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In reply quote: PP-3/2012

Contact Name: HDS - 9735 1232

TRIM No: T004959/2013

6 March 2013

Attn: Tai Ta

Dear Peter,

**SUBJECT: RE: PLANNING PROPOSAL (AUBURN LEP AMENDMENT NO - 10) TO
REZONE LAND AT LOT 802 DP 1150564 MAIN AVENUE, BOTANICA TO
AMEND ZONING AND PRINCIPAL DEVELOPMENT STANDARDS UNDER
THE AUBURN LEP 2010**

Please find enclosed Auburn City Council's applicant initiated Planning Proposal (6 March 2013) to rezone land at Lot 802 Main Avenue, Botanica Lidcombe (also known as the subject land) from R3 Medium Density Residential zone to R4 High Density Residential zone under the *Auburn Local Environmental Plan 2010 (Auburn LEP 2010)* and is considered as the Auburn LEP 2010 (Amendment No.10).

Australand No.16 Pty Limited, who is the current land owner and applicant, lodged the Planning Proposal Application to Council on 23 May 2012.

The main objective of the Planning Proposal is to provide an appropriate land zoning and associated development standards for the subject site which enable the development of a 'low rise' two storey residential flat building development with a basement car park to complement the existing heritage context, character and heritage significant built forms within the Former Lidcombe Hospital Site precinct.

Council has assessed the applicant's Planning Proposal Application and reported it to Council meeting of 5 December 2012 (Item 306/12). Council made the following resolutions:

- "1. *That Council support the application for a planning proposal for land at Lot 802 Main Avenue (Lot 802 DP 1150164), Botanica, Lidcombe, submitted by Australand Industrial No.16 Pty Limited;*
2. *That Council prepare and submit a planning proposal to the Department of Planning and Infrastructure for a Gateway Determination which proposes the following amendments to the Auburn Local Environmental Plan 2010 (Auburn LEP 2010):*
 - *Rezone the subject land from R3 Medium Density Residential zone to R4 High Density Residential zone;*
 - *Amend the existing Floor Space Ratio map as it applies to the site from 0.5:1 to 1.2:1; and*

- *Amend the existing Height of Buildings map as it applies to the site from 9 metres to 10 metres”.*

Council has finalised the Planning Proposal as resolved by Council and in accordance with section 55 of the *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)*. The document has been prepared in accordance with the Department of Planning and Infrastructure's (the Department) revised guidelines titled '*A guide to preparing planning proposals*' and '*A guide to preparing local environmental plans*', and is forwarded to the Department for section 56 Gateway Determination under the *EP&A Act 1979*.

Considering the minor nature of the proposed Planning Proposal Council wishes to seek delegations from the Department to implement the Planning Proposal.

Auburn City Council looks forward to working with the Department of Planning and Infrastructure to progress the Planning Proposal. Should you have any enquiries in relation to the Planning Proposal, please contact Harinee de Silva, Strategic Planner on 9735 1232.

The relevant documents attached to this letter include:

1. Council's Planning Proposal with supporting information; and
2. Applicant's Planning Proposal Application lodged with Council in May 2012.

Yours faithfully



MONICA COLOGNA
MANAGER STRATEGY