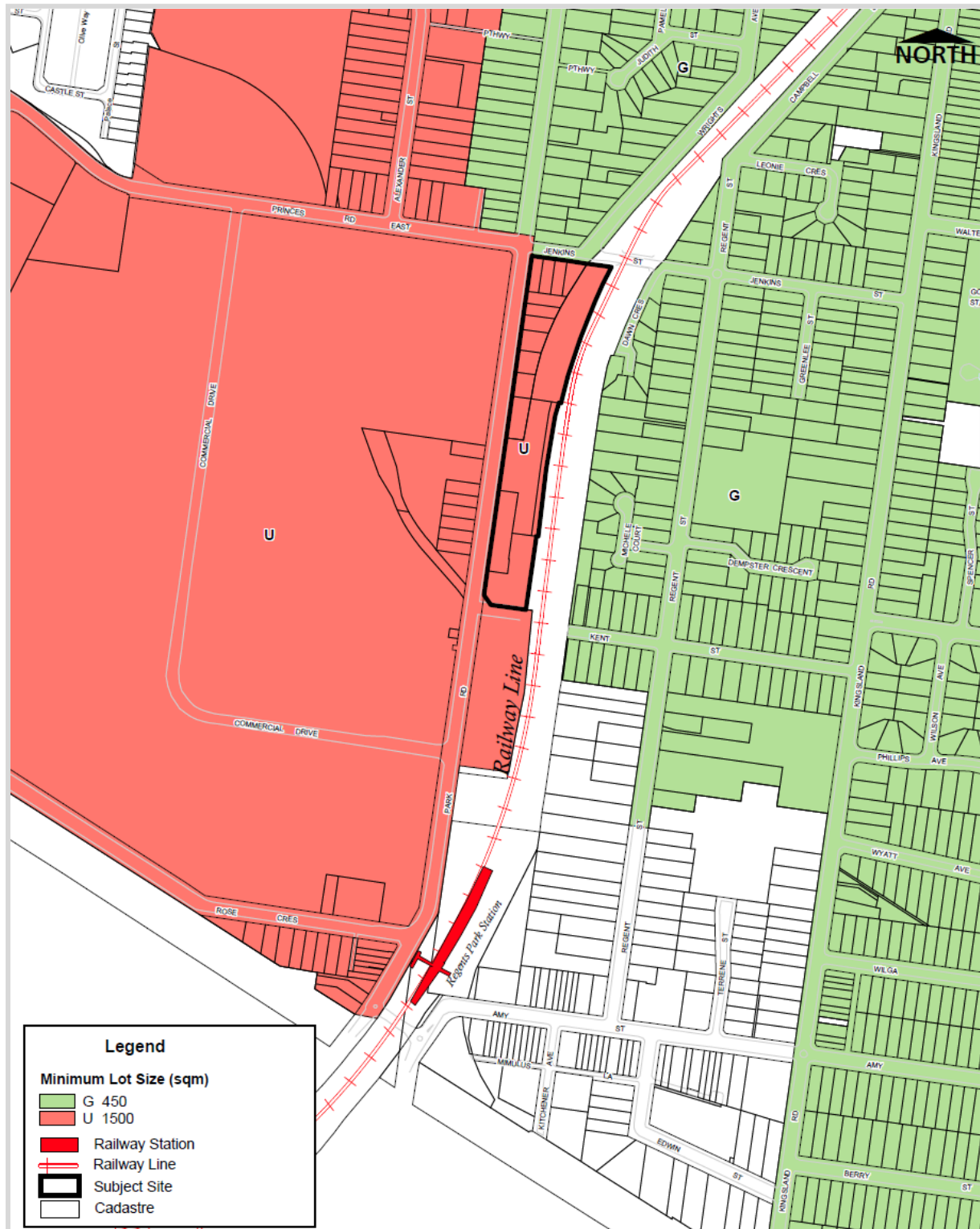


Figure 8. Map of current floor space ratios permitted under Auburn LEP 2010

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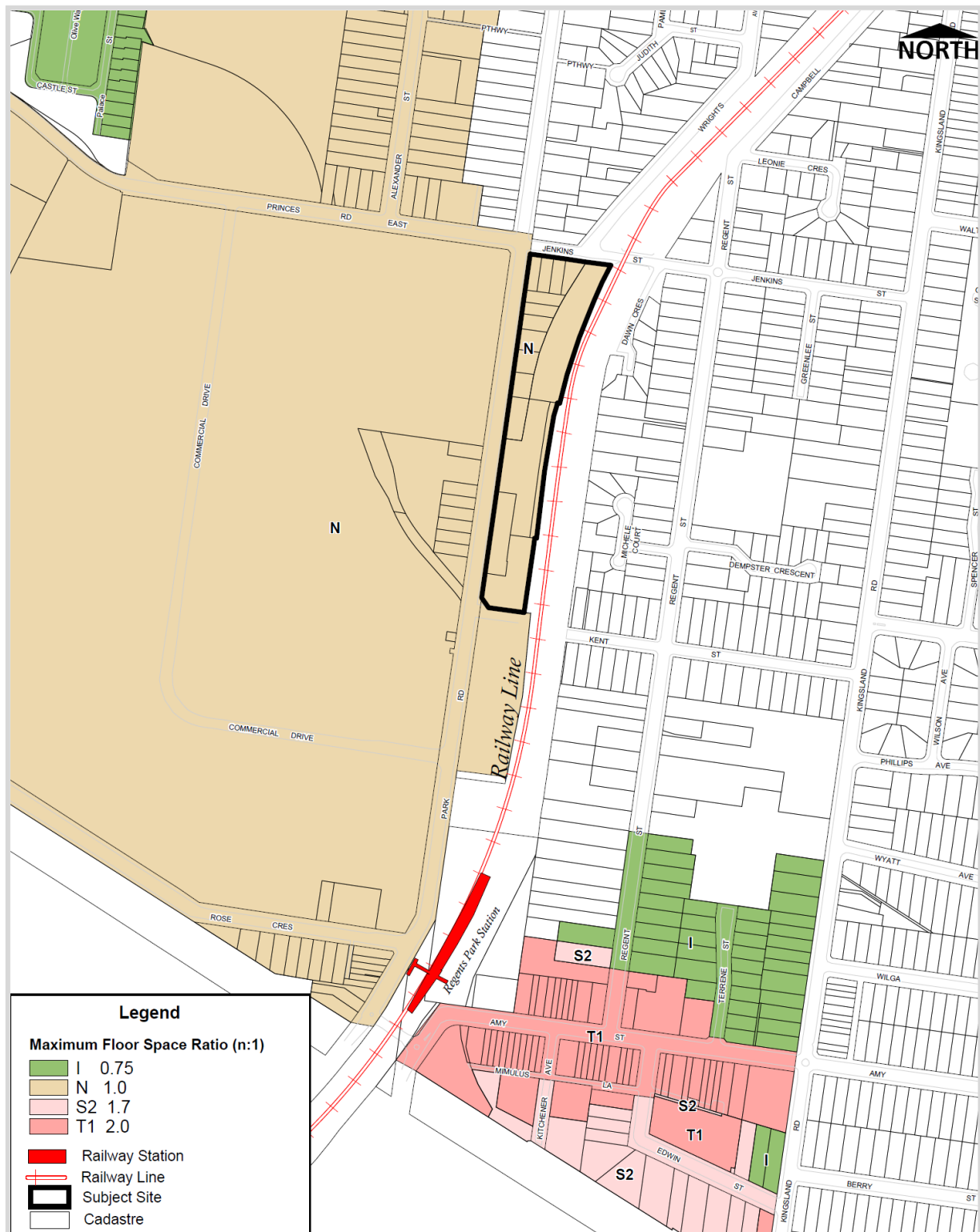


Figure 9. Map of existing maximum building heights permitted under Auburn LEP 2010

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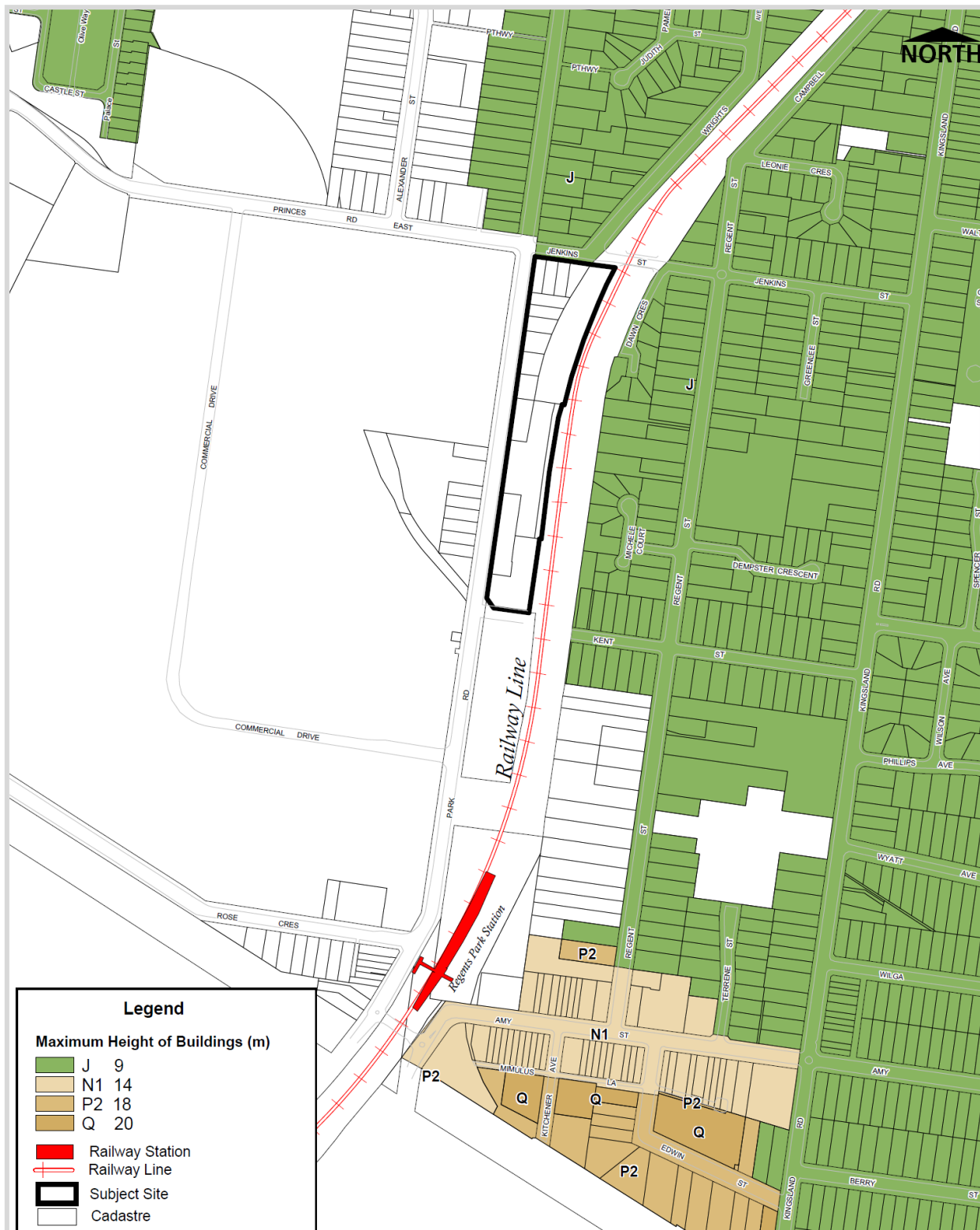


Figure 10. Map of heritage sites identified in Auburn LEP 2010

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