



ARCHITECTURE DESIGN STUDIO PTY LTD

ABN:43 159 401 420| 43/8 Avenue Of The Americas, Newington 2127 |P:02 9648 6663|F:02 9648 6664|E: info@ad-s.com.au

Design Statement and Proposal Summary
Address: 2 Percy Street, Auburn

19 May 2017

This letter is to provide a summary of the proposed Planning Proposal Request describing key aspects of the proposal.

Proposed Development

This Planning Proposal Request (PPR) has been prepared by TPG Town Planning and Urban Design on behalf of the landowner, Gallipoli Education Solutions, to seek an amendment to the Auburn Local Environmental Plan 2010 (ALEP 2010) as it applies to 2 Percy Street, Auburn (subject site), which will enable the future redevelopment of the subject site for the purpose of a school. The PPR also seeks an amendment to the maximum permissible floor space ratio (FSR), which will enable an increase in floorspace conducive to the use of the site as a school.

The Site

The subject site is located at 2 Percy Street, Auburn in close proximity to the Auburn Town Centre. Approximately 600 metres north-west of the subject site is the Auburn railway station, which is located on the Main Suburban Line and serves the Western, Inner West and South Lines. The Auburn Gallipoli Mosque is located approximately 130 metres north-west of the site. Immediately north of the subject site on Percy Street and St Hilliers Road is low density residential development consisting predominately of single detached dwelling houses. To the immediate north-west of the subject site on the opposite side of St Hilliers Road, an agedcare facility is currently under construction that will cater specifically to the elderly Muslim community. Immediately south and west of the subject site is the railway line, and immediately east of the subject site on the opposite side of Percy Street are the Marie Dunn Netball Courts that form part of Council's larger Wyatt Park Recreational Precinct, which includes an athletic field, basketball centre, Lidcombe Oval and the Ruth Everuss Aquatic Centre.

The current legal description of the subject site is Lots 14 to 21 Section 1 DP 2647, Lot 1 DP 76735 and Lot 1 in DP 721683.

The subject site forms a triangular shaped parcel of land and has an area of approximately 7,143m². The length of the subject site in a north-south direction is approximately 140 metres at its longest. In an east west direction, the subject site is approximately 85 metres at its widest.

The subject site was formerly occupied by the Master Plumbers Association of NSW, an organisation which ran a specialist skills centre on the site to pursue excellence in training for plumbing. The existing structures on the subject site include a large warehouse type building and a small two-storey office building located at the corner of Percy Street and Gelibolu Parade.

Objectives and intended outcomes of planning proposal

The PPR seeks an amendment to the ALEP 2010 to enable the redevelopment of the former Master Plumbers Association of NSW site at 2 Percy Street, Auburn for the purpose of an 'Educational Establishment', which is defined under the ALEP 2010 as follows:

educational establishment means a building or place used for education (including teaching), being:

- (a) a school, or
- (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.



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The above makes provision for a school, which is defined under the ALEP 2010 as follows:

School means a government school or non-government school within the meaning of the Education Act 1990.

Note: Schools are a type of educational establishment.

The proposed school is intended as a non-government school and is consistent with the meaning of the Education Act 1990.

The objectives and intended outcomes of the PPR are to:

- amend the ALEP 2010 to permit the redevelopment of the subject site for the purpose of an 'educational establishment' with the development consent of the Council;
- amend the ALEP 2010 to allow for an increase in FSR to facilitate the future redevelopment of the subject site for the purpose of an 'educational establishment';
- provide a new school to cater for the growth of the school-aged population in the locality; and
- provide opportunities for culturally aligned education programs for the Muslim community that caters for the diverse needs of the wider Auburn and Cumberland community.

The objectives of the PPR are consistent with the objectives with the subject site's current IN2 Light Industrial Zone as it does not seek to alter the zoning of the subject site. Subsequently, the PPR will still provide for a wide range of light industrial, warehouse and related uses. A school is also generally a more intensive use than industrial uses and will provide more jobs, thus encouraging employment opportunities and supporting the Auburn Town Centre. The PPR is further consistent with the objectives of the IN2 zone in that an 'educational establishment' is likely to result in less adverse impacts on the environment and surrounding uses. Additionally, if an industrial use was to be located on the subject site in the future, any potential adverse impacts would be minimised and managed as part of the development's design. The inclusion of an 'educational establishment' as an additional permitted use rather than a rezoning supports and protects industrial land for industrial uses by retaining the IN2 zone.

DARTBROOK ROAD

MOSQUE

COMMERCIAL

TRAIN LINE
GELIBOLU PARADE

ST HILLERS ROAD

PERCY STREET

COMMERCIAL

BOOREA STREET

COMMERCIAL

PLAY-GROUND