

Planning Proposal for 67-73 St Hilliers Road, Auburn

Responsible Division:	Environment and Infrastructure
Executive Officer:	Manager, Strategy
File Number:	PP-1/2016
Delivery Program Code:	2a.2.2 Assess applicant-initiated planning proposals for Council determination 5.1.1 Oversee the land use planning, design and compliance framework for managing and facilitating appropriate development

Subject site	67-73 St Hilliers Road, Auburn
Application type	Applicant-initiated planning proposal
Application No.	Council - PP-1/2016
Existing zoning	IN1 General Industrial
Proposal request summary	Seeks to introduce ' <i>educational establishment</i> ' (limited to 800m ²) and ' <i>office premises</i> ' as additional permitted uses for the subject site.
Disclosure of political donations and gifts	Nil
Heritage	Not applicable

Summary:

A Planning Proposal Request (**Attachment 1–Appendix 1**) has been submitted to Council seeking '*educational establishment*' (limited to 800m² Gross Floor Area) and '*office premises*' as additional permitted uses on the site of 67-73 St Hilliers Road, Auburn (Community First Credit Union Building site). The additional uses proposed would be permitted under *Schedule 1* of the *Auburn Local Environmental Plan 2010 (ALEP 2010)*. The Planning Proposal would not amend the site's existing IN1 General Industrial zoning or principal development controls.

At its meeting of 9 November 2016, the Cumberland Independent Hearing and Assessment Panel (CIHAP) recommended that Council proceed with the proposal (**Attachment 2 and 3**). This report seeks Council's resolution to prepare a Planning Proposal to be submitted to the Department of Planning and Environment (DP&E) for a Gateway Determination to permit the additional uses proposed for the site, consistent with the Cumberland IHAP's recommendation.

Report:

1. Proposal Description

The proposal seeks to amend *Schedule 1* of the *ALEP 2010* to introduce '*educational establishment*' (limited to 800m² Gross Floor Area) and '*office premises*' as additional permitted uses on the site. This would enable the continuation of an existing use that is currently prohibited, and a suitable additional use, to be permissible with development consent.

- The proposal could encourage local employment (projected in the planning proposal to potentially increase the site's employment by approximately 115-135 jobs).
- The scale and uses sought in the proposal are unlikely to affect the existing and potential use of the surrounding industrial area.
- The existing site and surrounding road network can accommodate the additional traffic and parking resulting from the additional uses.

The Cumberland IHAP considered report C029/16 Planning Proposal for 67-73 St Hilliers Road, Auburn at the meeting on 9 November 2016. A copy of the report to the CIHAP is provided at **Attachment 2** of this report. CIHAP recommended that the planning proposal application be progressed by Council. A copy of the CIHAP's resolution is provided in **Attachment 3**.

Conclusion:

Council received a Planning Proposal application for 67-73 St Hilliers Road, Auburn seeking to amend the *ALEP 2010* to introduce '*educational establishment*' (limited to 800m² Gross Floor Area) and '*office premises*' as additional permitted uses on the site. A detailed assessment (**Attachment 1**) of the application was undertaken and recommended that the application be progressed.

The CIHAP (9 November 2016) recommended that the Proposal be supported and progressed by Council.

Consultation:

There are no consultation processes for Council associated with this report. However, it is expected that, if a Gateway Determination is received, that standard post-Gateway consultation would be undertaken.

Financial Implications:

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

Policy Implications:

The finalisation of the Planning Proposal would require an amendment to the *ALEP 2010* (*Schedule 1* and the *Additional Permitted Uses Map*).

Report Recommendation:

That Council:

- Progress the Planning Proposal to amend the *Auburn Local Environmental Plan 2010* to introduce '*educational establishment*' (limited to a maximum of 800m² Gross Floor Area) and '*office premises*' as additional permitted uses.**
- Prepare the Planning Proposal and forward it to the Department of Planning and Environment seeking a Gateway Determination.**