

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**

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 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.**

Panel Recommendation

Recommendation Date : **28-Mar-2013** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

- 1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:**
 - (a) the planning proposal must be made publicly available for a minimum of 28 days; and**
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2012).**
- 2. Consultation is required with the following public authorities under section 56(2)(d) of**

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the EP&A Act:

- Office of Environment and Heritage
- Department of Education and Communities

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

4. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

MEN SELMAN

Date:

2/4/13