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In reply quote: PP-4/2013

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23 October 2013

Rachel Cummings
Acting Regional Director
Department of Planning and Infrastructure
Sydney West
GPO Box 39
Sydney
NSW 2001

Dear Ms Cummings,

Att: Tai Ta

**SUBJECT: PP-4/2013
Planning Proposal (Auburn LEP Amendment No – 12)
to rezone land at Lot 4 DP 270668 Main Ave Lidcombe and principal
development standards under Auburn LEP 2010**

Please find attached Auburn City Council's applicant-initiated planning proposal for Lot 4 Main Avenue Lidcombe (Botanica – Building 66). The proposal seeks to rezone this site from R3 Medium Density Residential to B1 Neighbourhood Centre and to amend the associated development standards under the *Auburn Local Environment Plan 2010*. The proposal would be amendment number 12 to *Auburn LEP 2010*.

Botanica Holdings P/L lodged the application for a planning proposal with Council on 3 June 2013. The main objective of the planning proposal is to provide appropriate zoning and development standards to enable the development of a neighbourhood centre providing convenience, 'top up', shopping for local residents of Botanica, and to provide a suitable adaptive re-use for Building 66, consistent with its heritage context within the Former Lidcombe Hospital Site.

Council considered the application for a planning proposal at its Council's Planning Committee meeting of 16 October 2013 and resolved the following:

'That Council

1. *Prepare a Planning Proposal in accordance with section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act), to amend Auburn Local Environmental Plan 2010 to:*
 - (a) *Rezone land at Lot 4 DP 270668, Main Avenue, Botanica ("Building 66"), from R3 Medium Density Residential to B1 Neighbourhood Centre; and*
 - (b) *Amend the Maximum Height of Building control from 9 metres to 12 metres; and*
 - (c) *Amend the Maximum Floor Space Ratio to 1:1.*
2. *Submit this Planning Proposal to the Department of Planning and Infrastructure for Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 (EP&A Act); and*
3. *Progress the Planning Proposal, post-Gateway, through to finalisation, provided that no substantial changes are required following exhibition.'*

This planning proposal is prepared to address items 1 and 2 in the Council resolution and in accordance with the Department of Planning and Infrastructure's guidelines. The planning proposal with supporting documentation is attached.

Council requests that the Department make a Gateway Determination for this planning proposal in accordance with section 56 of the *Environmental Planning and Assessment Act 1979*.

In order to facilitate its progress, Council would be prepared to attend the LEP Panel meeting if required and would be happy to receive the delegation to make the planning proposal.

Should you have any enquiries in relation to this matter, please contact Senior Strategic Planner, Terri Southwell on 9735 1309.

Yours faithfully,



Monica Cologna
Manager, Strategy