



PCU058056

AUBURN CITY COUNCIL

MANY CULTURES ONE COMMUNITY

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CONFIRMATION: T120661/2014 (PP-4/2012)

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Department of Planning
Received
2 FEB 2015
Scanning Room

Rachel Cumming
Director
Metropolitan Delivery (Parramatta)
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Tai Ta

Dear Rachel,

**SUBJECT: PLANNING PROPOSAL TO REZONE, AMEND PLANNING CONTROLS AND
INTRODUCE ADDITIONAL LOCAL PROVISIONS TO ENCOURAGE A PARK
WITHIN NORTH AUBURN (PP- 4/2012)**

Please find enclosed Auburn City Council's Planning Proposal dated 27 January 2015 (refer Attachment 1) for residential land bound by Simpson Street, St. Hilliers Road, Parramatta Road (excluding the B6 Enterprise Corridor zone), and land bound and included by Macquarie Road, Auburn.

Council has prepared the Planning Proposal as resolved by Council meeting of 15 October 2014 (Item 325/14) and in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979). The Proposal has been prepared in accordance with the Department of Planning and Environment's (the DP&E) revised guidelines titled 'A guide to preparing planning proposals', 'A guide to preparing local environmental plans', and is forwarded to the DP&E for section 56 Gateway Determination under the EP&A Act 1979. This amendment is *Auburn Local Environmental Plan 2010 (Amendment No. 20)*.

1.0 The Proposal

The Planning Proposal seeks to rezone the subject site to R4 High Density Residential zone. It proposes to introduce principal development controls consistent with Council's standard R4 High Density Residential controls, and which generally reflect the site's existing land uses. The Proposal also seeks to revitalise the north Auburn area through incentives to encourage a new park (public open space). 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 (20 metres on corner sites); and
- to increase the Floor Space Ratio (FSR) control from 0.75:1 to 1.7:1 (2:1 on corner sites).

In addition, the Proposal 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 (public open space), and in return provides bonus FSR and HoB provisions to encourage the development of a park within the precinct. The bonus provisions include

a maximum 2:1 FSR (additional 0.3:1) and a maximum 25 metre HoB (additional 7 metres). These incentives would encourage a developer/applicant to dedicate a proposed park within the North Auburn Precinct to Council, (eg. via a Voluntary Planning Agreement (VPA) with Council) at the Development Application (DA) stage.

If this occurs, it is intended the proposed park (public open space) would then be rezoned by Council from R4 High Density Residential zone to RE1 Public Recreation zone under the *Auburn LEP 2010*, and then be reclassified from 'operational' to 'community land' through a separate planning proposal.

2.0 Council meeting resolutions

Council at its meeting of 15 October 2014 (Item 325/14) resolved:

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”.*

Council has prepared the Planning Proposal to implement Part 3 of Council's resolution. Refer to Appendix A of the Planning Proposal for business paper minutes and report of this meeting.

3.0 Anticipated Timeline

Council anticipates a timeline of approximately 11 months to implement the draft LEP amendment until notification (gazettal).

4.0 Amendments to Auburn Development Control Plan 2010 (Auburn DCP 2010)

Should the DP&E decides to proceed with this Planning Proposal, Council requires to address basement car parking arrangements underneath the proposed 2500m² park and through site connections (as resolved) by preparing an amendment to Council's *Auburn Development Control Plan 2010*. It is intended that this DCP amendment would be exhibited along with the Planning Proposal. Council requests that the DP&E's Gateway Determination include a requirement to prepare and exhibit the DCP amendment concurrently 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 *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.

Relevant documents attached to this letter include:

1. A hard copy of Council's Planning Proposal including Appendices A to F; and
2. A CD providing all information associated with Item no 1.

Auburn City Council looks forward to working with the DP&E to progress this proposal. If you have any further queries or clarifications in relation to the Planning Proposal, please contact Harinee de Silva, Strategic Planner on 9735 1232.

Yours faithfully


Monica Cologna
MANAGER STRATEGY

Attached: Planning Proposal and CD