

INNOVATIVE

ITEM NUMBER	14.1
SUBJECT	Planning Proposal for land at 108 Silverwater Road, Silverwater
REFERENCE	RZ/11/2018 - D06860868
REPORT OF	Project Officer Land Use
LAND OWNERS	C3 Church Sydney Ltd
APPLICANT	Precise Planning

PURPOSE:

This report seeks Council's endorsement of a Planning Proposal for the land at 108 Silverwater Road, Silverwater for the purposes of seeking a Gateway Determination from the Department of Planning and Environment, in accordance with the recommendations of the Local Planning Panel (LPP) at the 18 June 2019 meeting.

RECOMMENDATION

- (a) **That** Council note the recommendation of the Local Planning Panel on 18 June 2019 in relation to this matter as detailed below, noting that the Panel's recommendation is consistent with the Council officers' recommendation.
- (b) **That** Council endorse the Planning Proposal (at **Attachment 1**) for the land at 108 Silverwater Road, Silverwater, which seeks to amend Schedule 1 of the Auburn Local Environment Plan 2010 (Auburn LEP 2010) to allow 'office premises' as an additional permitted use (limited to the existing office area of 2,100m² only).
- (c) **That** the Planning Proposal be forwarded to the Department of Planning and Environment (DPE) for a Gateway Determination.
- (d) **That** Council advise the DPE that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (e) **Further, that** Council authorise the CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal that may arise during the amendment process.

Planning Proposal Timeline



BACKGROUND

- On 26 September 2018, Council received a Planning Proposal application relating to land at 108 Silverwater Road, Silverwater (refer to **Figure 1** below) seeking to amend Schedule 1 of the Auburn Local Environment Plan 2010 (Auburn LEP 2010) to allow 'office premises' as an additional permitted use (limited to the existing office area of 2,100m² only).

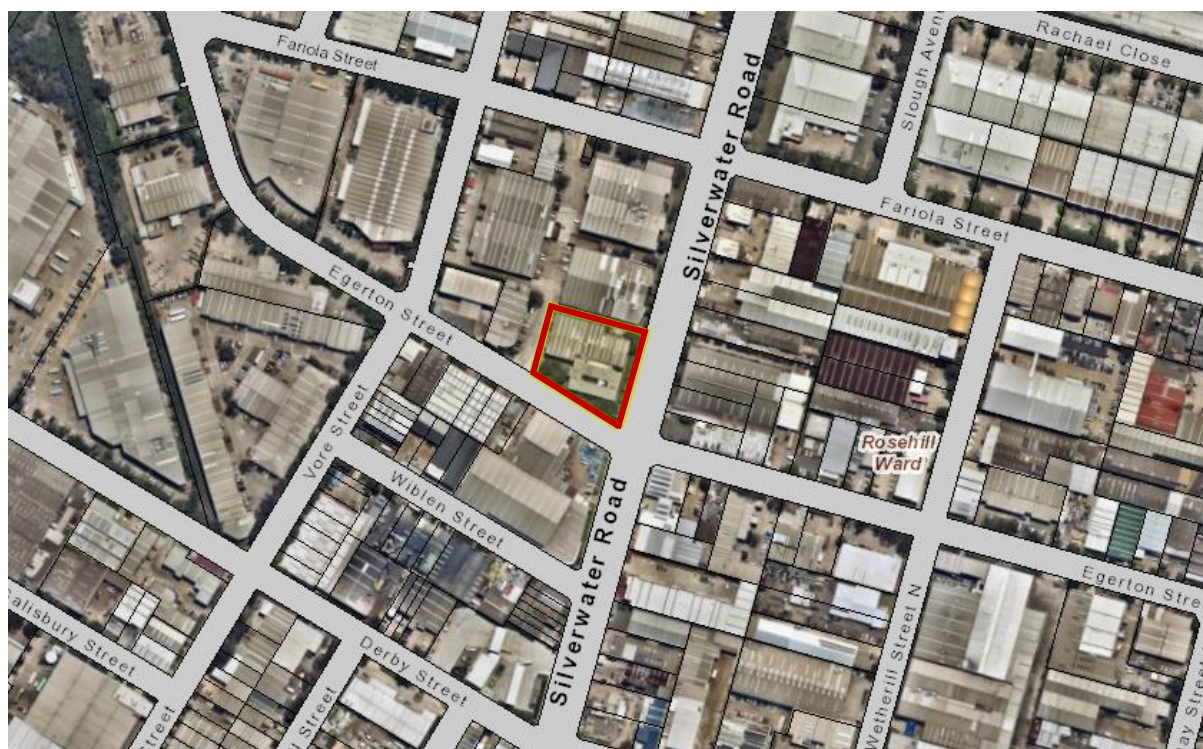


Figure 1: Subject site and Locality

2. Council officer's assessment of the applicant's Planning Proposal is contained in the Assessment Report to the Panel in **Attachment 2** and includes Council Officer's recommendations.
3. The LPP considered the Applicant's Planning Proposal and Council officer's assessment report at their meeting on the 18 June 2019 and resolved to adopt Council officer's recommendation to forward the Planning Proposal to the DPE for a Gateway Determination. This is discussed further below.

LOCAL PLANNING PANEL RECOMMENDATION

4. The LPP endorsed Council's officer's recommendation to allow 'office premises' as an additional permitted use only to the existing office space building. The LPP acknowledged that the building subject of the Planning Proposal is a purpose built office building and agreed with Council officer's assessment that only part of the land that contains the existing office building be subject to the additional office use. The LPP considered that by limiting office uses to the existing building that there would be no unsatisfactory precedent that would undermine or pre-empt any future strategic planning in the Silverwater Industrial Area.

CONSULTATION & TIMING

5. Should Council endorse the recommendations of the LPP, and should the proposal proceed and a Gateway Determination be issued, the Planning Proposal will be placed on public exhibition.

FINANCIAL IMPLICATION FOR COUNCIL

6. The financial implications for Council associated with this report includes cost related to the public exhibition process, should Council endorse the Planning Proposal to proceed and a Gateway Determination be issued. This includes advertising and landowner notification by a mail out. These costs are funded from the City Strategy Unit budget.

CONCLUSION

7. The Planning Proposal is seeking to insert Schedule 1 of the Auburn Local Environment Plan 2010 (Auburn LEP 2010) to allow 'office premises' as an additional permitted use (limited to the existing office area of 2,100m² only).
8. Should Council endorse the recommendations of the LPP, and a Gateway Determination be issued, the Planning Proposal will be placed on public exhibition and the outcomes of the exhibition will be reported to the Local Planning Panel if any objections are received. If no objections are received, the matter will be reported directly to Council post-exhibition.

Jane Liang

Project Officer Land Use Planning

Michael Rogers

Land Use Planning Manager

Jennifer Concato

Executive Director City Strategy & Development

ATTACHMENTS:

- 1 Planning Proposal for 108 Silverwater Road, Silverwater and supporting documents

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Pages

REFERENCE MATERIAL