



North Auburn (revised)

Planning Proposal: PP - 4/2012

Proposal to amend the *Auburn Local Environmental Plan 2010* to rezone land and amend planning controls (without the bonus development provisions to deliver and include a 2500m² park, and a through-site connection) for land bound by Simpson Street, St Hillers Road, Parramatta Road (excluding the B6 Enterprise Corridor zone) and Macquarie Road, Auburn.

(Proposal as exhibited following a revised Gateway Determination)

1 December 2016

Table of Contents

1	Introduction	2
1.1	Planning Proposal (original)	2
1.2	Revised Gateway Determinations	3
1.3	Purpose of this Proposal	3
1.4	Background to this proposal	4
2	Existing situation	6
2.1	Land to which the proposal applies	6
2.2	Site description and existing development	7
2.3	Local context	9
2.4	Site constraints	12
2.5	Existing Planning Controls	12
2.6	Auburn DCP 2010 Controls	15
3	Description of the proposal	16
3.1	Objectives or intended outcomes	16
3.2	Proposed Planning and Development Controls	16
3.3	Justification	17
4	Community Consultation	26
4.1	Proposed Post- Gateway Community Consultation	26
5	Anticipated Timeline	27
	Appendix 1: Minutes and Report of CM 6 July 2016 (Item 047/16)	28
	Appendix 2: Minutes and Report of CIHAP 16 June 2016 (Item C003/16)	36
	Appendix 3: Minutes and Report of CM 15 October 2014 (Item 325/14)	49
	Appendix 4: Gateway Determination issued	67
	Appendix 5: Supporting information – Hyder Consulting (25 Aug 2015)	73
	Appendix 6: Site specific provisions for North Auburn – AECOM (Oct 2015)	85
	Appendix 7: Revised Gateway Determination (April 2016)	115
	Appendix 8: Proposed <i>Auburn LEP 2010</i> maps	117
	Appendix 9: Minutes and Report of CM 31 October 2012 (Item 208/12)	120
	Appendix 10: Summary including the history of the proposal (PP-4/2012)	131
	Appendix 11: Site Details	133
	Appendix 12: Site's strata subdivided lots	145
	Appendix 13: Consistency with Strategic Policy Framework	146
	State Environmental Planning Policies (SEPPs)	146
	State Regional Environmental Plans (Deemed SEPPs)	152
	Section 117 Directions	154

1 Introduction

This revised planning proposal relates to the proposed amendment of the *Auburn Local Environmental Plan 2010 (ALEP 2010)* for land bounded and included by Macquarie Road, residential land south of Parramatta Road, St Hilliers Road and Simpson Street, Auburn (the subject land). The land shown in Figure 1 is referred to by Cumberland Council, and in this report as “North Auburn”.

This report has been prepared in accordance with the provisions of section 55 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and the Department of Planning’s documents *A Guide to Preparing Planning Proposals* and *A Guide to Preparing Local Environmental Plans*.

The revised 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;
- to increase the Floor Space Ratio (FSR) control from 0.75:1 to 1.7:1; and
- to introduce a 20 metre HoB and 2:1 FSR control for ‘corner sites’.

The planning proposal deletes (removes) the proposed bonus development provisions of 25m height and 0.3:1 FSR for the delivery of a 2,500m² public park, the corresponding requirements to provide a 2,500m² park, and a through-site connection to amend the proposal as resolved by Council’s Meeting of 6 July 2016 [Item 047/16]. The minutes and report of this meeting is at **Appendix 1**.

The proposed provisions were also supported and recommended by the Cumberland Independent Hearing and Assessment Panel (CIHAP) meeting held on 16 June 2016 [C003/16]. The minutes and report of the panel meeting is at **Appendix 2**.

The subject land was also previously been considered by Council for rezoning as discussed below:

1.1 Planning Proposal (original)

On 15 October 2014 [Item 325/14], Council resolved to prepare a planning proposal for the subject land (refer to meeting minutes and report at **Appendix 3**). On 29 January 2015, a planning proposal was prepared and submitted to the Department of Planning and Environment (the Department) for a Gateway Determination.

A Gateway Determination was issued for the proposal on 20 March 2015, and a copy of the Department’s Determination is at **Appendix 4**. The Gateway Determination requested that Council proceed with conditions, and required the following conditions to be met prior to exhibiting the proposal:

“1. Prior to exhibition/consultation, Council is to:

- (a) review Council’s draft Auburn LGA Traffic and Transport Study (2013 - Hyder Consulting Pty Ltd) and provide supplementary advice supporting the contention

that the proposal is unlikely to generate significant traffic or transport impacts. This supplementary advice is to form part of the exhibition material; and

2. *Council to amend the relative section of the Auburn Development Control Plan 2010 to address the Planning Proposal and place this draft amendment on exhibition with the Planning Proposal”.*

To fulfil these requirements, Council engaged consultants.

The supporting information for traffic and transport was prepared by Hyder Consulting (refer to **Appendix 5**), and site specific provisions for North Auburn was prepared by AECOM (refer to **Appendix 6**).

The main objectives and findings of the supporting information prepared are included under section 3.3 of the report which also provides the background justification to prepare this planning proposal.

1.2 Revised Gateway Determinations

On 11 April 2016, the Department further issued a revised Gateway Determination to extend the LEP timeline by another 6 months till 27 September 2016. This time extension was sought by Council staff because the original Gateway Determination issued by the Department for the proposal was due to expire on 27 March 2016. A copy of the revised Gateway Determination is included at **Appendix 7**.

1.3 Purpose of this Proposal

The revised Planning Proposal is prepared in response to resolutions made by Council on 6 July 2016 [Item 047/16] below:

The Administrator resolved:

“

i) That Council receive and note the attached consultant reports on traffic (Attachment 1) and site specific controls (Attachment 2), and the recommendations of the Cumberland Council Independent Hearing and Assessment Panel (CIHAP) (Attachment 6);

ii) That Council proceed with the Planning Proposal for the North Auburn Precinct to rezone the subject land from R3 Medium Density Residential to R4 High Density Residential and to increase the height of buildings control from 9 metres to 18 metres, with 20 metres on corner sites, and increase the floor space ratio control from 0.75:1 to 1.7:1, and 2:1 on corner sites accordingly, in line with the standard R4 controls under Auburn Local Environmental Plan 2010.

iii) That the proposed height and FSR bonus provisions of 25m and 0.3:1 respectively, and the corresponding requirement to provide a 2,500m² public park including a proposed through-site connection in the North Auburn precinct be deleted.

iv) That Council forward the revised Planning Proposal (revised as per ii) above) to the Department of Planning and Environment seeking a revised

Gateway Determination and Delegation to exhibit the planning proposal, and then proceed with the finalisation of Auburn Local Environmental Plan 2010 (Amendment No.20)”.

The Council resolutions highlighted in bold black are the resolved provisions which apply to this planning proposal.

1.3.1 Methodology for determination of ‘corner sites’

Part 2 of Council’s resolution dated 6 July 2016 (Item 047/16), identified different HoB and FSRs for corner sites within the R4 High Density Residential Zone (Refer to **Appendix 1**).

To address this resolution, the methodology to define “corner lots/sites” developed for the FSR Planning Proposal (PP-3/2010) has been applied for consistency. This methodology defines corner sites as property located directly on an intersection of two public roads and with two street frontages.

The methodology further clarifies that lots are not identified as “corner lots/sites” where located:

- within a cul-de-sac;
- on a private road;
- on a curve or bend of a road without intersecting with another road;
- away from the direct intersection of two roads i.e. a road reserve is located between the intersection and the property; or
- at the end of an area of a zone without the property being located at an intersection of public roads.

The proposed *Auburn LEP 2010* maps showing the location of the proposed corner sites with HoB and FSR are at **Appendix 8**.

1.4 Background to this proposal

Council, at its meeting of 20 October 2010 [Item 257/10], resolved to prepare a Planning Proposal to rezone a strip of land fronting St Hillers Road in North Auburn from R3 Medium Density Residential to R4 High Density Residential zone following planning analysis carried out by staff. Further planning investigations by Council staff resulted in a report to Council meeting of 31 October 2012 [Item 208/12] recommending that a wider area of land zoned in the North Auburn area be rezoned from R3 Medium Density Residential zone to R4 High Density Residential zone. This Council meeting report, attachments and minutes are at **Appendix 9**.

The rationale for this recommendation was that the wider area was also predominantly characterised by 2-3 storey residential flat buildings (that is, effectively developed to current R4 High Density Residential controls). Council staff also indicated in the Council report that a strategic approach to rezoning in the North Auburn area would be likely to minimise planning proposal applications for spot rezonings. However, the proposed zoning matter reported was deferred to investigate future open space options for the site.

A further report on the open space investigations was considered at Council’s Planning Committee meeting of November 2013 [Item Pla014/13], and at Council’s Meeting of 15 October 2014 [Item 325/14] (refer to **Appendix 3** of this report).

A planning proposal was prepared in accordance with the above resolution, and was submitted to the Department for a Gateway Determination. To fulfil Gateway Determination requirements, Council engaged consultants to prepare the supporting information. The outcomes of the supporting information were reported to the Cumberland Independent Assessment and Hearing Panel (CIHAP), and to Council for a decision (refer to section 1.1 for more details).

A revised Gateway Determination was also obtained from the Department to extend the timeline of the proposal (refer to section 1.2 for more details).

A brief summary of the history of the North Auburn planning proposal is included at **Appendix 10** for information.

2 Existing situation

2.1 Land to which the proposal applies

The Planning Proposal applies to residential zoned land in North Auburn bound by Simpson Street, St Hillers Road, Parramatta Road (excluding the B6 Enterprise Corridor zone) and land bound and included by Macquarie Road, Auburn.

Figure 1 shows an aerial view of the site (outlined in yellow) and its immediate surrounds with cadastral and street overlay.



Figure 1 - Aerial view of the site
(Council's GIS Exponare, 2014)

The Planning Proposal applies to properties below:

- 82 to 100 St Hillers Road;
- 3 to 33 Simpson Street;
- 70 to 96, 67- 69 and 71 to 93 Station Road;
- 85 to 111 and 64 to 82 Dartbrook Road;
- 72 to 98, 75-73 and 77 to 99 Northumberland Road; and
- 55A and 57 to 83 Macquarie Road.

Figure 2 below illustrates a view of site's property cadastre and legal descriptions.



Figure 2 – Site cadastre with legal descriptions
(Council's GEAC and GIS Exponare, 2014)

Appendix 11 includes details of properties affected by the rezoning with their existing land uses and legal descriptions.

2.2 Site description and existing development

The site includes the following characteristics:

- Is approximately 95,000m² (9.5 hectares) in area;
- Is predominantly occupied by 1960s style two, three and four storey residential flat buildings;
- Balance 30% of the site is occupied by a mix of old and new single/detached dwellings; and
- Property is predominantly privately owned with a few state owned properties.

Figure 3 below illustrates the site's existing R3 Medium Density Residential zoning.

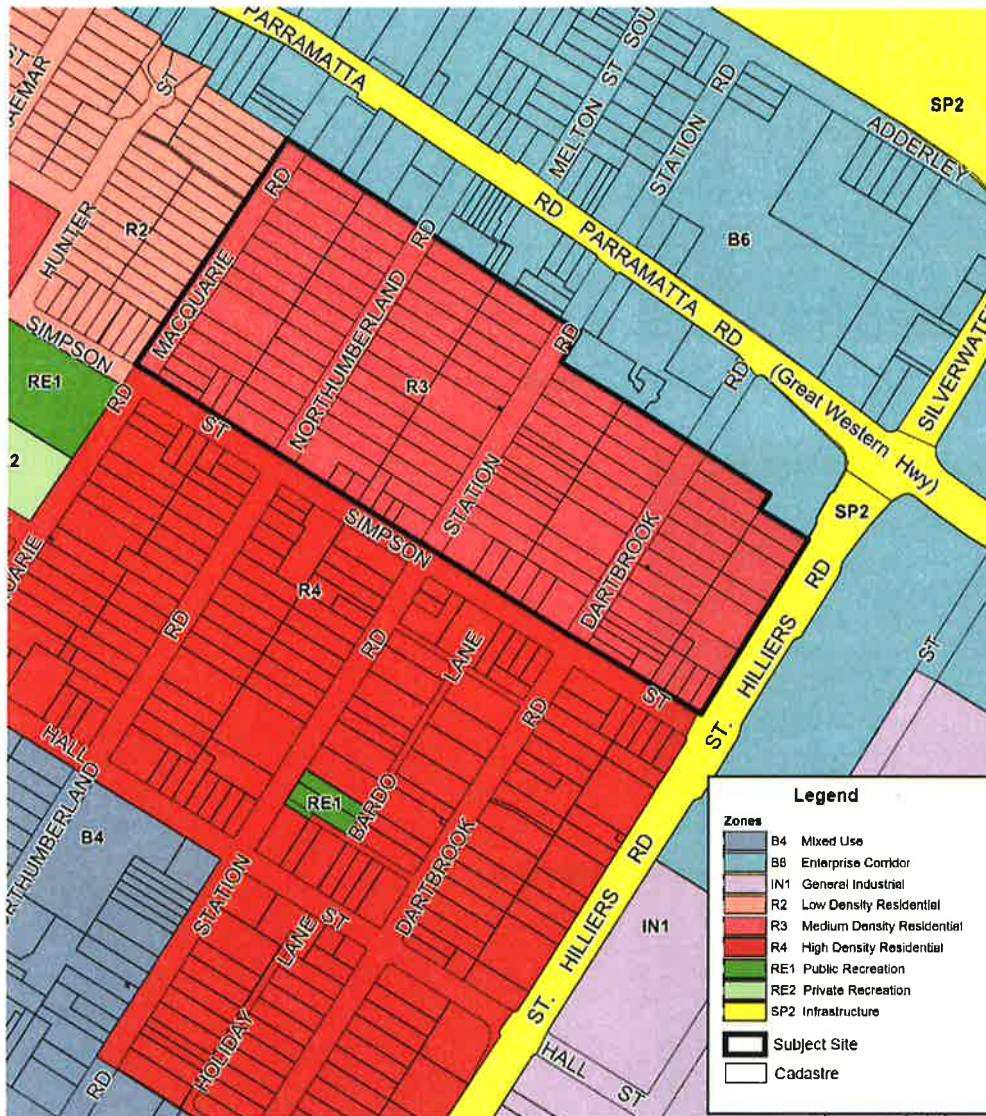


Figure 3 - Auburn LEP 2010 – Extract from Land Zoning Map (site outlined in Black)

Figures 4 -7 illustrates the site's existing land uses and development.



Figure 4 - Existing development on western side of Northumberland Road



Figure 5 - Existing development on western side of Station Road



Figure 6 - Existing development on eastern side of Macquarie Road



Figure 7 - Existing development on western side of St Hilliers Road

2.3 Local context

Figure 8 overleaf shows the site outlined in yellow with its surrounds, including the nearest bus stops, railway station and existing cycle routes.

The site is located approximately 630 metres from Auburn's Railway Station and Town Centre, and is approximately 100 to 300 metres from Parramatta Road.



Figure 8 - Aerial view of the site and its surrounds
(Council's GIS Exponare, Dec 2014)

The site is currently well serviced by public transport services and includes the following surrounding uses:

- Immediately south of the site is land zoned R4 High Density Residential zone under the *Auburn LEP 2010*), with identical medium to high density built form and character residential land uses. This area is characterised by early 1960s style 2, 3 and 4 storey walk up style residential flat building developments with some more recent detached, multi dwelling housing developments. Figures 4 to 7 demonstrate these uses.
- Immediately west of the site zoned R2 Low Density Residential under the *Auburn LEP 2010*), is characterised by a mix of old and new 1 to 2 storey detached dwellings and

dual occupancies. The western interface on Macquarie Road represents the boundary between the site and the R2 zoned land to the west.

- East of the site from St Hilliers Road, is currently zoned B6 Enterprise Corridor and IN1 General Industrial zone under the *Auburn LEP 2010*. This is land currently occupied by a series of 2 to 2.5 storey large floor plate commercial and industrial developments which are currently used for a range of commercial and general industrial uses.
- North of the site is currently zoned B6 Enterprise Corridor zone under *Auburn LEP 2010*. These lands are currently occupied by a series of 1 to 4 storey employment land uses such as business, office, and light industrial uses facing Parramatta Road which is a classified state road. Figures 9 to 11 demonstrate these uses.

Figures 9 to 11 illustrate the existing surrounding land uses and development.



Figure 9 – Surrounding businesses along Parramatta Road between Macquarie and St Hilliers Roads, Auburn



Figure 10 – Surrounding businesses along Parramatta Road between Macquarie and St Hilliers Roads, Auburn



Figure 11 – Surrounding businesses along Parramatta Road between Macquarie and St Hillers Roads, Auburn

2.4 Site constraints

There are no known site constraints such as environmental heritage, native vegetation issues, contamination or flooding.

However, approximately 70% of the site is developed with 2-3 storey residential flat buildings that are strata subdivided.

Appendix 12 provides a map illustrating the site's strata subdivided properties showing residential flat buildings with more than 6 units (in dark grey), residential flat buildings with less than 6 units (light grey) and non-strata subdivided lots in white (unshaded).

2.5 Existing Planning Controls

The existing *Auburn LEP 2010* planning controls for the site area are summarised in Table 1 below:

Property Address	Zoning	HoB	FSR	Minimum Lot size
<p>The Planning Proposal applies to properties below:</p> <ul style="list-style-type: none"> 82 to 100 St Hillers Road; 3 to 33 Simpson Street; 70 to 96, 67- 69 and 71 to 93 Station Road; 85 to 111 and 64 to 82 Dartbrook Road; 72 to 98, 75-73 and 77 to 99 Northumberland Road; and 55A and 57 to 83 Macquarie Road. 	R3 Medium Density Residential	9 metres	0.75:1	No minimum lot size

Table 1 - Existing *Auburn LEP 2010* Planning Controls

Figures 12 and 13 illustrate the site's existing principal development standards for Height of Buildings and FSR.



Figure 12 - Existing HoB controls

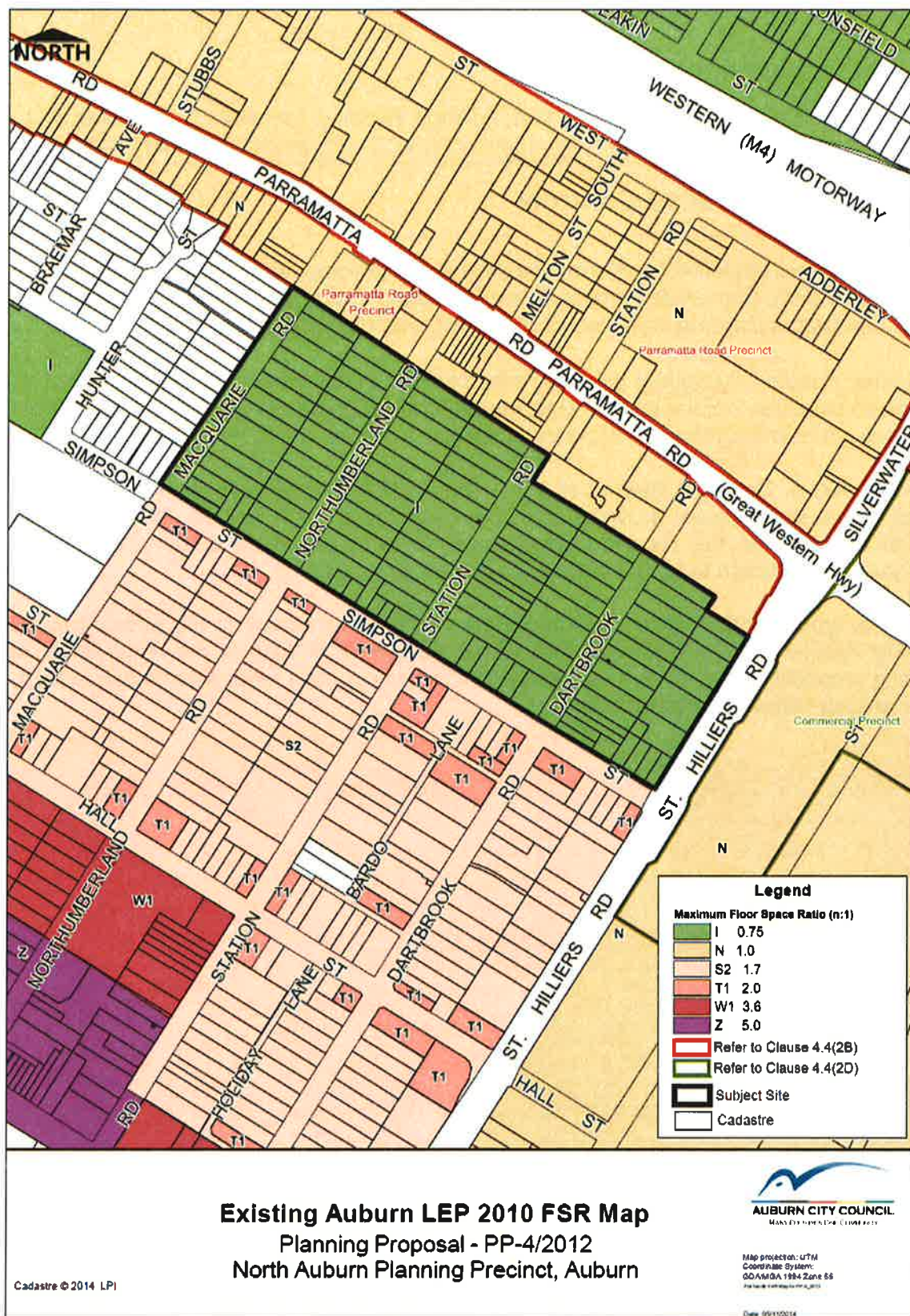


Figure 13 - Existing FSR controls

2.5.1 Acid Sulphate Soils

The site is shown as having Class 5 Acid Sulphate Soils under the *Auburn LEP 2010 Acid Sulphate Soils Map*, which is the least affected category for development purposes.

2.5.2 Other planning controls

The site is not affected by minimum lot size, heritage, flooding, foreshore building line and key site controls.

2.6 Auburn DCP 2010 Controls

The most relevant objectives, performance criteria and development controls currently applying to the site (the revised proposal) are held within Council's Residential Flat Buildings Part of the *Auburn Development Control Plan 2010* (Auburn DCP 2010).

The former Auburn City Council prepared site specific controls for the North Auburn Precinct to address condition 2 of the original Gateway Determination issued 20 March 2016. Refer to study outcomes and justification provided in section 3.3 (p.18 and p.19) of this report.

Following above, Council's Meeting of 6 July [Item 047/16] resolved to delete (remove) the former bonus development provisions of 25m height and 0.3:1 FSR for the delivery of a 2,500m² public park, the corresponding requirements to provide a 2,500m² park, and a through-site connection to further amend the planning proposal.

Given this amendment, Council now considers that an amendment to the relevant section (existing Residential Flat Buildings Part) of the Auburn DCP 2010 is not required for this planning proposal. This provides the relevant justification to fulfil requirements of condition 2 of the revised Gateway Determination.

3 Description of the proposal

This Planning Proposal generally follows the assessment criteria for planning proposals set out in the Department of Planning and Environment's *A Guide to Preparing Planning Proposals* including:

- objectives or intended outcomes;
- explanation of proposed planning and development controls;
- justification;
- need for the planning proposal;
- relationship to strategic framework;
- environmental, social and economic impact; and
- State and Commonwealth interests.

3.1 Objectives or intended outcomes

The objectives and intended outcomes of the Planning Proposal are:

- To implement the resolutions of Council dated 6 July 2016 [Item 047/16];
- To introduce planning controls that reflect the site's existing and surrounding land uses, built form and character;
- To revitalise the North Auburn area; and
- To encourage new high density residential development.

3.2 Proposed Planning and Development Controls

The Planning Proposal aims to:

1. Rezone the site from R3 Medium Density Residential zone to R4 High Density Residential zone;
2. Increase the site's HoB control from 9 metres to 18 metres (20 metres on corner sites); and
3. Increase the site's FSR control from 0.75:1 to 1.7:1 (2:1 on corner sites).

Council has fulfilled the requirements of condition 1(b) of the revised Gateway Determination by removing the relevant clause/words as suggested.

A summary of the proposed amendments to the *Auburn LEP 2010* as it applies to the site area are described in Table 2 below.

Address/Land	Zoning	Height of Buildings	FSR	Minimum lot size
North Auburn precinct	R4 High Density Residential	18m (Corner sites 20m)	1.7:1 (Corner sites 2:1)	No control (no change)

Table 2 - Proposed planning controls

Other planning controls such as Heritage, Acid Sulphate Soils, Flood Planning, Foreshore Building Line and land reserved for acquisition which currently form part of *Auburn LEP 2010* maps will not change as a result of this planning proposal. The amendment to the *Auburn LEP 2010* will conform to the *Standard Instrument (Local Environmental Plans) Order 2006*.

The proposed *Auburn LEP 2010* maps including the provisions discussed are at **Appendix 8**.

3.3 Justification

3.3.1 Section A – Need for the Planning Proposal

This section provides the justification for the deletion of the proposed bonus provisions for height (25m) and FSR (0.3:1) from the subject land to deliver a public park, and the corresponding requirements to provide a 2500m² public park and a proposed through-site connection which resulted in revising the North Auburn Planning Proposal. The following questions are set out in the Department of Planning and Environment's *'Guide to Preparing Planning Proposals'*.

As noted in section 1.1 of this report, the land to which the proposal applies has been the subject of a planning proposal previously.

In proceeding with this proposal, supporting information was prepared by external consultants for traffic and transport, and site specific provisions for North Auburn to fulfil Gateway Determination requirements issued on 20 March 2015.

It is anticipated the supporting information prepared are still relevant to, and form part of the justification for this planning proposal.

The findings of the supporting information are further summarised below:

a. Traffic and Transport

Hyder Consulting (Hyder) was commissioned to undertake and test the traffic, transport and modelling assessment work for the proposal to address condition 1(a) of the Department's Gateway Determination. The traffic and transport impacts of the planning proposal were assessed in the context of work Hyder had already undertaken on the *Auburn LGA Traffic and Transport Study (September 2013)*.

The study investigated the likely impact of the proposal on three key intersections:

1. Parramatta Road / Silverwater Road / St Hilliers Road
2. St Hilliers Road / Rawson Street
3. Parramatta Road / Rawson Street / Duck Street

The study found that the traffic and transport impacts that would be created as a result of the North Auburn Planning Proposal would be minor.

These impacts were tested on zoning and principal development controls resolved the site. For further detail, please refer to supplementary advice by Hyder Consulting at **Appendix 5**.

The revised planning proposal is unlikely to further modify or increase the existing minor impacts anticipated for traffic and transport for the subject land and surrounds. This is because the revised planning proposal does not seek a change to modify the proposal's application area and amend the proposed principal development controls (including corner sites). Hence, the traffic and transport study prepared by Hyder Consulting is still considered to be current for this proposal, and provides the relevant justification to fulfil condition 1(a) requirements of the original and revised Gateway Determinations issued.

b. North Auburn site specific controls for the provision of a park

AECOM Pty Ltd (AECOM) was commissioned to undertake modelling and testing of nominated sites within the North Auburn precinct to address condition 2 of the Gateway Determination.

The objective of this study (in addressing the Gateway Determination) was to:

- prepare and test two development scenarios ('standard' and 'feasible') focussing on one mid-block site and one corner site, to understand whether the proposed bonus controls were sufficient to incentivise the delivery of a 2,500m² public park, and if not, determine the level of controls that would be needed to make this feasible;
- draft proposed amendments to *Auburn LEP 2010* and *Auburn Development Control Plan 2010* that could be applied to the precinct;
- identify other potential locations of open space and their feasibility; and
- outline the development feasibility of the scenarios and the extent of redevelopment required to deliver a new park in the precinct.

The key findings of the AECOM study indicated that:

- The proposed bonus controls for development that provides a 2,500m² public park do not provide sufficient incentive to achieve that development outcome.
- If Council were to provide economically viable bonus height and floor space ratio controls for development that provides a 2,500m² public park, these controls would be likely to result in development that has undesirable impacts on the surrounding properties and the streetscape. [It is noted that the majority of surrounding development is strata subdivided 3-4 storey flat buildings which are unlikely to be redeveloped in the short to medium term.
- If Council wishes to facilitate a park within the North Auburn precinct through bonus height and floor space ratio incentives, then a 1,500m² space would be more achievable. However, a 1,500m² park is relatively small, and it would be smaller than nearby Bardo Park (1,900m²). The utility of obtaining another small park in this area is questionable, given the proximity of the precinct to Auburn Park and Bardo Park, which are both within 400m of most dwellings in the precinct (refer to Figure 5).
- If car parking was allowed under the park, this would have an impact on the amenity of the park and raise potential liability issues for Council. Generally, Council would not accept dedication of land that has car parking built underneath it.
- It is also noted that the majority of the subject area is currently characterised by R4 style development (residential flat buildings), and that rezoning the area from R3 to R4 would bring the zoning into alignment with the predominant existing type of development.
- Removing the proposed bonus provisions from the planning proposal would still allow sites within the precinct to be redeveloped for residential flat buildings and other uses permitted under the R4 High Density Residential zone once the proposal is finalised.

For further details, please refer to site specific provisions prepared by AECOM at **Appendix 6**.

The deletion of the proposed bonus provisions from the site will reduce undesirable impacts such as overshadowing, height and FSR on the surrounding properties and the streetscape, and will still enable sites within the precinct to be redeveloped for residential flat buildings and other uses permitted in the R4 High Density Residential zone. Removal of these provisions will also avoid the creation of a small area of open space, likely with poor amenity. It is noted that in late 2015, Council resolved to upgrade the two existing parks closest to the North Auburn Precinct.

Q1 *Is the Planning Proposal a result of any strategic study or report?*

The revised proposal is not a result of any strategic study or report. However, the proposal is supported by the New South Wales state and local strategic planning framework as mentioned in section 3.3.2. This proposal was initiated in response to resolutions of Council made on 6 July 2016 (Item 047/16).

In the resolution of 2016, Council resolved to revise the North Auburn Planning Proposal subject to the following:

- i. *That Council receive and note the attached consultant reports on traffic (Attachment 1) and site specific controls (Attachment 2), and the recommendations of the Cumberland Council Independent Hearing and Assessment Panel (CIHAP) (Attachment 6).*
- ii. ***That Council proceed with the Planning Proposal for the North Auburn Precinct to rezone the subject land from R3 Medium Density Residential to R4 High Density Residential and to increase the height of buildings control from 9 metres to 18 metres, with 20 metres on corner sites, and increase the floor space ratio control from 0.75:1 to 1.7:1, and 2:1 on corner sites accordingly, in line with the standard R4 controls under Auburn Local Environmental Plan 2010.***
- iii. ***That the proposed height and FSR bonus provisions of 25m and 0.3:1 respectively, and the corresponding requirement to provide a 2,500m² public park including a proposed through-site connection in the North Auburn precinct be deleted.***
- iv. *That Council forward the revised Planning Proposal (revised as per ii) to above) the Department of Planning and Environment seeking a revised Gateway Determination and Delegation to exhibit the planning proposal, and then proceed with the finalisation of Auburn Local Environmental Plan 2010 (Amendment No.20)".*

This Planning Proposal has been prepared in accordance with Parts 2 and 3 of the Council's resolution above highlighted in bold black.

Q2 *Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Yes. This is a Council initiated Planning Proposal and the option chosen to implement this proposal is considered to be the best way to implement the objectives or intended outcomes requiring minimum changes to the *Auburn LEP 2010*.

3.3.2 Section B – Relationship to strategic framework

Q3 *Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

The Planning Proposal is consistent with a number of actions within *A Plan for Growing Sydney* and the *West Central Subregion Draft Subregional Strategy (WCSDSS)*. An analysis of the Planning Proposal's consistency with these strategies is provided at Tables 3 and 4 below.

Table 3 - Consistency with *A Plan for Growing Sydney*

Actions	Consistency
Direction 2.1 Accelerate Housing Supply Action 2.1.1: Accelerate Housing Supply and Local Housing Choices	Consistent The Proposal will enable high density residential development adjacent to the Auburn Town Centre contributing to the achievement of housing growth, increase dwelling targets and renewing older residential areas close to the Auburn's Town Centre.

Table 4 - Consistency with *West Central Subregion Draft Subregional Strategy*

Action	Consistency
B Centres and Corridors B2.1 Plan for housing in centres consistent with their employment role	Consistent The site to which the Planning Proposal applies is located approximately 630 metres from Auburn's Railway Station and Town Centre providing potential capacity for additional high density residential growth.
C Housing C1.3 Plan for increased housing capacity targets in existing areas C2.1 Focus residential development around centres, town centres, villages and neighbourhood centres	Consistent The site to which the Planning Proposal applies proposes to rezone land to encourage high density residential uses, further increasing housing capacity the Auburn Town Centre. The site to which the Planning Proposal applies proposes to rezone land to encourage high density residential uses, further increasing housing capacity adjacent to the Auburn Town Centre.

Consistency with the *Draft Parramatta Road Urban Transformation Strategy (Sept'15)*

The *draft Parramatta Road Urban Transformation Strategy* (draft Strategy) was prepared and exhibited by Urban Growth New South Wales in October 2015. This draft strategy identified the “Auburn Precinct” as one of the key precincts located within the corridor (refer to Figure 14 - Auburn Structure Plan). The Precinct is also planned to accommodate approximately 2,900 new residents and 12,000 new jobs by 2050.

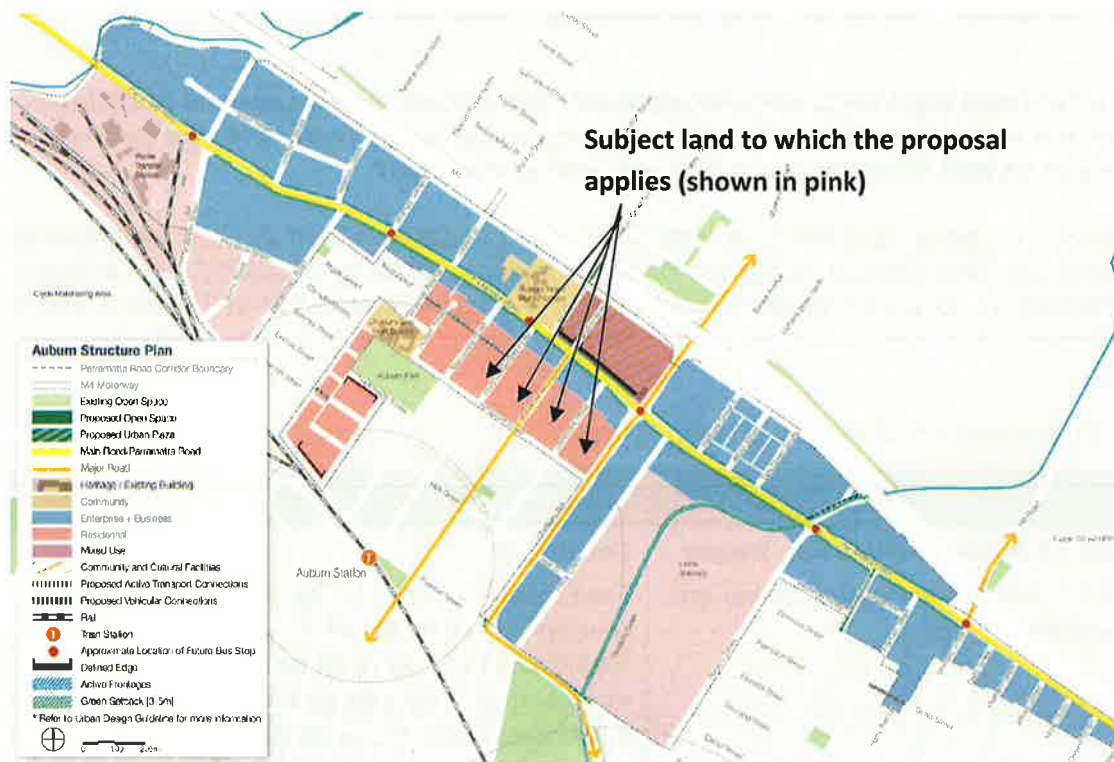


Figure 14 - Auburn Structure Plan
Source: Urban Growth, Sept 2015 (p.51)

Figure 14 illustrates the draft strategy's Auburn Structure Plan, and identifies the land to which the proposal applies as pink for residential purposes.

Figure 15 overleaf shows the draft Strategy applies an average of 3 storeys to maximum 4 storeys (17 metres) for the area to which the planning proposal applies.

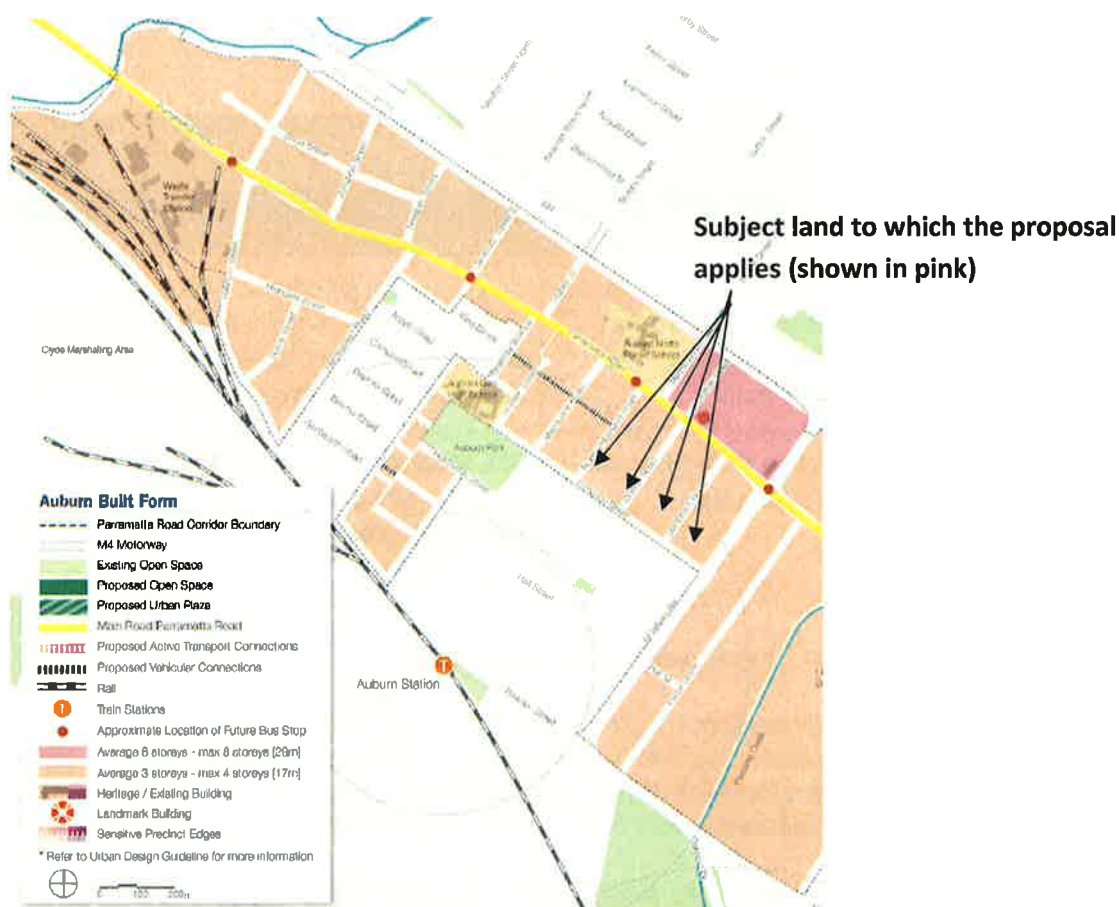


Figure 15 - Auburn Built Form
Source: Urban Growth, Sept 2015 (p.52)

The proposed land uses and heights are generally consistent with the proposed R4 High Density Residential zoning, and principal development standards proposed for the subject land to which the revised proposal applies.

Q4 Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?

Auburn City Community Strategic Plan 2013 - 2023

The Auburn City Community Strategic Plan was adopted in 2013 by the former Auburn City Council now located in Cumberland Council. The Plan is built around themes of community, place, environment and leadership. The objectives and intended outcomes of the Planning Proposal support the Community Strategic Plan by enabling increased opportunity for residential growth within and around established centres that are well serviced by public infrastructure and transport.

Table 5 overleaf illustrates the planning proposal's consistency with the *Auburn City Community Strategic Plan 2013-2023*.

Table 5 - Consistency with *Auburn City Community Strategic Plan 2013 - 2023*

Relevant CSP outcome within 'Our Places' theme	Council's commitment to the outcome	How the proposal achieves the outcome
High quality urban environment	Prepare strategic land use plans and policies that improve the urban environment	The Proposal introduces high density residential uses to revitalise North Auburn area to best reflect its existing surrounding land uses, built form and character.
Attractive Public spaces and town centres	Facilitate Public Domain Improvements	The Proposal will encourage the development potential for additional residential growth adjacent to the Auburn Town Centre.

Draft Auburn LGA Residential Development Strategy (2014)

The *Draft Auburn Residential Development Strategy (draft Auburn RDS 2014)* prepared by AECOM Australia Pty Ltd identifies the site to which the Planning Proposal applies as a potential site for residential development that is suitable for rezoning (p.90 and 91). The study also identifies the site as located within 800 metres of a railway station (p.90).

Table 10 of this draft study (p.92) provides a 'Character Analysis of the Auburn Town Centre' outlining potential sites and identifies the subject site to which the Planning Proposal applies as 2b. The study acknowledges that the site 2b is predominantly developed with 2 to 3 storey apartment buildings and includes good access to surrounding roads which could support an increase in density.

The Planning Proposal to amend the *Auburn LEP 2010* is generally consistent with the *Draft Auburn RDS 2014* recommendations below as:

- it would encourage higher density residential uses within on Auburn Town Centre's north western fringe in addition to allowing for the existing commercial expansion of the Town Centre.
- there would be no significant impact on the surrounding land uses or character of Auburn Town Centre. The Planning Proposal proposes to rezone the site to best reflect its current 2-3 storey residential flat building uses on site and in keeping with the built form character of its surrounds south of Simpson Street.

Draft Auburn LGA Traffic and Transport Study (2013)

Council's *Draft Auburn LGA Traffic and Transport Study (2013)* (draft Traffic study) prepared by Hyder Consulting Pty Ltd for Council, modelled a number of key intersections across the Auburn LGA. The draft traffic study identified poor Levels of Service (LoS) (ie long delays) at a number of intersections, and made recommendations about future intersection improvements within Auburn City which is now part of Cumberland Council.

The site to which the Planning Proposal applies is not located within a prominent intersection of the Auburn LGA that is identified by Council's draft Traffic study. The site to which the proposal applies is predominantly (70%) developed with 2 - 3 storey residential flat buildings

and is strata subdivided. The balance 30% of the site (occupying detached dwellings or dual occupancies) is unlikely to generate any significant traffic or transport impacts as a result of potential high density residential land uses because the area to be developed is minimal.

The site is well serviced by existing cycle and public bus routes (909 and M92) and is within 5 to 15 minute walking distance from the existing bus stops. Auburn's Railway Station and Town Centre are located within 10-15 minutes walking distance from the site.

Q5 *Is the Planning Proposal consistent with applicable State Environmental Planning Policies?*

Yes. **Appendix 13** contains an assessment of the proposal's consistency with the applicable SEPPs. The predominant applicable State Environmental Planning Policies (SEPPs) that apply to redevelopment of the site is *State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development* and *State Environmental Planning Policy No.55 - Remediation of Land*.

Consistency of any future development proposals with SEPPs and deemed SEPPs would be determined at the development application/assessment stage.

Q6 *Is the Planning Proposal consistent with applicable Ministerial Directions (s.117)*

Yes. **Appendix 13** contains an assessment of the planning proposal's consistency with the applicable Ministerial Directions. The most relevant s.117 Ministerial Directions that apply to the Planning Proposal are:

- Direction 1.1 - Residential zones;
- Direction 3.4 - Integrating land use and transport;
- Direction 6.3 - Site specific provisions; and
- Direction 7.1 - Implementation of 'A Plan for Growing Sydney'.

3.3.3 Section C – Environmental, social and economic impact

Q7. *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?*

No. The site to which the Planning Proposal applies is not located within a critical habitat or threatened species, populations and ecological communities and would not result in adverse impacts to such communities.

Q8. *Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?*

No. The site to which the Planning Proposal applies is not affected by flooding or contamination and is unlikely to result in environmental impacts as a result of the planning proposal.

Q9. *Has the Planning Proposal adequately addressed any social and economic effects?*

Yes. The Planning Proposal would revitalise and develop an older residential area located within the Auburn Town Centre. The provision of additional higher density residential housing is considered to be a social benefit for the community which can be anticipated in the short to medium term.

The proposal is unlikely to create any significant economic impacts or threaten the economic viability of the Auburn Town Centre.

Consultation with the community and public authorities post-Gateway will present an opportunity for additional social or environmental effects, to be identified. However, given the nature and scale of the proposal, it is not anticipated that any further significant social or economic effects will emerge.

3.3.4 Section D – State and Commonwealth interests

Q10 Is there adequate public infrastructure for the planning proposal?

Yes. The site to which the Planning Proposal applies is currently served by existing roads and infrastructure services, utilities and public transport. Since the majority of the site (70%) is developed with high density residential development, any new high density residential development within the remainder of the site is not likely to result in significant traffic impacts to its surrounds (refer to supporting information prepared for traffic and transport by Hyder Consulting at **Appendix 5**).

Any car parking impacts as a result of the proposed new high density residential developments on site would need to be assessed as per Council's *Auburn Development Control Plan 2010* at the DA stage.

Q11 What are the views of State and Commonwealth Public Authorities consulted in accordance with the Gateway Determination, and have they resulted in any variations to the planning proposal?

Consultation will be undertaken with relevant State and Commonwealth Public Authorities as directed by a revised s.56 Gateway Determination. The proposed consultation with these agencies is discussed further in Community Consultation section of the Planning Proposal in section 4.1.

4 Community Consultation

4.1 Proposed Post- Gateway Community Consultation

Council anticipates community consultation of this Planning Proposal will be undertaken following receipt of a revised s.56 Gateway Determination.

The Planning Proposal could be categorised as a 'moderate impact' planning proposal.

Considering the nature of the Planning Proposal Council recommends the Planning Proposal and related documentation be exhibited for a minimum of 28 days in accordance with the *Environmental Planning and Assessment Act 1979*, and *Environmental Planning and Assessment Regulations 2000*.

Should a revised Gateway approval be given, community consultation for this Planning Proposal is proposed as follows:

- Consult relevant state authorities including Housing NSW as required;
- Consult relevant service providers if required;
- Send notification letters to affected and surrounding land owners;
- Advertise the public exhibition of the Planning Proposal, and supporting information prepared in the main local newspaper (i.e. the Auburn Review);
- Advertise the planning proposal's exhibition on Council's website, including electronic copies of the planning proposal, supporting information, and any other additional information requested by the revised Gateway Determination;
- Exhibit the Planning Proposal and supporting information in accordance with the revised Gateway Determination at the civic centres, and libraries at Auburn, Lidcombe and Merrylands; and
- Undertake any other consultation methods deemed appropriate for the proposal.

5 Anticipated Timeline

The Department previously issued a Gateway Determination for the North Auburn Planning Proposal on 20 March 2015, and a revised Gateway Determination on 11 April 2016.

The revised timeline presented in Table 6 below indicates the anticipated steps for the completion of the revised Planning Proposal (without the bonus provisions), once a revised Gateway Determination and Delegations are issued.

This would enable Council to exhibit, make, adopt, and notify the *Auburn LEP 2010 (Amendment No. 20)*.

Table 6 – Proposed revised timelines for finalisation of this Planning Proposal

PP Actions	Sept 2016	Oct 2016	Nov 2016	Dec 2016	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	July 2017
Submit PP to the Department for a revised Gateway											
A revised Gateway issued											
Consult with relevant public authorities as required											
Public Exhibition of PP											
Receive and evaluate submissions and revise PP											
Consult parliamentary counsel's opinions and make the plan											
Report final PP, community consultation outcomes, draft plan for CIHAP's adoption											
If supported by CIHAP, then report draft plan for Council's adoption											
The draft LEP is notified											

Considering the nature of this proposal, Council anticipates a revised total timeline of 11 months to complete this draft LEP amendment.