

Rezoning of land at Jenkins Street and Park Road, Regents Park from R2 to IN2

Proposal Title : Rezoning of land at Jenkins Street and Park Road, Regents Park from R2 to IN2

Proposal Summary : The purpose of the planning proposal is to rezone land at 4-10 Jenkins Street and 344-356 Park Road, Regents Park to enable redevelopment of the land for light industrial purposes.

PP Number : PP_2012_AUBUR_001_00 Dop File No : 12/14756

Proposal Details

Date Planning Proposal Received : 12-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 : 4-10 Jenkins Street and 344-356 Park Road

Suburb : Regents Park City : Regents Park Postcode : 2143

Land Parcel :

DoP Planning Officer Contact Details

Contact Name : Michael Druce

Contact Number : 0298601544

Contact Email : michael.druce@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 :

Contact Number :

Contact Email :

Land Release Data

Growth Centre : Release Area Name :

Regional / Sub Regional Strategy : Metro West Central subregion Consistent with Strategy : Yes

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MDP Number :	Date of Release :
Area of Release (Ha) :	Type of Release (eg Residential / Employment land) :
No. of Lots : 0	No. of Dwellings (where relevant) : 0
Gross Floor Area : 0	No of Jobs Created : 0
The NSW Government Lobbyists Code of Conduct has been complied with : Yes	
If No, comment :	

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

If Yes, comment :

Supporting notes

Internal Supporting Notes : **The proposal will result in the addition of 0.56 Ha of Employment Lands.**

External Supporting Notes :

Adequacy Assessment

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

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

Comment : **The objective of the planning proposal is to rezone land at 4-10 Jenkins Street and 344-356 Park Road Regents Park to enable redevelopment of the site for light industrial purposes.**

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

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

Comment : **A very clear explanation of provisions with accurate reference to appropriate maps is included as part of the planning proposal. In summary these are to:**

- * Amend the land zoning map to show that the land is zoned light industrial**
- * Amend the height of buildings map to show that the site has no maximum building height.**
- * Amend the floor space ratio map to show an FSR of 1.0:1**
- * Amend the minimum lot size map to a MLS of 1500 sqm**

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**
- 1.2 Rural Zones**
- 1.3 Mining, Petroleum Production and Extractive Industries**
- 2.1 Environment Protection Zones**
- 2.3 Heritage Conservation**
- 2.4 Recreation Vehicle Areas**
- 3.1 Residential Zones**

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3.2 Caravan Parks and Manufactured Home Estates
3.3 Home Occupations
3.4 Integrating Land Use and Transport
3.5 Development Near Licensed Aerodromes
4.1 Acid Sulfate Soils
4.3 Flood Prone Land
4.4 Planning for Bushfire Protection
6.1 Approval and Referral Requirements
6.2 Reserving Land for Public Purposes
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036
3.6 Shooting Ranges

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 4—Development Without Consent and Miscellaneous
Exempt and Complying Development
SEPP No 6—Number of Storeys in a Building
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 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 (Temporary Structures and Places of Public Entertainment)
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? **Yes**

If No, explain :

The planning proposal identifies an inconsistency with S117 direction 3.1 Residential Zones as the rezoning of the land for industrial purposes would remove the permissibility of dwelling houses and other residential uses. It is argued that this is justified as it is consistent with the Metropolitan Plan, the draft West Central Subregional Strategy and the Auburn Employment Lands Study 2008. This position is supported and it is recommended that Director General (or delegate) approve the inconsistency as it is justified by the above strategies.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : The mapping provided is adequate for exhibition purposes.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : A community consultation period of 28 days has been identified for the proposal. This is

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supported.

It is also proposed to consult with the Roads and Maritime Services in respect of traffic impacts, and with Railcorp, as the proposal is proximate to the railway line and state owned land to the east of the site.

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 :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : The Principal LEP for Auburn was made 29 October 2010.

Assessment Criteria

Need for planning proposal : The planning proposal has been prepared as a result of a Council resolution on 12 May 2010 to rezone the site from residential to industrial. This is the best way of achieving the intended outcome of the Council resolution.

Consistency with strategic planning framework : The planning proposal states that it is consistent with both the Metropolitan Plan for Sydney 2036 and the Draft West Central Subregional Strategy. Action E3.2 of the Metro Plan encourages Council to identify employment lands of strategic importance and protect them. The Regents Park Industrial precinct, which the subject land falls within, was identified in the Auburn Employment Lands Strategy 2008. The Draft West Central Subregional Strategy identifies this precinct as being regionally significant and a viable cluster of various employment land uses. The above views are supported by the Regional Team.

Environmental social economic impacts : The site contains no native vegetation and is enclosed by industrial land on 3 sides. It is agreed that the proposal will have negligible or no impacts on biodiversity.

With the land use change from residential to industrial there is potential, due to the range of uses permissible for industry which may be more hazardous to the environment, for various impacts. However, this issue can be effectively managed at the development application stage.

In respect of social and economic impacts, Council argues that the planning proposal will:

- 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 a regionally significant source of employment land, by providing a clear edge between it and the residential uses to the north,
- increase the buffer between the residential and industrial uses (Jenkins Street will now serve as the buffer where there is currently no buffer), and
- facilitate employment growth on the site and support existing jobs in the Regents Park Industrial Precinct.

These views are supported.

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Assessment Process

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

Timeframe to make LEP : **9 Month** Delegation : **DG**

Public Authority : **Integral Energy**
 Consultation - 56(2)(d) : **Transport for NSW - RailCorp**
Transport for NSW - Roads and Maritime Services
Sydney Water

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 :

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
Cover Letter.pdf	Proposal Covering Letter	Yes
Planning Proposal.pdf	Proposal	Yes
Maps.pdf	Map	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**
- 1.2 Rural Zones**
- 1.3 Mining, Petroleum Production and Extractive Industries**
- 2.1 Environment Protection Zones**
- 2.3 Heritage Conservation**
- 2.4 Recreation Vehicle Areas**
- 3.1 Residential Zones**
- 3.2 Caravan Parks and Manufactured Home Estates**
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Additional Information : It is recommended that the planning proposal proceed, subject to the following conditions:

1. That the Director General determine that the inconsistency with S117 Direction 3.1 Residential Zones is justified by a strategy.

2. Council consult with the following agencies:-

>> Transport for NSW (including RMS, Transport NSW and Railcorp)

>> Sydney Water

>> Integral Energy

This consultation can occur concurrently with the public exhibition of the proposal.

3. The planning proposal be publicly exhibited for 28 days.

4. The timeframe for the making of the LEP is to be 9 months from the week following the gateway determination.

Supporting Reasons : The planning proposal is supported as:

1. it will implement a component of Council's strategic plan for the Regents Park employment lands,

2. the intended outcomes, explanation of provisions and justification of the planning proposal are consistent with the criteria outlined in the Guide to Preparing Local Environmental Plan, and

3. it will meet the aims of Sydney Metropolitan Plan 2036 and the Draft West Central Subregional Strategy by maintaining and consolidating employment lands in the LGA.

Signature:

R Cumming

Printed Name:

Rachel Cumming

Date:

21/9/2012