



MANY CULTURES ONE COMMUNITY

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Terry Doran
Team Leader | Metropolitan Delivery (Parramatta)
Sydney West Region
Attention: Tai Ta
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

In reply quote: P-3/2014
Contact Name: Monica Cologna
TRIM No: T063935/2015
Date: 24/06/2015

Dear Terry

SUBJECT: **Planning Proposal: "Marsden Street Precinct, Lidcombe" – Rezone land bounded by Mark, James, East and Railway Streets, Lidcombe (Auburn LEP 2010 Amendment No. 14)**

Dear Terry

Resolution of Council meeting of 17 June 2015

At its Ordinary Meeting on 17 June 2015, Council resolved to progress the above Planning Proposal / LEP Amendment with a variation, under section 58(1) of the EP&A Act (item 117/15). The Council resolution is attached to this letter. The LEP amendment is a delegated matter and has been publicly exhibited. The Gateway Determination timeframe for completing the LEP amendment ends on 2 October 2015 (12 months from the week following the determination date of 30 September 2014).

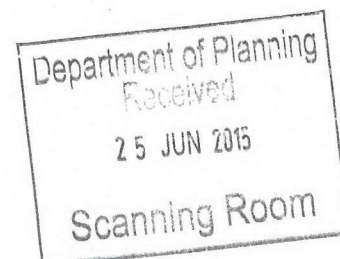
In accordance with section 58(2) of the Act, and the Department's "A guide to preparing local environmental plans", Council is now forwarding details of the revised proposal to the Department. Can you please confirm if Council can proceed to legal drafting of the LEP amendment under delegation. If so Council may require an extension of the existing timeframe for this amendment.

A comparison and justification of the exhibited proposal and variation are provided in the attached table and figures. The Business Papers for Council meetings are available on Council's website, www.auburn.nsw.gov.au under *Council > Business Papers > Business Papers 2015*.

Should you have any queries in relation to the revised planning proposal, please contact Monica Cologna, Manager Strategy on 9735 1355.

Yours faithfully

**MONICA COLOGNA
MANAGER STRATEGY**



This letter contains important information. If you do not understand it, please come to Council's Administration Building and discuss the letter with Council staff who will arrange Interpreter services, or contact the Telephone Interpreter Service 131 450 and ask them to ring Council on 9735 1222

Bu mektup önemli bilgileri içermektedir. Mektubu anlayamıyorsanız lütfen Belediye'nin Yönetim Binası'na gelin ve mektubu, tercümanlık hizmetini ayarlayacak olan Belediye görevlileri ile görüşün ya da 131 450 numaralı telefonda Telefonla Tercüme Servisi'ni arayarak 9735 1222'den Belediye'ye telefon etmelerini isteyin.

Lá thư này có các thông tin quan trọng. Nếu quý vị không hiểu, xin ghé tới Tòa Nhà Hành Chánh (Administration Building) của Hội Đồng để thảo luận với nhân viên của Hội Đồng về lá thư này. Họ sẽ sắp xếp dịch vụ thông ngôn. Hoặc quý vị có thể liên lạc với Dịch Vụ Thông Ngôn Qua Điện Thoại ở số 131 450 và nhờ họ gọi cho Hội Đồng ở số 9735 1222

這封信包含重要的資料。如果你不明白信的內容，請到市議會的行政大樓詢問市議會職員，他們會安排傳譯服務；你亦可致電 131 450 聯絡電話傳譯服務，要求他們撥電市議會，電話 9735 1222。

يحتوي هذا الخطاب على معلومات هامة. إذا كنت لا تفهمها، برجاء الحضور إلى مبنى إدارة البلدية لمناقشة الخطاب مع موظفي البلدية وسيقوموا بإعداد خدمات الترجمة الشفهية، أو اتصل بخدمة الترجمة الشفهية على الرقم 131 450 واطلب منهم الاتصال بالبلدية على الرقم 9735 1222.

Table 1: Comparison of exhibited proposal and variation

Exhibited Proposal	Variation
The Planning Proposal seeks to rezone certain land within the precinct from IN2 Light Industrial and R4 High Density Residential to B4 Mixed Use and RE1 Public Recreation. It also seeks to amend the Auburn LEP 2010 Lot Size, Height of Building (height), Floor Space Ratio (FSR) and Land Reservation Acquisition controls in line with the proposed rezoning.	Variation to the proposed rezoning of 24 Railway Street from RE1 Public Recreation to B4 Mixed Use. <i>Justification for variation</i> • The variation resulted from an objection by the land owner and service station business operator of the site to the proposed zoning, and a request for a "mixed use" zoning. • Only a small number of submissions were made during the community consultation process. These consisted of seven (7) individual / public authorities submissions of which two (2) were objections. Neither objection related to the Planning Proposal in general terms, but requested site specific requests for a variation to an alternative zoning. • The variation affects only a small portion of the overall subject land of the planning proposal. The variation involves a single property approx. 576 sqm in size, within a precinct with a net area (excluding roads) of approx. 4.8 hectares, which is approx. 1.2% of the subject land. • The variation permits the development of additional dwellings within 400m of the Lidcombe Railway Station and adjacent to the Lidcombe Town Centre. • The variation increases the opportunity to create additional retail/commercial jobs within a commercial component of mixed use development within 400m of the Lidcombe Railway Station and adjacent to the Lidcombe Town Centre. • The additional open space currently proposed in the Planning Proposal is considered adequate for the needs of the future residents of the Marsden Street precinct. • The cost of purchase of the pocket park site and the likely requirement of decontamination to make it suitable as a park is expected to be extremely high. • The variation enables Council to channel S94 funds towards a long term strategy to increase the size of the nearby, existing Remembrance Park, instead of this pocket park.

Figure 1: Exhibited Proposal

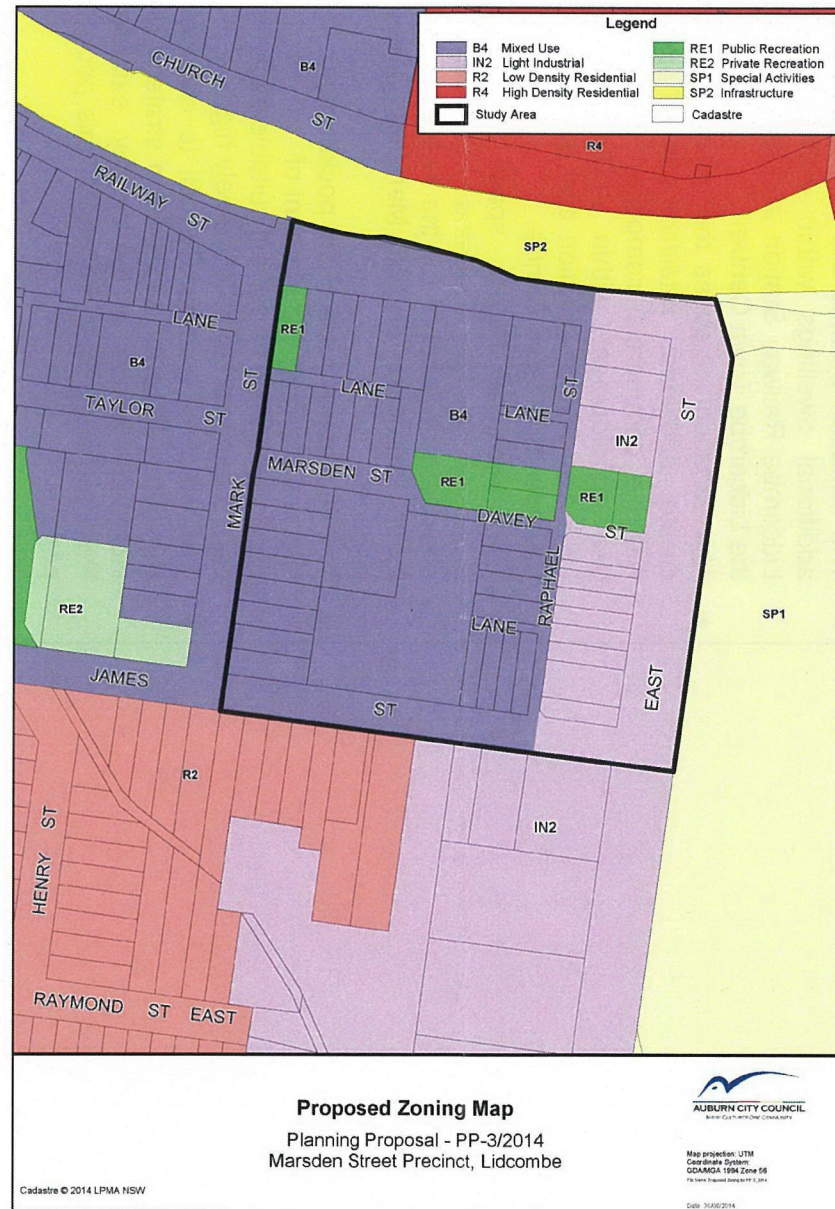
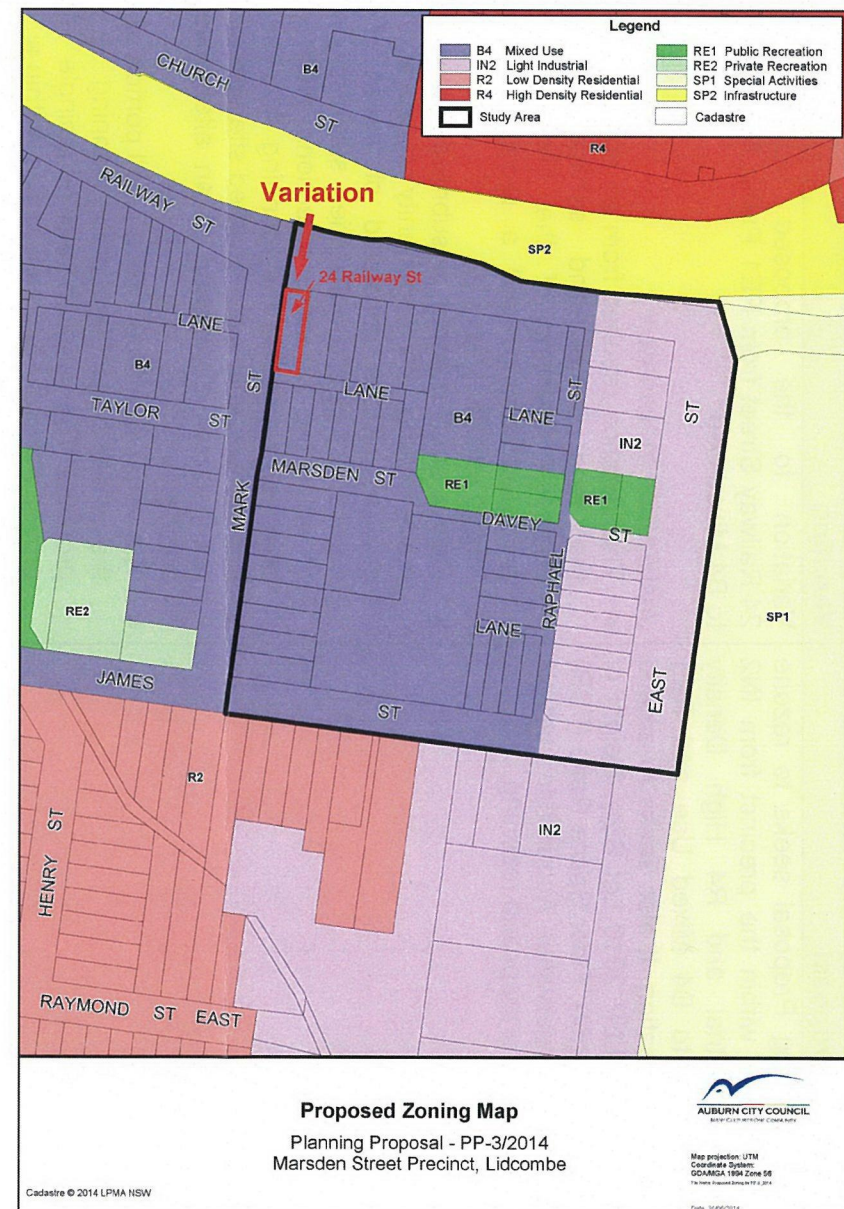


Figure 2: Variation



Council Resolution made at its Ordinary Meeting on 17 June 2015 (item 117/15)

1. *That Council receive and note the status of the current proposal, Gateway Determination and response to the post-Gateway community and public authority consultation process;*
2. *That Council note the variations to the proposal considered in this report and accept variation 2 being to rezone 24 Railway Street to B4 Mixed Use;*
3. *That Council adopt (approve) and make (finalise) the Auburn Local Environmental Plan 2010 (Amendment No 14) and associated Auburn LEP 2010 maps, without variation, as per Planning Proposal PP-3/2014, in accordance with section 59(2(a)) of the EP&A Act 1979;*
4. *That Council staff progress the legal drafting and production of associated Auburn LEP 2010 maps for Auburn Local Environmental Plan 2010 (Amendment No 14) accordingly;*
5. *That Council authorise the General Manager as their Delegate to sign the legal written instrument and Map Cover Sheet for Auburn Local Environmental Plan 2010 (Amendment No 14), if adopted, on behalf of the full Council;*
6. *That Council staff send the adopted Auburn Local Environmental Plan 2010 (Amendment No 14) to the Department of Planning and Environment for notification (gazettal); and*
7. *That Council staff report the proposed amendments to the Auburn Development Control Plan 2010 to Council for adoption, after notification of Auburn Local Environmental Plan 2010 (Amendment No 14).*