

Increased Floor Space Ratio Controls for Certain Land Zoned B4 Mixed Use and R4 High Density Residential Land Within the Auburn Local Government Area

Proposal Title :	Increased Floor Space Ratio Controls for Certain Land Zoned B4 Mixed Use and R4 High Density Residential Land Within the Auburn Local Government Area		
Proposal Summary :	The Planning Proposal seeks an amendment to the Auburn LEP 2010 to achieve: A) an increase in the Maximum Floor Space Ratio (FSR) from 3:1 and 3.6:1 to 5:1 for certain land zoned B4 Mixed Use in Auburn and Lidcombe Town Centres and B) an increase in the Maximum Floor Space Ratio (FSR) from 1.4:1 to 2:1 for all land zoned R4 High Density Residential, with the exception of land owned by Housing NSW at 2 36 Church Street, Lidcombe and at the corner of Rawson Road and Macquarie Street, Auburn.		
PP Number :	PP_2011_AUBUR_008_00	Dop File No :	11/18229

Planning Team Recommendation

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

- S.117 directions :
- 1.1 Business and Industrial Zones
 - 2.3 Heritage Conservation
 - 3.1 Residential Zones
 - 3.4 Integrating Land Use and Transport
 - 4.1 Acid Sulfate Soils
 - 4.3 Flood Prone Land
 - 6.1 Approval and Referral Requirements
 - 6.3 Site Specific Provisions
 - 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that the following conditions be included in the Gateway determination:

1. the RPA is to prepare an Urban Design Density Study that covers both Auburn and Lidcombe Town Centres and all R4 zoned land to:
 - a. determine which sites are capable of supporting higher densities
 - b. determine where high quality sustainable designs are possible that minimise social and environmental impacts
 - c. resolve zone transition issues
 - d. ensure acceptable access to public transport and services
 - e. ensure any proposed FSR increases work with height limits to create a suitable urban form
 - f. investigate and ensure appropriate zonings are provided within all town centre land.
2. The RPA is to prepare planning studies on the impact of the proposed controls on infrastructure capacity, including, but not limited to, water supply, sewerage, roads and public transport.
3. The RPA is to demonstrate that any proposed density increases are consistent with clause 9(a) of s.117 Direction 4.3 Flood Prone Land.
4. The planning proposal should be expanded to include estimates of the likely future increase in GFA, dwellings, population and employment resulting from the increased development controls.
5. The planning proposal is to be amended in order to incorporate outcomes of strategic planning studies.
6. resubmission of the planning proposal for a further Gateway determination prior to exhibition.

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7. 12 month timeframe for completion.

8. 28 days for public exhibition.

Supporting Reasons :

No supporting studies have been provided to enable the department to be comfortable that appropriate urban forms can be provided that will not result in adverse social and environmental impacts. Contemporary (2009, 2010) council reports not supplied with this planning proposal have identified serious problems likely to result from blanket FSR increases.

While the department supports the intent of redevelopment/activation of the Auburn and Lidcombe Town Centres and increasing the available dwellings in R4 zoned land the department does not agree with the approach taken in the current proposal and would firstly prefer to see a study undertaken that identifies where and how any changes to the current planning controls may be needed which could then inform an amended planning proposal.

The expected large increase in development potential in Auburn and Lidcombe and other areas of the LGA resulting from this planning proposal may place substantial pressure on infrastructure in these areas, including water supply, sewerage, roads, and public transport. No assessment of likely impacts on infrastructure has been provided.

Approximately 50% of the Lidcombe Town Centre is situated in the Flood Planning Area identified in Auburn LEP 2010. The planning proposal does not provide adequate consideration of substantially increasing the population in areas affected by flood risk.

Information is not provided on the potential additional floor space that will result from the proposed controls, nor the number of dwellings/population or job numbers.

Panel Recommendation

Recommendation Date : 27-Nov-2011

Gateway Recommendation : Passed with Conditions

Panel

Recommendation :

The Planning Proposal should proceed subject to the following conditions:

1. Council is to undertake an Urban Design Study and a Traffic Transport and Accessibility Study as identified in the planning proposal and is to include these studies with the planning proposal for the purposes of public exhibition. The Urban Design Study is to consider the following:
 - o analyse all sites included in the proposal to determine the locations where increased density is most appropriate given impacts of future development on solar access, overshadowing and amenity, and ensuring design quality will be of a high standard;
 - o the impact of increased FSR on the building form, and the need for corresponding building height controls to ensure buildings can achieve design excellence and attractive public domain spaces;
 - o the relationship between building size, bulk and scale where high and low density zones adjoin, and ways to ensure future development is responsive to the scale and character of the street; and
 - o recommendations for suitable building configurations in appropriate locations that achieves the intent of the planning proposal and objectives of the subject zone.
2. Further, Council is to ensure that a thorough assessment of the planning proposal is undertaken against the recommendations and outcomes of the studies. Council is to amend the planning proposal accordingly where necessary and provide the Department's regional Office with a copy of the revised planning proposal and a copy of the study assessment, prior to the commencement of public exhibition.
3. In regards to S117 Direction 4.3 Flood Prone Land the planning proposal is to be amended to satisfy the Director General's delegate that the proposal is consistent with the principles and guidelines of the Floodplain Development Manual 2005 and has been prepared in accordance with a floodplain management plan.

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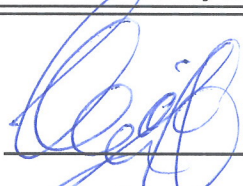
4. Council is to include this Gateway determination and accompanying letter with the planning proposal for the purposes of public exhibition.
5. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
- (a) the planning proposal must be made publicly available for 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).
6. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
- Department of Education and Communities
 - Office of Environment and Heritage
 - Housing NSW
 - Energy Australia
 - Department of Health
 - NSW Police Service
 - Transport NSW
 - Sydney Water
 - Adjoining LGAs

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

7. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

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

Signature:



Printed Name:

Neil McGaffin

Date:

25.11.11