



PLANNING PROPOSAL

SOUTH AUBURN

LAND BOUNDED BY AUBURN ROAD, SUSAN STREET,
BEATRICE STREET AND HELENA STREET



MARCH 2014

CONTENTS

1. INTRODUCTION	1
1.1 Land to which Planning Proposal applies	2
1.2 Existing Planning Controls.....	3
1.3 Proposed Planning Controls.....	5
2. PART 1 - OBJECTIVES OR INTENDED OUTCOMES	9
3. PART 2 - EXPLANATION OF PROVISIONS	9
4. PART 3 - JUSTIFICATION.....	10
Section A – Need for the planning proposal	12
Section B – Relationship to strategic framework.....	12
Section C – Environmental, social and economic impact.....	19
Section D – State and Commonwealth interests.....	20
5. PART 4 - MAPPING.....	20
6. PART 5 - COMMUNITY CONSULTATION.....	21
7. PART 6 – PROJECT TIMELINE	21

1.1 Land to which Planning Proposal applies

This planning proposal applies to land to the south of Auburn Town Centre bounded by Auburn Road to the west, Susan Street to the east, Beatrice Street to the north and Helena Street to the south, as shown in Figure 1.

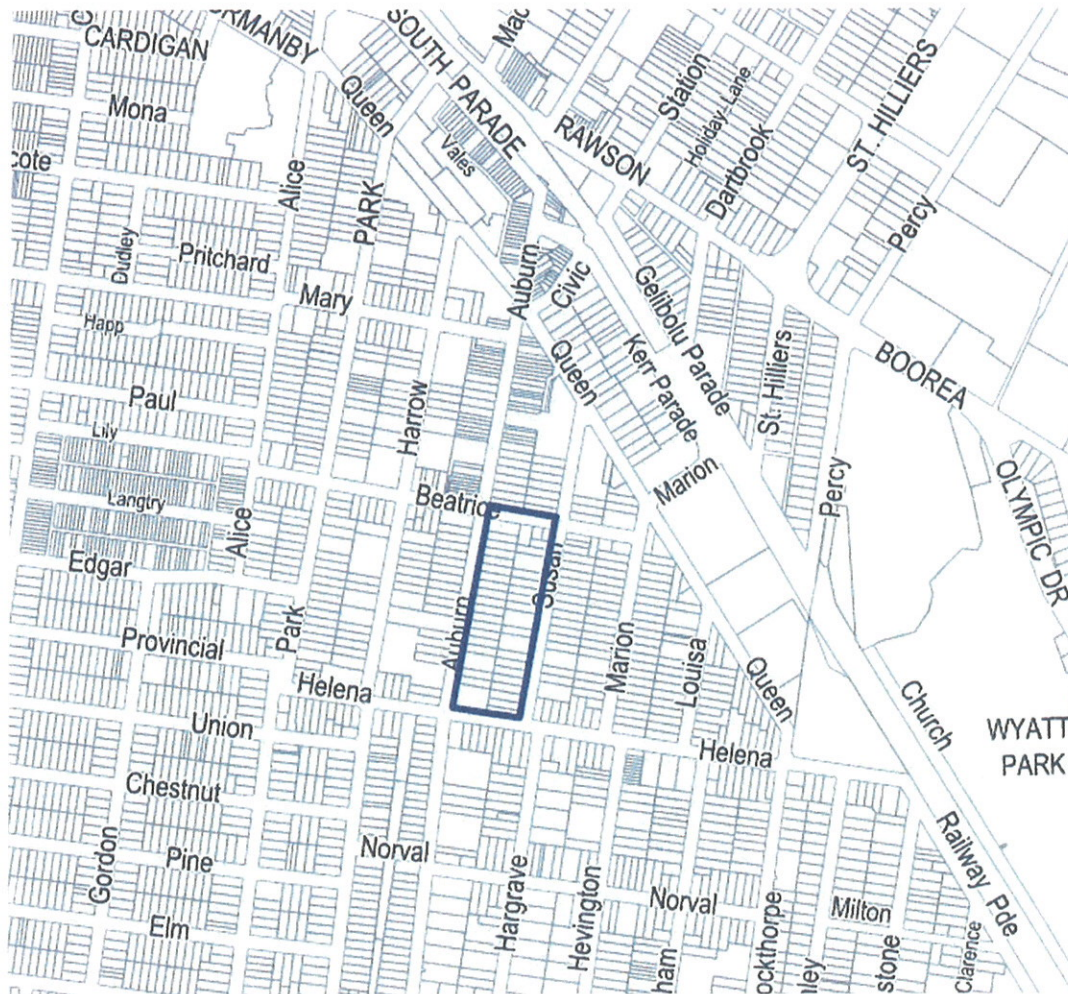


Figure 1: Study area

1.2 Existing Planning Controls

The study area is currently zoned R3 Medium Density Residential under the *ALEP 2010* as shown in Figure 2. A maximum height of buildings of 9m and maximum FSR of 0.75:1 currently apply as illustrated in Figures 3 and 4. The study area does not include any listed heritage items, however a number of heritage items are located within the vicinity as shown in Figure 5.

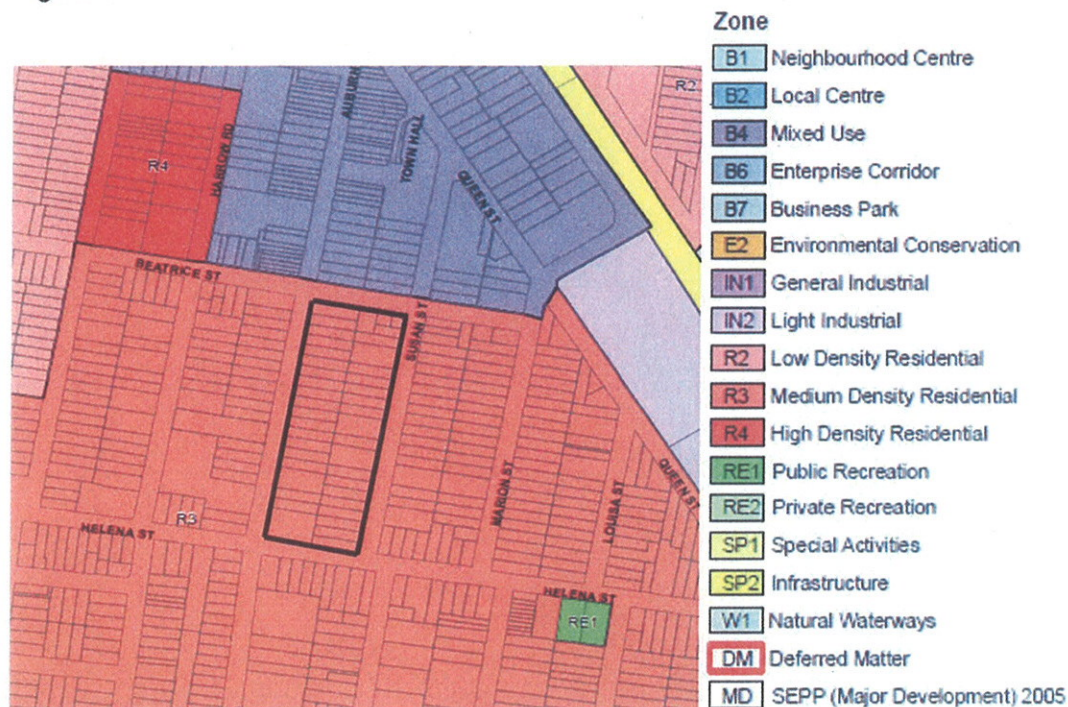


Figure 2: Existing zoning

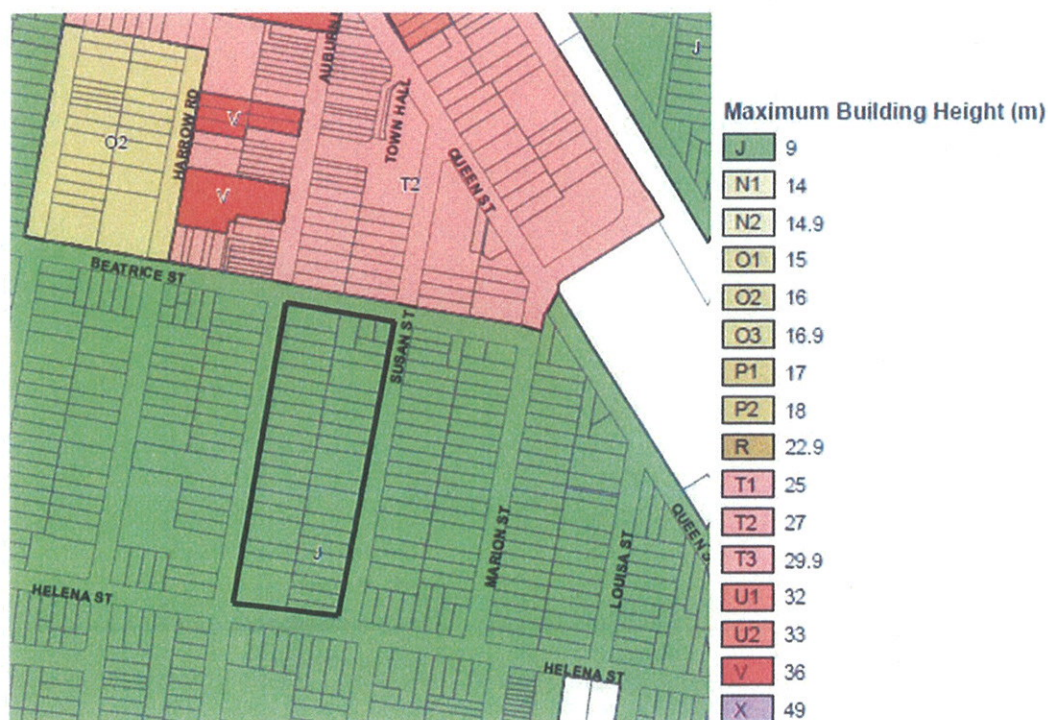


Figure 3: Existing maximum height of buildings

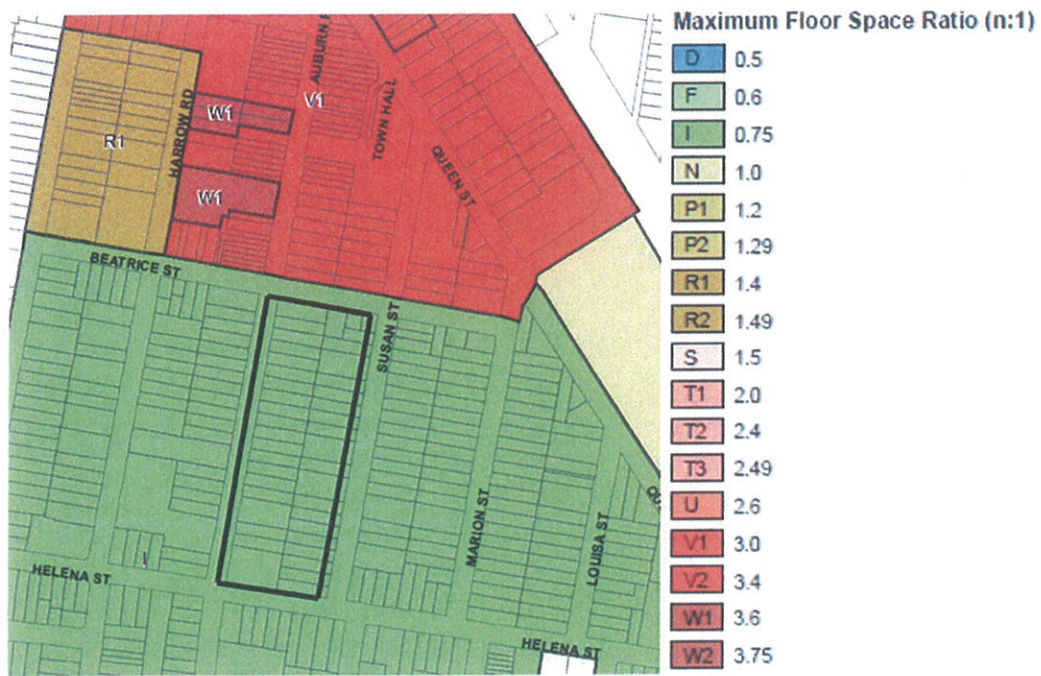


Figure 4: Existing maximum FSR



Figure 5: Heritage Items

1.3 Proposed Planning Controls

This planning proposal seeks to amend the *ALEP 2010* to rezone land within the study area to part zone B4 Mixed Use and part zone R4 High Density Residential (refer Figure 6).

In addition to amending the zoning, it is also proposed to amend the maximum permissible height of buildings and FSR by way of map amendments. The proposed maximum height of buildings is to be 21m on the land to be zoned B4 (Auburn Road frontage) and 16m on the land to be zoned R4 (Susan Street frontage), (refer Figure 7). The maximum FSR proposed is 2.25:1 on the Auburn Road frontage and 1.4:1 on the Susan Street frontage (refer Figure 8).



LEGEND

- | | |
|--|--|
| R3 - MEDIUM DENSITY RESIDENTIAL | SITE BOUNDARY |
| R4 - HIGH DENSITY RESIDENTIAL | |
| B4 - MIXED-USE | |
| IN2 - LIGHT INDUSTRIAL | |

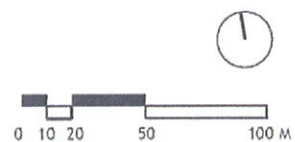
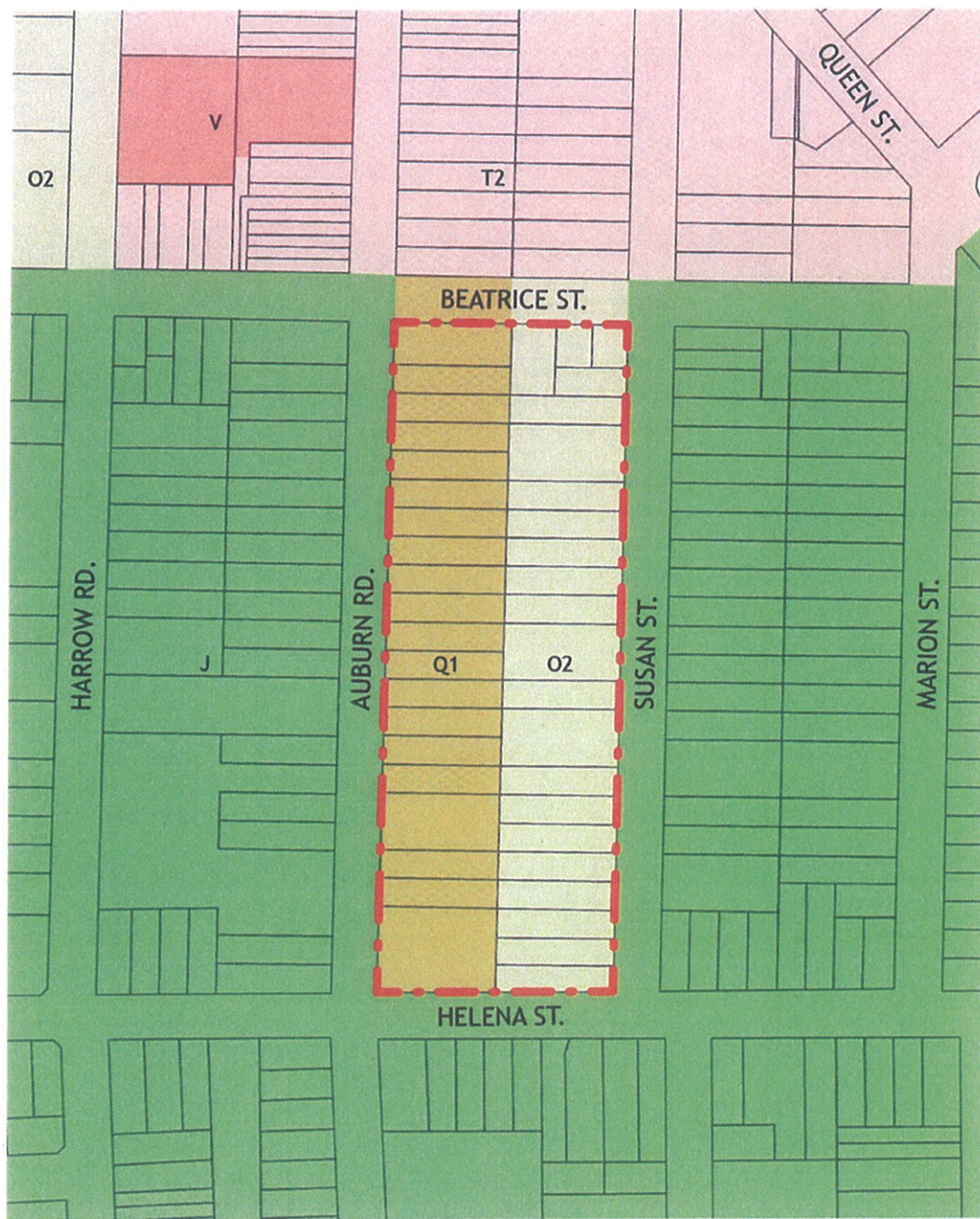


Figure 6: Proposed zoning



LEGEND

	J - 9M		T2 - 27M
	O2 - 16M		V - 36M
	Q1 - 21M		SITE BOUNDARY

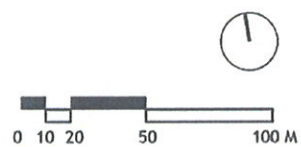
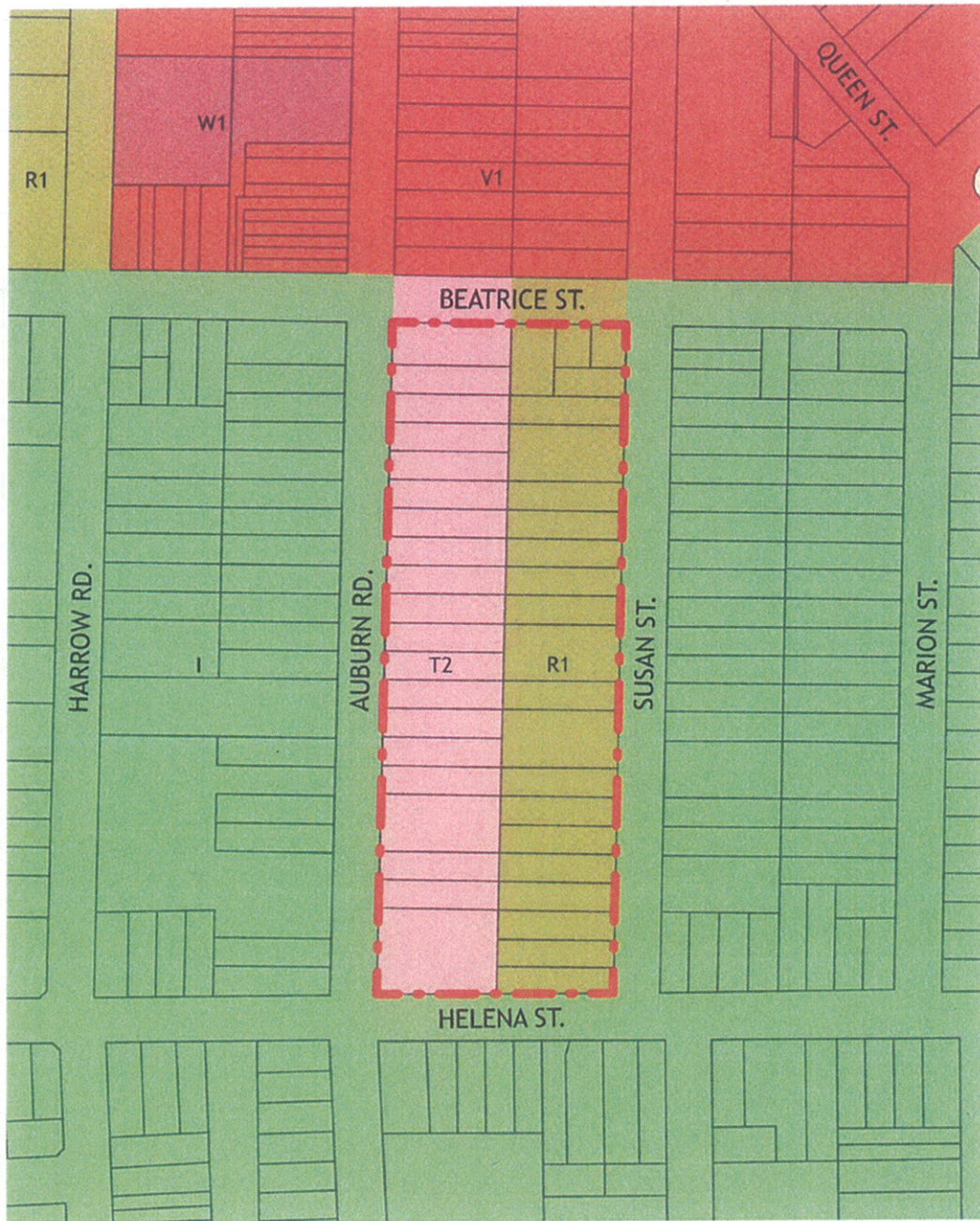


Figure 7: Proposed maximum height



LEGEND

I - 0.75
N - 1.0
R1 - 1.4

T2 - 2.25
V1 - 3.0
W1 - 3.6

SITE BOUNDARY

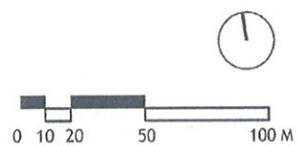


Figure 8: Proposed maximum FSR

2. PART 1 - OBJECTIVES OR INTENDED OUTCOMES

The objectives of the planning proposal are to:

- provide for the redevelopment of land in the block bounded by Beatrice St, Auburn Rd, Helena St and Susan St, Auburn for mixed use and high density residential development in a location that is highly accessible and has good access to public transport and services,
- accommodate sub-regional housing and employment targets,
- enable the creation of an extension of the existing Auburn Road commercial precinct to the south,
- provide for the development of buildings that achieve design excellence, are safe and accessible and provide a high quality urban form,
- create a transition between the Auburn Town Centre to the north and the surrounding low / medium density residential areas to the east, south and west of the study area, and
- ensure the orderly and economic development of land in accordance with its capability.

3. PART 2 - EXPLANATION OF PROVISIONS

The planning proposal will achieve the above objectives by amending the *ALEP 2010* zoning map (map entitled LZN_002), maximum height of buildings map (map entitled HOB_002) and maximum FSR map (map entitled FSR_002) in relation to the study area only. The roads surrounding the site will not be rezoned as a result of the planning proposal. The proposed amendments are as illustrated in Figures 6-8 above and summarised below:

Table 1: Summary of proposed amendments to ALEP 2010

Study area	Existing LEP provision	Proposed amendment
Land fronting Auburn Road (eastern side) from Beatrice Street to Helena Street, Auburn	Zone – R3 Medium Density Residential Height – Maximum height 9m FSR – Maximum FSR 0.75:1	Zone – B4 Mixed Use Height – Maximum height 21m FSR – Maximum FSR 2.25:1
Land fronting Susan Street (western side from Beatrice Street to Helena Street, Auburn	Zone – R3 Medium Density Residential Height – Maximum height 9m FSR – Maximum FSR 0.75:1	Zone – R4 High Density Residential Height – Maximum height 16m FSR – Maximum FSR 1.4:1

4. PART 3- JUSTIFICATION

This section provides a summary of the justification for the proposed changes to the zoning of the site and primary development controls having regard to the questions set out in the Department of Planning's "Guide to Preparing Planning Proposals" (Oct. 2012).

As noted in section 1 above, the subject site has previously been the subject of a planning proposal. In preparing the previous planning proposal for the study area, it was identified that an Urban Design Study and Traffic, Transport and Accessibility Study would need to be prepared. These studies have been prepared and accordingly form part of the justification for the current planning proposal. The findings of the studies are summarised below:

Urban Design Study

An Urban Design Study of the study area has been prepared by MG Planning Pty Ltd and Group GSA (August 2013) and is provided at Appendix 1. The study includes a detailed urban design analysis of the site and its existing context, and an opportunities and constraints analysis. Having regard to this analysis it identifies urban design principles for the study area.

Testing of the existing and proposed zoning and primary planning controls was then undertaken using 3D modelling. The modelling was used to identify whether the proposed rezoning of the study area, applying standard development controls, would give rise to any adverse environmental impacts. It was identified that applying the standard controls under the *ALEP 2010* to the proposed R4 High Density Residential part of the study area (land fronting Susan Street) would be appropriate but that the standard controls for the B4 Mixed Use zone would result in adverse impacts on the public domain, shadows and built form if applied to the western part of the study area (land fronting Auburn Road). Accordingly further modelling was undertaken applying site specific development controls (i.e. reduced maximum height and FSR) for the western part of the site. This modelling confirmed that subject to the recommended reduced maximum height and FSR controls, the proposed rezoning of the study area was appropriate. The key findings of the study were identified as:

- *The proposed zoning of the study area to part B4 Mixed Use (Auburn Road frontage) and part R4 High Density Residential (Susan Street frontage) is appropriate and consistent with the developed urban design principles.*
- *The application of standard R4 zone development controls (height, FSR and setbacks) to the eastern part of the study area (Susan Street frontage) will provide for an appropriate built form and transition to surrounding low to medium density development.*
- *The application of standard B4 zone development controls (height, FSR and setbacks) to the western part of the study area (Auburn Road frontage) would result in an unacceptable built form and significant environmental impacts (such as overshadowing, excessive building bulk, impacts on streetscape character, heritage impact etc.)*
- *It is considered that site specific development controls are required to be applied to the proposed B4 zone to ensure an appropriate development form in the western part of the study area. The proposed controls are:*
 - *Maximum height of 21m*
 - *Maximum FSR of 2.25:1*

The proposed LEP amendment would identify this maximum height and FSR for the proposed B4 zone within the study area in addition to amending the zoning plan (Refer Figures 17-19 of Urban Design Study for proposed changes to these plans).

In addition the Study recommended amendment to *Auburn DCP 2010* to include site specific urban design controls to ensure that any future development is consistent with the urban design principles outlined. Additional controls recommended included:

- *Development setbacks shall be in accordance with the setbacks plan at Figure 16.*
- *The maximum length of buildings facing the street shall be restricted to 45m.*
- *Soft landscaping shall be provided within the street setback zones to contribute to the existing leafy character of the streetscape. Soft landscaping includes, but is not limited to, grasses, groundcover plants, shrubs and trees.*
- *Building separation distances shall comply, at a minimum, with the State Environmental Planning No. 65 – Design Quality of Residential Flat Development and accompanying Residential Flat Design Code.*
- *In the event of site amalgamation, developers shall satisfy Council that adjoining, isolated lots not included in their development site can be developed economically.*
- *Street frontages at the ground level in the B4 zone shall be activated where possible and blank spots such as car parking frontages, blank walls and recessed spaces shall be minimised.*
- *Car parking areas shall be screened so as not to be visible from the public domain and neighbouring properties.*
- *The built form shall follow the existing topography.*
- *The frontage of buildings and their entries shall be readily apparent from the street.*
- *Building design shall maximise opportunities to capitalise upon distant views where available.*

For further detail please refer to the Urban Design Study at Appendix 1.

Traffic, Transport and Accessibility Study

The Traffic, Transport and Accessibility Study prepared by Hyder Consulting (August 2013) (provided at Appendix 2) utilised estimates of maximum potential development yields by the urban design consultants (refer above) to determine the capacity of the surrounding road network to accommodate development in the study area in accordance with the controls in the planning proposal. The study concluded the study area has good access to public transport (train and bus) and that all key intersections affected by traffic from the study area operate with good level of service (A and B). Further the report concludes that:

“The Auburn Road with Beatrice Street traffic signals will have maximum impact and level of service is forecast C for post development condition. The remaining three intersections at Auburn Road / Helena Street, Susan Street / Beatrice Street and Susan Street / Helena Street will operate with good level of service A for post development condition for year 2021.

The modelling results of four intersections for post development condition do not suggest the need for any potential upgrading works. The additional development traffic to and from site will have small impact to road and intersection operation within the core area. Beyond the core area, traffic analysis has identified minor impact from South Auburn PP.”

Accordingly the study confirms that traffic impacts do not pose any limitation on the potential rezoning of the study area as proposed (refer Appendix 2 for further details).

Section A – Need for the planning proposal

1. *Is the planning proposal a result of any strategic study or report?*

The planning proposal is the result of Council's resolution of 17 April 2013 (Item 117/13) to rezone the study area from R3 Medium Density Residential to part B4 Mixed Use and part R4 High Density under the *ALEP 2010*.

An urban design study and traffic, transport and accessibility study have been prepared in relation to the planning proposal. These studies address the suitability of the planning proposal having regard to urban design and transport considerations as outlined above.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The planning proposal is the best, and only, means of achieving the objectives which seek to provide for the redevelopment of the study area for mixed use and high density residential development.

Section B – Relationship to strategic framework

3. *Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)*

- a) The planning proposal is consistent with the Metropolitan Plan for Sydney 2036 as outlined in Table 2 below and with the Draft Metropolitan Plan for Sydney to 2031 which has recently been exhibited as outlined in Table 3. The planning proposal is also consistent with the West Central Subregion Draft Subregional Strategy as outlined in Table 4 below.

The planning proposal will assist Council to achieve targets set within these plans for employment and housing within the Auburn Local Government Area and is consistent with the principles of environmentally sustainable development (ESD), providing for a compact city, making best use of existing infrastructure and services and providing for higher density development within close proximity of public transport.

Table 2: Consistency with Metropolitan Strategy 2036 Strategic Directions and Key Policy Settings

Relevant provision	Consistency
Strengthening a City of Cities: - Make Sydney a more resilient, compact, connected, multi-centred and networked city - Support key economic gateways with integrated land use, infrastructure and transport planning	Consistent - The planning proposal will contribute to making Sydney a more compact and multi centred city. It will rezone land for higher density use that is well serviced by public transport and access to services.
Growing and renewing centres: - Locate at least 80% of all new homes within the walking catchments of existing and planned centres of all sizes with good public transport - Focus activity in accessible centres	Consistent – the planning proposal will provide for high density housing on land adjacent to the Auburn Town Centre which has good access to public transport and community and other services. It will also provide for additional employment land uses in an existing centre.

Relevant provision	Consistency
- Plan for centres to grow and change over time - Plan for new centres in existing urban areas and greenfield release areas - Plan for urban renewal in identified centres	
Growing Sydney's Economy: - Plan for 760,000 new jobs, with half planned for Western Sydney focusing on cities and centres - Increase the proportion of homes within 30 minutes by public transport of jobs in a Major Centre, ensuring more jobs are located closer to home	Consistent – the planning proposal will provide for new jobs through mixed use development in a highly accessible location within close proximity of the existing Auburn Town Centre.
Tackling climate change and protecting Sydney's natural environment: Integrate environmental targets into land use and infrastructure decisions	Consistent – the planning proposal will provide for higher density development to make the best use of existing infrastructure. Future development will also be subject to appropriate ESD requirements.
Transport for a connected city: - Target development around existing and planned transport capacity - Improve local opportunities for walking, cycling and using public transport	Consistent – the planning proposal will ensure the best use is made of existing infrastructure.
Housing Sydney's population - Plan for 770,000 additional homes with a range of housing types, sizes and affordability levels for a growing and ageing population - Locate at least 70% of new homes in existing suburbs and up to 30% in greenfield areas - Drive delivery through subregional targets and Local Environment Plans with follow-through on outcomes and yield	Consistent – the planning proposal will provide for additional higher density housing in a highly accessible location on an existing brownfields site.
Achieving equity, liveability & social inclusion: - Consider social impacts in planning and assessment - Protect places of special cultural, open space and heritage value - Strengthen the State's lead on best practice urban renewal for improved liveability	Consistent – the planning proposal will provide for urban renewal in a form suited to the existing character of the area. The proposal ensures that the heritage values of the area are protected through height and FS limitations.

Table 3: Consistency with Draft Metropolitan Strategy for Sydney 2031

Relevant provision	Consistency
Balanced Growth Objective 1: Develop a new land release Policy and make new areas available for housing and jobs a. More greenfield and urban renewal areas will be made available to support the balanced growth of Sydney. b. Growth will be encouraged within the Metropolitan Urban Area to reflect market demand. c. Increases in housing and employment will be encouraged in transport accessible centres and where existing infrastructure like schools are underutilised. Objective 2: Strengthen and grow Sydney's centres a. Plan for housing growth in centres of all sizes d. Mixed use development will be encouraged in all centres, including central commercial core areas, where there is market demand and complementary land uses Site located within Parramatta Road Corridor. Priorities for corridor: ▪ create high quality places and spaces at key points along and adjacent to Parramatta Road ▪ plan for well-designed housing including smaller dwellings and apartments to ensure the Corridor achieves a higher population density that can stimulate business and retail investment	Consistent – the planning proposal will provide for new housing and jobs in existing area which is an accessible location within an existing town centre Consistent – – the planning proposal will provide for housing growth in existing town centre. Consistent with priorities for Parramatta Road Corridor.
A liveable city Objective 5: Deliver new housing to meet Sydney's growth a. We will plan for at least 273,000 additional homes by 2021 and 545,000 by 2031 and set minimum housing targets for each subregion. b. New housing will be encouraged in areas close to existing and planned infrastructure in both infill and greenfield areas. Objective 6: Deliver a mix of well designed housing that meets the needs of Sydney's population a. We will plan for a range of housing types in Sydney to meet demand. Objective 7: Deliver well-designed and active centres that attract investment and growth a. Existing centres will grow and change and new centres will be supported. b. Retail, employment, cultural and social infrastructure will be included in centres undergoing growth and renewal. c. The protection and use of heritage assets will be planned for upfront in urban renewal or establishing new centres. d. New centres will follow principles of good urban design.	Consistent – – the planning proposal will deliver new housing to meet targets in area within close proximity of existing infrastructure. Consistent – – the planning proposal will provide for a mix of housing. Design will be assessed at DA stage. Consistent – – the planning proposal will support the existing Auburn Centre, ensure growth and renewal, protect heritage assessments and ensure good urban design.

Relevant provision	Consistency
Productivity and Prosperity Jobs growth target for West Centre North West Sub-Region - 75,000 jobs to 2021 and 142,000 to 2031. Objective 10: Provide capacity for jobs growth and diversity across Sydney a. We will plan for at least 339,000 additional jobs by 2021 and 625,000 additional jobs by 2031. b. Fifty per cent of new jobs will be in Western Sydney by 2031. f. We will improve public transport connections to key employment areas and encourage more jobs closer to home. OBJECTIVE 15: Provide for a good supply of retail space a. Centres of all sizes will be the primary location of retail, at a scale reflecting the level of public transport accessibility	Consistent – the planning proposal will provide for additional jobs in mixed use zone in close proximity to public transport and Auburn Town Centre Consistent – the planning proposal will provide for additional retail with close proximity of public transport.
Subregions Auburn identified as being within West Central North West Sub-Region	Noted
West Central North West Sub-Region Targets – 75,000 additional jobs to 2021 and 142,000 to 2031 74,000 additional dwellings to 2021 and 148,000 dwellings to 2031	Consistent – – the planning proposal will contribute to these targets.

Table 4: Consistency with West Central Subregion Draft Subregional Strategy

Relevant provision	Consistency
West Central Sub Region identified to 2031 to accommodate an additional: 95,500 new homes 61,000 new jobs Relevant key directions and actions identified as below: Provide local employment opportunities Plan for housing growth close to public transport corridors - Investigate increasing densities in all centres where access to employment, services and public transport are provided or can be provided.	Consistent – – the planning proposal provides additional land zoned for mixed uses Consistent - the planning proposal provides additional land zoned for mixed uses and high density housing within close proximity of Auburn railway station

Relevant provision	Consistency
Provide greater housing choice and affordability Provide for an appropriate range of residential zonings to cater for changing housing needs.	Consistent – the planning proposal provides additional land to be zoned for high density housing providing for greater housing choice and affordability
Economy and Employment Employment capacity target for Auburn to 2031 – 12,000 new jobs	Consistent – will contribute to target
Centres and Corridors - Auburn identified as a “Town Centre” - Town Centres have a radius of around 800m and have one or two supermarkets, community facilities, medical centre, schools, etc. Contain between 4,500 and 9,500 dwellings. Usually a residential origin than employment destination. B2 Increase densities in Centres while improving liveability B2.1 Plan for housing in centres consistent with their employment role B2.1.1 West Central councils to investigate appropriate locations for residential development within centres for their Principal LEPs. B2.1.2 West Central councils to investigate increasing densities in all centres where access to employment, services and public transport are provided or can be provided. B4 Concentrate activities near public transport B4.1.1 Local councils to support centres by concentrating retail activity within Centres, Business Development Zones and Enterprise Corridors. B4.1.4 Local councils to investigate appropriate locations for retail uses in centres, business development zones (supporting identified Strategic Centres) and Enterprise Corridors.	Consistent Consistent Consistent Consistent Consistent Consistent Consistent
Housing Significant residential growth expected in Auburn C1 Ensure adequate supply of land and sites for residential development C1.2 Apply sustainability criteria for new urban development C1.3 Plan for increased housing capacity targets in existing areas C1.3.1 Councils to plan for sufficient zoned land to accommodate their local government area Housing targets through their Principal LEPs. Auburn Target – 17,000 dwellings	Consistent Consistent – DCP will apply Consistent Consistent – the planning proposal will assist Council to achieve target

Relevant provision	Consistency
C2 Plan for a housing mix near jobs, transport and services	Consistent
C2.1 Focus residential development around Centres, Town Centres, Villages and Neighbourhood Centres	Consistent – study area in close proximity to Auburn Town Centre
C2.1.2 Local councils to provide in their LEPs, zoned capacity for a significant majority of new dwellings to be located in strategic and local centres.	Consistent - the planning proposal provides for new dwellings in a local centre
C2.3 Provide a mix of housing	Consistent
C2.3.2 local councils to provide for an appropriate range of residential zonings to cater for changing housing needs.	Consistent – the planning proposal provides for high density housing

- b) The planning proposal also has site specific merit being located within close proximity of the Auburn Town Centre and along Auburn Road which currently accommodates a range of commercial uses as well as some larger scale development. Higher density development also currently exists on the Susan Street part of the site. The planning proposal will ensure that development is compatible with the scale of surrounding development, will not result in any adverse environmental impacts and will provide a transition zone connecting the town centre to the north with surrounding low to medium scale residential neighbourhoods.

4. *Is the planning proposals consistent with a council's local strategy or other local strategic plan.*

The planning proposal is consistent with the Auburn City Community Strategic Plan 2011 – 2021 which was adopted by Council on 18 May 2011. The Plan seeks to facilitate sustainable cities and requires that residential and employment generating development be located in areas well serviced by public transport and within close proximity of existing commercial centres. The proposal is consistent with these principles.

5. *Is the planning proposal consistent with applicable State Environmental Planning Policies*

There are no SEPPs relevant to the planning proposal.

6. *Is the planning proposal consistent with applicable Ministerial Directions (section 117 Directions)*

The consistency of the planning proposal with relevant Local Planning Directions is outlined in Table 5 below:

Table 5: Consistency with Local Planning Directions

Relevant Direction	Requirements	Consistent
2.1 Heritage Conservation	(4) A planning proposal must contain provisions that facilitate the conservation of: (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, (b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974 , and (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.	Consistent
3.1 Residential zones	(4) A planning proposal must include provisions that encourage the provision of housing that will: (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. (5) A planning proposal must, in relation to land to which this direction applies: (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land	Consistent Consistent
3.4 Integrating Land Use and Transport	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) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and (b) The Right Place for Business and Services – Planning Policy (DUAP 2001)	Consistent
6.1 Approval and Referral Requirements	A planning proposal must: (a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and (b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:	Consistent – no concurrence, consultation or referral provisions are proposed.

Relevant Direction	Requirements	Consistent
	(i) the appropriate Minister or public authority, and (ii) the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), prior to undertaking community consultation in satisfaction of section 57 of the Act, and (c) not identify development as designated development unless the relevant planning authority: (i) can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and (ii) has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.	
7.1 Implementation of the Metropolitan Plan for Sydney 2036	Planning proposals shall be consistent with: (a) the NSW Government's Metropolitan Plan for Sydney 2036 published in December 2010 ("the Metropolitan Plan").	Consistent (refer Table 2 above)

The planning proposal is therefore consistent with all relevant Local Planning Directions.

Section C – Environmental, social and economic impact

7. 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?

There are no critical habitats or threatened species populations or ecological communities, or their habitats, that will be adversely affected by the proposal.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

There are no other likely environmental effects as a result of the planning proposal. All potential impacts have been addressed through the proposed planning controls and through studies prepared prior to the preparation of this planning proposal (refer section 4 above). Any development specific impacts will be addressed at the DA stage.

9. Has the planning proposal adequately addressed any social and economic effects

Not applicable – the proposal is not expected to have any adverse social and / or economic effects.

Section D – State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

Yes – it is anticipated that there is adequate public infrastructure for the planning proposal however this will be addressed in detail at the individual development application stage. In terms of public transport and roads, the Traffic, Transport and Accessibility Report prepared by Hyder Consulting for the planning proposal (refer Appendix 2) confirms that the site is well serviced by public transport and the existing road infrastructure. The site is also within close proximity of social and community services within the Auburn Town Centre which can readily accommodate development of the study area as permissible by the proposed planning controls.

Consultation with relevant public authorities to confirm infrastructure and service capacities will be undertaken during exhibition of the planning proposal as described in Part 5 of this report.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination

State and Commonwealth public authorities have not yet been consulted on the planning proposal and the gateway determination is yet to be issued. Having regard to previous gateway determinations, it is proposed that consultation will be undertaken with the following authorities during exhibition of the planning proposal:

- NSW Department of Education and Communities
- Office of Environment and Heritage
- Department of Family and Community Services (Housing)
- Energy Australia
- Department of Health
- NSW Police Service
- Transport for NSW
- Sydney Water
- Fire and Rescue NSW
- Roads and Maritime Service
- Adjoining Local Government Areas
- Bankstown City Council
- City of Canada Bay
- City of Ryde
- Strathfield Municipal Council, and
- Parramatta City Council.

5. PART 4 - MAPPING

Detailed mapping of the site and surrounds is included in the Urban Design Study at Appendix 1. The proposed maps which amend Auburn LEP 2010 in respect of the study area, are provided at Appendix 3 including a proposed zoning map, maximum height of buildings map and maximum FSR map.

6. PART 5 - COMMUNITY CONSULTATION

Community consultation on the planning proposal will be undertaken by Council following a positive gateway determination in accordance with Section 57 of the EP&A Act and the requirements of the Department of Planning and Infrastructure's "A guide to preparing local environmental plans" (April 2013).

The planning proposal will be exhibited for a period of at least 28 days. Notices will be placed in the main local newspaper circulating in the area (the Auburn Pictorial Review) and the main local language newspapers (Arabic, Chinese, Turkish and Vietnamese).

The planning proposal will be exhibited in accordance with any requirements of the gateway determination and all supporting information will be exhibited at Council's Administration Centre and Auburn Library. Staff will be available during office hours to explain the intent of the planning proposal to interested parties.

The planning proposal will also be exhibited on Council's website with all relevant information available for viewing and download.

Further local affected landowners, adjoining owners, the surrounding community and local interest groups will also be notified of the planning proposal.

Having regard to the proposed community consultation as outlined above, it is considered that a formal community consultation strategy is not required in this instance.

7. PART 6 – PROJECT TIMELINE

The original planning proposal for the site proceeded through the planning proposal gateway subject to the preparation of an urban design study and traffic and transport accessibility study prior to exhibition of the planning proposal. These studies have now been prepared and are submitted with the subject planning proposal. Accordingly it is considered that a gateway determination for the subject planning proposal is unlikely to require the preparation of any additional studies.

Following gateway determination it is proposed that public exhibition and consultation with agencies will be undertaken for a period of 28 days, after which time submissions will be considered and the matter reported to Council for determination. It is therefore expected that the amending LEP will be finalised within a period of 6 months from issue of the gateway determination.