



North Auburn

Planning Proposal: PP - 4/2012

Proposal to amend the *Auburn Local Environmental Plan 2010* to rezone land, amend planning controls, and introduce additional local provisions to land bound by Simpson Street, St Hillers Road, Parramatta Road (excluding the B6 Enterprise Corridor zone) and Macquarie Road, Auburn.

(Submitted to Department of Planning and Environment for s.56 Gateway Determination)

29 January 2015

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1 Introduction

1.1 Executive summary

This Auburn City Council initiated Planning Proposal contains an explanation of the intended effect and justification for a proposed amendment to the *Auburn Local Environmental Plan 2010*. The Planning Proposal is prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and the relevant Department of Planning and Environment (DP&E) guidelines including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

The Planning Proposal applies to residential land in North Auburn bound by Simpson Street, St Hillers Road, Parramatta Road (excluding the B6 Enterprise Corridor zone), and Macquarie Road, Auburn (including the road).

The Planning Proposal introduces planning controls that reflect the site's existing land uses, built form, character and its surrounds. The proposal encourages the revitalisation of the north Auburn area to encourage new high density residential development along with a park.

The Planning Proposal seeks an amendment to the *Auburn Local Environmental Plan 2010* (*Auburn LEP 2010*):

- to rezone the site from R3 Medium Density Residential zone to R4 High Density Residential zone;
- to increase the Height of Buildings (HoB) control from 9 metres to 18 metres;
- to increase the Floor Space Ratio (FSR) control from 0.75:1 to 1.7:1; and
- to introduce a 20 metre HoB and 2:1 FSR control for 'corner sites'.

The existing and proposed planning controls for the site are described in sections 2 and 3 of the report.

The proposal also seeks to add a new clause to *Part 6 - Additional Local Provisions* of the *Auburn LEP 2010*. This new clause identifies the site as a 'key site' (the North Auburn Precinct), for the inclusion of a 2500m² park, and in return provides bonus FSR and HoB provisions to encourage the development of a park within the precinct. These provisions include a maximum 2:1 FSR (additional 0.3:1) and a maximum 25 metre HoB (additional 7 metres) above Council's standard controls for the R4 High Density Residential zone.

The proposal's bonus principal development controls are intended to provide an incentive for a developer/applicant to dedicate a park to Council as part of a Development Application (DA). If this occurs, it is intended the park would then be rezoned by Council to RE1 Public Recreation zone under *Auburn LEP 2010* and would be reclassified from operational to 'community land' through a separate planning proposal.

If the DP&E decides to proceed with this planning proposal, Council will prepare an amendment to the *Auburn Development Control Plan 2010* (*Auburn DCP 2010*) to address basement car parking arrangements underneath the proposed open space and through site connections. It is intended that this DCP amendment would be exhibited along with the planning proposal.

In summary, the Planning Proposal would not create any significant traffic and parking issues as the site is already 70% developed with 2, 3 and 4 storey strata subdivided residential flat buildings, and is generally consistent with Council's *Draft Auburn Residential Development Strategy (October 2014)* and *Draft Auburn LGA wide Traffic and Transport study* recommendations. The proposal is also consistent with the New South Wales strategic planning framework and relevant state and draft subregional strategies, section 117 directions, *State Environmental Planning Policies (SEPPs)* and deemed SEPPs.

1.2 Purpose of this Proposal

The Planning Proposal is prepared in response to a resolution made by Council on 15 October 2014 (Item 325/14) below:

RESOLVED 15 October 2014 (Item 325/14):

“

1. That the report be received and the information therein noted.
2. That Council focus its resources on the planned embellishment and improved maintenance of Auburn Park and Bardo Park and prioritise the embellishment of Bardo Park in Council's 2014/15 Operational Plan.
3. That Council proceed to prepare and submit a Planning Proposal for North Auburn area for block bound by Simpson Street, St Hilliers Road, residential land zoned south of Parramatta Road (excluding the B6 Enterprise Corridor zone) and land bound and included by Macquarie Road, Auburn to the Department of Planning and Infrastructure pursuant to section 55 of the Environmental Planning and Assessment Act 1979 to amend the Auburn Local Environmental Plan 2010 as follows:
 - (a) Rezone the land from R3 Medium Density Residential zone to R4 High Density Residential zone; and
 - (b) Amend the Height of Buildings Map to apply the standard R4 Maximum Building Height controls of 18 metres (with 20 metres on corner sites); and
 - (c) Amend the Floor Space Ratio Map to apply the standard R4 Floor Space Ratio controls of 1.7:1 (with 2:1 on corner sites); and
 - (d) Provide a suitable bonus for the following:
 - i. Open Space
Increase the height of properties zoned R4 to a maximum of 25 metres and additional FSR of 0.3:1 over and above the standard R4 FSR controls in return for the adequate provision of a public open space no less than 2500m² in size. The area under the open space not exceeding 75% may be used in the provision of basement car parking for the adjoining development seeking the bonus; and
 - ii. Through site connection with Open Space
Additional floor space equivalent to the area forgone being dedicated being a minimum of 6 metres from the boundary to provide a suitable through site link to the proposed public open space. The connection is to provide a through block connection and located opposite the public space in the same block.

4. *That Council supports additional open space in the North Auburn area and requires staff to include in Auburn LEP review the process for land acquisition of a size of no less than 2,500m² should the bonus scheme be not taken up*”.

The Council meeting minutes, business paper report and attachments are at Appendix A.

1.2.1 Methodology for determination of ‘corner sites’

Part 3 sections (b) and (c) of Council’s resolution dated 15 October 2014 (Item 325/14), identified different HoB and FSRs for corner sites within the R4 High Density Residential Zone (Refer to Appendix A).

To address this resolution, the methodology to define “corner lots/sites” developed for the FSR Planning Proposal (PP-3/2010) has been applied for consistency. This methodology defines corner sites as property located directly on an intersection of two public roads and with two street frontages.

The methodology further clarifies that lots are not identified as “corner lots/sites” where located:

- within a cul-de-sac;
- on a private road;
- on a curve or bend of a road without intersecting with another road;
- away from the direct intersection of two roads i.e. a road reserve is located between the intersection and the property; or
- at the end of an area of a zone without the property being located at an intersection of public roads.

The proposed *Auburn LEP 2010* maps showing the location of the proposed corner sites with HoB and FSR are at Appendix E.

1.3 Background

Council, at its meeting of 20 October 2010 (Item 257/10), resolved to prepare a Planning Proposal to rezone a strip of land fronting St Hillers Road in North Auburn from R3 Medium Density Residential to R4 High Density Residential zone following planning analysis carried out by staff. Further planning investigations by Council staff resulted in a report to Council meeting of 31 October 2012 (Item 208/12) recommending that a wider area of land zoned in the North Auburn area be rezoned from R3 Medium Density Residential zone to R4 High Density Residential zone. This Council report, attachments and minutes are at Appendix B.

The rationale for this recommendation was that the wider area was also predominantly characterised by 2-3 storey residential flat buildings (that is, effectively developed to current R4 High Density Residential controls). Council staff also indicated in the Council report that a strategic approach to rezoning in the North Auburn area would be likely to minimise planning proposal applications for spot rezonings. However, the proposed zoning matter reported was deferred to investigate future open space options for the site. A further report on the open space investigations was considered at Council’s Planning Committee meeting of November 2013 (Item Pla014/13), and at Council’s Meeting of 15 October 2014 (Item 325/14) which is at Appendix A of the report.

The Council Meeting of 15 October 2014 (Item 325/14) resolved to prepare a Planning Proposal to rezone, amend the principal development controls of the site along. The resolution included bonus FSR and HoB provisions for the site which aim to encourage the development of a 2500m² park on site (refer to Part 3 of Council's resolution in section 1.2).

2 Existing situation

2.1 Land to which the proposal applies

The Planning Proposal applies to residential zoned land in North Auburn bound by Simpson Street, St Hillers Road, Parramatta Road (excluding the B6 Enterprise Corridor zone) and land bound and included by Macquarie Road, Auburn.

Figure 1 shows an aerial view of the site (outlined in yellow) and its immediate surrounds with cadastral and street overlay.



Figure 1 - Aerial view of the site
(Council's GIS Exponare, 2014)

The Planning Proposal applies to properties below:

- 82 to 100 St Hillers Road;
- 3 to 33 Simpson Street;
- 70 to 96, 67- 69 and 71 to 93 Station Road;
- 85 to 111 and 64 to 82 Dartbrook Road;
- 72 to 98, 75-73 and 77 to 99 Northumberland Road; and
- 55A and 57 to 83 Macquarie Road.

Figure 2 below illustrates a view of site's property cadastre and legal descriptions.



Figure 2 – Site cadastre with legal descriptions
(Council's GEAC and GIS Exponare, 2014)

Appendix C includes details of properties affected by the rezoning with their existing land uses and legal descriptions.

2.2 Site description and existing development

The site includes the following characteristics:

- Is approximately 95,000m² (9.5 hectares) in area;
- Is predominantly occupied by 1960s style two, three and four storey residential flat buildings;
- Balance 30% of the site is occupied by a mix of old and new single/detached dwellings; and
- Property is predominantly privately owned with a few state owned properties.

Figure 3 below illustrates the site's existing R3 Medium Density Residential zoning.

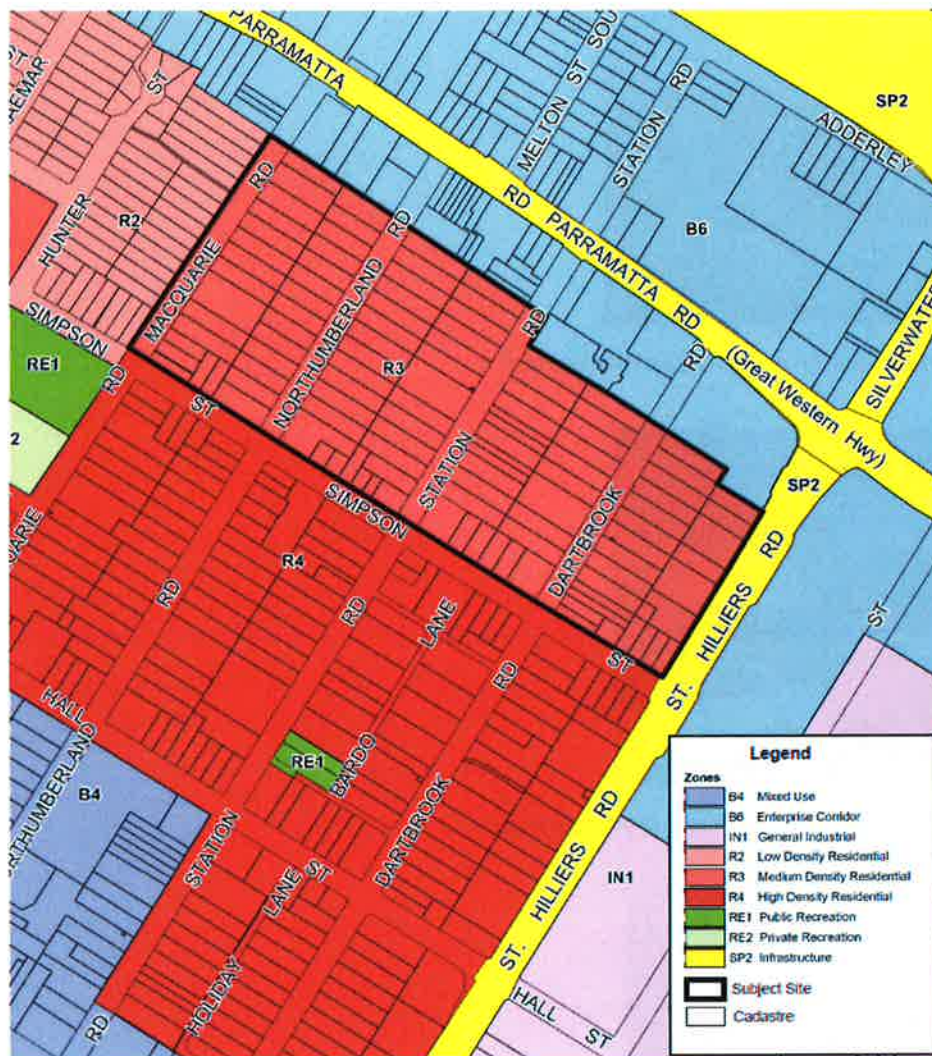


Figure 3 - Auburn LEP 2010 – Extract from Land Zoning Map (site outlined in Black)

Figures 4 -7 illustrates the site's existing land uses and development.



Figure 4 - Existing development on western side of Northumberland Road



Figure 5 - Existing development on western side of Station Road



Figure 6 - Existing development on eastern side of Macquarie Road



Figure 7 - Existing development on western side of St Hilliers Road

2.3 Local context

Figure 8 overleaf shows the site outlined in yellow with its surrounds, including the nearest bus stops, railway station and existing cycle routes.

The site is located approximately 630 metres from Auburn's Railway Station and Town Centre, and is approximately 100 to 300 metres from Parramatta Road.



Figure 8 - Aerial view of the site and its surrounds
(Council's GIS Exponare, Dec 2014)

The site is currently well serviced by public transport services and includes the following surrounding uses:

- Immediately south of the site is land zoned R4 High Density Residential zone under the *Auburn LEP 2010*), with identical medium to high density built form and character residential land uses. This area is characterised by early 1960s style 2, 3 and 4 storey walk up style residential flat building developments with some more recent detached, multi dwelling housing developments. Figures 4 to 7 demonstrate these uses.
- Immediately west of the site zoned R2 Low Density Residential under the *Auburn LEP 2010*), is characterised by a mix of old and new 1 to 2 storey detached dwellings and

dual occupancies. The western interface on Macquarie Road represents the boundary between the site and the R2 zoned land to the west.

- East of the site from St Hilliers Road, is currently zoned B6 Enterprise Corridor and IN1 General Industrial zone under the *Auburn LEP 2010*. This is land currently occupied by a series of 2 to 2.5 storey large floor plate commercial and industrial developments which are currently used for a range of commercial and general industrial uses.
- North of the site is currently zoned B6 Enterprise Corridor zone under *Auburn LEP 2010*. These lands are currently occupied by a series of 1 to 4 storey employment land uses such as business, office, and light industrial uses facing Parramatta Road which is a classified state road. Figures 9 to 11 demonstrate these uses.

Figures 9 to 11 illustrate the existing surrounding land uses and development.



Figure 9 – Surrounding businesses along Parramatta Road between Macquarie and St Hilliers Roads, Auburn



Figure 10 – Surrounding businesses along Parramatta Road between Macquarie and St Hilliers Roads, Auburn

Figures 12 and 13 illustrate the site's existing principal development standards for Height of Buildings and FSR.

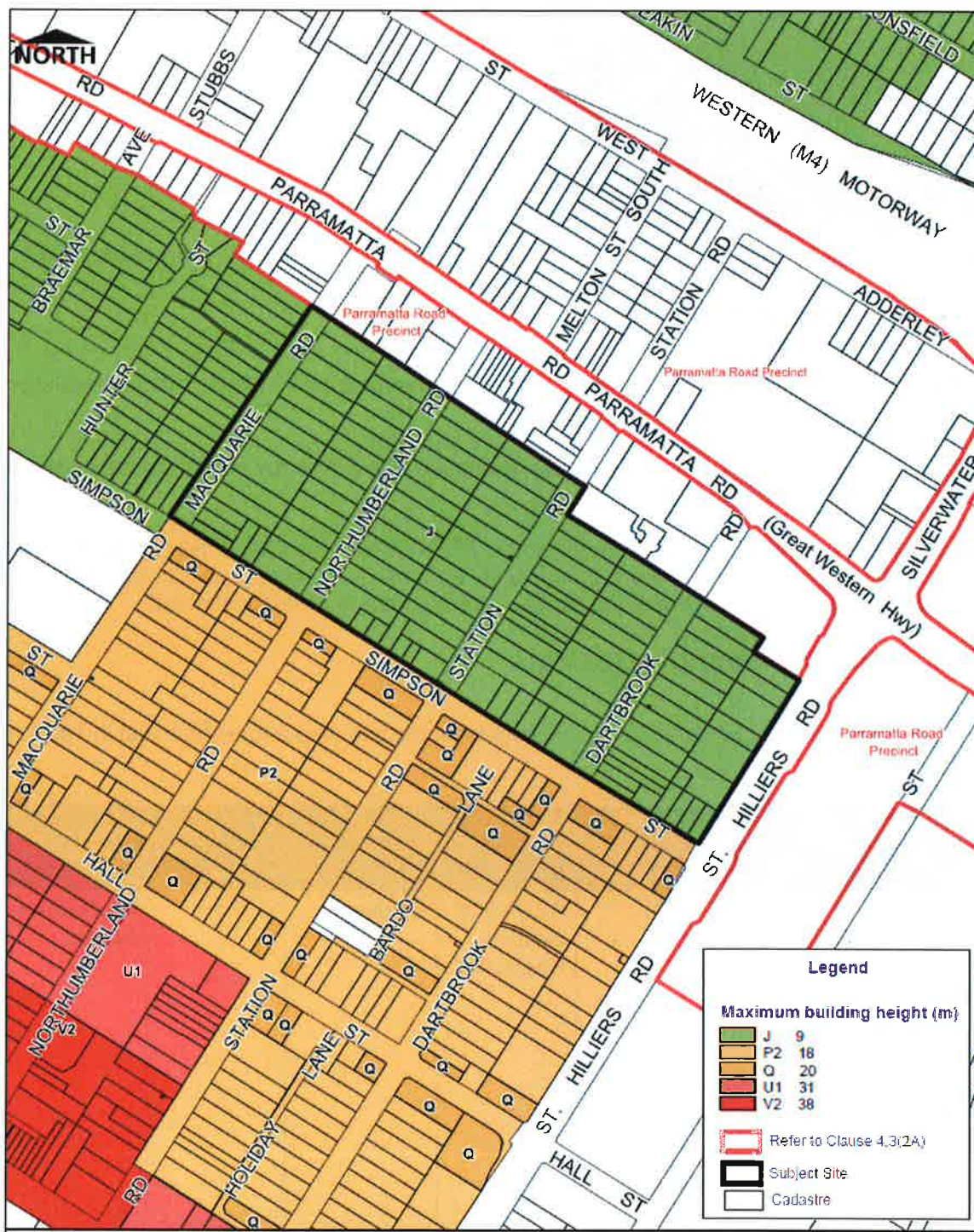


Figure 12 - Existing HoB controls



Figure 11 – Surrounding businesses along Parramatta Road between Macquarie and St Hillers Roads, Auburn

2.4 Site constraints

There are no known site constraints such as environmental heritage, native vegetation issues, contamination or flooding.

However, approximately 70% of the site is developed with 2-3 storey residential flat buildings that are strata subdivided.

Appendix D provides a map illustrating the site's strata subdivided properties showing residential flat buildings with more than 6 units (in dark grey), residential flat buildings with less than 6 units (light grey) and non-strata subdivided lots in white (unshaded).

2.5 Existing Planning Controls

The existing *Auburn LEP 2010* planning controls for the site area are summarised in Table 1 below:

Property Address	Zoning	HoB	FSR	Minimum Lot size
The Planning Proposal applies to properties below: • 82 to 100 St Hillers Road; • 3 to 33 Simpson Street; • 70 to 96, 67- 69 and 71 to 93 Station Road; • 85 to 111 and 64 to 82 Dartbrook Road; • 72 to 98, 75-73 and 77 to 99 Northumberland Road; and • 55A and 57 to 83 Macquarie Road.	R3 Medium Density Residential	9 metres	0.75:1	No minimum lot size

Table 1 - Existing *Auburn LEP 2010* Planning Controls

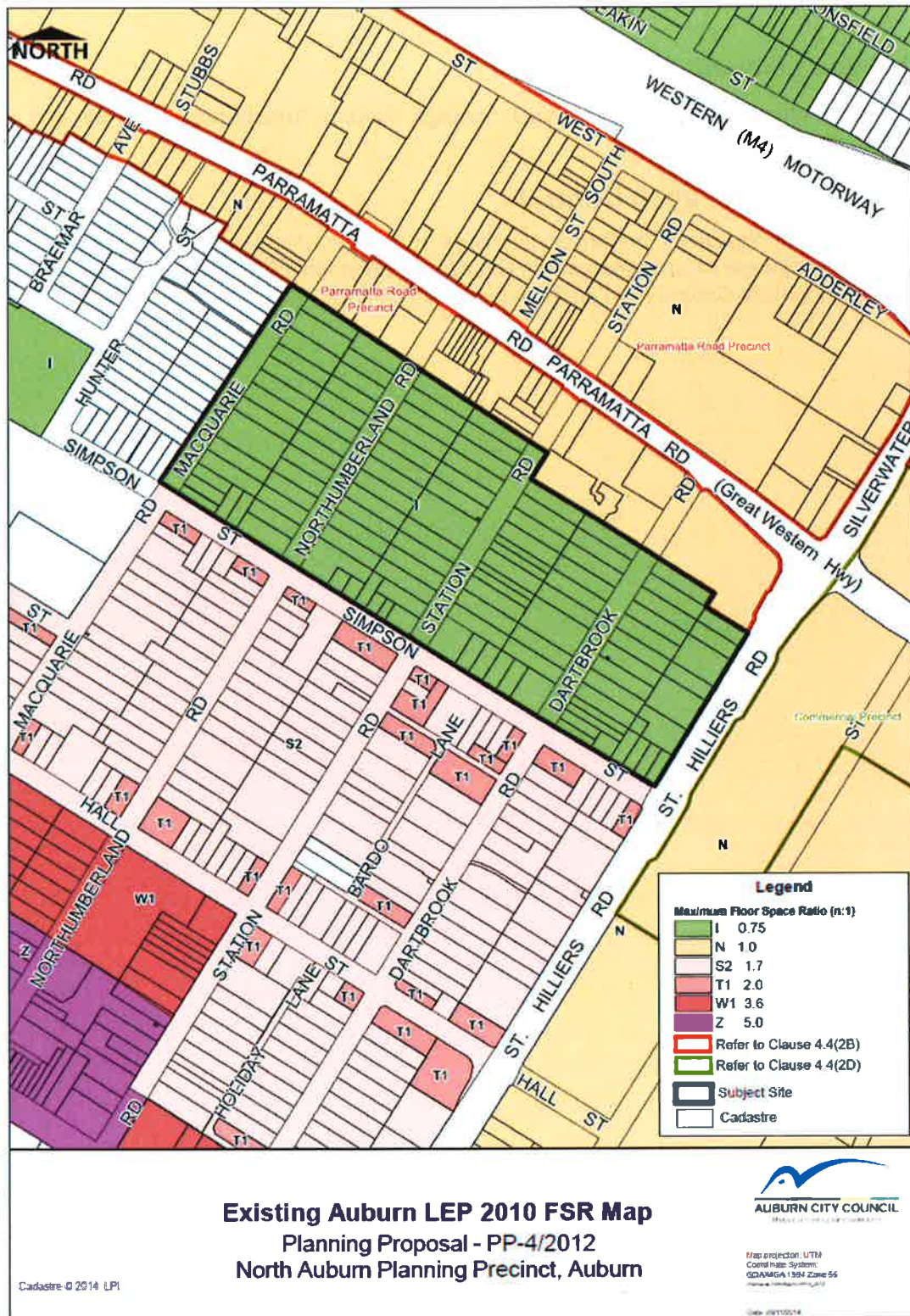


Figure 13 - Existing FSR controls

2.5.1 Acid Sulphate Soils

The site is shown as having Class 5 Acid Sulphate Soils under the *Auburn LEP 2010 Acid Sulphate Soils Map*, which is the least affected category for development purposes.

2.5.2 Other planning controls

The site is not affected by minimum lot size, heritage, flooding, foreshore building line and key site controls.

2.6 Auburn DCP 2010 Controls

The most relevant objectives, performance criteria and development controls currently **applying to the site** are incorporated within Council's Residential Flat Buildings Part of the *Auburn Development Control Plan 2010* (Auburn DCP 2010).

3 Description of the proposal

This Planning Proposal generally follows the assessment criteria for planning proposals set out in the Department of Planning and Environment's *A Guide to Preparing Planning Proposals* including:

- objectives or intended outcomes;
- explanation of proposed planning and development controls;
- justification;
- need for the planning proposal;
- relationship to strategic framework;
- environmental, social and economic impact; and
- State and Commonwealth interests.

3.1 Objectives or intended outcomes

The objectives and intended outcomes of the Planning Proposal are:

- To implement the resolutions of Council dated 15 October 2014 [Item 325/14];
- To introduce planning controls that reflect the site's existing and surrounding land uses, built form and character;
- To revitalise the North Auburn area;
- To encourage new high density residential development;
- To encourage the development of a 2500m² park with bonus development incentives (HoB and FSR) as part of redevelopment of the area.

3.2 Proposed Planning and Development Controls

The Planning Proposal aims to:

1. Rezone the site from R3 Medium Density Residential zone to R4 High Density Residential zone;
2. Increase the site's HoB control from 9 metres to 18 metres (20 metres on corner sites);
3. Increase the site's FSR control from 0.75:1 to 1.7:1 (2:1 on corner sites); and
4. Provide bonus HoB and FSR controls for the site where a minimum 2500m² park is dedicated to Council for public open space.

A summary of the proposed amendments to the *Auburn LEP 2010* as it applies to the site area are described in Table 2 overleaf.

Address/Land	Zoning	Height of Buildings	FSR	Key Sites	Minimum lot size
North Auburn site	R4 High Density Residential zone	18m (Corner sites 20m)	1.7:1 (Corner sites 2:1)	Identifies the site as a key site named 'North Auburn Precinct' to encourage the development of a 2500m ² park (public open space).	No control (no change)

Table 2 - Proposed planning controls

In addition to these proposed planning controls, the proposal introduces a new clause to *Part 6 - Additional Local Provisions* of the *Auburn LEP 2010* to identify the site as 'key site' for provision of a 2500m² park. The clause includes incentives (bonus HoB and FSR provisions) for a developer or applicant to encourage the provision of a park to be dedicated to Council as part of DA. These bonus provisions include a maximum 2:1 FSR (additional 0.3:1) and a maximum 25 Metre HoB (additional 7 metres).

If the park proposed (eg. via a Voluntary Planning Agreement (VPA) with Council), it is intended the proposed 2500m² park would then be rezoned by Council to RE1 Public Recreation zone under the *Auburn LEP 2010* and be reclassified from 'operational' to 'community land' through a separate planning proposal.

Other planning controls such as Heritage, Acid Sulphate Soils, Flood Planning, Foreshore Building Line and land reserved for acquisition which currently form part of *Auburn LEP 2010* maps will not change as a result of this planning proposal. The amendment to the *Auburn LEP 2010* will conform to the *Standard Instrument (Local Environmental Plans) Order 2006*.

The proposed *Auburn LEP 2010* maps including the provisions discussed are at Appendix E.

Clause to amend *Part 6 - Additional Local Provisions*

Considering the proposed provisions, Council has drafted a possible clause for Parliamentary Council's reference to amend *Part 6- Additional Local Provisions* of the *Auburn LEP 2010*'s written instrument, which is outlined below:

"6.1x Development of North Auburn Precinct"

- (1) *This clause applies to the land known as the 'North Auburn Precinct', as shown edged dark blue and marked "North Auburn Precinct" on the Key Sites Map.*
- (2) *Despite any other provision of the Plan, if a public park of not less than 2500m² is dedicated to Council within the precinct, a maximum 25 metre HoB and a maximum 2:1 FSR provision will apply to the site".*

Council requests the DP&E's legal branch consider the provisions under this Planning Proposal, and propose a suitable drafted clause to amend *Part 6 – Additional Local Provisions* of the *Auburn LEP 2010*'s written instrument for Council's review and finalisation, should the Planning Proposal proceeds after s.56 Gateway Determination.

Auburn Development Control Plan 2010

Council's site specific development control provisions resolved for the North Auburn area would be incorporated into the *Auburn DCP 2010* via an amendment to the Residential Flat Buildings DCP Part. The relevant DCP provisions resolved are included in bold black letters below:

RESOLVED 15 October 2014 (Item 325/14):

3. That Council proceed to prepare and submit a Planning Proposal for North Auburn area for block bound by Simpson Street, St Hillier's Road, residential land zoned south of Parramatta Road (excluding the B6 Enterprise Corridor zone) and land bound and included by Macquarie Road, Auburn to the Department of Planning and Infrastructure pursuant to section 55 of the Environmental Planning and Assessment Act 1979 to amend the Auburn Local Environmental Plan 2010 as follows:

- (a) Rezone the land from R3 Medium Density Residential zone to R4 High Density Residential zone; and
- (b) Amend the Height of Buildings Map to apply the standard R4 Maximum Building Height controls of 18 metres (with 20 metres on corner sites); and
- (c) Amend the Floor Space Ratio Map to apply the standard R4 Floor Space Ratio controls of 1.7:1 (with 2:1 on corner sites); and
- (d) Provide a suitable bonus for the following:

ii. Open Space

*Increase the height of properties zoned R4 to a maximum of 25 metres and additional FSR of 0.3:1 over and above the standard R4 FSR controls in return for the adequate provision of a public open space no less than 2500m² in size. **The area under the open space not exceeding 75% may be used in the provision of basement car parking for the adjoining development seeking the bonus; and***

ii. Through site connection with Open Space

Additional floor space equivalent to the area forgone being dedicated being a minimum of 6 metres from the boundary to provide a suitable through site link to the proposed public open space. The connection is to provide a through block connection and located opposite the public space in the same block.

This DCP amendment will be undertaken once DP&E issues s.56 Gateway Determination to proceed with the Planning Proposal. This DCP amendment would be exhibited alongside the Planning Proposal, if it proceeds through to s.56 Gateway Determination.

3.3 Justification

3.3.1 Section A – Need for the Planning Proposal

This section sets out the reasons for the proposed outcomes and development standards in the planning proposal. The following questions are set out in the Department of Planning and Environment's "A Guide to Preparing Planning Proposals", and address the need for the planning proposal, its strategic planning context, the environmental, social and economic impacts and the implications for State and Commonwealth government agencies.

Q1 Is the Planning Proposal a result of any strategic study or report?

The proposal is not a result of any strategic study or report. However, the proposal is supported by the New South Wales state and local strategic planning framework as mentioned in section 4.3.2. The Planning Proposal was initiated in response to resolutions of Council made on 15 October 2014 (Item 325/14).

In the resolution of 2014, Council resolved to prepare a Planning Proposal application subject to the following:

1. *That the report be received and the information therein noted.*
2. *That Council focus its resources on the planned embellishment and improved maintenance of Auburn Park and Bardo Park and prioritise the embellishment of Bardo Park in Council's 2014/15 Operational Plan.*
3. *That Council proceed to prepare and submit a Planning Proposal for North Auburn area for block bound by Simpson Street, St Hilliers Road, residential land zoned south of Parramatta Road (excluding the B6 Enterprise Corridor zone) and land bound and included by Macquarie Road, Auburn to the Department of Planning and Infrastructure pursuant to section 55 of the Environmental Planning and Assessment Act 1979 to amend the Auburn Local Environmental Plan 2010 as follows:*
 - (a) *Rezone the land from R3 Medium Density Residential zone to R4 High Density Residential zone; and*
 - (b) *Amend the Height of Buildings Map to apply the standard R4 Maximum Building Height controls of 18 metres (with 20 metres on corner sites); and*
 - (c) *Amend the Floor Space Ratio Map to apply the standard R4 Floor Space Ratio controls of 1.7:1 (with 2:1 on corner sites); and*
 - (d) *Provide a suitable bonus for the following:*
 - iii. Open Space
Increase the height of properties zoned R4 to a maximum of 25 metres and additional FSR of 0.3:1 over and above the standard R4 FSR controls in return for the adequate provision of a public open space no less than 2500m² in size. The area under the open space not exceeding 75% may be used in the provision of basement car parking for the adjoining development seeking the bonus; and
 - ii. Through site connection with Open Space
Additional floor space equivalent to the area forgone being dedicated being a minimum of 6 metres from the boundary to provide a suitable through site link to the proposed public open space. The connection is to provide a through block connection and located opposite the public space in the same block.
4. *That Council supports additional open space in the North Auburn area and requires staff to include in Auburn LEP review the process for land acquisition of a size of no less than 2,500m² should the bonus scheme be not taken up".*

This Planning Proposal has been prepared in accordance with Part 3 of Council's resolution.

Q2 *Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Yes. This is a Council initiated Planning Proposal and the option chosen to implement this proposal is considered to be the best way to implement the objectives or intended outcomes requiring minimum changes to the *Auburn LEP 2010*.

3.3.2 Section B – Relationship to strategic framework

Q3 *Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

The Planning Proposal is consistent with a number of actions within both the *Metropolitan Plan for Sydney 2036 (Metropolitan Plan)*, *A Plan for Growing Sydney* and the *West Central Subregion Draft Subregional Strategy (WCSDSS)*. An analysis of the Planning Proposal's consistency with these strategies is provided at Table 3 overleaf.

Table 3 - Consistency with *Metropolitan Plan for Sydney 2036*

Action	Consistency
B. Growing and renewing centres B1.1 Plan for centres to grow and change over time B1.3 Locate at least 80% of all new housing within the walking catchments of existing and planned centres of all sizes with good public transport B3.2 Plan for urban renewal in identified centres	Consistent The site to which the Proposal applies rezones lands from R3 Medium Density Residential to R4 High Density Residential zone and is located within the 800 metre walking catchment of the Auburn Town Centre. The rezoning may also encourage revitalisation of the north Auburn area.
D. Housing Sydney's Population D1.1 Locate at least 70% of all new housing within existing urban areas and up to 30% of new housing in new release areas	Consistent The site to which the Planning Proposal applies is located within an existing urban area in Auburn Town Centre where medium to high density residential development is heavily encouraged. The site is also predominantly developed with 1970s style 2 - 3 storey residential flat developments.

Table 4 - Consistency with *A Plan for Growing Sydney*

Actions	Consistency
Direction 2.1 Accelerate Housing Supply Action 2.1.1: Accelerate Housing Supply and Local Housing Choices	Consistent The Proposal will enable high density residential development in the Auburn Town Centre contributing to the achievement of housing growth, increase dwelling targets and renewing older residential areas within Auburn's Town Centre.

Table 5 - Consistency with *West Central Subregion Draft Subregional Strategy*

Action	Consistency
B Centres and Corridors B2.1 Plan for housing in centres consistent with their employment role	Consistent The site to which the Planning Proposal applies is located approximately 630 metres from Auburn's Railway Station and Town Centre providing potential capacity for additional high density residential growth.
C Housing C1.3 Plan for increased housing capacity targets in existing areas C2.1 Focus residential development around centres, town centres, villages and neighbourhood centres	Consistent The site to which the Planning Proposal applies proposes to rezone land to encourage high density residential uses, further increasing housing capacity within the Auburn Town Centre. The site to which the Planning Proposal applies proposes to rezone land to encourage high density residential uses, further increasing housing capacity within the Auburn Town Centre.

Q4 Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?

Auburn City Community Strategic Plan 2013 - 2023

The Auburn City Community Strategic Plan was formally adopted by Council in 2011. The Plan is built around themes of community, place, environment and leadership. The objectives and intended outcomes of the Planning Proposal support the Community Strategic Plan by enabling increased opportunity for residential growth within and around established centres that are well serviced by public infrastructure and transport.

Table 6 below illustrates the planning proposal's consistency with the *Auburn City Community Strategic Plan 2013-2023*.

Table 6 - Consistency with Auburn City Community Strategic Plan 2013 - 2023

Relevant CSP outcome within 'Our Places' theme	Council's commitment to the outcome	How the proposal achieves the outcome
High quality urban environment	Prepare strategic land use plans and policies that improve the urban environment	The Proposal introduces high density residential uses and promotes a 2500m ² park (open space) by providing bonus development provisions to revitalise North Auburn area to best reflect its existing surrounding land uses, built form and character.
Attractive Public spaces and town centres	Facilitate Public Domain Improvements	The Proposal will encourage the development potential for additional residential growth along with the provision of a 2500m ² park within the Auburn Town Centre.

Draft Auburn LGA Residential Development Strategy (2014)

The *Draft Auburn Residential Development Strategy (draft Auburn RDS 2014)* prepared by AECOM Australia Pty Ltd identifies the site to which the Planning Proposal applies as a potential site for residential development that is suitable for rezoning (p.90 and 91). The study also identifies the site as located within 800 metres of a railway station (p.90).

Table 10 of this draft study (p.92) provides a 'Character Analysis of the Auburn Town Centre' outlining potential sites and identifies the subject site to which the Planning Proposal applies as 2b. The study acknowledges that the site 2b is predominantly developed with 2 to 3 storey apartment buildings and includes good access to surrounding roads which could support an increase in density.

The Planning Proposal to amend the *Auburn LEP 2010* is generally consistent with the *Draft Auburn RDS 2014* recommendations below as:

- it would encourage higher density residential uses within the Auburn Town Centre's north western fringe in addition to allowing for the existing commercial expansion of the Town Centre.

- there would be no significant impact on the surrounding land uses or character of Auburn Town Centre. The Planning Proposal proposes to rezone the site to best reflect its current 2-3 storey residential flat building uses on site and in keeping with the built form character of its surrounds south of Simpson Street.
- it would enhance the current expectations of existing land owners to further renew and revitalise the area.

Draft Auburn LGA Traffic and Transport Study (2013)

Council's *Draft Auburn LGA Traffic and Transport Study (2013)* (draft Traffic study) prepared by Hyder Consulting Pty Ltd for Council, modelled a number of key intersections across the Auburn LGA. The draft traffic study identified poor Levels of Service (LoS) (ie long delays) at a number of intersections, and made recommendations about future intersection improvements within Auburn City.

The site to which the Planning Proposal applies is not located within a prominent intersection of the Auburn LGA that is identified by Council's draft Traffic study. The site to which the proposal applies is predominantly (70%) developed with 2 - 3 storey residential flat buildings and is strata subdivided. The balance 30% of the site (occupying detached dwellings or dual occupancies) is unlikely to generate any significant traffic or transport impacts as a result of potential high density residential land uses because the area to be developed is minimal.

The site is well serviced by existing cycle and public bus routes (909 and M92) and is within 5 to 15 minute walking distance from the existing bus stops. Auburn's Railway Station and Town Centre are located within 10-15 minutes walking distance from the site.

Q5 Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

Yes. Appendix F contains an assessment of the proposal's consistency with the applicable SEPPs. The predominant applicable State Environmental Planning Policies (SEPPs) that apply to redevelopment of the site is *State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development* and *State Environmental Planning Policy No.55 - Remediation of Land*.

Consistency of any future development proposals with SEPPs and deemed SEPPs would be determined at the development application/assessment stage.

Q6 Is the Planning Proposal consistent with applicable Ministerial Directions (s.117)

Yes. Appendix F contains an assessment of the planning proposal's consistency with the applicable Ministerial Directions. The most relevant s.117 Ministerial Directions that apply to the Planning Proposal are:

- Direction 1.1 - Residential zones;
- Direction 3.4 - Integrating land use and transport;
- Direction 6.3 - Site specific provisions; and
- Direction 7.1 - Implementation of the *Metropolitan Plan for Sydney 2036* and *A Plan for Growing Sydney*.

3.3.3 Section C – Environmental, social and economic impact

Q7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

No. The site to which the Planning Proposal applies is not located within a critical habitat or threatened species, populations and ecological communities and would not result in adverse impacts to such communities.

Q8. *Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?*

No. The site to which the Planning Proposal applies is not affected by flooding or contamination and is unlikely to result in environmental impacts as a result of the planning proposal.

Q9. *Has the Planning Proposal adequately addressed any social and economic effects?*

Yes. The Planning Proposal would revitalise and develop an older residential area located within the Auburn Town Centre. The provision of additional higher density residential housing and a park is considered to be social benefits for the community which can be anticipated in the longer term.

The proposal is unlikely to create any significant economic impacts or threaten the economic viability of the Auburn Town Centre.

Consultation with the community and public authorities post-Gateway will present an opportunity for additional social or environmental effects, to be identified. However, given the nature and scale of the proposal, it is not anticipated that any further significant social or economic effects will emerge.

3.3.4 Section D – State and Commonwealth interests

Q10 *Is there adequate public infrastructure for the planning proposal?*

Yes. The site to which the Planning Proposal applies is currently served by existing roads and infrastructure services, utilities and public transport. Since the majority of the site (70%) is developed with high density residential development, any new high density residential development within the remainder of the site is not likely to result in significant traffic impacts to its surrounds.

Any car parking impacts as a result of the proposed new high density residential developments on site would need to be assessed as per Council's *Auburn Development Control Plan 2010* at the DA stage.

Q11 What are the views of State and Commonwealth Public Authorities consulted in accordance with the Gateway Determination, and have they resulted in any variations to the planning proposal?

Consultation will be undertaken with relevant State and Commonwealth Public Authorities as directed by a s.56 Gateway Determination from the Department of Planning and Environment. The proposed consultation with these agencies is discussed further in Community Consultation section of the Planning Proposal in section 4.1.

4 Community Consultation

4.1 Proposed Post- Gateway Community Consultation

Council anticipates community consultation on the Planning Proposal will be undertaken following receipt of a s.56 Gateway Determination.

The Planning Proposal can be categorised as a moderate impact planning proposal. Considering the nature of the Planning Proposal Council recommends the Planning Proposal and related documentation be exhibited for at least 28 days in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulations 2000*.

Should Gateway approval be given, community consultation for this Planning Proposal is proposed as follows:

- Consult relevant state authorities including Housing NSW as required;
- Consult relevant service providers if required;
- Send notification letters to affected and surrounding land owners;
- Advertise the public exhibition of the Planning Proposal, draft DCP amendment and supporting information in the main local newspaper (i.e. the Auburn Review);
- Advertise the planning proposal's exhibition on Council's website, including electronic copies of the planning proposal, draft DCP amendment and supporting information, and any additional information requested at the Gateway Determination;
- Exhibit the Planning Proposal, draft DCP amendment and supporting studies in accordance with the Gateway Determination at Council's Administration Centre and at Auburn and Lidcombe libraries; and
- Undertake any other consultation methods deemed appropriate for the proposal.

5 Anticipated Timeline

The timeline presented in Table 7 indicates anticipated steps for completion of the Planning Proposal and submission of the final, exhibited and amended version to the Department for making and notification (gazetted) of the *Auburn LEP 2010*.

Table 7 – Proposed timelines for finalisation of the Planning Proposal

PP Actions	Jan 2014	Feb 2015	March 2015	Apr 2015	May 2015	June 2015	July 2015	Aug 2015	Sept 2015	Oct 2015	Nov 2015
Submit PP to the Department for Gateway Determination											
Gateway Determination made by the Department											
Report Gateway Determination to Council											
Consult relevant Public Authorities											
Public exhibition of PP and DCP											
Receive and evaluate submissions and revise PP											
Submit revised PP and maps to the Department to make the plan											
Finalise LEP instrument (plan) with Parliamentary Counsel											
Report draft LEP written instrument, maps for Council's adoption											
Notification of LEP amendment											

Note: Timeline excludes the preparation of the draft DCP amendment

Appendix A: Minutes and Report of CM 15 October 2014 (Item 325/14)

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323/14 **Report on Outstanding Actions from Council Decisions**
C-28-17 MW MW

RESOLVED unanimously on the motion of Cllr Lam, seconded Cllr Attie that the report be received and the information therein noted.

324/14 **Report on Completed Actions from Council Decisions**
C-28-17 MW MW

RESOLVED unanimously on the motion of Cllr Lam, seconded Cllr Attie that the report be received and the information therein noted.

325/14 **Council's Planning Investigations Into Open Space In The North Auburn Area**
PP-4/2012 MC MW

Mr R. Palmer addressed the Council on this matter.

Moved Cllr Lam, seconded Cllr Attie:

1. That the report be received and the information therein noted.
2. That Council focus its resources on the planned embellishment and improved maintenance of Auburn Park and Bardo Park and prioritise the embellishment of Bardo Park in Council's 2014/15 Operational Plan.
3. That Council proceed to prepare and submit a Planning Proposal for North Auburn area for block bound by Simpson Street, St Hilliers Road, residential land zoned south of Parramatta Road (excluding the B6 Enterprise Corridor zone) and land bound and included by Macquarie Road, Auburn to the Department of Planning and Infrastructure pursuant to section 55 of the Environmental Planning and Assessment Act 1979 to amend the Auburn Local Environmental Plan 2010 as follows:
 - (a) Rezone the land from R3 Medium Density Residential zone to R4 High Density Residential zone; and
 - (b) Amend the Height of Buildings Map to apply the standard R4 Maximum Building Height controls of 18 metres (with 20 metres on corner sites); and
 - (c) Amend the Floor Space Ratio Map to apply the standard R4 Floor Space Ratio controls of 1.7:1 (with 2.1 on corner sites).

Amendment

An amendment was moved Cllr Campbell, seconded Cllr Oueik:

1. That the report be received and the information therein noted.
2. That Council focus its resources on the planned embellishment and improved maintenance of Auburn Park and Bardo Park and prioritise the embellishment of Bardo Park in Council's 2014/15 Operational Plan.
3. That Council proceed to prepare and submit a Planning Proposal for North Auburn area for block bound by Simpson Street, St Hilliers Road, residential land zoned south of Parramatta Road (excluding the B6 Enterprise Corridor zone) and land bound and

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included by Macquarie Road, Auburn to the Department of Planning and Infrastructure pursuant to section 55 of the Environmental Planning and Assessment Act 1979 to amend the Auburn Local Environmental Plan 2010 as follows:

- (a) Rezone the land from R3 Medium Density Residential zone to R4 High Density Residential zone; and
- (b) Amend the Height of Buildings Map to apply the standard R4 Maximum Building Height controls of 18 metres (with 20 metres on corner sites); and
- (c) Amend the Floor Space Ratio Map to apply the standard R4 Floor Space Ratio controls of 1.7:1 (with 2:1 on corner sites); and
- (d) Provide a suitable bonus for the following:

i. Open Space

Increase the height of properties zoned R4 to a maximum of 25 metres and additional FSR of 0.3:1 over and above the standard R4 FSR controls in return for the adequate provision of a public open space no less than 2500m² in size. The area under the open space not exceeding 75% may be used in the provision of basement car parking for the adjoining development seeking the bonus; and

ii. Through site connection with Open Space

Additional floor space equivalent to the area forgone being dedicated being a minimum of 6 metres from the boundary to provide a suitable through site link to the proposed public open space. The connection is to provide a through block connection and located opposite the public space in the same block.

- 4. That Council supports additional open space in the North Auburn area and requires staff to include in Auburn LEP review the process for land acquisition of a size of no less than 2,500m² should the bonus scheme be not taken up.

Foreshadowed Amendment

A foreshadowed amendment was moved Cllr Simms:

- 1. That the report be received and the information therein noted.
- 2. That Council focus its resources on the planned embellishment and improved maintenance of Auburn Park and Bardo Park and prioritise the embellishment of Bardo Park in Council's 2014/15 Operational Plan.
- 3. That Council proceed to prepare and submit a Planning Proposal for North Auburn area for block bound by Simpson Street, St Hilliers Road, residential land zoned south of Parramatta Road (excluding the B6 Enterprise Corridor zone) and land bound and included by Macquarie Road, Auburn to the Department of Planning and Infrastructure pursuant to section 55 of the Environmental Planning and Assessment Act 1979 to amend the Auburn Local Environmental Plan 2010 as follows:
 - (a) Rezone the land from R3 Medium Density Residential zone to R4 High Density Residential zone; and
 - (b) Amend the Height of Buildings Map to apply the standard R4 Maximum Building Height controls of 18 metres (with 20 metres on corner sites); and
 - (c) Amend the Floor Space Ratio Map to apply the standard R4 Floor Space Ratio controls of 1.7:1 (with 2:1 on corner sites); and
- 4. That Council supports additional open space in the North Auburn area and requires staff to include in Auburn LEP review the process for land acquisition of a size of no less than 2,500m².

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The amendment was put to the vote and declared carried unanimously and became the motion.

The motion was put to the vote and declared carried.

RESOLVED unanimously on the motion of Cllr Campbell, seconded Cllr Oueik:

1. That the report be received and the information therein noted.
2. That Council focus its resources on the planned embellishment and improved maintenance of Auburn Park and Bardo Park and prioritise the embellishment of Bardo Park in Council's 2014/15 Operational Plan.
3. That Council proceed to prepare and submit a Planning Proposal for North Auburn area for block bound by Simpson Street, St Hilliers Road, residential land zoned south of Parramatta Road (excluding the B6 Enterprise Corridor zone) and land bound and included by Macquarie Road, Auburn to the Department of Planning and Infrastructure pursuant to section 55 of the Environmental Planning and Assessment Act 1979 to amend the Auburn Local Environmental Plan 2010 as follows:
 - (a) Rezone the land from R3 Medium Density Residential zone to R4 High Density Residential zone; and
 - (b) Amend the Height of Buildings Map to apply the standard R4 Maximum Building Height controls of 18 metres (with 20 metres on corner sites); and
 - (c) Amend the Floor Space Ratio Map to apply the standard R4 Floor Space Ratio controls of 1.7:1 (with 2:1 on corner sites); and
 - (d) Provide a suitable bonus for the following:
 - i. Open Space
Increase the height of properties zoned R4 to a maximum of 25 metres and additional FSR of 0.3:1 over and above the standard R4 FSR controls in return for the adequate provision of a public open space no less than 2500m² in size. The area under the open space not exceeding 75% may be used in the provision of basement car parking for the adjoining development seeking the bonus; and
 - ii. Through site connection with Open Space
Additional floor space equivalent to the area forgone being dedicated being a minimum of 6 metres from the boundary to provide a suitable through site link to the proposed public open space. The connection is to provide a through block connection and located opposite the public space in the same block.
4. That Council supports additional open space in the North Auburn area and requires staff to include in Auburn LEP review the process for land acquisition of a size of no less than 2,500m² should the bonus scheme be not taken up.

For: Councillors Oueik, Attie, Batik-Dundar, Campbell, Lam, Mehajer, Oldfield, Simms and Yang.

Against: Nil.

Notes: Voting on the above motion was by way of a division.

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325/14 Council's Planning Investigations Into Open Space In The North Auburn Area

PP-4/2012 MC · MW

LINK TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Operational Plan Code	Relationship to Community Strategic Plan	Relationship to Operational Plan
2a 2.1	Prepare land use and local centre studies	High quality urban development

SUMMARY

This report provides a summary of the planning investigations by Council staff into options for the provision of future open space within the North Auburn area.

RECOMMENDATION

1. *That the report be received and the information therein noted.*
2. *That Council focus its resources on the planned embellishment and improved maintenance of Auburn Park and Bardo Park and prioritise the embellishment of Bardo Park in Council's 2014/15 Operational Plan.*
3. *That Council proceed to prepare and submit a Planning Proposal for North Auburn area for block bound by Simpson Street, St Hilliers Road, residential land zoned south of Parramatta Road (excluding the B6 Enterprise Corridor zone) and land bound and included by Macquarie Road, Auburn to the Department of Planning and Infrastructure pursuant to section 55 of the Environmental Planning and Assessment Act 1979 to amend the Auburn Local Environmental Plan 2010 as follows:*
 - (a) Rezone the land from R3 Medium Density Residential zone to R4 High Density Residential zone; and*
 - (b) Amend the Height of Buildings Map to apply the standard R4 Maximum Building Height controls of 18 metres (with 20 metres on corner sites); and*
 - (c) Amend the Floor Space Ratio Map to apply the standard R4 Floor Space Ratio controls of 1.7:1 (with 2:1 on corner sites).*

REPORT

1. BACKGROUND

This matter has been reported to Council a number of times in 2012-13, and has been discussed at Councillor workshops in February 2013 and February 2014. In summary, in 2010 Council resolved to rezone a strip of land fronting St Hilliers Road in North Auburn from R3 Medium Density Residential to R4 High Density Residential. Further investigation by Council staff resulted in a report to Council recommending that a wider area of land zoned R3 Medium Density in the North Auburn area be rezoned to R4 High Density Residential [Item 208/12, October 2012]. The rationale for this recommendation was that the wider areas

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was predominantly characterised by 3-4 storey flat buildings (that is, effectively developed to current R4 controls). Further, a strategic approach to rezoning in the North Auburn area would be likely to minimise applications for spot rezonings.

On consideration of this matter, some Councillors expressed interest in investigating options for future open space in the North Auburn area. Council staff presented some possible options to Councillors at the Councillor Workshop in February 2013, followed by a report to Council's Planning Committee in November 2013 [Item Pla014/13] (Refer to **Attachment 1**).

The November 2013 report to Council investigated 5 possible options for future open space in the North Auburn area, and considered the advantages and disadvantages of each option. In all five cases, the disadvantages were considered to outweigh the advantages. Thus, this report recommended that Council:

1. *That Council focus its resources on the planned embellishment and improved maintenance of Auburn Park and Bardo Park.*
2. *That Council prioritise the embellishment of Bardo Park in Council's 2014/15 Operational Plan.....'*

It also recommended that Council proceed with a planning proposal to rezone certain land within North Auburn from R3 Medium Density Residential to R4 High Density Residential.

An additional report was provided to Council on 4 December 2013 [Item 394/13], which included a summary of the February 2013 Councillor workshop (refer to **Attachment 2**)

2. FURTHER INVESTIGATIONS

Council has on a number of occasions expressed an interest in trying to increase open space in this area. As noted in previous Council reports, the land in the North Auburn area is heavily strata subdivided, making acquisition of land difficult (**Attachment 1**).

However, should Council wish to consider a further possible option for acquisition for open space in the North Auburn, the following site could be investigated in more detail

15, 17, 19, 21 Simpson Street, Auburn (refer to figures 1 and 2 over page).

Figure 1 shows this site in the context of other sites that were previously investigated, and Figure 2 shows this site in the context of the existing strata subdivision pattern. This site has an area of approximately 2,200m².

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Figure 1 – Further possible option
Note: sites outlined in yellow denote sites previously investigated



Figure 2 – Strata subdivision pattern
Dark grey = more than 6 units, light grey = 6 or less units

It is also noted that Council is currently considering the possibility of creating additional open space in Northumberland Road/Station Road. Should this option proceed, it would provide another relatively accessible area of open space within walking distance of the North Auburn area.

In addition, a strategic review of Open Space will be undertaken by Council staff as part of the comprehensive review of Council's ALEP 2010. This review will follow the preparation of a draft *Residential Development Strategy* and draft *Employment Lands Strategy*, currently underway, and will make recommendations about current and future open space planning, community needs, acquisition, and disposal.

3. CONCLUSION

Notwithstanding the discussion provided in Section 2 of this report, it is recommended that Council focus its resources on the upgrade of Bardo and Auburn Parks, due to the cost of acquisition of land for open space and other constraints outlined in previous reports to Council.

ATTACHMENTS

1. Report to Council Planning Committee November 2013 [Pla014/13]
2. Report to Ordinary Council Meeting 4 December 2013 [394/13]

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ATTACHMENT 1

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To the Planning Committee Meeting

Pla014/13 Council's Planning Investigations for Open Space within North Auburn Area and Surrounds

PP-4/2012 MC EG

SUMMARY

This report outlines the planning investigations by Council officers into the acquisition of land for potential future open space within the North Auburn area. This investigation has been undertaken in response to issues raised at the February 2013 Council Meeting.

RECOMMENDATION

1. That Council focus its resources on the planned embellishment and improved maintenance of Auburn Park and Bardo Park.
2. That Council prioritise the embellishment of Bardo Park in Council's 2014/15 Operational Plan.
3. Council proceed to prepare and submit a Planning Proposal for North Auburn area for block bound by Simpson Street, St Hillier's Road, residential land zoned south of Parramatta Road (excluding the B6 Enterprise Corridor zone) and land bound and included by Macquarie Road, Auburn to the Department of Planning and Infrastructure pursuant to section 55 of the Environmental Planning and Assessment Act 1979 to amend the Auburn Local Environmental Plan 2010 as follows:
 - (a) Rezone the land from R3 Medium Density Residential zone to R4 High Density Residential zone;
 - (b) Amend the Height of Buildings Map to apply the 16m Maximum Building Height; and
 - (c) Amend the Floor Space Ratio Map to apply the 1.4:1 Floor Space Ratio.

REPORT

1.0 BACKGROUND

A summary of the progress of the draft North Auburn Planning Proposal (PP-4/2012) is provided in Table 1 below.

Table 1 - Summary to date

Date	Events
20 October 2010	Auburn City Council at its meeting of 20 October 2010 (Item 257/10), resolved to: 1. "f) Prepare a planning proposal to amend ALEP 2010 in accordance with the Environmental Planning and Assessment Act 1979 Section 54 and Department of Planning guidelines to rezone the properties fronting St Hillier's Road from Simpson Street and Dartbrook Road from Simpson to Parramatta Road excluding the existing commercial component to be consistent with the remainder of properties facing St. Hillier's Road being R4 and amend the Residential Flat buildings DCP 2010".

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Date	Events
31 October 2012 (Item 208/12)	Council considered a report at this meeting which recommended that the subject area of the North Auburn PP be expanded to include land between St Hillier's Road and Macquarie Road, Auburn, as shown in the solid (yellow) edging on Figure 1 below. The extension of the original study area (dashed white line in Figure 1) was proposed on the basis that the expanded area (solid edging, Figure 1) had similar land uses, land ownership, built form patterns and was of a similar distance from Auburn Station and Town Centre.  Figure 1 – The subject block showing the original and expanded areas (Extract of Council GIS Exposure, May 2013) At this meeting Council resolved to defer the matter to a Councilor workshop.
9 Feb 2013	The draft North Auburn PP was discussed at this Councilor workshop. It was requested that Council officers investigate potential options for the acquisition of land for new open space within the North Auburn Planning Proposal subject area.

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2.0 COUNCIL'S CURRENT STRATEGIC FRAMEWORK FOR LAND ACQUISITION AND OPEN SPACE

Council's framework for acquiring open space is set out in the Land Reservation Acquisition Maps in the Auburn local Environmental Plan 2010 (Auburn LEP 2010). These maps were informed initially by Council's Open Space Strategy versions reviewed and updated below:

- Version 1 (adopted by Council 1 July 1993);
- Version 2 (adopted by Council 2nd March 1995);
- Version 2.1 (adopted by Council 12 February 1997);
- Version 3 (Adopted by Council on 7th March 2001); and
- ongoing consultations with Council's Property Services and Park and Recreation units.

Council's funding for open space land acquisition/dedication and embellishment is currently funded via Council's Auburn Development Contributions Plan 2007 framework. This Contributions Plan did not alter previously identified open space acquisitions.

Since 1993 Council has acquired a number of properties in the North Auburn area for open space purposes in accordance with these adopted plans. These new or expanded parks include Hampstead Road Reserve and Bardo Park.

In addition, it is noted that the Council's newly adopted 2013/14 Operational Plan has the following projects identified for completion:

1. Prepare new Section 94 Developer Contributions Plan capturing the 2011 Census data; and,
2. Review and update Council's existing Open Space Strategy.

The development of these two plans concurrently will ensure Council's Open Space Planning reflects changes that have occurred (or are plan to occur) in population, residential densities and recreational needs of the LGA. These will also ensure proposed acquisitions and embellishments are appropriately coordinated and sufficiently funded.

3.0 PLANNING INVESTIGATIONS FOR OPEN SPACE

In investigating options for acquisition of potential open space, the following analysis has been undertaken:

- Analysis of surrounding existing open space; and
- Analysis of land ownership within and surrounding the subject block.

This analysis is outlined below:

3.1 Analysis of surrounding existing open space

Council has carried out an analysis of the existing local open spaces (parks) located within a 400 metre radius of the subject area.

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Figure 2 overleaf shows an aerial view of the subject area and existing surrounding open space. Auburn Park and Bardo Park are located within this 400 metre radius. Railway Park is located approximately 680 metres away from the subject area.



Figure 2 - Aerial view of the subject block and existing surrounding open space within 400m catchment
(Extract of Council GIS Exposure, July 2013)

Auburn Park, approximately 26,600m² in area is a large district open space with a range of sports and recreational facilities. Auburn Park is scheduled for an upgrade of its existing sports and recreation facilities and Council has recently completed the community consultation phase of this work. A grant application has also recently been submitted to assist to fund these required works.

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Bardo Park, approximately 1925m² in area, is located between Station Road and Bardo Lane, Auburn and currently functions as a local open space. The park was subject developed in 2000 and is well located in relation to the North Auburn Planning Proposal area but is in need of an upgrade. An upgrade of this park would improve the capacity to meet open space needs of the surrounding population.

The location of these existing open spaces is important to inform the location of future open space, particularly to avoid duplication of open space.

3.2 Analysis of land ownership

An analysis of land ownership within and immediately surrounding the subject area was undertaken with a view to identifying sites that could be viable to acquire. Lots that are strata subdivided are generally difficult to acquire because of negotiations with multiple owners and generally not considered a viable option.

Approximately 70% of the subject area and immediate surrounds south of Simpson Street are affected by strata subdivision. Figure 2 below illustrates strata subdivided land showing residential flat buildings with more than 6 units (in dark grey), and residential flat buildings with less than 6 units (light grey) below. Unshaded lots (white) are not strata subdivided.

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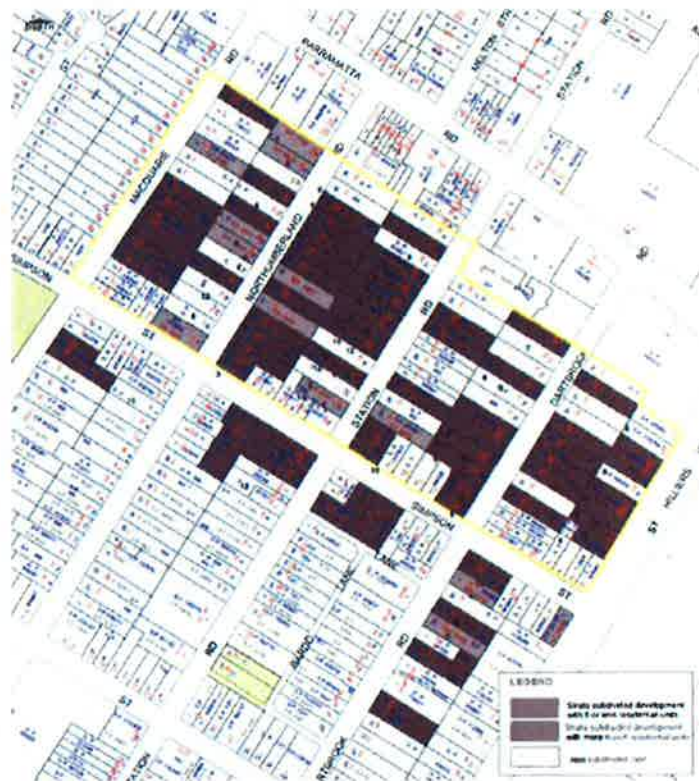


Figure 2 - Strata subdivided and non-strata subdivided land within the subject block and surrounds
(Extract of Council GIS Exposure, July 2013)

Of these lots in single ownership in Figure 2, the 5 most likely options were identified for further analysis. The location of these 5 options is shown in Figure 3 below, and the advantages and disadvantages of each option is briefly outlined in table 2.

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Figure 3 - Council's options for open space within North Auburn
(Extract of Council OIS Exposure, July 2013)

Table 2 - Advantages and disadvantages of open space options

Site area and zoning	Acquisition; Advantages	Acquisition; Constraints/Disadvantages
1. 91 and 93 Station Rd, Auburn (2 lots)		
Approx. 1,900m ² R3 Medium Density Residential	• Located further from the existing parks: Auburn Park and Bardo Park • Relatively smaller in size than Bardo Park	• Land owners have consistently expressed their interest (over the past 2 years or so) in rezoning this land, and their intention to redevelop for higher density residential. Land owners unlikely to sell/unrealistic acquisition cost • Single ownership - advantageous for private redevelopment • Not centrally located in terms of existing residential development; too close to Parramatta

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Site area and zoning	Acquisition: Advantages	Acquisition: Constraints/Disadvantages
		Road Not on Council's Land Reservation Acquisition Map
2. 77, 79, 81, 83 and 85 Station Road, Auburn (5 lots)		
Approx. 2,835m ² R3 Medium Density Residential	- More suitable for open space and is substantially larger in size than Bardo Park - Located away from busy major roads	- Land owners have consistently expressed their interest (over the past 2 years or so) in rezoning this land, and their intention to redevelop for higher density residential. Land owners unlikely to sell/unrealistic acquisition cost. - Single (family) ownership - advantageous for private redevelopment - Not on Council's Land Reservation Acquisition Maps
3. 65 - 67 and 69 Dartbrook Rd, Auburn (3 lots)		
Approx. 2,371m ² R4 High Density Residential	- Not strata subdivided (owned by Sydney Water and Land and Housing Development Corporation NSW. Includes an RFB at 65-67), however authorities may not wish to sell. - Watercourse through this site may constrain residential redevelopment potential and may result in lower acquisition cost	- Some distance from the North Auburn Planning Proposal subject area - questionable whether a small park in this location would meet the needs of existing and potential future residents in North Auburn. - Too close to Bardo Park - Stormwater canal and park/playground are not a compatible mix (potential public safety risk) - Not on Council's Land Reservation Acquisition Maps - Affected by FSR and height increases proposed for R4 under the FSR Planning Proposal (may increase development potential and thus acquisition cost)
4. 69 and 71 Northumberland Rd, Auburn (2 lots)		

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DepartmentCouncil's Planning Investigations for Open Space within North Auburn Area and Surrounds
(cont'd)

Site area and zoning	Acquisition Advantages	Acquisition Constraints/Disadvantages
Approx. 619m ² R4 High Density Residential	- Although outside the North Auburn PP precinct, relatively centrally located in terms of serving this area - Would require consolidation with adjoining site for residential redevelopment (as per Council's current ADCP 2010 controls)	- Far too small to be feasible /economical for recreational uses - Too close to Auburn Park – duplication of resources - Located at a busy intersection (Simpson St and Northumberland Rd) - Single ownership – advantageous for private redevelopment - Not on Council's Land Reservation Acquisition Maps - Affected by FSR and height increases proposed for R4 under the FSR Planning Proposal (may increase development potential and thus acquisition cost) - Operational costs would be comparatively high due to the very small size of this site.
5. 16 and 18 Simpson St, Auburn (2 lots)		
Approx. 998m ²	- Although outside the North Auburn Planning Proposal subject area, this site is relatively centrally located in terms of serving this area - Would require consolidation with adjoining site for redevelopment (as per Council's current Auburn DCP 2010)	- Too close to Bardo Park – duplication of resources - Too small to be feasible for a park, and irregular in shape – would require acquisition of additional properties to be viable as a park to be used for recreational purposes - Located along a busy road – not a desirable location for open space - Not on Council's Land Reservation Acquisition Map (Note: Council has sold 12 Simpson Street which was previously acquired for open space)

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Council's Planning Investigations Into Open Space In The North Auburn Area (cont'd)**ATTACHMENT 1**

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Site area and zoning	Acquisition Advantages	Acquisition Constraints/Disadvantages
	controls)	• Affected by FSR and height increases proposed for R4 under the FSR Planning Proposal (may increase development potential and thus acquisition cost) • High operational costs (as mentioned in option 4).

Of these options, Option 2 appears to be the best option in terms of size and location for future open space. However, the fact that the land owners have had ongoing discussions with Council officers over the past 2 or so years, consistently expressing their desire for this land to be rezoned and their intentions to redevelop, it is unlikely that this would be a feasible option for Council to acquire the land for open space.

Option 1 has the same land ownership issue as Option 2.

Option 3 is owned by 2 different authorities who may not wish to sell. It is also relatively close to Bardo Park and some distance from the area that Council is considering rezoning. In addition, the stormwater canal running through these lots would present a public safety risk if this land was to be used as public open space. For this reason, Option 3 is not considered feasible for acquisition as open space.

Options 4 and 5 are both very small in size. Option 4 is very close to Auburn Park and Option 5 is very close to Bardo Park. Neither of these options is considered feasible for a new park, due to their small size, location (duplication of existing resources), and potential high operational costs.

4.0 SUMMARY AND IMPLICATIONS

As outlined in Table 2, there are significant disadvantages identified for each of the five options identified. Of the 5 options, Option 2 is considered to be the most suitable in terms of size and location for future open space in the North Auburn area. However, the intentions of the owners (outlined in Table 2) indicate that acquisition of this site is unlikely to be feasible for Council.

Council has limited section 94 funds for acquisition of open space. As none of the 5 options identified on Council's Land Reservation Acquisition Maps for future acquisition, should Council wish to pursue one of the 5 options identified, it will be at the opportunity cost of acquisition of other open space strategically identified on Council's Land Reservation Acquisition Maps.

If created a new park would also require ongoing maintenance, which would compete with Auburn and Bardo Parks for a portion of the recreational budget.

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5.0 AUBURN PARK AND BARDO PARK

Council staff is currently in the final design phase of the redevelopment of Auburn Park. Council's draft redevelopment proposal includes a new and expanded playground, an upgraded barbeque, a mini football field and basketball court with all-weather surface and exercise equipment to improve recreational opportunities within North Auburn.

Council consulted the North Auburn community on the draft redevelopment proposal of the Auburn Park from 22 March 2013 to 12 April 2013 and conducted a Community workshop on Friday 5 April 2013 at the Auburn Centre for Community.

It is felt that these planned works at Auburn Park when completed, will greatly improve its capacity to cater for the recreational needs of existing and future residents in the North Auburn area.

Since Bardo Park was established in 2000, the site has been used heavily by local residents, despite its relative small size when compared with Auburn Park. The park continues to provide valued recreational opportunities for local residents. Bardo Park is well located in relation to the North Auburn Planning Proposal subject area. Upgrading this park would significantly increase its attractiveness, as well as its ability to meet the needs of current and future residents. Therefore, it would be desirable that it be considered for embellishment works as part of the Council's 2014/15 Operational Plan.

6.0 CONCLUSION

Analysis of the subject area found it to be predominantly strata subdivided with a few options for acquisition for public open space. A further analysis of the five most likely options found none of these options to be feasible, due to ownership, location and or size constraints.

Given the above, it is recommended that Council focus its limited resources for acquisition and maintenance of open space on the planned upgrade works at Auburn Park. It is also recommended that Bardo Park, which is relatively well located be upgraded as a priority.

Council officers are undertaking a review of Council's existing Open Space Strategy and the *Auburn Development Contributions Plan 2007* this financial year (13/14). The review of Council's Open Space Strategy would inform:

- Land to be rezoned or to be acquired/dedicated as future open space within the LGA;
- Council's *Auburn LEP 2010*, the broader strategic planning framework to review and amend open space zoning and land reservation acquisition maps; and
- Council's *Auburn Section 94 Development Contributions Plan 2007* - to review its existing development contributions plan funding to take account of land acquisitions/dedications for future open space and further continue with the embellishment of existing open space within the LGA.

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Whilst none of the five open space options identified are considered feasible for acquisition as open space, if Council did wish to pursue an option, option 2 is considered to be the preferred option in terms of size and location, notwithstanding the ownership issues identified in Table 2 of this report.

Considering the above,

- Should Council wish to proceed with the North Auburn Planning Proposal Council would like to proceed to prepare a Planning Proposal for North Auburn (PP-4/2012) to rezone land from R3 Medium Density Residential zone to R4 High Density Residential zone and increase development standards accordingly, it is recommended that this Planning Proposal apply to the whole subject area, that is the block bound by Simpson Street, St Hillier's Road, residential land zoned south of Parramatta Road (excluding the B6 Enterprise Corridor zone) and land bound and included by Macquarie Road, Auburn as reported to Council meeting of 31 October 2012 (Item 208/2012). This Council report is Attachment 1.
- It is also recommended that Council focus its resources on the planned embellishment and maintenance of Auburn Park and Bardo Park and prioritise the upgrade of Bardo Park for the financial year 14/15.

ATTACHMENTS

1. North Auburn PP (PP-4/2012) Report to Council Meeting of 31 October 2012 (Item 208/12) - T087053/2012

Appendix B: Minutes and Report of CM 31 October 2012 (Item 208/12)

AUBURN CITY COUNCIL
MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD OCTOBER 31, 2012

**206/12 Re-submitted Item - NSW Government - Exhibition of Green Paper - A
New Planning System for NSW**

T-14-08/03 AK: MW

RESOLVED unanimously on the motion of Cllr Simms, seconded Cllr Batik that the report be received and the information therein be noted.

For: Councillors Attie, Batik, Campbell, Lam, Mehajer, Oldfield, Oueik, Simms, Yang and Zraika.

Against: Nil.

Note: Voting on the above motion was by way of a division.

207/12 Submission - NSW Long Term Transport Master Plan

T-14-24 AK: EG

RESOLVED unanimously on the motion of Cllr Oueik seconded Cllr Simms:

- 1. That Council receive and note the information contained in the report and Attachment 1 on the draft NSW Long Term Transport Master Plan**
- 2. That Council forward a submission to Transport for NSW.**

208/12 Planning Proposal for North Auburn

PP-4/2012 AK: EG

Moved Cllr Oueik, seconded Cllr Mehajer that Council prepare and submit a planning proposal to rezone the block bound by St Hilliers Road, Simpson Street, Macquarie Road and Parramatta Road, Auburn (excluding land zoned B6 Enterprise Corridor) between St Hilliers Road and Macquarie Road, Auburn to the Department of Planning and Infrastructure pursuant to section 55 of the Environmental Planning and Assessment Act 1979 to amend the Auburn Local Environmental Plan 2010 as follows:

- Rezone the land from R3 Medium Density Residential zone to R4 High Density Residential zone;
- Amend the Height of Buildings Map to apply the 16m Maximum Building Height notation.
- Amend the Floor Space Ratio Map to apply the 1.4:1 Floor Space Ratio notation.

Amendment

An amendment was moved Cllr Lam, seconded Cllr Simms that further consideration of the matter be deferred to enable a Councillor workshop on the Planning Proposal.

The amendment was put to the vote and declared carried and became the motion.

For: Councillors Batik, Campbell, Lam, Oldfield, Simms and Zraika.

Against: Councillors Attie, Mehajer, Oueik and Yang.

The motion was put to the vote and declared carried.

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RESOLVED on the motion of Clr Lam, seconded Clr Simms that further consideration of the matter deferred to enable a Councillor workshop on the Planning Proposal.

For: Councillors Batik, Campbell, Lam, Oldfield, Simms and Zraika.

Against: Councillors Attie, Mehajer, Oueik and Yang.

Note: Voting on each of the above motions was by way of a division.

209/12 Adoption of Sustainable Procurement Policy 2012
S-60-05/02 EG MW

RESOLVED unanimously on the motion of Clr Oueik seconded Clr Simms that Council adopt the Sustainable Procurement Policy.

210/12 Adoption of Sustainable Fleet Policy 2012
S-60-05/02 MB EG

Moved Clr Campbell, seconded Clr Zraika

1. That Council adopt the Sustainable Fleet Policy subject to the following amendments:-
 - 4.1 – delete the words “and may incur”.
 - Add additional 4.1(d) – all new contracts and industrial agreements will be consistent with the Sustainable Fleet Policy.
2. That the matter be referred to a future Councillor workshop.

Amendment

An amendment was moved Clr Lam, seconded Clr Mehajer that Council adopt the Sustainable Fleet Policy and the matter be referred to a future Councillor workshop.

The amendment was put to the vote and declared carried and became the motion.

For: Councillors Attie, Batik, Lam, Mehajer, Oldfield, Simms, Yang and Zraika.

Against: Councillor Campbell.

The motion was put to the vote and declared carried.

RESOLVED unanimously on the motion of Clr Lam, seconded Clr Mehajer that Council adopt the Sustainable Fleet Policy and the matter be referred to a future Councillor workshop.

For: Councillors Attie, Batik, Campbell, Lam, Mehajer, Oldfield, Simms, Yang and Zraika.

Against: Nil.

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208/12 Planning Proposal for North Auburn

PP-4/2012 AK, EG

SUMMARY

Auburn City Council, at its meeting of October 20, 2010 (Item 257/10) resolved to prepare a planning proposal to rezone land from R3 Medium Density Residential zone to R4 High Density Residential zone for the block bound by St Hilliers Road, Simpson Street Dartbrook Road and Parramatta Road, Auburn (excluding the land zoned B6 Enterprise Corridor Zone).

This report responds to the above resolution and recommends that the land subject to the rezoning be extended. The planning rationale for this recommendation is detailed in this report.

RECOMMENDATION

That Council resolves to prepare and submit a planning proposal to rezone the block bound by St Hilliers Road, Simpson Street, Macquarie Road and Parramatta Road, Auburn (excluding land zoned B6 Enterprise Corridor) between St Hilliers Road and Macquarie Road, Auburn to the Department of Planning and Infrastructure pursuant to section 55 of the Environmental Planning and Assessment Act 1979 to amend the Auburn Local Environmental Plan 2010 as follows:

- (a) Rezone the land from R3 Medium Density Residential zone to R4 High Density Residential zone;*
- (b) Amend the Height of Buildings Map to apply the 16m Maximum Building Height notation;*
- (c) Amend the Floor Space Ratio Map to apply the 1.4:1 Floor Space Ratio notation.*

REPORT

1.0 PREVIOUS COUNCIL RESOLUTIONS ON THE LAND

Council at its extraordinary meeting of 12 May 2010 (Item 116B/10) resolved to:

"carry out appropriate planning analysis with a view to rezoning the properties fronting St. Hilliers Road from Simpson Street to be consistent with the remainder of properties facing St Hilliers Road being R4".

The land to which the above resolution applies is shown red in Figure 1 overleaf.

Following above, Council prepared a planning analysis for the land shown red and reported the outcome of the analysis to Council meetings of 28 September 2010 and 20 October 2010. Council at its meeting of 20 October 2010 (Item 257/10), resolved to:

1. "....."

- f) Prepare a planning proposal to amend ALEP 2010 in accordance with the Environmental Planning and Assessment Act 1979 Section 54 and*

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Department of Planning guidelines to rezone the properties fronting St Hilliers Road from Simpson Street and Dartbrook Road from Simpson to Parramatta Road excluding the existing commercial component to be consistent with the remainder of properties facing St. Hilliers Road being R4 and amend the Residential Flat buildings DCP 2010".

The land shown red and purple in Figure 1 below, is the land to which the above Council resolution of 20 October 2010 relates. This is referred to as the 'original study area' throughout this report.



Figure 1 - The 'original study area'
(Extract of Council GIS Exposure, June 2012)

2.0 RECOMMENDATION TO EXTEND THE ORIGINAL STUDY AREA

In response to Council's resolution of 20 October 2010 (Item 25/10) to prepare a planning proposal to rezone land (outlined red and purple in Figure 1 above), Council's Strategy Unit undertook preliminary planning analysis of the original study area and surrounds. This planning analysis found that the land west of the original study area (the residential blocks between the original study area and Macquarie Road, Auburn) shown yellow in Figure 2 overleaf, was very similar to the original study area. Specific observations included:

- Similar existing land use and land ownership patterns;
- Similar built form development (i.e. predominantly 3 storeyed residential flat building development); and

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- Similar distances from Auburn Railway Station and Auburn Town Centre (slightly closer than the 'original study area').

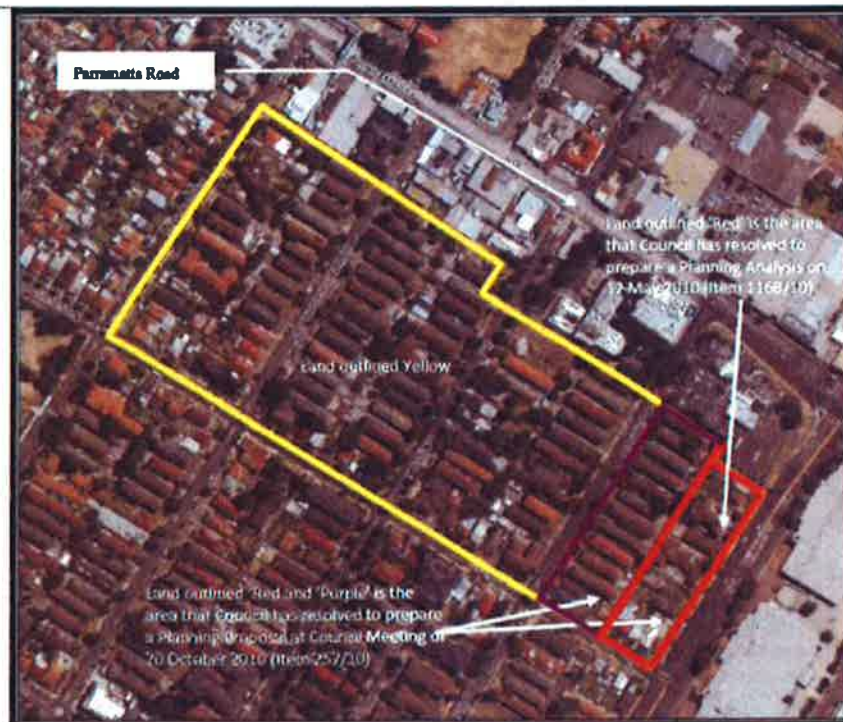


Figure 2 - The 'original study area' and the extended area
(Extract of Council GIS Exponent, June 2012)

Given the similarities, it is therefore recommended that the subject area for the planning proposal to rezone land from R3 Medium Density Residential zone to R4 High Density Residential zone under the *Auburn LEP 2010*, be extended to include these additional blocks between the original study area and Macquarie Road, Auburn. The planning rationale for this recommendation is provided in the following sections.

2.1 Planning rationale for extension of land to be rezoned R4 High Density Residential zone

It is argued that the original study area should be extended to include residential land zoned R3 Medium Density Residential zone up to Macquarie Road, Auburn shown yellow in Figure 2 above. The rationale for this is as follows:

1. Doing so will allow all of the land in this area which is zoned R3 Medium Density Residential zone to be considered strategically and comprehensively in relation to its existing and surrounding land uses, land ownership, subdivision patterns, built form and character;

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2. Including all of the extended area in the planning proposal will better reflect the predominant existing land uses (high density residential) of the site. Approximately 70% of the subject block contains 2 to 4 storey walk up style residential flat buildings and multi dwelling housing developments established since early 1960s, having existing use rights;
3. The subject block's existing *Auburn LEP 2010* R3 Medium Density Residential zoning and principal development standards (height of buildings and FSR) do not currently permit RFB development. The extension of the planning proposal to these areas will remove the restriction from those sites;
4. Inclusion of all of this land in the planning proposal is consistent with state and local planning directions. In particular, it is consistent with the *Metropolitan Plan for Sydney 2036's* – "Action B1.3 - Aim to locate 80 per cent of all new housing within the walking catchments of existing and planned centres of all sizes" (Department of Planning and Infrastructure 2010, p.65). It is also consistent with the *West Central Subregion Draft Subregional Strategy's* - "Action C2.1 Focus residential development around Centres, Town Centres, Villages and Neighbourhood Centres" (Department of Planning 2007, p.88);
5. The subject block is located within the north eastern fringe of the Auburn Town Centre's 800 metre radius, and is located approximately 630 metres (10-15 minutes walking distance) from the Auburn Railway Station, 100 - 300 metres from Parramatta Road, and is currently well serviced by public bus transport services (Veolia and Metro Bus) relative to other areas of Auburn;
6. The proposed extension of the area that the Planning Proposal applies to will not significantly change or impact upon the existing character, built form or density of the subject block. This is because approximately 70% of the block is already developed with existing RFB and multi dwelling housing development. The remaining 30% is currently developed with existing detached dwellings and dual occupancy development;
7. Rezoning of the area will increase the compatibility with the adjoining land zones to the south and north which is currently zoned R4 High Density Residential and B6 Enterprise Corridor zone under the Auburn LEP 2010; and
8. It will also create consistency of existing built form, density and character along the western side of St Hilliers Road, Auburn.

2.3 Additional description of the land

It is recommended that the planning proposal apply to the extended block bound by St Hilliers Road, Simpson Street, Macquarie Road and Parramatta Road, Auburn (excluding the B6 Enterprise Corridor zone), referred to as the 'subject block' for the remainder of this report and is outlined black in Figure 3 overleaf:

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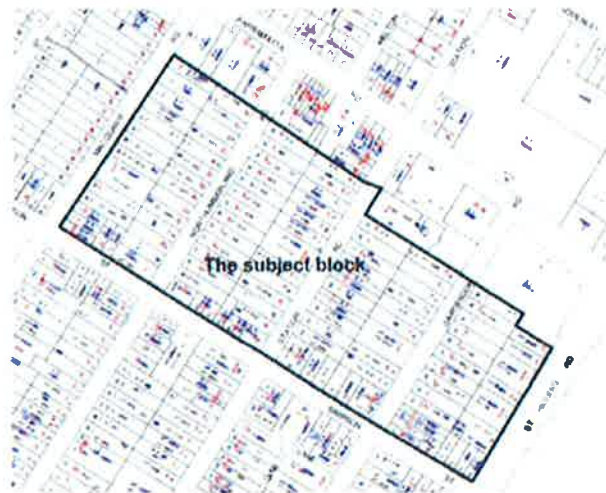


Figure 3 - The subject block
(Extract of Council GIS Exponare, June 2012)

The subject block comprises a total of 133 properties and extends over a land area of 9.5 Ha (95,000m²) in North Auburn. The block property addresses subject to this analysis are as follows:

- 82 to 100 St Hillers Road;
- 3 to 33 Simpson Street;
- 67 - 69 to 93 and 70 to 96 Station Road;
- 85 to 111 and 64 to 82 Dartbrook Road;
- 75 to 73 - 99 and 72 to 98 Northumberland Road; and
- 55A, 57, 59, 61, 63, 65-67, 69, 71, 73, 75, 77, 79, 81 and 83 Macquarie Road, Auburn.

Details relating to legal descriptions of properties, land ownership, etc is provided in **Attachment 1** of this report.

3.0 SURROUNDING LAND ZONES AND USES

The predominant land uses surrounding the subject block is residential, commercial and industrial. Figure 4 overleaf provides an aerial view of the existing land uses and their zonings surrounding the subject block.

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Figure 4 – Aerial view of the subject block and its surroundings
(Extract of Council GIS Exponare, Feb 2012)

Land located south of the subject block (outlined yellow in Figure 4 above), is currently zoned R4 High Density Residential under the *Auburn Local Environmental Plan 2010* (*Auburn LEP 2010*), and is identical in use, built form and character reflecting medium to high density residential land uses. This area is characterised by early 1960s style 2 to 4 storey walk up style residential flat building developments and old styled and recently built 2 storey multi dwelling housing developments.

Land adjoining the west of the subject block, is currently zoned R2 Low Density Residential under the *Auburn LEP 2010* and is characterised by a mix of old and new 1 to 2 storey detached dwellings and dual occupancies. The western interface on Macquarie Road represents the boundary between the subject block and the existing low and high density residential zoned areas; a built form context which has been established for several decades since 1960s (Refer Attachment 2 – Block and context photos of this report).

The land located east of the subject block from St Hilliers Road, is currently zoned B6 Enterprise Corridor and IN1 General Industrial zones under the *Auburn LEP 2010*. This land currently occupy a series of 2 to 2.5 storey large floor plate partly commercial and industrial development and are currently used for a range of commercial and general industrial uses. Due to the substantial width of St Hilliers Road, the existing built form, density, overshadowing impacts of the existing high and medium density built forms on either side are considered as minimal.

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Land adjoining immediately to the north of the subject block is currently zoned B6 Enterprise Corridor zone under *Auburn LEP 2010*. These lands currently occupy a series of 1 to 4 storey employment land uses partly commercial such as business, office, and light industrial uses facing Parramatta Road, Auburn (Refer Attachment 2 - Context photos of this report).

3.2 AUBURN LEP 2010 ZONING AND OTHER PROVISIONS

3.2.1 Zoning

The subject block is currently zoned R3 Medium Density Residential under the *Auburn LEP 2010* as per Figure 5 below.



Figure 5 – *Auburn LEP 2010* land zoning for the subject block
(Extract of Council GIS Exponare, August 2012)

The *Auburn LEP 2010* currently prohibits residential flat buildings within this zone and permits attached dwellings, boarding houses, dual occupancies, detached dwellings, group homes and multi dwelling housing developments.

3.2.2 Other provisions

The subject block is affected by the principal development standards below:

<i>Auburn LEP 2010</i> Provision	<i>Auburn LEP 2010</i> Development Standards
Floor Space Ratio (FSR)	0.75:1
Height of Buildings (HoB)	9 metres

(Source: *Auburn LEP 2010*, August 2012)

3.3 HISTORIC PLANNING CONTROLS

3.3.1 Auburn Local Environmental Plan 2000 (*Auburn LEP 2000*)

The subject block outlined yellow in Figure 6 overleaf, was previously zoned as 2(b) Residential (Medium Density) under the former repealed *Auburn Local Environmental Plan*

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2000 (*Auburn LEP 2000*). The former land zoning prohibited Residential Flat Buildings as a permissible use.



Figure 6- Auburn LEP 2000 zoning for the subject block
(Extract of Council GIS Exponare, June 2012)

3.3.2 Auburn Planning Scheme Ordinance 1970 (APSO 1970)

Under the repealed *Auburn Planning Scheme Ordinance 1970* the planning instrument which existed prior to the *Auburn LEP 2000*, the subject block was zoned 2 'c' Residential and Residential Flat Buildings were permissible as a land use with development consent.

Given the evidence of existing residential flat buildings currently occupying the subject block (as per Attachment 1), and above land zoning evidence it is clear that the subject block's Residential Flat Building developments were originally built around in the early 1960 -1970s.

4.0 CONCLUSION

It is recommended that a Planning Proposal be prepared to rezone the entire subject block bound by St Hilliers Road, Simpson Street, Macquarie Road and Parramatta Road, Auburn (excluding the B6 Enterprise Corridor zone) from R3 Medium Density Residential zone to R4 High Density Residential zone in a future amendment to the *Auburn LEP 2010*.

This will enable Council to:

- Apply an appropriate zoning which is consistent with its predominant existing land uses that have existed since the early 1960s;
- apply a land zoning that is consistent with its surroundings, character, built form and density;
- apply a land zoning that is consistent with local and state planning strategies;
- prevent the occurrence of a series of different small planning proposals lodged for the same subject block to rezone the land from R3 Medium Density Residential to R4 High Density Residential zone under the *Auburn LEP 2010* in an ad-hoc and piecemeal way.

5.0 LINK TO COUNCIL'S ANNUAL OPERATIONAL PLAN

This report relates to Action "2a2.3 Prepare and Assess Planning Proposals" in 2012/2013 Annual Operational Plan.

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ATTACHMENTS (to be circulated to Councillors under separate cover)

1. Legal descriptions, land ownership and existing land uses – T071555/2012
2. Context and block photos - T071581/2012

Appendix C: Site Details

No.	ADDRESS	LOT / DP	EXISTING LAND USES	LOT SIZE (m ²)
St Hilliers Road				
1	100 St Hilliers Road	Lot 11 DP 655964	Contains a single storey weather board dwelling	726.7
2	98 St Hilliers Road	Lot 1 DP 1135754	Contains a single storey weather board and brick dwelling	722
3	94-96 St Hilliers Road	Lot 1 DP 558392 (SP 6707)	Contains a 4 storey light brown brick residential flat building with ground floor car parking (15 Units)	1440
4	92 St Hilliers Road	Lot 15 DP 668904	Contains a 2 storey dark red brick residential flat building with car parking on site (8 Units)	739
5	86-90 St Hilliers Road	Lot 4 DP 564083 (SP 7681)	Contains a 2 storey dark red brick residential flat building with car parking on site (14 Units)	1558
6	82 St Hilliers Road	Lot 1 DP 596933 (SP 10773)	Contains a 3 storey light and dark brown brick residential flat building with ground floor parking (10 Units)	1221
Simpson Street				
7	3 Simpson Street	Lot 11 DP 804244	Contains a single storey weather board dwelling	452.5
8	5 Simpson Street	Lot 3 DP 113928	Contains a single storey weather board dwelling	430
9	7 Simpson Street	Lot 2 DP 113928	Contains a single storey weather board dwelling	430
10	9 Simpson Street	Lot 1 DP 113928, Lot 1 DP 945656	Contains a single storey weather board dwelling	630
11	9A Simpson Street	Lot 3 DP 377827	Contains a single storey weather board dwelling	430

No.	ADDRESS	LOT / DP	EXISTING LAND USES	LOT SIZE (m ²)
12	11-13 Simpson Street	Pt Lot 21 Sec 3 DP 995, Pt Lot 20 Sec 3 DP 995 (SP 8279)	Contains a 2 storey light and dark brown brick residential flat building with car parking on site (9 units)	1099
13	15 Simpson Street	Lot 3 DP 984226	Currently contains a single storey weather board dwelling	565
14	17 Simpson Street	Lot 2 DP 984226	Currently contains a single storey weather board dwelling	549
15	19 Simpson Street	Lot 1 DP 984226	Currently contains a single storey weather board dwelling	560
16	21 Simpson Street	Lot C DP 347833	Currently contains a single storey dark red brick dwelling	547
17	25A Simpson Street	Lot 1 DP 201033, Lot B DP 393317	Currently contains a single storey dark red brick dwelling	448
18	25 Simpson Street	Lot A DP 393317	Currently contains a single storey weatherboard dwelling	437
19	27 Simpson Street	Lot C DP 313861	Contains a single storey weatherboard dwelling	305
20	29 Simpson Street	Lot B DP 313861	Contains a single storey weatherboard dwelling	325
21	31 Simpson Street	Lot 1 DP 973301	Contains a single storey weatherboard dwelling	431
22	33 Simpson Street	Lot 1 DP 939281	Contains a single storey weatherboard dwelling	429
	Station Road			
23	67-69 Station Road	Lots A and B DP 347833 (SP 8278)	Contains a 2.5 storey white and brown brick residential flat building development (10 units)	1077
24	71 Station Road	Lot 241 DP 872461 (SP 55832)	Contains a 3 storey light brick residential flat building development (6 units)	942

No.	ADDRESS	LOT / DP	EXISTING LAND USES	LOT SIZE (m ²)
25	73 Station Road	Lot 25 Sec 3 DP 995	Contains a recently built light brick 2.5 storey multi dwelling housing development (7 units)	929
26	75 Station Road	Lot 26 Sec 3 DP 995 (SP 12426)	Contains older style 2 storey dark red brick residential flat building development (8 units)	929
27	77 Station Road	Lot 2 DP 399941	Contains a single storey cement rendered brick dwelling	558
28	79 Station Road	Lot 1 DP 399941	Currently contains a single storey brick dwelling	722
29	81 Station Road	Lot 28 Sec 3 DP 995	Currently contains a single storey weather board dwelling	1440
30	83 Station Road	Lot 1 DP 502468	Currently contains a single storey weather board dwelling	515
31	85 Station Road	Lot 2 DP 502468	Contains a old style single storey weatherboard dwelling	458
32	87 Station Road	Lot 30 Sec 3 DP 995 (SP 5976)	Contains a 2 storey dark brick RFB Building development (8 Units)	938

No.	ADDRESS	LOT / DP	EXISTING LAND USES	LOT SIZE (m ²)
33	89 Station Road	Lot 31 Sec 3 DP 995 (SP 68854)	Contains a recently built light brick 3 storey RFB development with semi basement car parking 8 units)	914
34	91 Station Road	Lot 32 Sec 3 DP 995	Contains an older style single storey weatherboard dwelling	978
35	93 Station Road	Lot 33 Sec 3 DP 995	The site is currently vacant and does not contain any existing buildings.	987
36	96 Station Road	Lot 9 Sec 2 DP 995	Contains an older style single storey dark brick dwelling	893
37	94 Station Road	Lot 10 Sec 2 DP 995 (SP12607)	Contains a light colour cement rendered 2.5 storey RFB development with on-site car parking (8 units)	919
38	92 Station Road	Lot 11 DP 653621	Contains a dark red brick 3 storey RFB development with ground level car parking (7 units)	953
39	90 Station Road	Lot 12 DP 1001448 (SP 58627)	Contains a dark red brick 3 storey RFB development with ground level car parking (8 units)	940
40	88 Station Road	Lot 130 DP 880182 (SP 57868)	Contains a dark red brick 3 storey RFB development with ground level car parking (8 Units)	883
41	86 Station Road	Lot 2 DP 571573 (SP 33904)	Contains a white brick 2 storey RFB development with ground level car parking (8 Units)	893
42	82-84 Station Road	Lot 100 DP 614008 (SP 18179)	Contains a light and dark brown brick 3 storey RFB development with ground level car parking (12 Units)	1944

No.	ADDRESS	LOT / DP	EXISTING LAND USES	LOT SIZE (m ²)
43	80 Station Road	Lot 17 Sec 2 DP 995 (SP 15675)	Contains a dark red brick 4 storey RFB development with ground level car parking (12 Units)	973
44	78 Station Road	Lot 18 Sec 2 DP 995	Contains a light orange brick 2 storey RFB development with on-site car parking (8 Units)	1014
45	76 Station Road	Lot 19 Sec 2 DP 995 (SP 40839)	Contains a dark red brick 2.5 storey RFB development with ground level car parking (8 Units)	967
46	74 Station Road	Lot 20 Sec 2 DP 995	Contains a dark red brick 3 storey RFB development with onsite car parking (6 Units)	931
47	72 Station Road	Pt Lot 21 Sec 2 DP 995 (SP 45441)	Contains a light brick 3 storey RFB development with ground floor car parking (6 Units)	742
48	70 Station Road	Lot 22 DP 650972	Contains a single storey brick dwelling with on-site car parking	549
	Dartbrook Road			
49	85 Dartbrook Road	Lot 2 DP 377827	Contains a single storey cement rendered dwelling with onsite car parking	393
50	87 Dartbrook Road	Lot 1 DP 377827	Contains a single storey dark brick dwelling with onsite car parking	396
51	91 Dartbrook Road	Lot 23 DP 651565, Lot 1 DP 980542	Contains a light brick 2.5 storey RFB development with onsite car parking (8 Units)	973
52	93 Dartbrook Road	Lot 24 Sec 4 DP 995 (SP 11926)	Contains a light brick 2 storey RFB development with onsite car parking (8 Units)	902

No.	ADDRESS	LOT / DP	EXISTING LAND USES	LOT SIZE (m ²)
53	95 Dartbrook Road	Lot 25 Sec 4 DP 995	Contains a light brick 2 storey RFB development with onsite car parking (6 Units)	949
54	97 Dartbrook Road	Lot 26 Sec 4 DP 995 (SP 10468)	Contains a light brick 3 storey RFB development with onsite car parking (8 Units)	925
55	99 and 99A Dartbrook Road	Lot 2 DP 565118 and Lot 1 DP 565118 (SP 17098)	Contains a light brick 2 storey RFB development with onsite car parking (8 Units)	931
56	101 Dartbrook Road	Lot 28 Sec 4 DP 995 (SP 18939)	Contains a light and dark brick 2 storey RFB development with onsite car parking (8 Units)	935
57	103 Dartbrook Road	Lot 29 Sec 4 DP 995 (SP 7634)	Contains a light and dark brick 2 storey RFB development with onsite car parking (8 Units)	967
58	105 Dartbrook Road	Lot 30 Sec 4 DP 995	Contains a light brick 2 storey RFB development with onsite car parking (8 Units)	924
59	107 Dartbrook Road	Lot 31 Sec 4 DP 995	Contains a dark brick 2 storey RFB development with onsite car parking (8 Units)	938
60	109 Dartbrook Road	Lot 32 Sec 4 DP 995 (SP 6706)	Contains a dark brick 2.5 storey RFB development with onsite car parking (8 Units)	946

No.	ADDRESS	LOT / DP	EXISTING LAND USES	LOT SIZE (m ²)
61	111 Dartbrook Road	Lot 33 Sec 4 DP 995	Contains a dark brick 2.5 storey RFB development with onsite car parking (6 Units)	915
62	64 Dartbrook Road	Lot 19 Sec 3 DP 995 (SP 15758)	Contains a light brick 2.5 storey RFB development with onsite car parking (8 Units)	955
63	66 Dartbrook Road	Lot 18 Sec 3 DP 995 (SP 3533)	Contains a dark brick 3 storey RFB development with onsite car parking (12 Units)	924
64	68-70 Dartbrook Road	Lot 1 DP 631803 (SP 46245)	Contains a light brick 3 storey RFB development with onsite car parking (12 Units)	1824
65	72 Dartbrook Road	Lot 15 Sec 3 DP 995	Contains a light brick 2.5 storey RFB development with ground floor car parking (6 Units)	952
66	74 Dartbrook Road	Lot 14 Sec 3 DP 995	Contains a light brick 3 storey RFB development with ground floor car parking (7 Units)	944
67	76 Dartbrook Road	Lot 13 Sec 3 DP 995 (SP 19333)	Contains a dark brick 3 storey RFB development with ground floor car parking (8 Units)	967
68	78 Dartbrook Road	Lot 12 Sec 3 DP 995	Contains a dark brick 3 storey RFB development with ground floor car parking (8 Units)	929
69	80 Dartbrook Road	Lot 11 Sec 3 DP 995	Contains a dark brick 3 storey RFB development with ground floor car parking (8 Units)	945
70	82 Dartbrook Road	Lot 10 Sec 3 DP 995 (SP 10409)	Contains a light brick 2 storey RFB development with ground floor car parking (7 Units)	951

No.	ADDRESS	LOT / DP	EXISTING LAND USES	LOT SIZE (m ²)
	Macquarie Road			
71	55A Macquarie Road	Lot 1 DP 547192	Contains a single storey brick and weatherboard dwelling with car parking	425
72	57 Macquarie Road	Lot 1 DP 165859, Lot 1 DP 938423	Contains a single storey weatherboard dwelling with car parking	483
73	59 Macquarie Road	Lot 2 DP 650849	Contains a single storey weatherboard dwelling with car parking	476
74	61 Macquarie Road	Lot 24 Sec 1 DP 995 (SP 10306)	Contains a 2 storey residential flat building development with onsite car parking (8 Units)	968
75	63 Macquarie Road	SP 83963	Contains a 2 storey residential flat building development with onsite car parking (12 Units)	951
76	65-67 Macquarie Road	Lot 1 DP 836867 (SP 47827)	Contains a 3 storey residential flat building development with onsite car parking (12 Units)	1906
77	69 Macquarie Road	Lot 28 Sec 1 DP 995 (SP 39736)	Contains a 3 storey residential flat building development with onsite car parking (7 Units)	926
78	71 Macquarie Road	Lot 29 Sec 1 DP 995 (SP 61478)	Contains a 2.5 storey residential flat building development with onsite car parking (8 Units)	941
79	73 Macquarie Road	Lot 30 Sec 1 DP 995	Contains a 3 storey residential flat building development with onsite car parking (12 Units)	906
80	75 Macquarie Road	Lot 31 Sec 1 DP 995	Contains a single storey dwelling with onsite car parking	924
81	77 Macquarie Road	Lot 1 DP 867271 (SP 55833)	Contains a recently built 3 storey multi dwelling housing development with onsite car parking (6 Units)	839

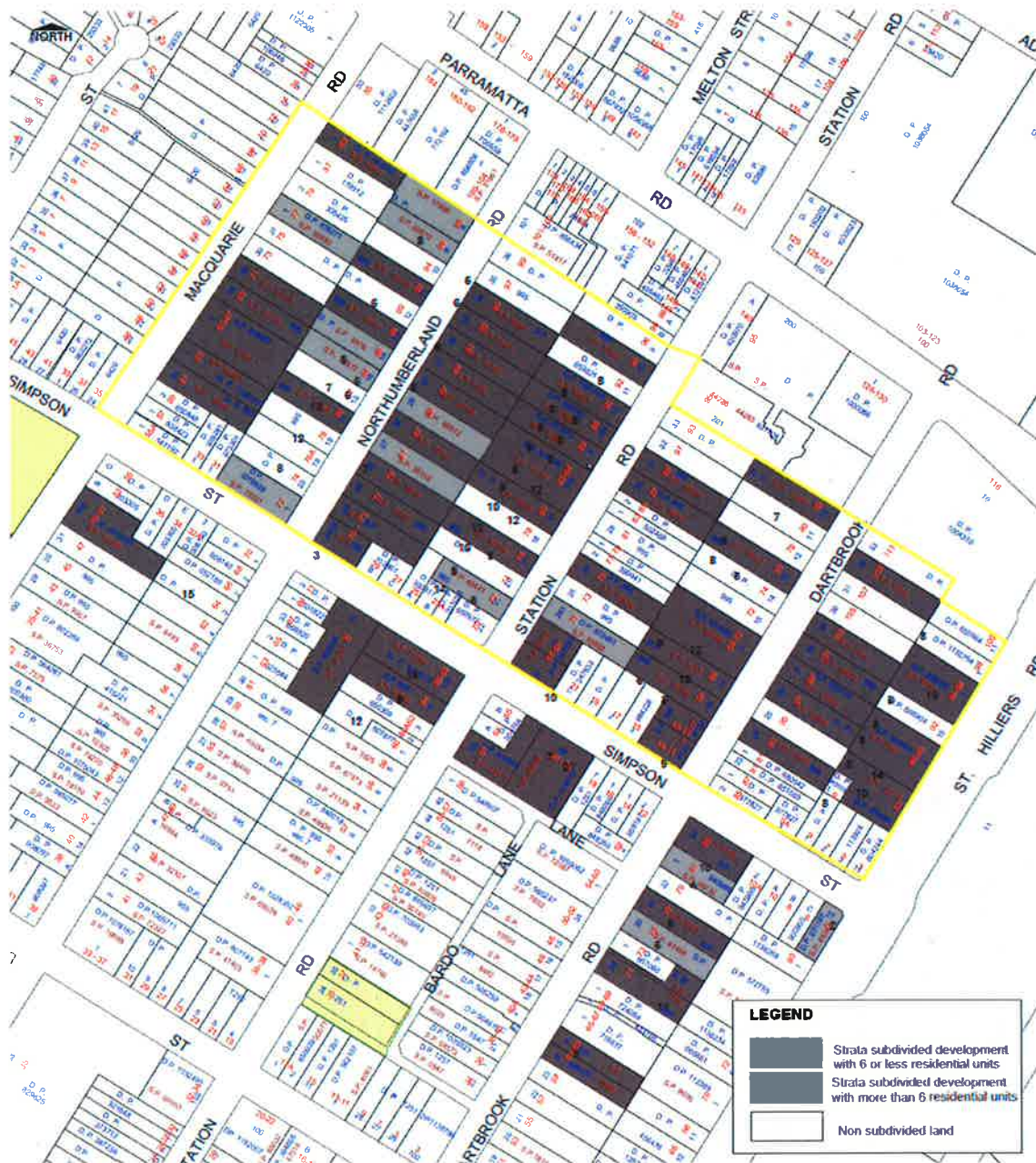
No.	ADDRESS	LOT / DP	EXISTING LAND USES	LOT SIZE (m ²)
82	79 Macquarie Road	Lot 2 DP 305425	Contains a single storey brick dwelling	1049
83	81 Macquarie Road	Lot 1 DP 179912	Contains a single storey brick dwelling	1154
84	83 Macquarie Road	Lot 1 DP 193352 (SP 40517)	Contains a two storey residential building with on-site parking (8 Units)	824
	Northumberland Road			
85	72 Northumberland Road	Lot 1 DP 1076828 (SP 73321)	Contains a three storey brick residential building with ground floor parking (3 units)	1047
86	74 Northumberland Road	Lot 20 Sec 1 DP 995	Contains a single storey brick dwelling with onsite parking	742
87	76A Northumberland Road	Pt Lot 19 Sec 1 DP 995	Contains a single storey brick dwelling with onsite parking	763
88	78 Northumberland Road	Lot 18 Sec 1 DP 995	Contains a single storey brick dwelling with onsite parking	762
89	80 Northumberland Road	Lot 17 Sec 1 DP 995 (SP 20895)	Contains a dark red brick two storey residential flat building with onsite car parking (7 Units)	771
90	82 Northumberland Road	Lot 16 Sec 1 DP 995	Contains a light brown brick two storey residential flat building with onsite car parking (8 Units)	771

No.	ADDRESS	LOT / DP	EXISTING LAND USES	LOT SIZE (m ²)
91	84 Northumberland Road	Lot 15 Sec 1 DP 995 (SP 33572)	Contains a light brown brick two storey residential flat building with onsite car parking (6 Units)	764
92	86 Northumberland Road	Lot 14 Sec 1 DP 995 (SP 8816)	Contains a two storey brick residential flat building with onsite car parking (6 Units)	771
93	88 Northumberland Road	Lot 13 Sec 1 DP 995 (SP 19457)	Contains a three storey brick residential flat building with onsite car parking (8 Units)	746
94	90 Northumberland Road	Lot 12 Sec 1 DP 995	Contains a two storey brick residential flat building with onsite car parking	785
95	92 Northumberland Road	Lot 11 Sec 1 DP 995 (SP 33079)	Contains brick two storey residential flat building with onsite car parking (8 Units)	757
96	94 Northumberland Road	Lot 10 Sec 1 DP 995	Contains a two storey brick residential flat building with onsite car parking	775
97	96 Northumberland Road	Lot 9 Sec 1 DP 995 (SP 62670)	Contains a two storey cement rendered residential flat building with onsite car parking (6 Units)	747

No.	ADDRESS	LOT / DP	EXISTING LAND USES	LOT SIZE (m ²)
98	98 Northumberland Road	Lot 8 Sec 1 DP 995 (SP 17908)	Contains a two storey brick residential flat building with onsite car parking (6 Units)	956
99	73-75 Northumberland Road	Pt Lot 23 Sec 2 DP 955 & Lot 24 Sec 2 DP 955 (SP 8374)	Contains a two and three storey brick residential flat building with onsite car parking (14 Units)	1545
100	77 Northumberland Road	Lot 25 Sec 2 DP 995 (SP 32801)	Contains a two storey brick residential flat building with onsite car parking (8 Units)	935
101	79 Northumberland Road	Lot 26 Sec 2 DP 995 (SP 3918)	Contains a two storey brick residential flat building with onsite car parking (10 Units)	928
102	81 Northumberland Road	Lot 27 Sec 2 DP 995 (SP 35153)	Contains a three storey brick residential flat building with onsite car parking (12 Units)	936
103	83 Northumberland Road	Lot 28 Sec 2 DP 995 (SP 3230)	Contains a dark brick two storey residential flat building with onsite car parking (10 Units)	931
104	85 Northumberland Road	Lot 29 Sec 2 DP 995 (SP 60512)	Contains a two storey brick residential flat building with onsite car parking (6 Units)	936

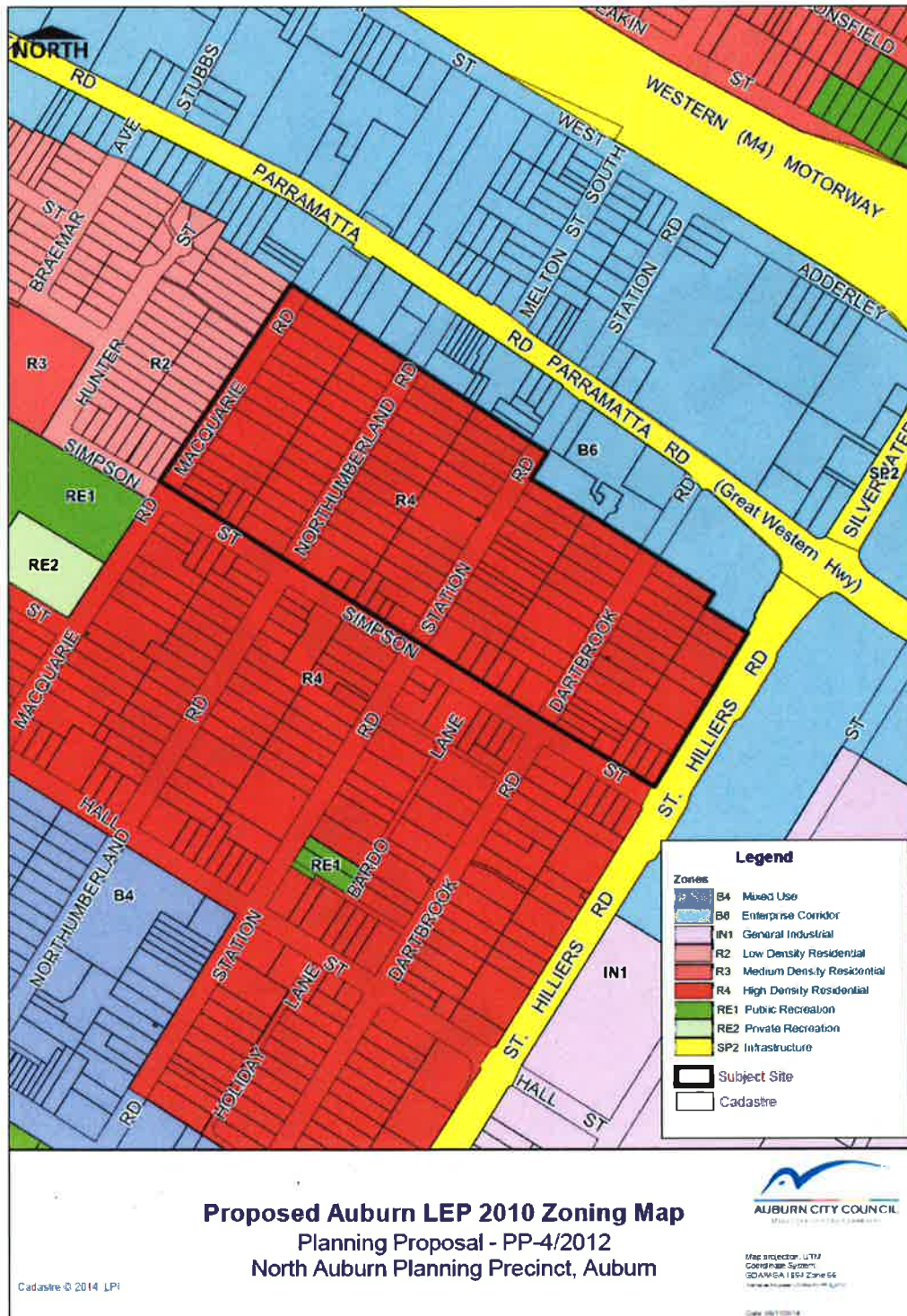
No.	ADDRESS	LOT / DP	EXISTING LAND USES	LOT SIZE (m ²)
105	87 Northumberland Road	Lot 30 Sec 2 DP 995 (SP 22395)	Contains a two storey brick residential flat building with onsite car parking (8 Units)	936
106	89 Northumberland Road	Lot 31 Sec 2 DP 995 (SP 8185)	Contains a two storey brick residential flat building with onsite car parking (8 Units)	950
107	91 Northumberland Road	Lot 32 Sec 2 DP 995 (SP 19765)	Contains a two storey brick residential flat building with onsite car parking (8 Units)	918
108	93 Northumberland Road	Lot 33 Sec 2 DP 995 (SP 16479)	Contains a two storey brick residential flat building with onsite car parking	927
109	95 Northumberland Road	Lot 34 Sec 2 DP 995 (SP 9587)	Contains a two storey brick residential flat building with onsite car parking (8 Units)	919
110	97 Northumberland Road	Lot 35 Sec 2 DP 995	Contains a two storey brick residential flat building with onsite car parking	952
111	99 Northumberland Road	Lot 36 Sec 2 DP 995	Contains a single storey brick dwelling with on-site car parking	1019

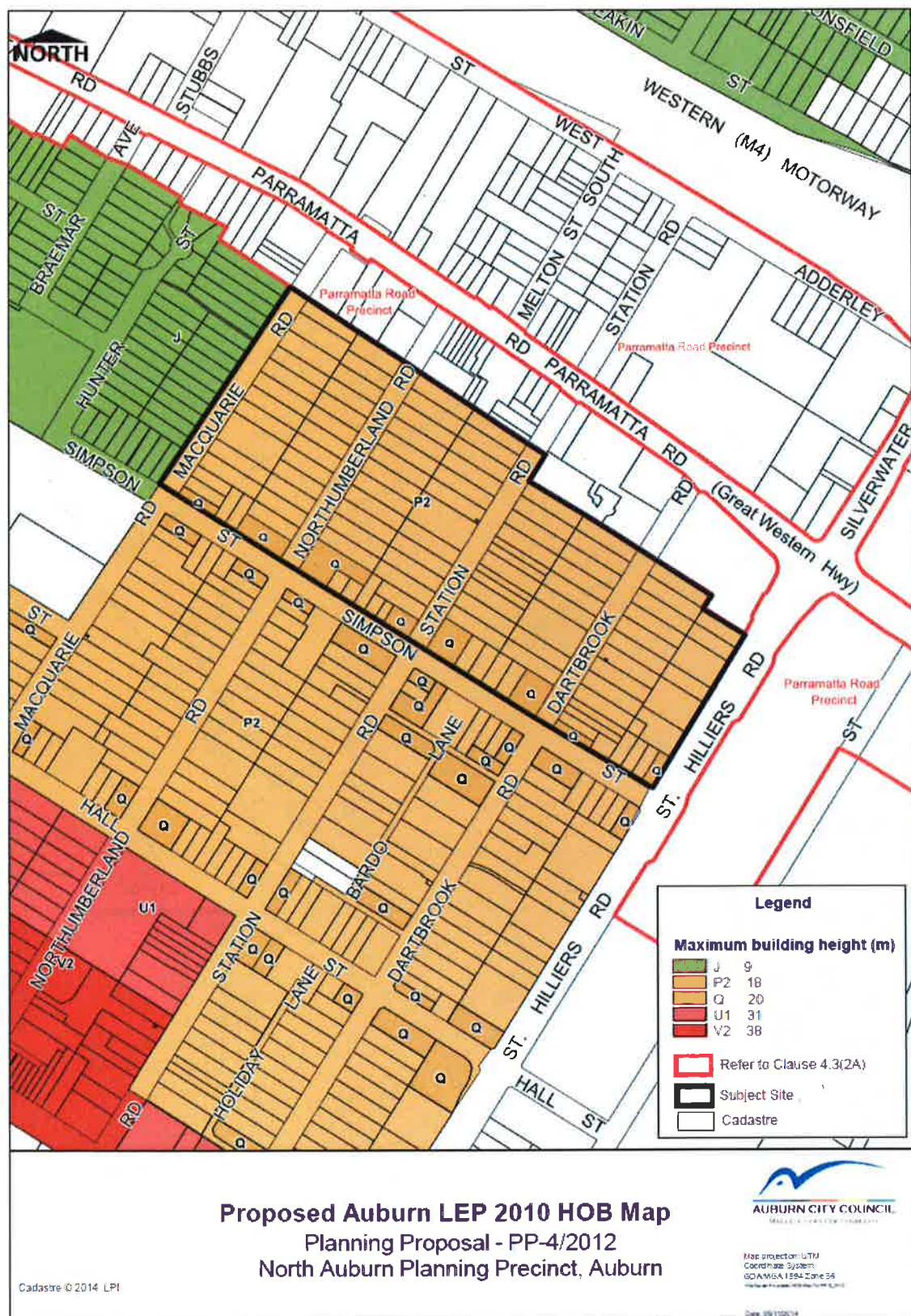
Appendix D: Site's strata subdivided lots

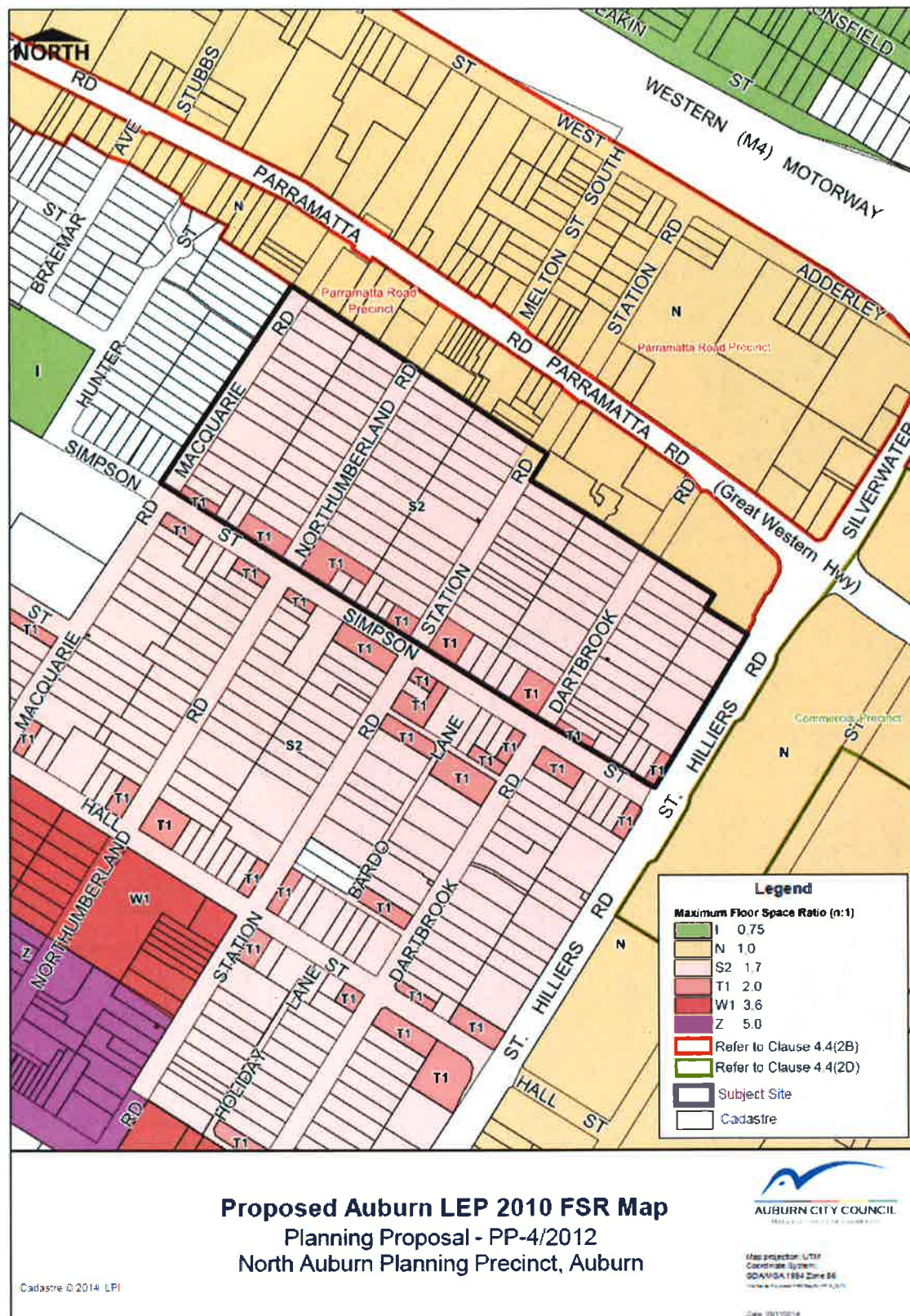


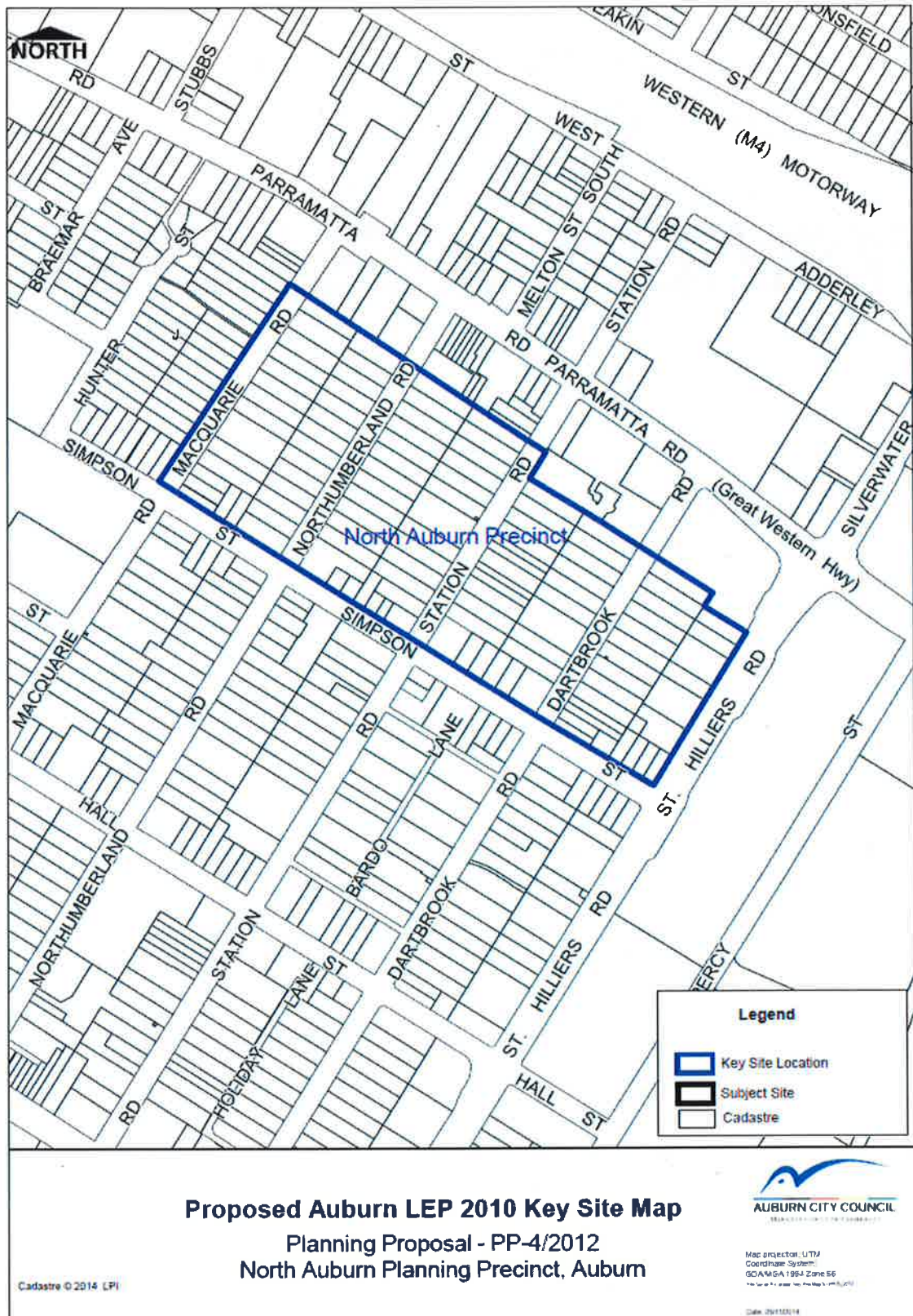
Strata subdivided and non-strata subdivided properties of the site and its immediate surrounds
(Extract of Council GIS Exponare, July 2013)

Appendix E: Proposed Auburn LEP 2010 maps









Appendix F: Consistency with Strategic Policy Framework

State Environmental Planning Policies (SEPPs)

No.	Title	Summary	PP application's consistency with the SEPP
1	Development Standards	Aims to provide flexibility in the application of planning controls where strict compliance of development standards would be unreasonable, unnecessary or hinder the attainment of specified objectives of the Act.	Does not apply to Auburn LGA. SEPP repealed by <i>Auburn LEP 2010</i> (clause 1.9)
14	Coastal Wetlands	Aims to ensure the State's coastal wetlands are preserved and protected.	Does not apply to Auburn LGA. Applies to specified land under the National Parks & Wildlife Act, the Tomago Aluminium Smelter (Newcastle) and land to which SEPP 26 applies.
15	Rural Landsharing Communities	Aims to facilitate the development of rural landsharing communities committed to environmentally sensitive and sustainable land use practices.	Does not apply to Auburn LGA.
19	Bushland in Urban Areas	Aims to protect bushland within urban areas. Specific attention to bushland, remnant and endangered vegetation and bushland zoned or reserved for public open space.	Applies to State The subject site affected by the application is not affected by bush land. Consistent
21	Caravan Parks	Aims to facilitate the proper management and development of land used for caravan parks catering to the provision of accommodation to short and long term residents.	Applies to State except land to which SEPP (Western Sydney Parklands) applies. Consistent
26	Littoral Rainforests	Aims to protect littoral rainforests from development.	Does not apply to Auburn LGA

No.	Title	Summary	PP application's consistency with the SEPP
29	Western Sydney Recreation Area	Aims to enable the carrying out of development for recreational, sporting and cultural purposes within the Western Sydney Recreation Area	Does not apply to Auburn LGA (Applies to land within Western Sydney Parklands - Eastern Creek, Prospect, Horsley Park and Hoxton Park)
30	Intensive Agriculture	Establishes the requirement for development consent and additional requirements for cattle feedlots and piggeries.	Applies to State Consistent
32	Urban Consolidation	Aims to facilitate surplus urban land redevelopment for multi-unit housing and related development in a timely manner.	Applies to State Applies to all urban land, except Western Sydney Parklands under that SEPP Consistent
33	Hazardous and Offensive Development	Aims to provide additional support and requirements for hazardous and offensive development	Applies to State Consistent
36	Manufactured Home Estates	Aims to facilitate the establishment of manufactured home estates as a contemporary form of residential housing.	Does not apply to Auburn LGA Applies to land outside the Sydney Region.
39	Spit Island Bird Habitat	Aims to enable development for the purposes of creating and protecting bird habitat.	Does not apply to Auburn LGA Applies to land comprising Spit Island, Towra Point and Kurnell
44	Koala Habitat Protection	Aims to encourage proper conservation and management of areas of natural vegetation that provide habitat for koalas	Does not apply to the Auburn LGA Auburn LGA not listed in Schedule 1
47	Moore Park Showground	Aims to enable redevelopment of Moore Park Showground consistent with its status as being of State and regional planning importance.	Does not apply to the Auburn LGA
50	Canal Estate Development	Prohibits canal estate development	Applies to State, except Penrith Lakes Consistent

No.	Title	Summary	PP application's consistency with the SEPP
52	Farm Dams and other works in land management areas	Requires environmental assessment under Part 4 of the EPA for artificial water bodies carried out under farm plans that implement land and water management plans.	Does not apply to the Auburn LGA
55	Remediation of Land	Provides a State wide planning approach for the remediation of contaminated land.	Applies to State Consistent The site to which the Planning Proposal is currently used for residential purposes. Any subsequent DAs on the site would need to address any contamination issues at that stage.
59	Central Western Sydney Regional Open Space and Residential	Aims to provide for residential development on suitable land as identified in the Policy to assist in accommodating the projected population growth of Western Sydney	Does not apply to the Auburn LGA Applies to land identified as Regional Open Space Zone and Residential Zone within the Western Sydney Parklands
62	Sustainable Aquaculture	Aims to encourage and regulate sustainable aquaculture development	Applies to State Consistent
64	Advertising and Signage	Aims to regulate signage (but not content) and ensure signage is compatible with desired amenity and visual character of the area.	Applies to State Consistent
65	Design Quality of Residential Flat Development	Aims to improve the design qualities of residential flat building development in New South Wales.	Applies to State, except Kosciusko SEPP area Consistent The proposed controls, which would work in conjunction with Council's DCP framework, would be consistent with SEPP 65. Any subsequent DAs on the site would need to comply with the SEPP.

No.	Title	Summary	PP application's consistency with the SEPP
70	Affordable Housing (Revised Schemes)	Aims to insert affordable housing provisions into EPIs and to address expiry of savings made by EP&A Amendment (Affordable Housing) Act 2000.	Does not apply to Auburn LGA Applies to land within the Greater Metropolitan Region. Specifically mentions Ultimo/Pymont precinct, City of Willoughby and Green Square.
71	Coastal Protection	Aims to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast.	Does not apply to Auburn LGA Applies to land within the coastal zone, as per maps of SEPP.
	Penrith Lakes Scheme 1989	Aims to provide a development control process establishing environmental and technical matters which must be taken into account in implementing the Penrith Lakes Scheme in order to protect the environment.	Does not apply to Auburn LGA
	Housing for Seniors or People with a Disability 2004	Aims to encourage the provision of housing to meet the needs of seniors or people with a disability.	Applies to State To be considered at DA stage if required. Consistent
	Building Sustainability Index: BASIX 2004	Aims to ensure consistency in the implementation of the BASIX scheme throughout the State	Applies to State To be considered at DA stage if required. Consistent
	Kurnell Peninsula 1989		Does not apply to Auburn LGA Applies to the land within Sutherland Shire known as Kurnell Peninsula. Excludes some land under SSLEP 2006.
	Major Development 2005	Aims to facilitate the development or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State. Also to facilitate service delivery outcomes for a range of public services.	Applies to State Consistent

No.	Title	Summary	PP application's consistency with the SEPP
	Sydney Region Growth Centres 2006	Aims to co-ordinate the release of land for development in the North West and South West Growth Centres.	Does not apply to Auburn LGA. Applies to all land in a 'growth centre' (North West Growth Centre or the South West Growth Centre)
	Mining, Petroleum and Extractive Industries 2007	Aims to provide for the proper management and development of mineral, petroleum and extractive material resources	Applies to State Consistent
	Infrastructure 2007	Aims to facilitate the effective delivery of infrastructure across the State. Specifies exempt and complying development controls to apply to the range of development types listed in the SEPP.	Applies to State Consistent
	Kosciuszko National Park – Alpine Resorts 2007	Aims to protect and enhance the natural environment of the alpine resorts area.	Does not apply to Auburn LGA Applies only to specified land within Kosciuszko National Park, Kosciuszko Road and Alpine Way.
	Rural Lands 2008	Aims to facilitate the orderly and economic use and development of rural lands for rural and related purposes	Does not apply to Auburn LGA
	Western Sydney Employment Area 2009	Aims to promote economic development and the creation of employment in the Western Sydney Employment Area by providing for development	Does not apply to Auburn LGA
	Exempt and Complying Development Codes 2008	Aims to provide streamlined assessment process for development that complies with specified development standards.	Applies to State Consistent
	Western Sydney Parklands	Aims to ensure the Western Sydney Parkland can be developed as urban parkland to serve the Western Sydney Region.	Does not apply to Auburn LGA Applies to land within the Blacktown, Fairfield and Holroyd LGAs (Quakers Hill to West Hoxton)
	Affordable Rental Housing 2009	Aims to provide a consistent planning regime for the provision of affordable rental housing and facilitate the effective delivery of affordable housing	Applies to State To be considered at DA stage if required. Consistent

No.	Title	Summary	PP application's consistency with the SEPP
	Urban Renewal 2010	Aims to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts	Does not apply to Auburn LGA Applies to land within a potential precinct – land identified as a potential urban renewal precinct. This includes Redfern-Waterloo, Granville and Newcastle.
	Sydney Drinking Water Catchment 2011	Aims to provide for healthy water catchments that will deliver high quality water while permitting development that is compatible with that goal.	Does not apply to Auburn LGA Applies to land within the Sydney drinking water catchment.
	SEPP 53 Transitional Provisions 2011	Aims to enact transitional provisions consequent on the repeal of SEPP 53 - Metropolitan Residential Development.	Does not apply to Auburn LGA Applies only to specified land in Kuring-gai LGA.
	State and Regional Development 2011	Aims to identify State significant development and State significant infrastructure. Also to confer functions on joint regional planning panels to determine development applications.	Applies to State Consistent
	Three Ports 2013	Aims to provide consistent planning regime for the development and delivery of infrastructure on land in Port Botany, Port Kembla and Port Newcastle.	Does not apply to Auburn LGA Applies to the land within Botany City Council in the area known as Port Botany. It also applies to land within Wollongong City Council in an area known as Port Kembla and land within New Castle City Council in an area known as Port Newcastle.

State Regional Environmental Plans (Deemed SEPPs)

No	Title	Summary	Application
8	Central Coast Plateau	Aims to implement the state's urban consolidation policy.	Does not apply to the Auburn LGA. Applies to nominated land in the NSW Central Coast.
9	Extractive Industry No. 2 1995	Aims to facilitate development of extractive industries in proximity to the population of the Sydney Metropolitan Area.	Does not apply to the Auburn LGA. Applies to LGAs listed in Schedule 4 of the SREP.
16	Walsh Bay	Aims to regulate the use and development of the Walsh Bay area.	Does not apply to the Auburn LGA. Applies to land within the City of Sydney and within Sydney Harbour.
18	Public transport corridors	Aims to protect provision for future public transport facilities.	Does not apply to the Auburn LGA. Applies to the Fairfield, Parramatta, Holroyd and Baulkham Hills LGAs.
19	Rouse Hill Development Area	Aims to provide for the orderly and economic development of the RHDA.	Does not apply to the Auburn LGA. Applies to area defined by policy. Note: Rouse Hill is in The Hills and Blacktown LGAs.
20	Hawkesbury Nepean	Aims to protect the Hawkesbury-Nepean River System.	Does not apply to the Auburn LGA. Applies to certain LGAs within Greater Metropolitan Region.
24	Homebush Bay Area	Aims to encourage the co-ordinated and environmentally sensitive development of the Homebush Bay area	Does not apply to land to which ALEP 2010 applies (clause 1.9). Applies to rest of Auburn LGA – refer to <i>State Environmental Planning Policy (Major Development) Amendment (Sydney Olympic Park) 2009 Land Application Map</i> .

No	Title	Summary	Application
26	City West	Aims to promote the orderly and economic use and development of land within City West.	Does not apply to the Auburn LGA. Applies to land shown as City West area (Pymont and Ultimo)
30	St Marys	Aims to support the redevelopment of St Marys by providing a framework for sustainable development.	Does not apply to the Auburn LGA. Applies to specified land within the Blacktown and Penrith LGAs
33	Cooks Cove	Establishes the zoning and development controls for the Cooks Cove site.	Does not apply to the Auburn LGA. Applies to specified land at Cooks Cove within the suburb of Arncliffe.
	Sydney Harbour Catchment 2005	Aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways. It establishes planning principles and controls for the catchment as a whole.	Applies to the area of Sydney Harbour, including Parramatta River and its tributaries and the Lane Cove River. Applies to land within the Auburn LGA. Consistent

Section 117 Directions

Section 117 directions apply to planning proposals lodged with Department of Planning and Environment

Direction	Consistency
1. Employment and Resources	
1.1 Business and Industrial Zones	Not applicable The site to which the proposal applies is currently zoned R3 Medium Density Residential land and is located south of Parramatta Road (excluding the B6 Enterprise Corridor zone). The proposal does not rezone or amend the principal development standards resulting in a loss of regionally and strategically significant employment lands within the LGA.
1.2 Rural Zones	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable
1.4 Oyster Aquaculture	Not applicable
1.5 Rural Lands	Not applicable
2. Environment and Heritage	
2.1 Environment Protection Zones	Consistent The site to which the proposal applies is not affected by flooding under the <i>Auburn LEP 2010</i>.
2.2 Coastal Protection	Not applicable
2.3 Heritage Conservation	Not applicable The site to which the proposal applies is not affected by environmental heritage under the <i>Auburn LEP 2010</i>.
2.4 Recreation Vehicle Areas	Not applicable
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	Not applicable The site to which the proposal applies seeks to rezone the site from R3 Medium Density Residential to R4 High Density Residential zone. This rezoning encourages the provision of housing along with bonus provisions to develop a 2500m² park (open space).

Direction	Consistency
3.2 Caravan Parks and Manufactured Home Estates	Not applicable
3.3 Home Occupations	Consistent Does not change the permissibility of home occupations.
3.4 Integrating Land Use and Transport <i>What a relevant planning authority must do if this direction applies</i> A Planning Proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of: (a) <i>Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</i> (b) <i>The Right Place for Business and Services – Planning Policy (DUAP 2001).</i> Consistency A Planning Proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the Planning Proposal that are inconsistent are: (a) justified by a strategy which: (i) gives consideration to the objective of this direction, and (ii) identifies the land which is the subject of the Planning Proposal (if the Planning Proposal relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or (b) justified by a study prepared in support of the Planning Proposal which gives consideration to the objective of this direction, or (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or (d) of minor significance.	Consistent The site to which the proposal applies is located 630 metres from Auburn's Town Centre and Railway Station. The site is serviced by existing Sydney and Transdev bus transport services and cycle routes which can be accessed within 5-15 minutes walking distance from the site. The proposal is broadly consistent with the objectives and principles of the mentioned DP&E policies. The site to which the proposal applies is predominantly (70%) developed with 2, 3 and 4 storey residential flat buildings which are strata subdivided. Hence, a Traffic and Transport study is not required to be undertaken for the balance developable sites. Any subsequent issues relating to car parking would be addressed at the DA stage.
3.5 Development Near Licensed Aerodromes	Not applicable
3.6 Shooting Ranges	Not applicable

Direction	Consistency
4. Hazard and Risk	
4.1 Acid Sulphate Soils	Consistent The site to which the proposal applies is affected by Class 5 Acid Sulphate Soils. Any future DAs to redevelop the site would need compliance with Acid Sulphate Soils Management Plan in accordance with clause 6.1(3) of the <i>Auburn LEP 2010</i>.
4.2 Mine Subsidence and Unstable Land	Not applicable
4.3 Flood Prone Land	Not applicable The site to which the proposal applies is not affected by flooding.
4.4 Planning for Bushfire Protection	Not applicable
5. Regional Planning	
5.1 Implementation of Regional Strategies	Not applicable
5.2 Sydney Drinking Water Catchments	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	Not applicable
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	Not applicable
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	Not applicable
5.8 Second Sydney Airport: Badgerys Creek	Not applicable
5.9 North West Rail Link Corridor Strategy	Not applicable
6. Local Plan Making	
6.1 Approval and Referral Requirements	Not applicable
6.2 Reserving Land for Public Purposes	Not applicable
6.3 Site Specific Provisions	Consistent The site to which the Planning Proposal applies is proposed as a 'key site' for development of a 2500m² park to be dedicated to Council. The proposal also encourages site specific

Direction	Consistency
	provisions to address parking arrangements for land underneath the proposed park and through site connections. The proposed site specific provisions are likely to be addressed by an amendment to the <i>Auburn Development Control Plan 2010</i>, once the Department issues a Gateway Determination to proceed with the proposal. These proposed provisions do not contradict with this direction in any manner.
7. Metropolitan Planning	
7.1 Implementation of the Metropolitan Plan for Sydney 2036	The proposal is consistent with the following actions: • B1.1 Plan for centres to grow and change over time; • B1.3 Locate at least 80% of all new housing within the walking catchments of existing and planned centres of all sizes with good public transport; • B3.2 Plan for urban renewal in identified centres; and • D1.1 Locate at least 70% of all new housing within existing urban areas and up to 30% of new housing in new release areas.
A Plan for Growing Sydney	The proposal is consistent with the following action: • 2.1.1 Accelerate Housing Supply and Local Housing Choices

