

Rezoning of land - Lot 802 Main Avenue, Lidcombe - Amendment No. 10

Proposal Title : Rezoning of land - Lot 802 Main Avenue, Lidcombe - Amendment No. 10

Proposal Summary : To rezone land at Lot 802 Main Avenue, Lidcombe (former Lidcombe Hospital site) from R3 Medium Density Residential to R4 High Density Residential, to permit residential flat buildings.

PP Number : PP_2013_AUBUR_001_00 Dop File No : 13/05571

Proposal Details

Date Planning Proposal Received : 13-Mar-2013 LGA covered : Auburn

Region : Sydney Region West RPA : Auburn Council

State Electorate : AUBURN Section of the Act : 55 - Planning Proposal

LEP Type : Spot Rezoning

Location Details

Street : Main Avenue

Suburb : Lidcombe City : Postcode : 2141

Land Parcel : Lot 802 DP1150564

DoP Planning Officer Contact Details

Contact Name : Tai Ta

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RPA Contact Details

Contact Name : Harinee De Silva

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DoP Project Manager Contact Details

Contact Name : Terry Doran

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Land Release Data

Growth Centre : Release Area Name :

Regional / Sub : Metro West Central Consistent with Strategy : Yes

Regional Strategy : subregion

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MDP Number :	Date of Release :	
Area of Release (Ha) :	Type of Release (eg Residential / Employment land) :	N/A
No. of Lots : 0	No. of Dwellings (where relevant) :	18
Gross Floor Area : 0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with :

If No, comment :

Have there been meetings or communications with registered lobbyists? : No

If Yes, comment :

Supporting notes

Internal Supporting Notes : The Regional Team supports the proposal.

The rezoning will enable the development of two storey residential flat buildings which are not permitted under the current R3 zone.

This rezoning will enable the site to be developed in a way that is compatible with the existing surrounding heritage significant buildings which once formed part of the former Lidcombe Hospital.

Note: at this point in time, to the best of the Regional Team's knowledge, the Department's Code of Practice in relation to communication with lobbyists has been complied with.

External Supporting Notes : The Planning Proposal is a response to the subject site's significant heritage context, existing built form character and the need for a specific architectural design appropriate to the existing surrounding development.

Council considers that the most appropriate land use and built form for the site is the development of "low rise" two storey residential flat buildings.

Adequacy Assessment**Statement of the objectives - s55(2)(a)**

Is a statement of the objectives provided? Yes

Comment : This Planning Proposal seeks to:

1. rezone the subject land from a R3 Medium Density Residential Zone to a R4 High Density Residential Zone;
2. amend the existing Floor Space Ratio Map, as it applies to the site from 0.5:1 to 1.2:1; and
3. amend the existing Height of Buildings Map as it applies to the site from 9 metres to 10 metres.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **Adequate.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA : **1.3 Mining, Petroleum Production and Extractive Industries**
2.1 Environment Protection Zones
* May need the Director General's agreement **2.3 Heritage Conservation**
2.4 Recreation Vehicle Areas
3.3 Home Occupations
3.4 Integrating Land Use and Transport
4.1 Acid Sulfate Soils
6.1 Approval and Referral Requirements
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified? **SEPP No 6—Number of Storeys in a Building**

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain : **While s.117 Directions 2.3 Heritage Conservation, 3.1 Residential zones, 4.1 Acid Sulfate Soils, and 6.3 Site Specific Provisions, are relevant, in view of the minor nature of the proposal and, where appropriate, existing provisions in Auburn LEP 2010 will continue to apply to the site, any inconsistencies are considered to be of a minor nature.**

It is recommended that the delegate approve of any inconsistencies as a minor matter.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **As this is a proponent-initiated Planning Proposal Council consulted the community by way of a public exhibition from 14 June 2012 to 13 July 2012 in accordance with Council's "Communication Plan for Planning Proposals".**

Council proposes an additional public exhibition of the Planning Proposal in accordance with the Gateway determination.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : The Principal LEP was made in October 2010. This Planning Proposal aims at amending the principal LEP to permit residential flat buildings on the subject land.

Assessment Criteria

Need for planning proposal :	Rezoning of the site to R4 High Density Residential requires a Planning Proposal and a Gateway determination. The proposed development cannot be undertaken on the basis of the current zoning of the land as R3 Medium Density Residential does not permit residential flat buildings.
Consistency with strategic planning framework :	Council has advised that the Planning Proposal is consistent with actions contained within the Metropolitan Plan for Sydney 2036, particularly Action D1.1 which aims "to locate at least 70 percent of new housing within existing urban areas and up to 30 percent of new housing in new release areas". Further, the Planning Proposal is also considered consistent with Action H4.1 which aims "to identify heritage landscapes in Sydney and develop appropriate responses to plan for their protection and interpretation in the preparation of sub-regional strategies and LEPs". In terms of the recently released draft Metropolitan Strategy for Sydney, it is considered that the proposal is not inconsistent with the draft. At the sub-regional level the Planning Proposal is consistent with the draft West Central Subregional Strategy (the Strategy). The proposed rezoning and introduction of appropriate development standards is considered generally consistent with the action contained within the Strategy "to recognise where Sydney's cultural heritage contributes to its unique character and quality and manage change appropriately".
Environmental social economic impacts :	Council has not prepared a detailed assessment of the social and economic benefits in relation to this Planning Proposal. However, it is anticipated that the Planning Proposal will contribute to social and economic benefit by providing housing that increases housing choice and mix within the heritage precinct.

Assessment Process

Proposal type :	Minor	Community Consultation Period :	28 Days
Timeframe to make LEP :	9 Month	Delegation :	RPA
Public Authority Consultation - 56(2)(d) :	Department of Education and Communities Office of Environment and Heritage		

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Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Council s Signed Cover Letter toDP&I (6 March 2013) for submission.pdf	Proposal Covering Letter	Yes
PDF - Council s PP for Botanicasubmitted to the DP&I (6 March 2013).pdf	Proposal	Yes
Appendix 2- Council s PlanningProposal Application Assessment for .pdf	Proposal	Yes
Australands PP for Botanica submitted to Auburn Council_2.pdf	Study	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.3 Mining, Petroleum Production and Extractive Industries
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 2.4 Recreation Vehicle Areas
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 4.1 Acid Sulfate Soils
- 6.1 Approval and Referral Requirements
- 6.3 Site Specific Provisions
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : **It is recommended that the Planning Proposal proceeds to the Gateway subject to the following conditions:**

1. Council is to consult with the Office of Environment and Heritage and the Department of Education and Communities.
2. Community consultation is required under sections 56(2) and 57 of the Environmental Planning and Assessment Act 1979, for a period of 28 days.
3. Delegation to be given for Council to exercise the Minister's plan making powers.
4. The Planning Proposal is to be completed within 9 months from the week following the Gateway determination.
5. The delegate approves any inconsistencies with section 117 Directions 2.3, 3.1, 4.1 and

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6.3 on the basis of minor significance.

Supporting Reasons :

The regional team supports the Planning Proposal to enable the development of residential flat buildings of two storeys in height in keeping with the existing height and configuration of adjoining heritage buildings which once formed part of the former Lidcombe Hospital Complex.

Signature:



Printed Name:

T DORAN

Date:

21/3/13