

Min. 97

ITEM 068/17 - NORTH AUBURN PLANNING PROPOSAL - POST EXHIBITION - MAY 2017.

Moved and declared carried by the Administrator:

1. That the revised North Auburn planning proposal (PP-4/2012) be adopted (without changes) as recommended by the Cumberland Independent Hearing and Assessment Panel for land bound by St. Hilliers Road, Simpson Street, Macquarie Road (including the road), and residential zoned land south of Parramatta Road, Auburn; and
2. That Council use its Delegation to finalise implementation of the adopted North Auburn planning proposal by amendment to *Auburn Local Environmental Plan 2010 (Amendment No. 20)*.

Min. 98

ITEM 069/17 - BONDS SITE, 190-220 DUNMORE ST, PENDLE HILL PLANNING PROPOSAL - POST EXHIBITION REPORT

Note: Mr. Tom Goode, Mr. Simon Parsons, Ms. Cheryl Lloyd and Ms. Lisa Lake addressed the meeting on this item.

Moved and declared carried by the Administrator:

1. That Council endorse and proceed with the planning proposal for the subject site at 190-220 Dunmore Street, Pendle Hill (Bonds Spinning Mill Site), including amended controls outlined as follows:
 - a) Land use zoning of R4 High Density Residential, B2 Local Centre and RE1 Public Recreation;
 - b) Building heights ranging from 12.5m (3 storeys) to 39m (12 storeys);
 - c) Floor Space Ratio (FSR) ranging from 0.7:1 to 2.2:1 to:
 - i. Allow for the increase in setback to the site boundaries;
 - ii. Allow for the retention of existing trees; and
 - iii. Provide adequate separation and buffering to adjacent low scale land uses; and
 - iv. Minimum lot size of 900m² for residential zone (no minimum lot size for business and recreation zones).
2. That Council forward the draft LEP Amendment to the Department of Planning and Environment for finalisation.
3. That Council finalise the amendment to Holroyd DCP 2013 to incorporate the site-specific DCP controls (provided in Attachment 3) including the amendments recommended by the Cumberland IHAP, with the General Manager having delegation to make any minor typographical and formatting changes, prior to the DCP coming into effect.

North Auburn Planning Proposal - Post Exhibition - May 2017.

Responsible Division: Environment & Infrastructure
Officer: Group Manager - Planning
File Number: C009/17

Summary:

Formal community consultation was undertaken during December and January in relation to the North Auburn Planning Proposal. A report on the public exhibition (post-Gateway) and submissions received was considered by the Cumberland Independent Hearing and Assessment Panel (IHAP) at the meeting of 12 April 2017 [Item C009/17].

This report recommends that Council adopt the revised North Auburn Planning Proposal (**Attachment 1**) (without changes), as recommended by the Cumberland IHAP, and to finalise draft *Auburn Local Environmental Plan 2010 (Amendment No. 20)*.

Report Recommendation:

1. That the revised North Auburn planning proposal (PP-4/2012) be adopted (without changes) as recommended by the Cumberland Independent Hearing and Assessment Panel for land bound by St. Hilliers Road, Simpson Street, Macquarie Road (including the road), and residential zoned land south of Parramatta Road, Auburn; and
2. That Council use its Delegation to finalise implementation of the adopted North Auburn planning proposal by amendment to *Auburn Local Environmental Plan 2010 (Amendment No. 20)*.

Report:**a. Background**

The North Auburn planning proposal (PP-4/2012) seeks to rezone land within the North Auburn Precinct from R3 Medium Density Residential to R4 High Density Residential (Figure 1). Figure 2 below shows the existing R3 Medium Density Residential zoning of the subject site under *Auburn Local Environmental Plan 2010 (ALEP 2010)*.



Figure 1 – Precinct location



Figure 2 – Zoning under ALEP 2010

The North Auburn planning proposal (PP-4/2012), originally initiated by the former Auburn City Council, seeks to rezone land and amend principal development standards (including those relating to corner sites) under the ALEP 2010. This revised planning proposal removes the former bonus provisions (0.3:1 FSR; 25m building height) and open space requirements (2,500m² public park) in accordance with resolution of Council at the meeting of 6 July 2016 [Item 047/16], and as recommended by the Cumberland IHAP on 16 June 2016 [Item C003/16].

b. Community Consultation

The planning proposal received a revised Gateway Determination, and Delegations to proceed, from the Department of Planning and Environment (DP&E), and was subsequently released for community consultation from 8 December 2016 to 31 January 2017.

Ten (10) written submissions were received in response to the proposal. Of the submissions received, one (1) submission supported the proposal, seven (7) submissions outlined concerns and conditions about the proposal, (but did not object), and two (2) submissions objected to the proposal.

c. Cumberland Independent Hearing and Assessment Panel

The outcomes of the public exhibition were reported to Cumberland's IHAP meeting on 12 April 2017 [Item C009/17].

The report considered the submissions received, and the Cumberland IHAP made the following recommendations:

1. *That the Panel receive and note this report, and the outcomes of the community consultation carried out for the revised North Auburn planning proposal;*

2. *That the Panel note Council's compliance with the conditions of the Department of Planning and Environment's original and revised Gateway Determinations and Delegations issued for this Planning Proposal (PP-4/2012) in accordance with section 56(2) of the Environmental Planning and Assessment Act 1979; and*
3. *That the North Auburn revised planning proposal for land bound by St. Hilliers Road, Simpson Street, Macquarie Road (including the road), and residential land south of Parramatta Road, Auburn (PP-4/2012) progress without changes following community consultation so that it can be considered by the Council at a future meeting, prior to Council exercising its written delegations issued by the Department of Planning and Environment to finalise and make the Auburn LEP 2010 (Amendment No. 20) with the relevant ALEP 2010 maps and map cover sheet, and forward this draft LEP amendment to the Department of Planning and Environment for final notification (gazettal)".*

A copy of the report and minutes is included in **Attachment 1**. The report includes the revised planning proposal, and a table showing the history of the North Auburn Planning Proposal.

Conclusion:

On 12 April 2017, the Cumberland IHAP considered the post-Gateway exhibition report for the revised North Auburn planning proposal, and recommended that the proposed LEP amendment proceed without further changes.

On the basis of the Cumberland IHAP recommendation, this report seeks Council's endorsement to finalise the amendment.

Consultation:

There are no consultation processes for Council associated with this report.

Financial Implications:

There are no financial implications for Council associated with this report.

Policy Implications:

The planning proposal would amend *Auburn Local Environmental Plan 2010* (ALEP 2010).

It is noted that the subject site to which the revised North Auburn Planning Proposal applies is located within the Auburn Precinct of the *Parramatta Road Corridor Urban Transformation Strategy (PRUT Strategy)* (November 2016).

The revised proposal is consistent with the provisions included under the *PRUT Strategy* and is broadly consistent with DP&E's section 117 Ministerial Direction 7.3 *Parramatta Road Corridor Urban Transformation Strategy*.

Communication / Publications:

The LEP amendment will be published (gazetted) on the NSW legislation website upon notification.

Attachments:

1. Cumberland IHAP meeting report, attachments and minutes, 12 April 2017 [Item C009/17] - T037887/2017

