

To rezone and increase the density of two separate parcels of land at Auburn Road and Susan Street, Auburn

Proposal Title :	To rezone and increase the density of two separate parcels of land at Auburn Road and Susan Street, Auburn		
Proposal Summary :	To rezone certain residential lands at Auburn Road and Susan Street, Auburn from residential R3 to B4 mixed use, and from R3 to R4 high density residential, respectively.		
PP Number :	PP_2012_AUBUR_002_00	Dop File No :	000

Proposal Details

Date Planning Proposal Received :	14-Sep-2012	LGA covered :	Auburn
Region :	Sydney Region West	RPA :	Auburn Council
State Electorate :	AUBURN	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :
 Suburb : City : Postcode :
 Land Parcel : Land bounded by Auburn Road, Beatrice and Helena Streets and Land bounded by Susan Street, Beatrice and Helena Streets

DoP Planning Officer Contact Details

Contact Name : Tai Ta
 Contact Number : 0298601567
 Contact Email : tai.ta@planning.nsw.gov.au

RPA Contact Details

Contact Name : Mitchell Noble
 Contact Number : 0297351303
 Contact Email : Mitchell.Noble@auburn.nsw.gov.au

DoP Project Manager Contact Details

Contact Name : Rachel Cumming
 Contact Number : 0298601556
 Contact Email : rachel.cumming@planning.nsw.gov.au

Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro West Central subregion	Consistent with Strategy :	Yes

To rezone and increase the density of two separate parcels of land at Auburn Road and Susan Street, Auburn

MDP Number :

Date of Release :

Area of Release (Ha)
:

Type of Release (eg
Residential /
Employment land) :

No. of Lots : 0

No. of Dwellings : 0
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

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

If No, comment :

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

If Yes, comment :

Supporting notes

Internal Supporting
Notes :

The planning proposal seeks to rezone the land fronting Auburn Road (eastern side) from Beatrice Street to Helena Street from R3 Medium Density Residential to B4 Mixed Use, and land fronting Susan Street (west and east sides) from Beatrice Street to Helena Street from R3 Medium Density Residential to R4 High Density Residential.

This is a Council initiated rezoning proposal which was discussed and resolved at Council's meeting on 20 October 2010. This proposal was close to the finalisation of the Auburn Local Environmental Plan 2010 which was gazetted on 29 October 2010. Due to Council's other priorities and resourcing capacity, Council deferred its submission until 14 September 2012.

The planning proposal is supported in order to enable a rezoning of lands in close proximity to Auburn Town Centre to achieve a more economical and efficient use of land while at the same time facilitate the redevelopment of older buildings which are reaching the end of their economic life. This is an opportunity for a comprehensive redevelopment of an area in close proximity to the town centre, which would result in a more efficient use of the land and an enhancement of the streetscape.

Council's consultants acknowledge that the planning proposal will create opportunities for increase in dwelling yields in the R4 areas and employment in the B4 area.

The regional team supports the planning proposal subject to Council undertaking the technical studies relating to urban design and traffic, transport and accessibility of the sites.

To the best of the regional team's knowledge, there have been no meetings or communications with lobbyists regarding this planning proposal.

External Supporting
Notes :

Adequacy Assessment

To rezone and increase the density of two separate parcels of land at Auburn Road and Susan Street, Auburn

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

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

Comment :

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

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

Comment : The LEP will conform with the Standard Instrument (Local Environmental Plans) Order 2006. It will identify the two parcels of land to which it relates and alter the Zoning Map currently forming part of Auburn LEP 2010 by rezoning the subject lands. The Minimum Lot Size, Height of Buildings and Floor Space Ratio Maps shall also be amended to ensure the controls for the land match those of other B4 Mixed Use and R4 High Density Residential land within the Auburn LGA.

Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA : **3.6 Shooting Ranges**

* May need the Director General's agreement

Is the Director General's agreement required? **No**

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

d) Which SEPPs have the RPA identified?

- SEPP No 6—Number of Storeys in a Building
- SEPP No 19—Bushland in Urban Areas
- SEPP No 21—Caravan Parks
- SEPP No 22—Shops and Commercial Premises
- SEPP No 30—Intensive Agriculture
- SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)
- SEPP No 33—Hazardous and Offensive Development
- SEPP No 50—Canal Estate Development
- SEPP No 55—Remediation of Land
- SEPP No 62—Sustainable Aquaculture
- SEPP No 64—Advertising and Signage
- SEPP No 65—Design Quality of Residential Flat Development
- SEPP No 70—Affordable Housing (Revised Schemes)
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (Infrastructure) 2007
- SEPP (Major Projects) 2005
- SEPP (Mining, Petroleum Production and Extractive Industries) 2007
- SEPP (Affordable Rental Housing) 2009

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

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

To rezone and increase the density of two separate parcels of land at Auburn Road and Susan Street, Auburn

Community consultation - s55(2)(e)

Has community consultation been proposed? Yes

Comment : Subject to a Gateway determination, extensive community consultation will be undertaken by Council. A comprehensive community consultation engagement strategy will be prepared by Council that would include advertisement in a local newspaper, letter notification to affected land owners and surrounding land owners, advertisement on Council's website and exhibition at Council owned public premises eg. libraries and any other appropriate consultation methods.

Additional Director General's requirements

Are there any additional Director General's requirements? N/A

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? Yes

If No, comment :

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 as set out in Council's supporting document under the heading "Objectives of the proposed local environmental plan". There is no alternative means to rezone the subject lands.

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 seeks to implement the CSP by facilitating residential and employment generating development to occur in areas close to and well served by public infrastructure (ie. transport, community facilities, schools) and in close proximity to established commercial centres.

The planning proposal is also consistent with the West Central Subregion Draft Subregional Strategy (WCSDSS) that currently applies to the Auburn LGA. The Strategy sets targets for the provision of 17,000 new dwellings and 12,000 new jobs within the Auburn LGA by 2031. The planning proposal will enable increased densities to be realised within land designated for employment generating uses (in respect of the land to be zoned B4 Mixed Use). This will potentially enable development to further contribute to the West Central subregions's jobs target (Action A1.1).

Environmental social economic impacts : Given the established commercial/residential use of the land, it is unlikely that any critical habitats or threatened species exist on any of the sites.

To rezone and increase the density of two separate parcels of land at Auburn Road and Susan Street, Auburn

The proposed community and public authority consultation process will provide feedback of social and economic effects the planning proposal is likely to cause. Council should then be in a better position to assess the socio-economic impacts of the proposal.

A Net Community Benefit Test based on a number of criteria, is provided in the Council's planning proposal document (Appendix 3 - Net Community Benefit Test). The Test demonstrates that the planning proposal can achieve a net community benefit.

Assessment Process

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

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

Public Authority **Department of Education and Communities**
Consultation - 56(2)(d) **Family and Community Services - Housing NSW**
: **Department of Health and Ageing**
 NSW Police Force
 Transport for NSW
 Origin Energy
 Transport for NSW - RailCorp
 Transport for NSW - Roads and Maritime Services
 Sydney Water
 Adjoining LGAs

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. :

Other - provide details below

If Other, provide reasons :

Urban Design Study and Traffic, Transport and Accessibility Study.

The Urban Design study is to investigate the interface between the R3 Medium Density Residential zoned land and adjacent land uses and the presentation of these areas within the local context.

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.

Both of these studies will inform any amendments required to Council's DCP to facilitate the development.

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 :

To rezone and increase the density of two separate parcels of land at Auburn Road and Susan Street, Auburn

Documents

Document File Name	DocumentType Name	Is Public
Cover letter (signed and dated) -Council initiated PP to rezone tw.pdf	Proposal Covering Letter	No
Planning Proposal Auburn Rd & Susan St.pdf	Proposal	No

Planning Team Recommendation

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

S.117 directions: **3.6 Shooting Ranges**

Additional Information : The planning proposal should proceed subject to the following conditions:
1. 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 available for 28 days; and
(b) the relevant planning authority must comply with notice requirements for public exhibition of planning proposals and the specifications for material that must be available along with planning proposals.

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

3. Council is to undertake the Urban Design study and the Traffic, Transport and Accessibility study.

4. The timeframe for completing the LEP is 12 months from the week following the date of the Gateway determination.

Supporting Reasons : The community consultation process is required to inform affected land owners and local residents as well as the local community of the proposed changes in land use and any associated environmental, traffic impacts that are likely to occur.

Consultation with public authorities is necessary to seek feedback and any actions on the part of those authorities to respond to increase in demand for utility services, transport services and other human services such as educational and health facilities.

Signature:

RJ Cumming

Printed Name:

Rachel Cumming

Date:

21/9/2012