

Marsden Street Precinct, Lidcombe

Planning Proposal – PP-3/2014

Proposal to rezone land and planning controls applying to land known as the Marsden Street Precinct, Lidcombe



July 2014

Report history

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1 Introduction

1.1 Executive Summary

This planning proposal contains an explanation of the intended effect and justification for a proposed amendment to the *Auburn Local Environmental Plan 2010*. The planning proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and the relevant Department of Planning and Environment guidelines including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

This planning proposal seeks an amendment to the *Auburn Local Environmental Plan 2010* (ALEP) maps to rezone certain land within the Marsden Street Precinct, Lidcombe (the study area), from IN2 Light Industrial and R4 High density residential to B4 Mixed Use and RE1 Public Recreation. It also seeks to amend the Lot Size, Height of Building (height), Floor Space Ratio (FSR) and Land Reservation Acquisition controls in line with the proposed rezoning. The proposed amendments are described in detail in Section 3 of this report.

1.2 Purpose of this Proposal

The planning proposal has been prepared in response to a resolution of Council made on 18 June 2014 [Item 153/14]. The Council meeting business papers and report are attached as Appendix A.

RESOLVED 18 June 2014 [Item 153/14]:

1. *That Council note the findings of the Marsden Street Precinct, Lidcombe Zoning Review prepared by AECOM dated May 2014.*
2. *That Council note the additional scenario (G) comprising the retention of IN2 fronting east Street directly opposite Rookwood Cemetery (from Scenario A), application of the B4 zone across the remainder of the precinct (from Scenario E) reflecting the study area's proximity to Lidcombe Station (i.e. all within 400m), and the extension of public open space (from Scenario F).*
3. *That Council rezone the study area as per Scenario G, and prepare and submit a Planning Proposal to the Department of Planning and Environment accordingly.*
4. *That Council review the traffic and parking DCP requirements for all areas of the B4 Mixed Use zone.*

1.3 Background

On 20 November 2013, the Planning Committee of Council considered an application for a planning proposal for a site at 21-23 James Street, 15 Raphael Street, Lidcombe, and a Council owned laneway, known as Laneway 429, between these lots. The application sought approval to amend the ALEP controls on the site to rezone part of the site from IN2 Light Industrial to R4 High Density Residential, and increase the height of building control to a maximum height of 16m and the floor space ratio (FSR) controls to a maximum of 1.5:1.

In its determination of the application, Council resolved the following:

RESOLVED 20 November 2013 [Item Pla017/13]:

1. *That Council defer the consideration of the Planning Proposal to rezone land at 21 and 23 James Street, Lidcombe to enable the planning staff to undertake a more complete urban design and planning study of the area bounded by Mark, James, East and Railway Streets being approximately 100 to 400 metres from the Lidcombe Railway Station.*
2. *That the proposed urban design and planning study assess as a minimum the following:*
 - (a) *The urban design impacts of the existing FSR and height controls in particular their impact on scale of developments and amenity of adjoining zone boundaries in the study area;*
 - (b) *Any recommendations with a view to either extending the B4 zone (similar to the Auburn Town Centre) with appropriate FSR, height and parking controls or amended R4 zone to allow a better scale transition;*
 - (c) *Any recommendation as to enhancing and retaining the IN2 zone (Rookwood Cemetery Support Services) bounded by East, James, Railway Streets and Raphael Lane including any appropriate FSR and height controls;*
 - (d) *Any recommendations as to the further provision of open space or adding to existing open space in the proposed study area.*
3. *That a workshop on the matter be undertaken early in 2014 in conjunction with the North Auburn Planning Proposal workshop (refer Minute No. Pla014/13 above).*

*Note: The North Auburn Planning Proposal and associated workshop is a separate proposal that is not related or relevant to this proposal.

The area identified in the resolution is referred to as the Marsden Street Precinct, Lidcombe in this report.

Consultant engagement

On 6 February 2014, Council staff engaged AECOM Australia Pty Ltd via an open tender process to undertake an urban design and planning study in accordance with Council's resolution.

The consultant produced a draft report outlining the findings of study and presented a number of scenarios and recommendations for rezoning of the precinct. The consultant notes that ALEP allows for residential flat buildings within the B4 zone. This may result in residential development with the more generous B4 zone height and FSR controls, without ground floor retail or commercial space.

A copy of the report is attached as Appendix B.

Alternative scenario (Scenario G)

An alternative rezoning scenario (Scenario G) is included in Attachment 2 of this report. This scenario draws together elements of the consultant's scenarios A, E and F which are considered to provide a suitable zoning outcome for the study area.

Specifically, Scenario G comprises the retention of IN2 fronting east Street directly opposite Rookwood Cemetery (from Scenario A), application of the B4 zone across the remainder of the precinct (from Scenario E) reflecting the study area's proximity to Lidcombe Station (i.e. all within 400m), and the extension of public open space (from Scenario F).

Scenario G was presented to Council at a briefing on 4 June 2014. This scenario was presented in addition to those provided by the consultant. The scenario is similar to scenario E with a larger IN2 zone along East Street. It allows for a B4 Mixed Use zone for all land west of Raphael Street and an IN2 Light Industrial Use zone for all land east of Raphael Street.

1.4 Further work proposed

In the event that the Department issue Council with a Gateway Determination, Council proposes to undertake the following related work:

- A Traffic and Transport study specific to the study area;
- A Phase 1 contamination assessment to meet the requirements of Clause 6 requirements of the SEPP 55 - Remediation of Land;
- Community consultation / exhibition in accordance with the Gateway Determination; and
- A public hearing to reclassify land from "community" to "operational" under the requirements of Section 30 of the *Local Government Act 1993*.

2 Existing situation

2.1 Land to which the proposal applies

The proposal applies to land at known as the Marsden Street Precinct Lidcombe. The study area includes all land bounded by Railway, East, James and Mark Streets, Lidcombe. It is approximately 6 hectares in size. The study area has multiple owners as listed in Table 1.

Table 1: Addresses and ownership

Address	Owner
Railway Street	
2 Railway Street, LIDCOMBE	Private owner
4 Railway Street, LIDCOMBE	Private owner
6-8 Railway Street, LIDCOMBE	Private owner
10-12 Railway Street, LIDCOMBE (includes 4 lots on Raphael Street)	CFMEU
14 Railway Street, LIDCOMBE	Private owner
16 Railway Street, LIDCOMBE	Private owner
18 Railway Street, LIDCOMBE	Private owner
20 Railway Street, LIDCOMBE	Private owner
22 Railway Street, LIDCOMBE	Private owner
24 Railway Street, LIDCOMBE	Private owner
Marsden Street	
1A Marsden Street, LIDCOMBE	Private owner
1 Marsden Street, LIDCOMBE	Private owner
3 Marsden Street, LIDCOMBE	Private owner
5 Marsden Street, LIDCOMBE	Private owner
10-14 Marsden Street, LIDCOMBE	Private owner
Mark Street	
2 Mark Street, LIDCOMBE	Private owner
4 Mark Street, LIDCOMBE	Private owner
6 Mark Street, LIDCOMBE	Private owner
8 Mark Street, LIDCOMBE	Private owner
10 Mark Street, LIDCOMBE	Private owner
12 Mark Street, LIDCOMBE	Private owner
14 Mark Street, LIDCOMBE	Private owner
16 Mark Street, LIDCOMBE	Private owner
18 Mark Street, LIDCOMBE	Private owner
Davey Street	
1 Davey Street, LIDCOMBE (Friends Park)	Auburn City Council
Davey Street, LIDCOMBE (Jewish Reserve)	Auburn City Council

Address	Owner
Raphael Street	
9 Raphael Street, LIDCOMBE	Private owner
11 Raphael Street, LIDCOMBE	Private owner
13 Raphael Street, LIDCOMBE	Private owner
15 Raphael Street, LIDCOMBE	Private owner
7-19 James Street, LIDCOMBE	Private owner
21-23 James Street, LIDCOMBE	Private owner
East Street	
3 East Street, LIDCOMBE	Private owner
5-7 East Street, LIDCOMBE	Private owner
9 East Street, LIDCOMBE	Private owner
11-13 East Street, LIDCOMBE	Private owner
15-17 East Street, LIDCOMBE	Private owner
19-21 East Street, LIDCOMBE	Private owner
23 East Street, LIDCOMBE	Private owner

Figure 1 shows an aerial image of the study area with cadastral and street overlay.

Figure 1: Aerial photograph of the study area

2.2 Study area description

The study area includes all land bounded by (and including) Mark, James, East and Railway Streets, Lidcombe.

The study area contains a section of the employment land, zoned IN2 Light Industrial. This employment land forms part of an 8.5 hectare light industrial zone referred to as the Lidcombe South employment precinct, in both the *West Central Subregion Draft Subregional Strategy 2007* and *Auburn Employment Lands Study 2008*. The study area also includes land zoned for R4 High Density Residential in the south-west corner, and two small open spaces zoned RE1 Public Recreation.

Development on the IN2 zoned land consists mostly of one to two storey masonry and steel roof warehouses and cottages used for office functions. Development on the R4 zoned land consists of residential uses, comprising residential flat buildings fronting onto James and Marsden Streets and detached dwellings fronting onto Raphael and Mark Streets.

Figure 2 shows the boundary of the study area and the local land use zoning context.

Figure 2: Map showing the study area, including existing zoning

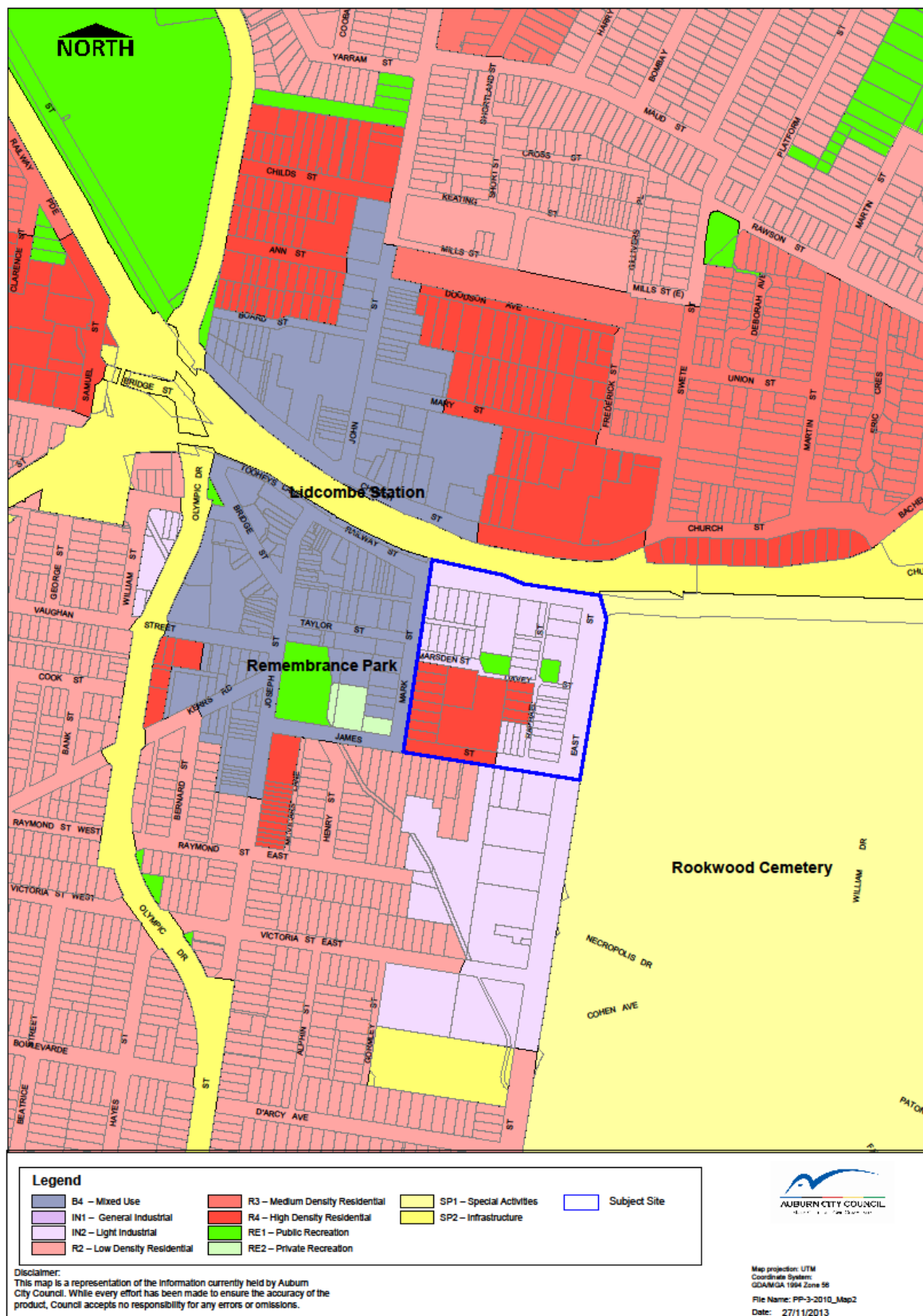


Figure 3 shows a selection of photographs of development within the study area.

Figure 3: Development within the study area



Residential flat building at 10-14 Marsden Street



2 storey house at 3 Marsden Street



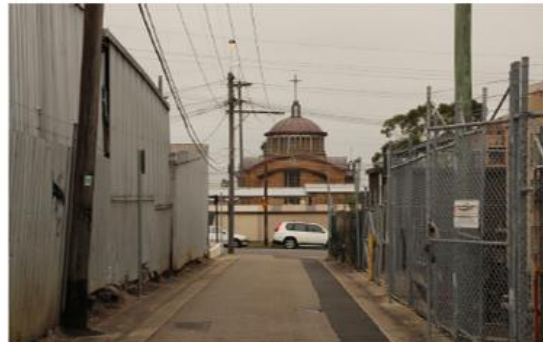
Carparking area to the rear of block, fronting Marsden Street



No. 9 Raphael Street looking south



Small apartment/townhouse development at 18 Mark Street



View looking north along Raphael Street toward the railway and the Ukrainian Catholic Church behind



View across Mark Street to warehouse



Mick's Autoport warehouse on James Street



Playground and residential flat building behind on Marsden Street



Single dwelling at 1 Marsden Street



21-23 James Street (part of the Planning Proposal PP-7/2013 site)



7-19 James Street frontage

2.3 Local context

The study area adjoins the Lidcombe Town Centre to the west. The town centre contains a diverse range of land uses, particularly commercial, high density residential, mixed uses, open space, and the Lidcombe Railway Station, which is an interchange for a number of bus services. The study area is physically bounded to the east by Rookwood Cemetery and to the north by the main western railway line. Land to the south of the study area is zoned IN2 Light Industrial and R2 Low Density Residential.

Figure 4 show photographs of development adjoining the study area.

Figure 4: Existing nearby development



Railway Parade at Lidcombe Station entrance



Lidcombe Town Centre at the intersection of John and Bridge Streets



Rockwood Cemetery (Necropolis)



Remembrance Park

2.4 Existing Planning Controls

The existing ALEP planning controls for the study area are summarised in Table 2: Existing planning controls and below.

Table 2: Existing planning controls

Address / Land	Lot size	Zoning	Height	FSR	Land Acquisition Reservation
Land north of Marsden Street and east of Raphael Street, and 21-23 James Street	1500 sq m	IN2 Light Industrial	No control	1.0:1	No control
Land south of Marsden Street and west of Raphael Street, excluding 21-23 James Street	No control	R4 High Density Residential	18 m generally and 20 m on corner lots	1.7:1 generally and 2.0:1 on corner lots	No control
1 Davey Street, Lidcombe (Friends Park)	No control	RE1 Public Recreation	No control	No control	No control
Davey Street, Lidcombe (Jewish Reserve)	No control	RE1 Public Recreation	No control	No control	No control

Heritage

The following heritage items are located within or in the vicinity of the study area:

- Item A00718 – Archaeological Item – Rockwood Cemetery or Necropolis
The item adjoins the study area to the east. A small section of the item, consisting of the eastern footpath of East Street, which is outside the perimeter fence of the cemetery is located within the study area. The item is of State heritage significance.
- Item A56 – Archaeological Item – Lidcombe Signal Box
The item adjoins the study area to the north. It is of Local heritage significance.
- Item I28 – General Item – 24 James Street
The item adjoins the study area to the south. It is of Local heritage significance.

Acid Sulfate Soils

The entire study area is identified as Class 5 in the Acid Sulfate Soils maps, which is the least affected class of soil.

Flood Planning

The study area is not located within a Flood Planning Area.

Other planning controls

The study area is not affected by the Foreshore Building Line or Key Sites controls.

Figures Figure 5 - Figure 9 show the existing planning controls applying to the study area.

Figure 5: Existing Land Use Zoning controls

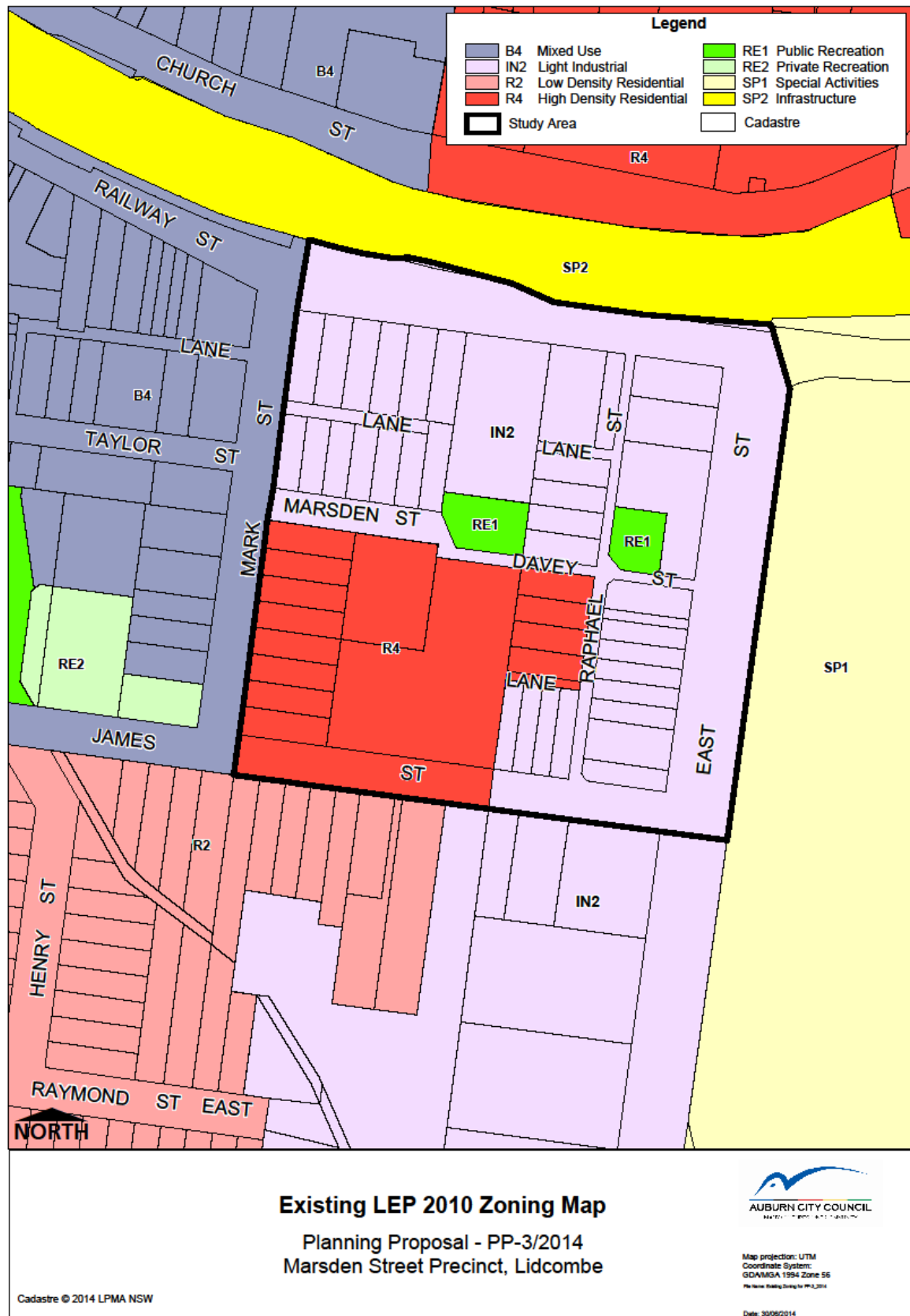


Figure 6: Existing Lot Size controls

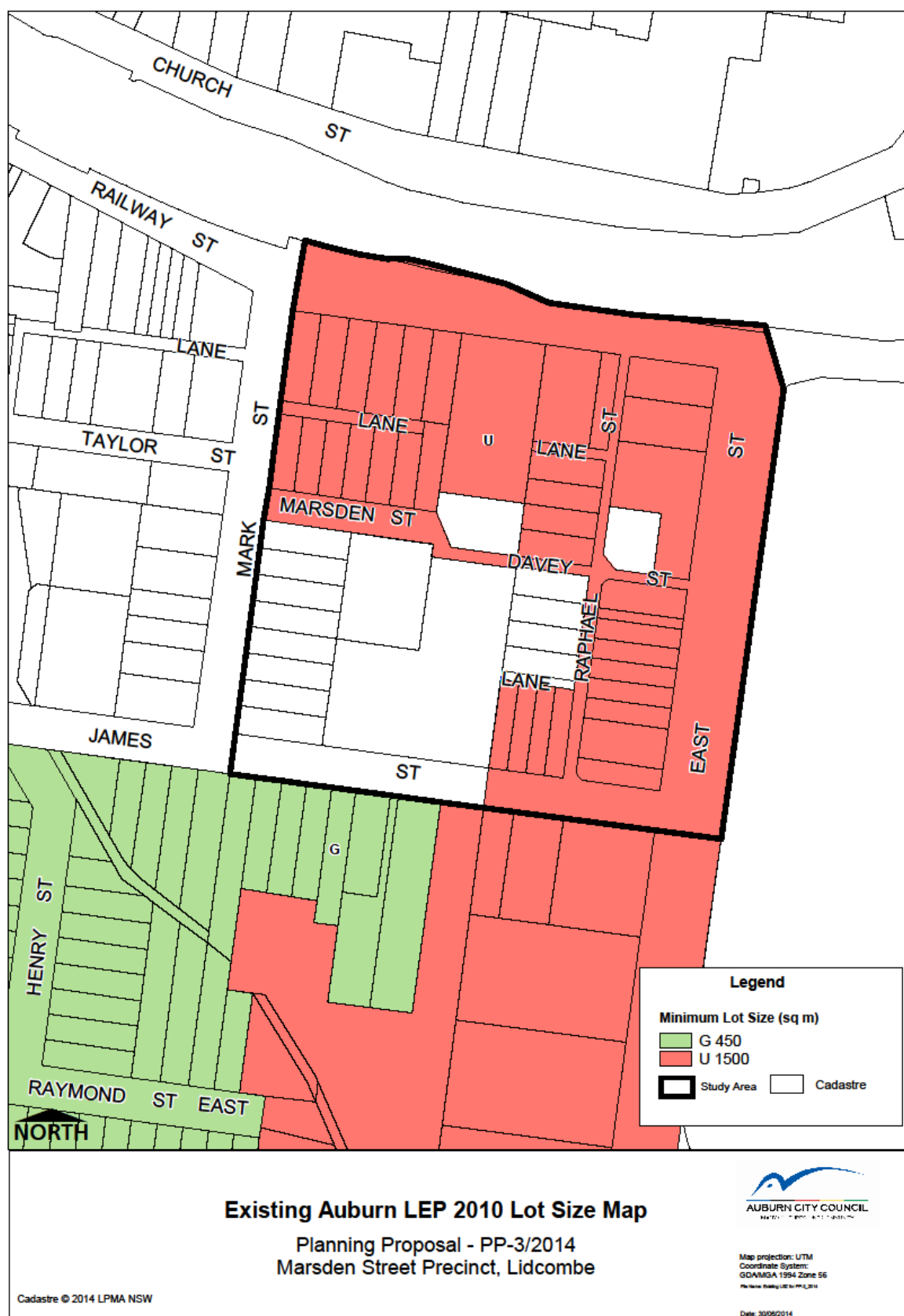


Figure 7: Existing Height of Building controls

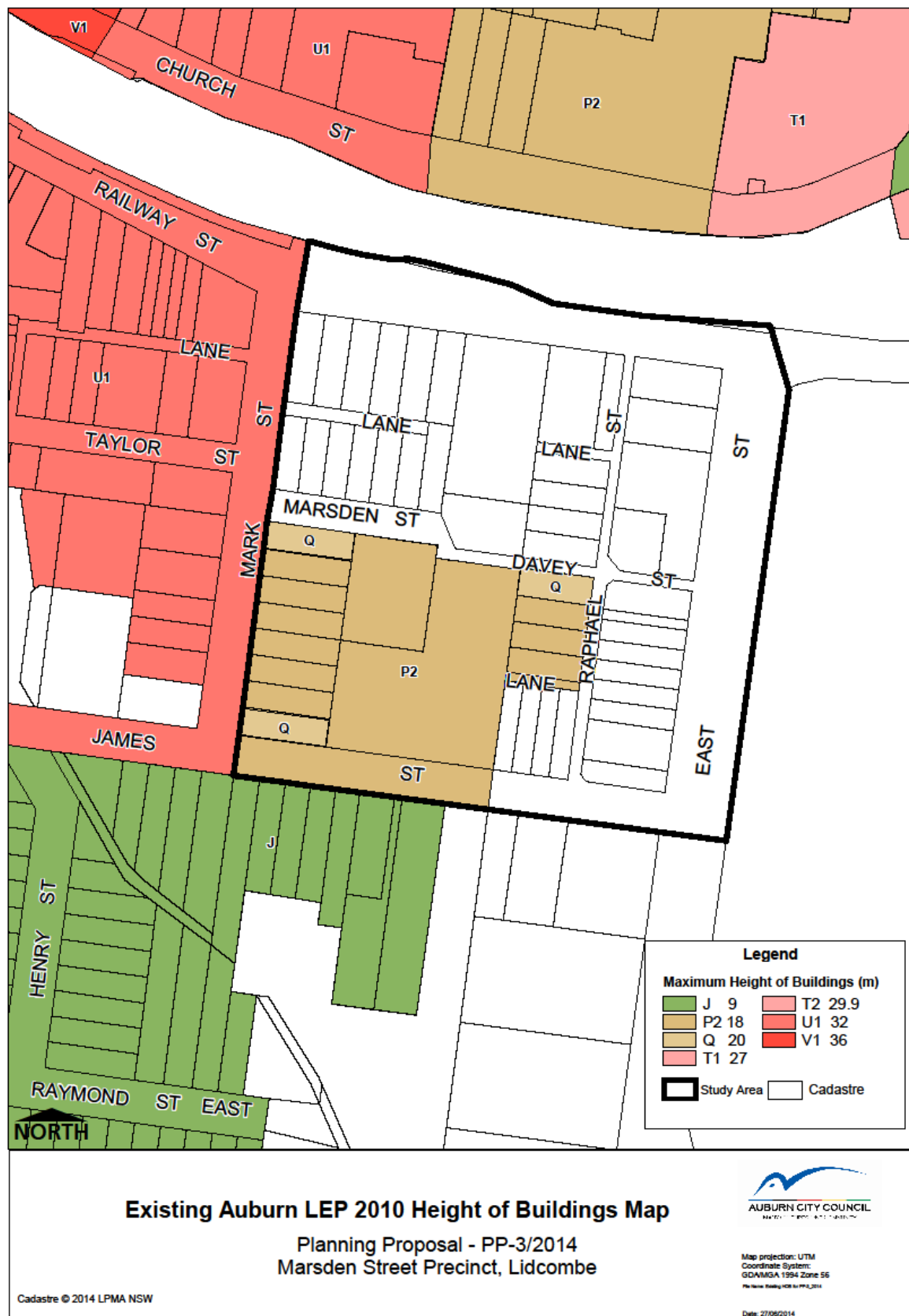


Figure 8: Existing Floor Space Ratio controls

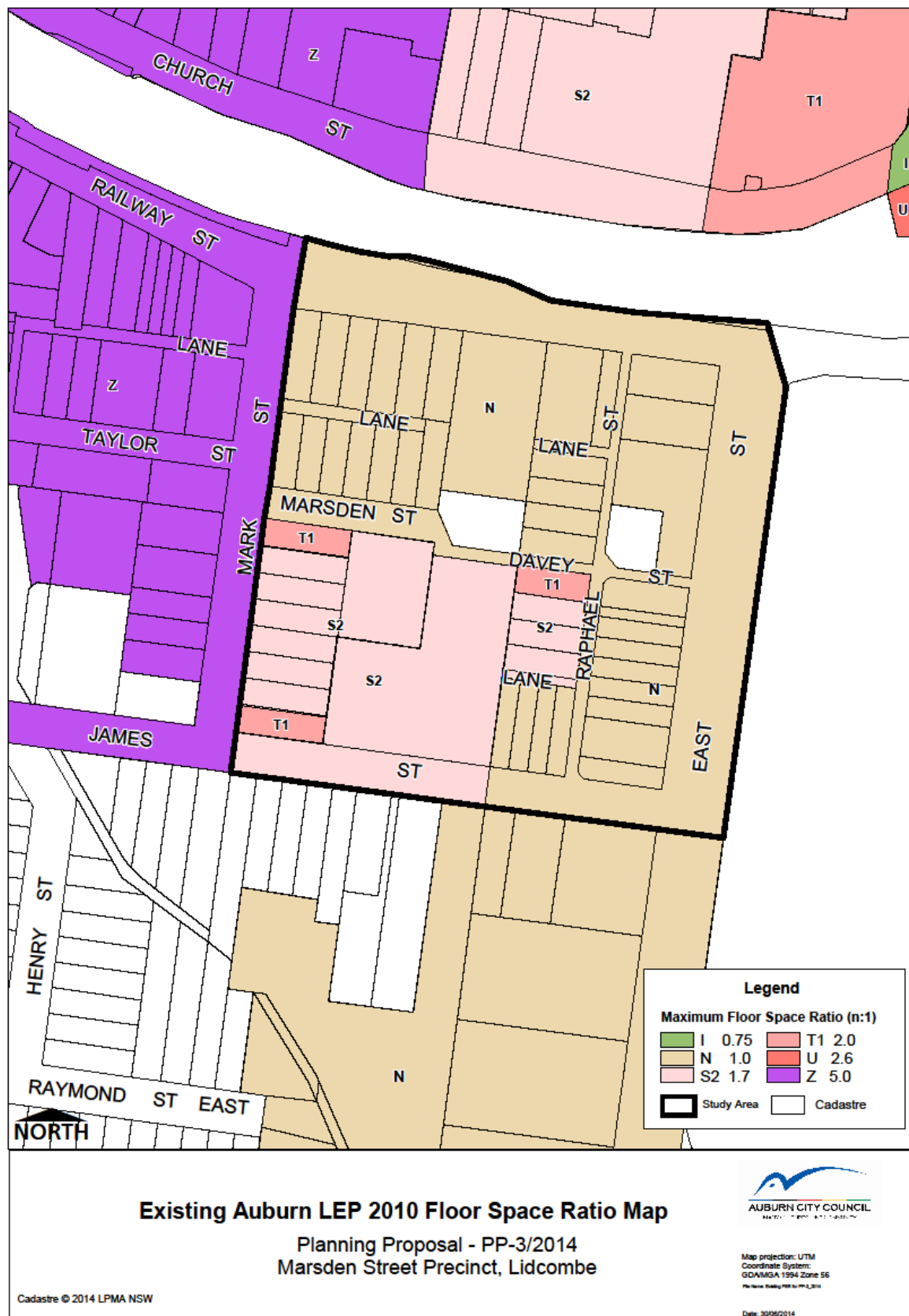
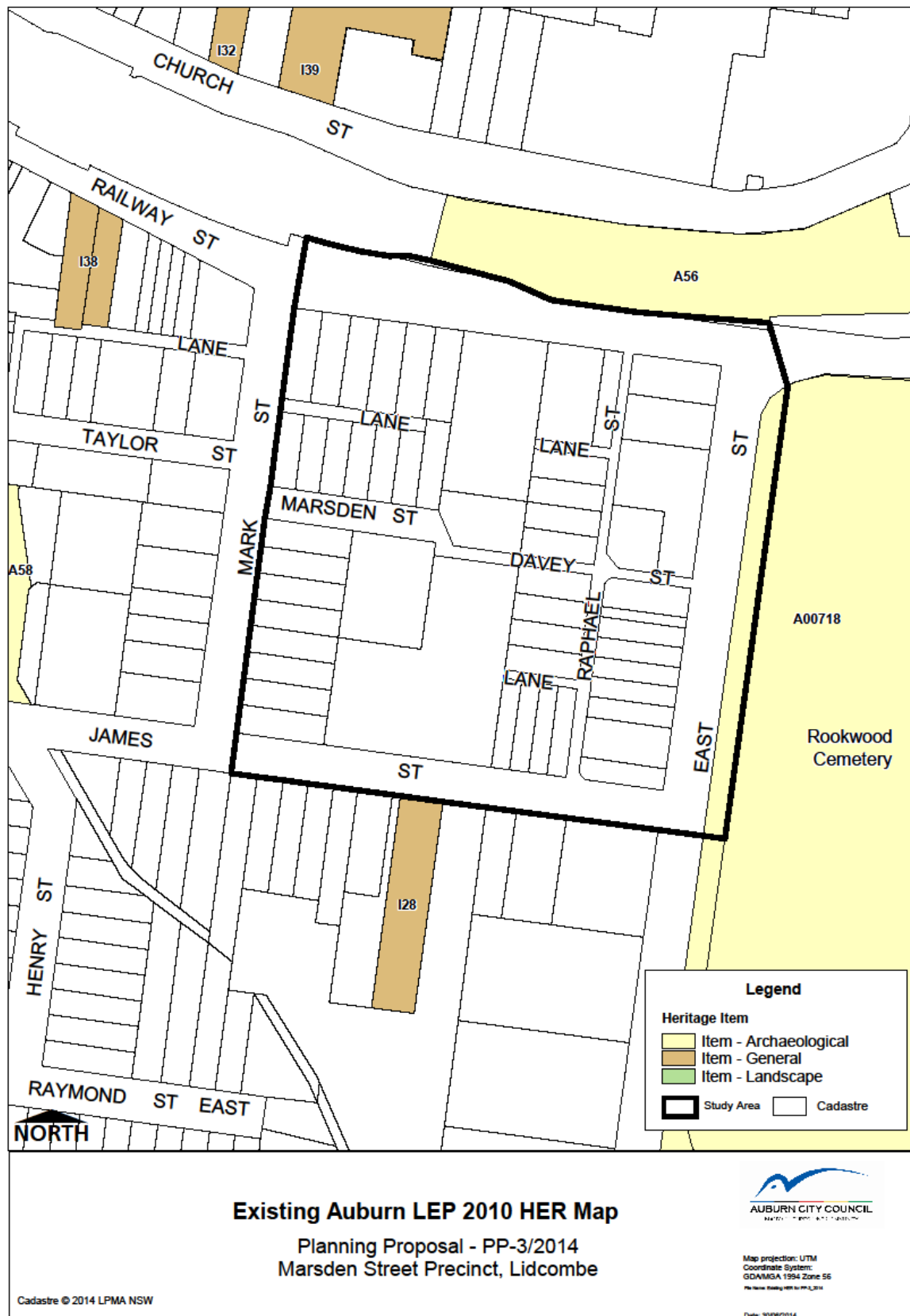


Figure 9: Existing Heritage controls



3 Description of the proposal

This planning proposal generally follows the assessment criteria for planning proposals set out in the Department of Planning's *A Guide to Preparing Planning Proposals* including:

- objectives or intended outcomes;
- explanation of proposed planning and development controls;
- justification;
- need for the planning proposal;
- relationship to strategic framework;
- environmental, social and economic impact, and
- State and Commonwealth interests.

3.1 Objectives or intended outcomes

The objectives and intended outcomes of the planning proposal are:

- To implement the resolutions of Council of 18 June 2014 [Item 153/14].
- To enable increased mixed-use development, including high density residential development, within the Lidcombe town centre that is within 400m of a railway station and that contributes to sub-regional housing and employment targets
- To encourage the development of buildings that achieve design excellence and public domain spaces that are safe, accessible and attractive
- To provide an appropriate accompanying increase in public open space, alongside the proposed intensification of land use
- To create an opportunity for a larger, continuous open space connection
- To ensure development within Auburn City appropriately supports the centres hierarchy of the *Metropolitan Plan for Sydney 2036* and the *West Central Subregion Draft Subregional Strategy*.

3.2 Proposed Planning and Development Controls

The proposal seeks to rezone the majority of the study area to the west of Raphael Street from IN2 Light Industrial and R4 High Density Residential to B4 Mixed Use and rezone four sites from IN2 Light Industrial to RE1 Public Recreation. The rezoning will effectively expand the eastern boundary of the Lidcombe Town Centre to permit town centre style mixed land uses such as retail, commercial and high density residential.

Auburn Local Environmental Plan 2010

The planning proposal seeks to amend ALEP as it applies to the study area, as described below:

- Rezone the study area in accordance with Figure 10: Proposed Land Use Zoning controls;
- Amend the lot size maps in accordance with Figure 11: Proposed Lot Size controls;

- Amend the height of building maps in accordance with Figure 12: Proposed Height of Building controls;
- Amend the floor space ratio maps in accordance with Figure 13: Proposed Floor Space Ratio controls; and
- Amend the land acquisition reservation maps in accordance with Figure 14: Proposed Land Acquisition Reservation controls.

The Heritage, Acid Sulfate Soils, Flood Planning, Foreshore Building Line and Key Sites maps which currently form part of ALEP will not change as a result of the planning proposal. The amendment to the ALEP will conform to the *Standard Instrument (Local Environmental Plans) Order 2006*.

A summary of the proposed amendments to the ALEP as it applies to the study area are described in Table 3.

Table 3: Proposed planning controls

Address / Land	Lot size	Zoning	Height	FSR	Land Acquisition Reservation
Land west of Raphael Street currently zoned IN2 Light Industrial (except existing / proposed parks)	1500 sq m	B4 Mixed Use	32 m	5.0:1	No control (no change)
Land west of Raphael Street currently zoned R4 High Density Residential	No control (no change)	B4 Mixed Use	32 m	5.0:1	No control (no change)
Land east of Raphael Street (except existing / proposed parks)	1500 sq m (no change)	IN2 Light Industrial (no change)	No height control (no change)	1.0:1 (no change)	No control (no change)
<i>Existing / proposed parks</i>					
1 Davey Street, Lidcombe (Friends Park)	No control (no change)	RE1 Public Recreation (no change)	No control (no change)	No control (no change)	No control (no change)
Davey Street, Lidcombe (Jewish Reserve)	No control (no change)	RE1 Public Recreation (no change)	No control (no change)	No control (no change)	No control (no change)
24 Railway Street, Lidcombe	No control	RE1 Public Recreation	No control (no change)	No control	Local Open Space (RE1)
10-12 Railway Street, Lidcombe (2 lots on Raphael Street)	No control	RE1 Public Recreation	No control (no change)	No control	Local Open Space (RE1)
5-7 East Street, Lidcombe (Part site)	No control	RE1 Public Recreation	No control (no change)	No control	Local Open Space (RE1)

Figure 10: Proposed Land Use Zoning controls

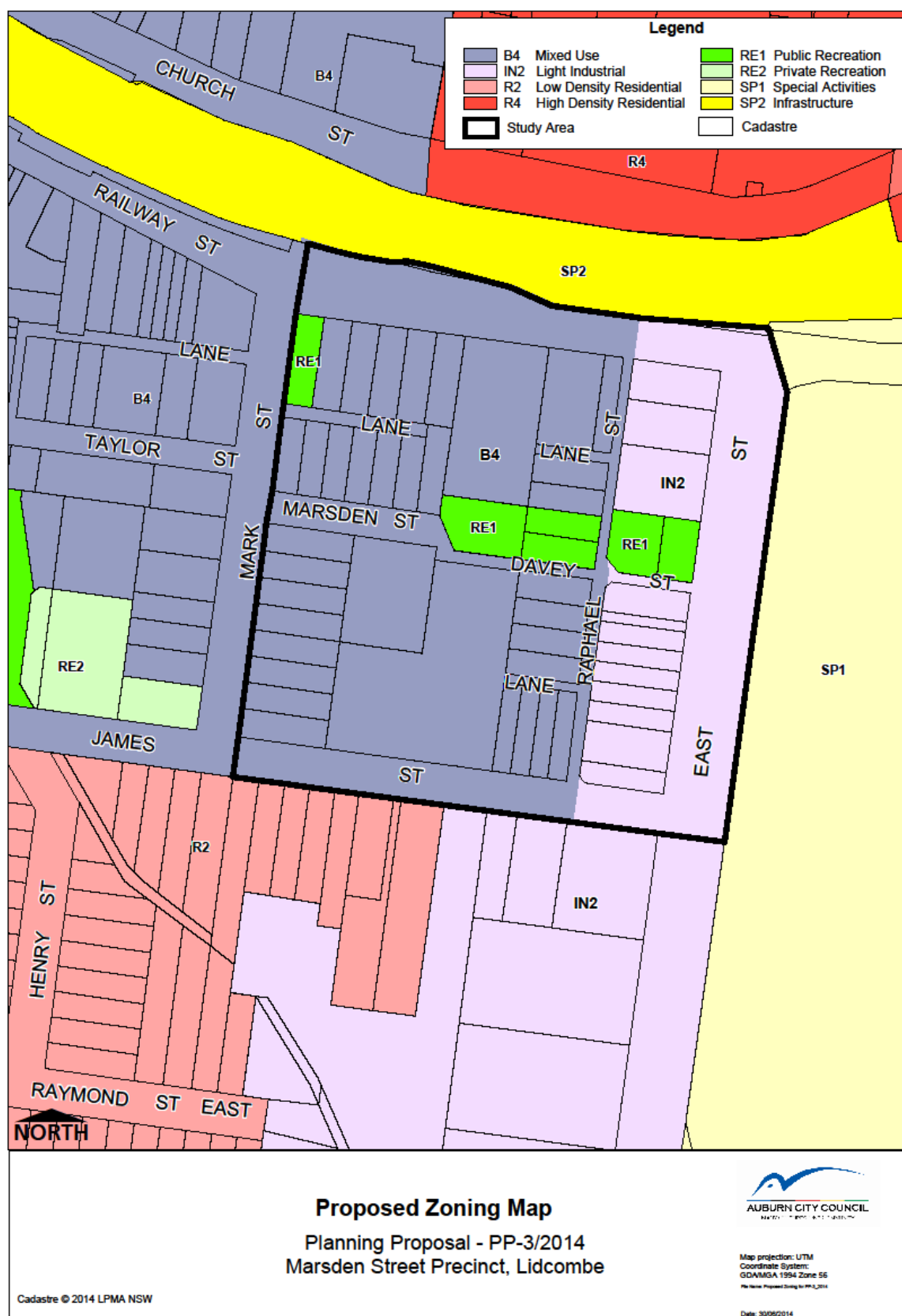


Figure 11: Proposed Lot Size controls

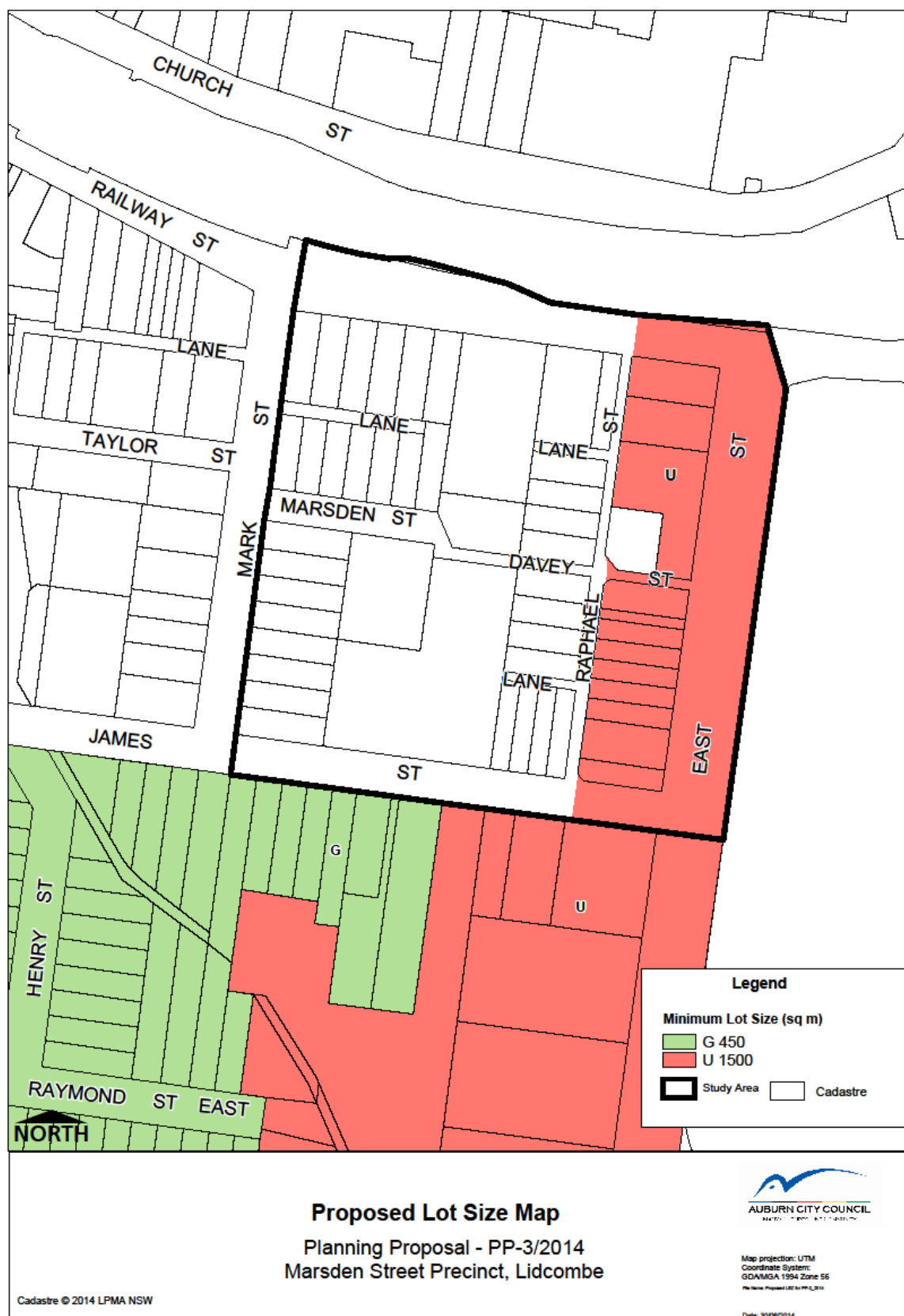


Figure 12: Proposed Height of Building controls

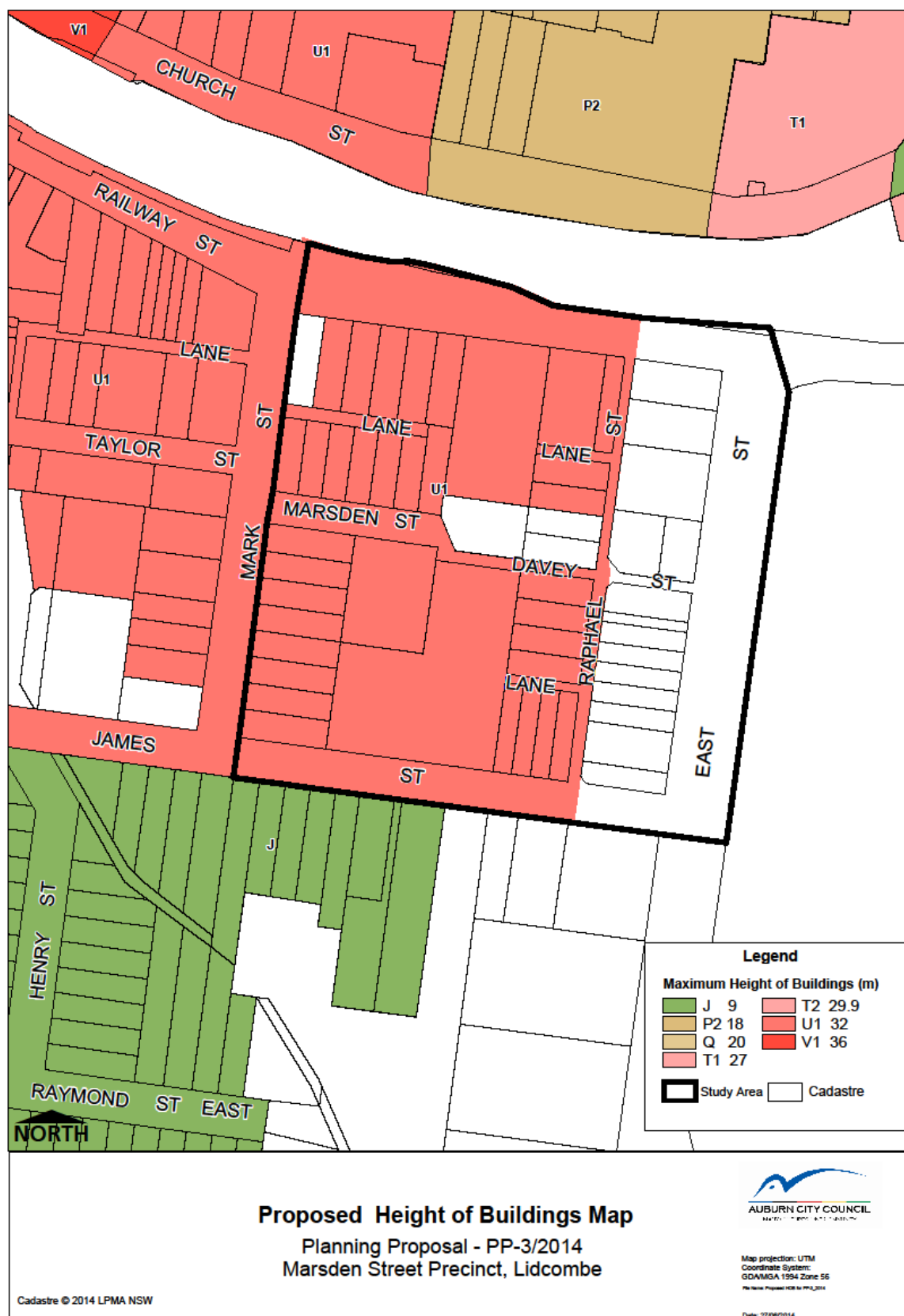


Figure 13: Proposed Floor Space Ratio controls

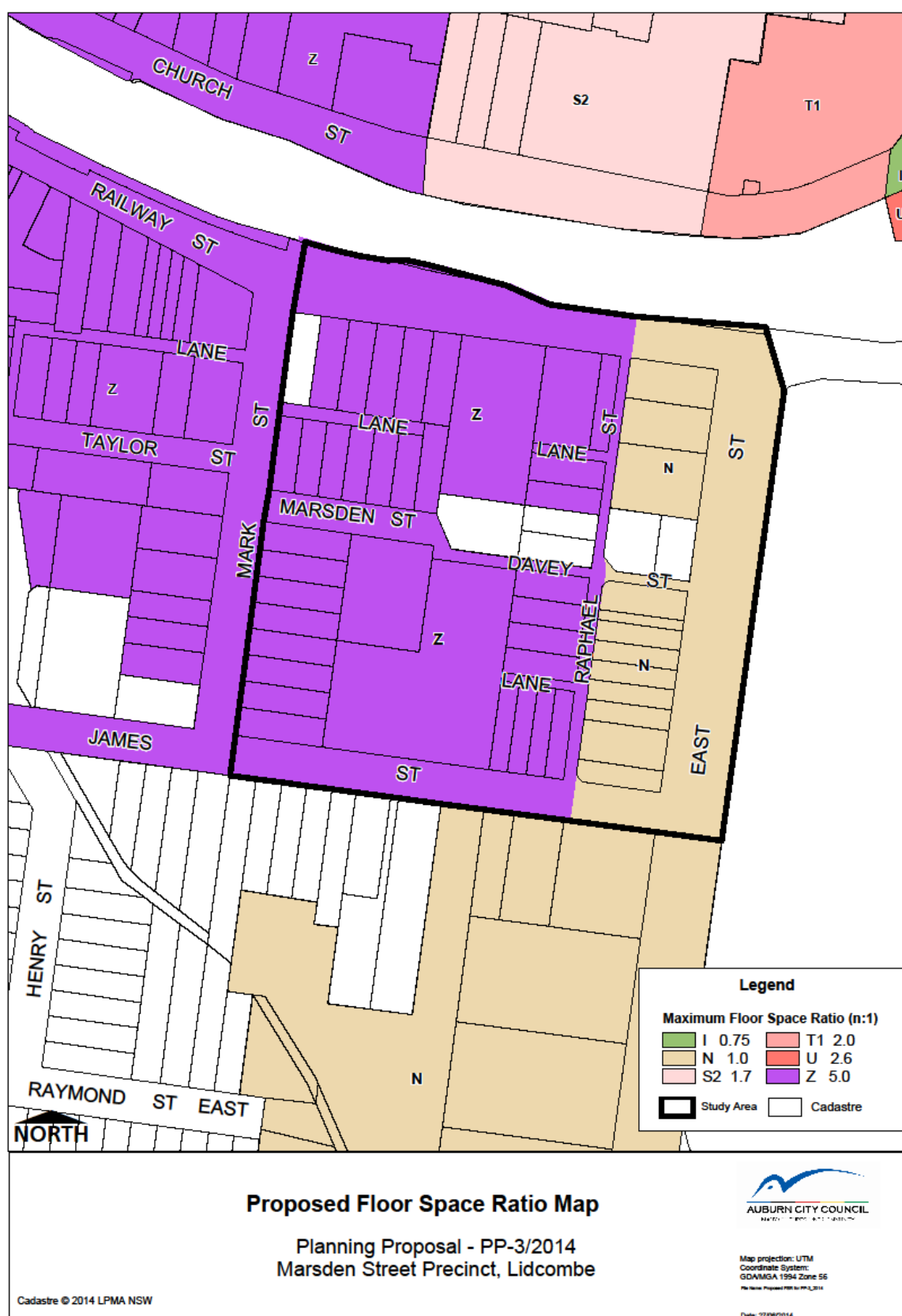


Figure 14: Proposed Land Acquisition Reservation controls



Auburn Development Control Plan 2010

The *Auburn Development Control Plan 2010* (ADCP) currently applies to the study area. The specific controls that are relevant to this proposal are contained in the Local Centres part – Section 15.0 Lidcombe Town Centre. The section includes site specific controls for the Lidcombe Town Centre. The proposal will effectively expand the town centre by increasing the land zoned B4 Mixed Use adjacent to the centre. Council will consider amending this section of the ADCP following a Gateway determination, and include the proposed amendments in any required community consultation.

3.3 Justification

3.3.1 Section A – Need for the planning proposal

This section sets out the reasons for the proposed outcomes and development standards in the planning proposal. The following questions are set out in the Department of Planning's *A Guide to Preparing Planning Proposals* and address the need for the planning proposal, its strategic planning context, the environmental, social and economic impacts and the implications for State and Commonwealth government agencies.

Q1 Is the planning proposal a result of any strategic study or report?

The planning proposal was initiated in response to resolutions of Council made in 2013 [Item Pla017/13] and 2014 [Item 153/14]. In the resolution of 2013, Council resolved to undertake an urban design and planning study of the area referred to as the Marsden Street Precinct, Lidcombe. This study investigated different rezoning scenarios, and applied Council's current height and FSR controls to these scenarios. In June 2014, the outcomes of this consultant study (summarised below) was reported back to Council. At this time, Council resolved to prepare a planning proposal to rezone land in accordance with one of the scenarios presented to Council for consideration. Changes to Lot Size, Height of Building, (FSR) and Land Reservation Acquisition controls for land zoned B4 Mixed Use are proposed in line with Council's existing controls under ALEP.

Marsden Street Precinct, Lidcombe – Zoning Review

AECOM were engaged to undertake the *Marsden Street Precinct, Lidcombe – Zoning Review* that investigated a number of potential rezoning scenarios for the study area to which the planning proposal applies. The study was prepared to ensure best practice urban design principles would be incorporated into the proposed planning controls and subsequent LEP amendment.

In developing possible rezoning scenarios, the study considered numerous planning and design overlays such as property ownership, subdivision, topography, access, open space, employment, and building condition and age. The study then tested and modelled Council's existing ALEP controls for each potential rezoning scenario (Scenarios A-F, with the consultant's preferred scenario referred to as Scenario F in the report to Council for ease of identification). The study also considered advantages and disadvantages of each scenario. An additional scenario, Scenario G, was included in the report to Council for their consideration. This scenario combined the strengths of scenarios A, E and F presented in the consultant's study, which combined were considered to provide a suitable zoning outcome for the study area. Specifically, Scenario G included the retention of IN2 fronting

East Street directly opposite Rookwood Cemetery (from Scenario A), application of the B4 zone across the remainder of the precinct (from Scenario E) reflecting the study area's proximity to Lidcombe Station (ie all within 400m), and the extension of public open space (from Scenario F).

After consideration of the consultant study and Scenarios A-G, Council resolved to proceed with Scenario G. This planning proposal is in accordance with that resolution.

Q2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The ALEP is Council's principal Standard Instrument Local Environmental Plan (LEP). The planning proposal seeks to rezone certain land within the study area and to amend the lot size, height, FSR and land reservation acquisition controls in line with the current controls of the ALEP. A planning proposal is the most appropriate way to achieve this outcome and amending lot size, height, FSR and land reservation acquisition maps of the ALEP is the best way of achieving the objectives and intended outcomes of the planning proposal.

The proposed amendment to the ALEP will result in a more equitable, strategic approach rather than potentially enabling future amendments to be initiated by landowners in an ad hoc, site specific manner that may fail to consider the broader strategic context. On this basis, no alternative approaches were considered. Undertaking the proposed ALEP amendments is the best, most effective, coordinated and time efficient approach to deliver the desired outcomes.

[The former Q3 for net community benefit test from the Department's recently superseded Guidelines has been included as part of the proposal's justification]

Net Community Benefit Test

Under the previous version of the *Guideline to Preparing Planning Proposals* issued by the Department of Planning and Infrastructure, it was recommended that the Net Community Benefit Test from the Draft Centres Policy be followed when assessing a planning proposal. The guideline suggested that a Net Community Benefit Test is prepared by the proponent, in conjunction with the relevant planning authority, and submitted to council for endorsement prior to submitting the planning proposal to the Department for a Gateway Determination.

“a. Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800 metres of a transit node)?”

The *West Central Subregion Draft Subregional Strategy* (WCSDSS) is the primary document for setting the strategic direction for the Auburn LGA for the year 2031. The Centres and Corridors Housing Strategy from the WCSDSS identified a centres typology for the Auburn LGA. Lidcombe is identified as “Town Centres”:

“These generally act as important anchors of retail, services and community facilities servicing sub-catchments of two or three surrounding suburbs. Town

centres have one or two supermarkets, community facilities, medical centre, schools, etc. They contain between 4,500 and 9,500 dwellings.”

A key objective of the WCSDSS is to Increase Densities in Centres whilst Improving Liveability. The planning proposal seeks to rezone certain land to increase the maximum density (measured in terms of FSR) in Lidcombe Town Centre. All land to which this planning proposal applies lies within a 400m radius of Lidcombe Station. A 400m radius is considered to be a comfortable walking catchment. The planning proposal is therefore considered to be compatible with the strategic direction of the area.

“b. Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?”

Yes. As outlined above, the Centres and Corridors Housing Strategy from the WCSDSS identified a centres typology for the Auburn LGA. Lidcombe is identified as a “Town Centre”.

“c. Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?”

Each rezoning request that is made to Council must address the same criteria as this planning proposal. This planning proposal relates to certain land within the Marsden Street Precinct. The whole precinct has been the subject of an urban design and planning study which has considered a number of rezoning scenarios in a strategic way. The study has also considered accessibility, transport, and existing open space attributes of the precinct, and in particular, the precinct’s location within a 400m radius of Lidcombe Station. As such, the LEP amendments are unlikely to create a precedent. The ALEP is likely to change the expectations of landowners within the precinct, as the increase in the maximum height and FSR on the land will be expected to result in intensification in the density of development on the land.

“d. Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?”

Yes. Council’s resolution of 20 November 2013 was in response to the consideration of a planning proposal which sought to rezone a much smaller area of land within this precinct. Upon consideration of that planning proposal, Council resolved to consider possible scenarios for strategic rezoning of land within the precinct, rather than pursue a smaller, spot rezoning. Council considers that this planning proposal should proceed given its strategic nature and supporting urban design and planning study undertaken to explore and test possible options.

“e. Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?”

The LEP has the potential to facilitate permanent employment generating activities within Lidcombe Town Centre by rezoning certain land to B4 Mixed Use. This zone allows a range of employment-generating uses. In addition, the land fronting East Street, on the eastern edge of the precinct, opposite Rookwood Cemetery has been retained as IN2 Light Industrial. This will provide a diversity of employment uses, and ensure specialised cemetery-related industries are able to function in proximity to Rookwood Cemetery.

The planning proposal has the potential to contribute to the economic stability of the Lidcombe Town Centre through increased population located within walking distance of Lidcombe Station and other parts of Lidcombe Town Centre.

“f. Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?”

Yes. The LEP will impact on the supply of residential development, as residential uses are permitted in the B4 zone. The availability of new mixed use and residential developments within the Marsden Street Precinct is likely to have a positive impact on housing affordability in the area.

“g. Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?”

Yes. All of the proposed sites are approximately within 400m walking distance of Lidcombe railway station. In addition, Lidcombe Station includes a bus interchange, providing good access to the bus network.

Consultation can be undertaken with public authorities, such as the State Transit Authority of NSW to determine the capacity of the existing public transport services, however given the relatively small size of the precinct and land subject to this planning proposal, it is likely that the existing services are capable of supporting the increased development densities proposed.

“h. Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?”

Yes. The planning proposal involves increasing the density of land within the precinct from IN2 Light Industrial and R4 High Density Residential to B4 Mixed Use. All of the subject land to which this planning proposal applies is located within 400m of Lidcombe Railway Station and bus interchange. Given the proximity of the study area to a major station on Sydney's main western rail line, it is anticipated that the planning proposal is likely to have positive impact (if any) on greenhouse gas emissions, operating costs and road safety. By increasing density in this location there is potential for more people to live and

work within the Lidcombe Town Centre, and within walking distance of Lidcombe Station.

“i. Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?”

Yes, as outlined above, this planning proposal affects land within 400m of Lidcombe Railway Station and bus interchange. It is likely that patronage of these public transport services will increase if this planning proposal proceeds. Consultation will be undertaken with public authorities as required following a Gateway Determination to consider whether the anticipated increase in patronage will require changes to the existing level of state government service provision.

“j. Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?”

No. This planning proposal applies to land which is not affected by flooding.

There are no known protected biodiversity issues that would prevent an increase in mixed use density on the subject land from being realised.

“k. Will the LEP be compatible / complementary with surrounding land uses? What is the impact on amenity in the location and wider community?”

Yes. The Marsden Street Precinct is located between the Lidcombe Town Centre to the west and Rookwood Cemetery to the east. The main western rail line is immediately to the north of the precinct, and land to the south of the precinct is zoned residential and industrial. The proposed rezoning of the subject land within the precinct to B4 Mixed Use, and RE1 Public Recreation is considered to be consistent with surrounding land uses.

The retention of the existing IN2 Light Industrial zoned land fronting East Street, directly opposite Rookwood Cemetery, will form a buffer between the B4 Mixed Use zone and Rookwood Cemetery. This has the benefit of providing a mix of employment uses within the precinct, as well as retaining suitably zoned industrial land adjacent to the cemetery, where specialised cemetery industries (such as headstone stonemasons) may wish to locate. It has the additional benefit of providing physical and visual separation between future B4 Mixed Use development and the cemetery.

To the west, the land proposed to be rezoned to B4 Mixed Use will adjoin land currently zoned B4 Mixed Use, and will thus be highly compatible in terms of land uses.

Land to the south of the Marsden Street Precinct is zoned R2 Low Density Residential and IN2 Light Industrial. The proposed rezoning is not considered to be incompatible with these adjoining land uses and development. The precinct is separated from the adjoining zones by a road, and thus there is no

land use conflict at a property boundary. Further, the land zoned R2 Low Density Residential to the south of this precinct may be investigated for potential rezoning to a denser residential zone through Council's forthcoming Residential Development Strategy, as it is within 400-600m of Lidcombe Railway Station.

“l. Will the public domain improve?”

Yes. By allowing higher densities to be achieved on the subject land there will be an incentive for people to redevelop the land. It is reasonable to expect that as a result of the redevelopment, substantial works will be undertaken within the public domain. The preparation of the *Marsden Street Precinct, Lidcombe – Zoning Review Study* was based on best practice urban design principles. It tested and modelled different scenarios and applied Council's current ALEP controls. Rezoning certain land within this precinct is likely to encourage redevelopment, which will in turn, result in public domain improvements. Development Contributions imposed on the redevelopment of these areas would be expected to finance future public domain improvements or community facilities within the area.

“m. Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?”

Yes. The proposal involves increasing the area of B4 Mixed Use land. This will provide applicants with an opportunity to increase the amount of retail/commercial uses within this precinct, and within a highly accessible part of Lidcombe Town Centre.

“n. If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?”

No. The proposal is not a stand-alone proposal. The subject land is immediately adjacent to an existing town centre, and is within 400m of that centre's railway station.

“o. What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?”

The planning proposal is in the public interest as it will increase the allowable housing and retail/commercial floor space within a highly accessible area of Lidcombe, immediately adjacent to the town centre. Other ways the planning proposal supports the public interest include:

- the proposal has the possibility of attracting investment to Lidcombe Town Centre;
- the increase in density may be a catalyst for redevelopment and result in the upgrading of the dwelling and commercial stock. This could result in an increase in housing choice making a positive contribution to housing affordability;
- the increased density and scope for retail, commercial and residential uses in this highly accessible location promote the use of existing infrastructure. This

increases efficiency and cost effectiveness of the infrastructure and can reduce the financial burden on state and local governments to provide new infrastructure on greenfield sites; and

- not proceeding at this time would affect Council's ability to achieve the objectives and intended outcomes of the planning proposal.

3.3.2 Section B – Relationship to strategic framework

Q3 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The planning proposal is consistent with a number of actions within both the *Metropolitan Plan for Sydney 2036* (Metropolitan Plan), *Draft Metropolitan Strategy for Sydney 2031* (Metropolitan Strategy) and the *West Central Subregion Draft Subregional Strategy* (WCSDSS). An analysis of the planning proposal's consistency with these strategies is provided at Table 4 - Table 6.

Table 4: Consistency with Metropolitan Plan for Sydney 2036

Action	Consistency
B1.1 Plan for centres to grow and change over time	The planning proposal will increase the maximum height and floor space ratio controls in Lidcombe. The proposed controls will allow this centre to grow and change over time by facilitating development potential for additional housing and employment growth in an area that is within 400m of a major railway station.
B3.2 Plan for urban renewal in identified centres	Action B3.2 of the Metropolitan Plan identifies that there may be opportunities for urban renewal in centres that are supported by the Western Railway Line (refer to Figure B5, p.71). The planning proposal is consistent with this action as it aims to provide additional development potential to land within Lidcombe, which is situated on the North Shore and Western Railway Lines.
E2.1 Plan for more commercial and retail jobs in highly accessible Strategic Centres	The planning proposal is consistent with action E2.1 as it aims to increase the area of land zoned B4 within Lidcombe Town centre, all of which is within a 400m radius of Lidcombe Railway Station. This proposed rezoning will allow for commercial and retail uses in a highly accessible location within an existing town centre.
D1.1 Locate at least 70 per cent of new housing within existing urban areas and up to 30 per cent of new housing in new release areas	The planning proposal is consistent with this action as it provides potential capacity for additional residential development within an existing town centre, within 400m of a station. Council's Dwelling Target Analysis 2009 demonstrated that the Auburn LEP 2010 will provide sufficient capacity to meet Council's dwelling target (17,000 dwellings by 2031). However, this planning proposal will allow Auburn LGA to continue to grow in its key centres. The residential growth will also assist the State government in meeting its aim to locate at least 70 per cent of new housing within existing urban areas.

Table 5: Consistency with Draft Metropolitan Strategy for Sydney 2031

Action	Consistency
Objective 5: Deliver new housing to meet Sydney's growth 5.2 Assist local government to identify economically feasible areas for housing growth through Local Plans to support housing targets, both in greenfield and infill areas	Consistent The planning proposal will enable economically feasible high density residential development in a mixed use town centre environment, contributing to the achievement of housing growth and housing targets. The proposal will also assist to meet the housing targets set by the strategy for the West Central and North West subregion.
Objective 7: Deliver well-designed and active centres that attract investment and growth 7.1 Work with the community and local government to plan for centres growth and identify new centres	Consistent The planning proposal will support the growth of the Lidcombe Town Centre, through rezoning for mixed uses and increasing development standards within a centre designated as a 'town centre' in the centres hierarchy. The consultant study identified a range of existing building ages and conditions within the precinct. The rezoning of the study area for mixed uses will permit the development of new commercial and high density residential uses, in conjunction with additional and well-connected public open space, which will provide opportunities to improve amenity, activate the centre and attract investment. The proposed controls will allow this centre to grow and change over time by facilitating development potential for employment growth and additional housing, in an area that is within 400m of a major railway station.
7.2 Encourage high quality design through appropriate guidelines	Consistent Council proposes to amend the ADCP Local Centres part – Section 15.0 Lidcombe Town Centre, to include the rezoned B4 Mixed Use land within the study area. These controls will encourage high quality design through appropriate controls.
Objective 13: Provide a well-located supply of industrial lands 13.1 Identify and protect strategically important industrial lands through the Employment Lands Development Program Proposals to rezone existing industrial lands must be consistent with the Industrial Lands Strategic Assessment	Consistent The strategy aims to retain strategically important industrial lands identified in the Employment Lands Development Program (ELDP). The planning proposal generally meets the assessment criteria to permit rezoning as described below: Is the proposed rezoning consistent with State and/or council strategies on the future role of industrial lands? Consistent. The proposed rezoning is consistent with Council's <i>Auburn Employment Lands Study 2008</i>, which provides a strategy on the future role of industrial lands. The study acknowledges that

Action	Consistency
Checklist below. - Is the proposed rezoning consistent with State and/or council strategies on the future role of industrial lands? - Is the site: - near or within direct access to key economic infrastructure? - contributing to a significant industry cluster? - How would the proposed rezoning impact the industrial land stocks in the subregion or region and the ability to meet future demand for industrial land activity? - How would the proposed rezoning impact on the achievement of the subregion/region and LGA employment capacity targets and employment objectives? - Is there a compelling argument that the industrial land cannot be used for an industrial purpose now or in the foreseeable future and what opportunities may exist to redevelop the land to support new forms of industrial land uses such as high-tech or creative industries? - Is the site critical to meeting the need for land for an alternative purpose identified in other NSW Government or endorsed council planning strategies?	the Lidcombe South employment precinct contains the potential to be rezoned to accommodate a “wider range of uses or more intensive scale of development”. - Is the site: - near or within direct access to key economic infrastructure? - contributing to a significant industry cluster? Consistent. The study area has direct access to the variety of services of the nearby Lidcombe Town Centre and is located approximately 400m from the Lidcombe Railway Station. The study area is located in the Lidcombe South employment precinct, which is considered to be of minor significance in terms of employment lands within the LGA. - How would the proposed rezoning impact the industrial land stocks in the subregion or region and the ability to meet future demand for industrial land activity? Consistent. The impact of rezoning the part of the study area on stocks of local employment lands will be insignificant. The amount of land to be rezoned is small and located in an employment lands precinct which is considered to be of minor significance. Future local industrial needs will be more than adequately provided for in the significant employment precincts such as Lidcombe East, Lidcombe West, Regents Park and Silverwater. - How would the proposed rezoning impact on the achievement of the subregion/region and LGA employment capacity targets and employment objectives? Consistent. The impact of rezoning the part of the study area on LGA employment capacity targets and employment objectives will be insignificant, due to its relatively small size and low number of jobs it provides, and the abundance of alternative employment lands within the LGA. - Is there a compelling argument that the industrial land cannot be used for an industrial purpose now or in the foreseeable future and what opportunities may exist to redevelop the land to support new forms of industrial land uses such as high-tech or creative industries? Consistent. There is a compelling argument regarding the potential

Action	Consistency
	to redevelop the site for new industrial uses in the foreseeable future. The study area is compromised for future industrial use due to the economic and social pressures created to rezone the land due to its proximity to the Lidcombe Town Centre and Lidcombe Railway Station. Is the site critical to meeting the need for land for an alternative purpose identified in other NSW Government or endorsed council planning strategies? Consistent. The study area is not critical to meeting the need for land for an alternative purpose identified in other NSW Government or endorsed council planning strategies.
Objective 24: Plan and deliver transport and land use that are integrated and promote sustainable transport choices 24.1 Encourage growth in transport accessible centres on Sydney's Strategic Transit Network, as planned for in the NSW Long Term Transport Master Plan	Consistent The planning proposal seeks to expand the Lidcombe Town Centre, which is a transport accessible centre on Sydney's Strategic Transit Network. This will encourage the growth of the residential, commercial, retail and recreational uses of the centre, and encourage economic investment in the centre.

Table 6: Consistency with and West Central Subregion Draft Subregional Strategy

Action	Consistency
B2.1 West Central councils to investigate increasing densities in all centres where access to employment, services and public transport are provided or can be provided	Consistent. As outlined in the previous row of this table, this planning proposal is consistent with this action as it provides potential capacity for additional residential development within an existing town centre, within 400m of a station.
B4.1 Concentrate retail activity in centres, business development zones and enterprise corridors	This planning proposal seeks to rezone land that is within 400m of a major railway station to B4 mixed Use. This land is adjacent to the existing Lidcombe Town Centre, and the planning proposal will have the effect of concentrating retail activity within an existing town centre, in an area that is well served by both bus and rail public transport.
C2.1 Focus residential development around centres, town centres, villages and neighbourhood centres	The planning proposal is consistent with this action, as it aims to rezone land adjacent to the existing Lidcombe Town Centre (within 400m of a railway station) and will provide additional maximum building height and floor space ratio controls which will allow a mix of residential and retail/commercial uses.
C3.1 Renew local centres to improve economic viability and amenity	The proposed rezone land and to increase the height and floor space ratio controls accordingly will provide opportunities for improving economic viability and amenity within Lidcombe Town Centre. The consultant study identified a range of building ages and conditions within the precinct, and the proposed rezoning is expected to result in improved amenity and renewal of this precinct.

Q4 *Is the planning proposal consistent with Council's local strategy or other local strategic plan?*

Auburn City Community Strategic Plan

The Auburn City Community Strategic Plan was formally adopted by Council in 2011. The Plan is built around themes of community, place, environment and leadership. The objectives and intended outcomes of the planning proposal support the Community Strategic Plan by enabling increased opportunity for business and employment and for concentration of residential growth within and around established centres that are well serviced by public infrastructure and transport.

Table 7: Consistency with Auburn City Community Strategic Plan

Relevant CSP outcome within 'Our Places' theme	Council's commitment to the outcome	How the planning proposal achieves the outcome
High quality urban environment	Prepare strategic land use plans and policies that improve the urban environment.	The planning proposal encourages development of high quality urban design. It has been informed by an urban design study, which recommended planning controls that reflect best urban design principles.
Attractive public spaces and town centres	Facilitate local investment, business growth, local jobs and employment opportunity.	The planning proposal will encourage investment and business growth by increasing the development potential for residential and employment growth within the Lidcombe Town Centre. As the planning proposal has been informed by an urban design study, the proposed controls (and subsequent DCP controls) will ensure development is consistent with best urban design principles.
Good transport and traffic management	Commission and manage traffic and transport studies and works.	The proposed residential and employment growth is concentrated around established centres that are well serviced by public transport. The Marsden Street Precinct with within a 400m radius of Lidcombe Station. This station also has a bus interchange. The urban design study undertaken prior to the preparation of this planning proposal investigated pedestrian, cycle and vehicular access in and around the precinct, as well as access to public transport.

Auburn Employment Lands Study 2008

The Auburn Employment Lands Study 2008 reviewed the existing employment land in the LGA in 2008, outlined future demand for industrial land, developed a vision, and produced principles for sustainable and viable business and employment growth across the LGA up to 2031. The study generally adopts many of the definitions, categories and recommendations of the WCSOSS. The site is identified as being located in employment land precinct, "Precinct 2 – Lidcombe South".

The study focused on employment lands that were zoned by the Auburn LEP 2000 as industrial lands from zone 4(a) General Industrial through to 4(e) Homebush Bay Enterprise Corridor Zones. At that time, the site was zoned 4(d) Special Enterprise. The site was rezoned to IN2 Light Industrial when the Auburn LEP 2010 was made.

The study provides a number of estimations and findings with regard to Employment Lands Demand and Assessment for the period of the study (2006-2031), including:

- Jobs within the LGA will increase by +13,326, which is in above the target of 12,000 jobs required by the WCDSS.
- The number of commercial jobs (19,360) will surpass industrial jobs (18,115), representing an increase of 161% in commercial jobs, but a decrease of 15% in industrial jobs.
- Demand for commercial floor space will increase by 135%, while demand for industrial floor space will reduce by 20%.
- The industrial land supply in the LGA in 2006 was 542.3 hectares, and the estimated demand for industrial land by 2031 is 432.5 hectares.
- No additional land will be required to meet industrial needs demand, however, the report recommends maintaining a surplus of industrial lands through clear planning controls.

The study provides a number of relevant general guiding land use principles for decisions relating to general employment and industrial land (pp. 74-77), including:

- Retain a range of employment generating lands, including “low grade” industrial land to provide urban support services such as panel beaters, car repairs etc. in the Lidcombe South precinct.
- Maintain an excess or oversupply of industrial land to keep land values affordable for businesses.
- Developing buffer zones of low impact industrial uses (e.g. storage, parking, and landscaped areas) around land zoned industrial to minimise its impact to residential or other sensitive uses.
- Recognise the importance of urban support services (such as those in Lidcombe South) and preserve their viability.

The Marsden Street Precinct incorporates part of the area identified as “Precinct 2 – Lidcombe South”. The study provides the following recommendations for the precinct (pp. 98-99):

- The study supports the WCDSS recommendation that the precinct contains the potential to be rezoned to accommodate a “wider range of uses or more intensive scale of development”.
- The precinct plays an important role in supporting small local industries and appears to be performing well.
- The precinct should be zoned to complement the Lidcombe Town Centre and retained for local support services for local industries such as Rockwood Cemetery.
- The “northern most component” of the precinct between Railway Street and Marsden Street be designated as a B4 Mixed Use zone as a “natural extension” of the Lidcombe Town Centre, with an FSR of 3:1 to “encourage viable higher density uses”.

The planning proposal is generally inconsistent with the recommendations of the study in terms of general guiding land use principles and the recommendations for the Lidcombe South precinct. The study aims to generally preserve industrial land within the LGA, with the industrial uses within the Lidcombe South precinct being particularly identified for retention for the provision of urban services such as automotive services. However, the inconsistency with the study is considered justified because the planning proposal:

- will permit Raphael Street to become a more effective buffer between existing residential use of the Lidcombe Town Centre and industrial uses of Lidcombe South Precinct, and will create a more logical zone boundary between these generally incompatible land uses;
- supports the recommendation that the precinct contains the potential to be rezoned to accommodate a “wider range of uses or more intensive scale of development”;
- supports the recommendation for the potential of allowing some flexibility in land use within the Lidcombe South precinct as a “natural extension” to the Lidcombe Town Centre;
- will revitalise, improve and enhance the economic viability of the Lidcombe Town Centre; and
- will compensate for the loss of industrial employment by generating additional retail and commercial opportunities within the new B4 Mixed Use zone.

Q5 *Is the planning proposal consistent with applicable State Environmental Planning Policies?*

Yes, although an inconsistency associated with *State Environmental Planning Policy No. 55 – Remediation of Land* will be addressed post-Gateway. Appendix C contains an assessment of the proposal’s consistency with the applicable SEPPs. The predominant applicable State Environmental Planning Policies (SEPPs) that apply to redevelopment of the affected land are:

- *State Environmental Planning Policy No. 55 – Remediation of Land* (A Phase 1 contamination assessment to meet the requirements of Clause 6 requirements of the SEPP will be undertaken post-Gateway); and
- *State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development.*

Consistency with State Environmental Planning Policies by future development will be determined at the Development Assessment stage for future development.

Q6 *Is the planning proposal consistent with applicable Ministerial Directions (s.117)*

Yes. Appendix C contains an assessment of the planning proposal's consistency with the applicable Ministerial Directions. The most relevant s.117 Ministerial Directions that apply to the planning proposal are:

- 1.1 Business and Industrial zones
- 3.1 Residential Zones
- 3.4 Integrating Land Use and Transport
- 6.2 Reserving Land for Public Purposes
(approval is sought from the Department to rezone and reclassify land)
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

3.3.3 Section C – Environmental, social and economic impact**Q7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?***

No. The planning proposal applies to highly urbanised land zoned for business and purposes and with a long history of such land use. The land to which the planning proposal applies does not contain identified critical habitat or threatened species, populations or ecological communities.

Q8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

The subject land is not flood affected. Likely environmental effects pertaining to flood risk planning are manageable and will be appropriately addressed and regulated by the development assessment process.

The subject land is currently zoned and used for industrial purposes, including a service station. A phase 1 contamination assessment will be undertaken to meet the requirements of Clause 6 requirements of the SEPP 55 - Remediation of Land, following a Gateway Determination.

Q9. *Has the planning proposal adequately addressed any social and economic effects?*

Yes. In addition to facilitating additional retail/commercial and residential development capacity within this precinct, the planning proposal also includes an increase in public open space. The subject land is within comfortable walking distance of existing shops, schools and other services within Lidcombe Town Centre, Remembrance Park (a large existing park for passive recreation), and Lidcombe Railway Station and bus interchange.

The planning proposal will apply to land in the vicinity of items or places of cultural heritage; however, the state and local policy framework that regulates development of heritage items is not changed by the planning proposal.

Consultation with the community and public authorities post-Gateway will present an opportunity for additional social or environmental effects, if any, to be identified. However, given the nature and scale of the proposal and the existing technical background work undertaken to date, it is not anticipated that any further significant social or economic effects will emerge.

Council has also undertaken a Net Community Benefit Test to demonstrate that the planning proposal will result in a positive outcome for the Auburn community (refer to response to Question 2, earlier in this report). The planning proposal will provide a net benefit to the community by facilitating housing and employment growth within an existing town centre that is well serviced by public transport.

3.3.4 Section D – State and Commonwealth interests

Q10 Is there adequate public infrastructure for the planning proposal?

Yes. The planning proposal aims to rezone land from IN2 Light Industrial and R4 High Density Residential, and to amend the ALEP height and FSR controls accordingly. It also seeks to increase the area of land zoned RE1 Public Recreation within the precinct, in line with the proposed density increases. The land affected is adjacent to the Lidcombe Town Centre and is within 400m of Lidcombe Railway Station. This town centre is well serviced by public infrastructure.

The Transport and Accessibility Study (2012) prepared by Council in accordance with the Gateway Determination identified that the centres have good access to existing commuter train and bus services. The centres also have good access to major State roads such as Olympic Drive, Parramatta Road, and the M4 Motorway.

The Draft Auburn LGA Traffic and Transport Study (2012), was undertaken for Council by Hyder. The study investigated traffic conditions at 46 intersections throughout Auburn LGA, including 2 within the study area. Traffic counts were undertaken at the intersections of James Street / East Street and East Street / Railway Street, Lidcombe. These intersections were found to be operating at level of service A and B during peak times, which is considered to be good operation with acceptable delays and spare capacity. Council will undertake a precinct specific traffic and transport study to investigate any issues which may result from the increased development potential associated with the planning proposal.

The level of car parking required for any future development is outlined in the ADCP. Developers will need to comply with these controls at the Development Application stage, therefore, an appropriate level of car parking will be provided to new development.

The proposed increase in residential and employment floor space will also ensure that both new and existing residents and employees of Lidcombe will be close to shopping centres, retail and commercial services, medical and community facilities, mostly provided by within new developments.

The study area is located in close proximity to Remembrance Park, a large existing park for passive recreation. The planning proposal seeks to provide additional open space in the centre of the precinct to cater for the recreational needs of the envisaged growth in residents and workers of the precinct.

It is expected that there will be a slight increase in demand on public infrastructure, and so consultation will be required on this matter with the appropriate public authorities to be identified through the Gateway Determination.

Proposed consultation with State and Commonwealth agencies is outlined in Part 5 of this planning proposal, and will be undertaken in accordance with the Gateway Determination.

A summary of public infrastructure provision servicing the study area is described in Table 8.

Table 8: Adequacy of public infrastructure to support planning proposal

Infrastructure	Availability	Comment
Public Transport	Available, and subject to public authority consultation.	The subject land is located within 400m of Lidcombe Railway Station and bus interchange which is serviced by the rail network and frequent bus routes.
Roads and car parking	Good access to major roads currently. Subject to public authority consultation. Car parking subject to ADCP requirements.	Hyder's Draft Auburn LGA Traffic and Transport Study (2012), investigated traffic conditions at 46 intersections throughout Auburn LGA, including 2 within the study area, which were found to be operating at a good level of service A and B during peak times. Council will undertake a precinct specific traffic and transport study will be undertaken post-Gateway. Appropriate car parking will be provided in new development in accordance with the requirements of the ADCP.
Open space	Available, and subject to additional provision proposed.	The study area is located in close proximity to Remembrance Park, a large existing park for passive recreation. Additional open space in the centre of the precinct is proposed.
Utilities	Available, and subject to public authority consultation.	Availability of adequate water, sewerage, and power services will be discussed with the relevant public authority as directed through the Gateway Determination.
Essential services	Subject to public authority consultation.	The area is generally well-served with Police, Ambulance, Fire and other emergency services. Consultation with the appropriate public bodies will establish if there are sufficient education and health services available.
Waste Management	Available	Waste management will be available through Auburn City Council or private contractors as required by conditions of development consent.

Q11 What are the views of State and Commonwealth Public Authorities consulted in accordance with the Gateway Determination, and have they resulted in any variations to the planning proposal?

Consultation will be undertaken with relevant state government agencies and public authorities as directed in the Gateway Determination. The proposed consultation with state agencies is discussed further in Part 4 of this planning proposal. Due to the local nature of the planning proposal, and the absence of any relevant Commonwealth owned land or infrastructure in the vicinity of the study area, consultation with Commonwealth agencies is not proposed.

4 Community Consultation

Council anticipates community consultation on the planning proposal will be undertaken following receipt of a Gateway Determination. It is envisaged that Council's consultation and exhibition methodology will include, but not be limited to:

- Forwarding a copy of the planning proposal, the Gateway Determination and any relevant supporting studies or additional information to State and Commonwealth Public Authorities identified in the Gateway Determination, as follows:
 - NSW Department of Education and Communities
 - NSW Department of Health (NSW Ministry of Health)
 - NSW Department of Office of Environment and Heritage
 - NSW Police Services
 - Housing NSW
 - Transport for New South Wales
 - Energy Australia
 - Sydney Water
- Exhibiting the planning proposal in accordance with the Gateway Determination;
- Giving notice of the public exhibition in the main local newspaper (the Auburn Review);
- Exhibiting the planning proposal and all supporting documentation at Council's Administration Centre and at Auburn, and Lidcombe libraries;
- Notifying of the planning proposal's exhibition on Council's website, including providing electronic copies of the planning proposal, all supporting studies and additional information and the Gateway Determination;
- Notifying affected landowners and adjoining land owners;
- Conducting a public hearing to reclassify land from "community" to "operational" under the requirements of Section 30 of the *Local Government Act 1993*; and
- Any other consultation methods deemed appropriate for the proposal.

5 Timeline

The timeline presented in Table 9 indicates expected steps for completion of the planning proposal and submission of the final, exhibited and amended version to the Department for making of the ALEP.

Table 9: Proposed timeline for finalisation of the planning proposal

Action	July 2014	Aug 2014	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	April 2015	May 2015	June 2015	July 2015
Submit PP to the Department for Gateway Determination													
Gateway Determination made by the Department													
Amend PP as per Gateway Determination and undertake further studies													
Christmas / NY period													
Public exhibition and public hearing													
Receive and evaluate submissions													
Re-submit PP to the Department for legal drafting and notification													

Appendix A: Minutes and report from Ordinary Council Meeting of 18 June 2014

Appendix B: AECOM Zoning Review report

Appendix C: Consistency with Strategic Policy Framework

State Environmental Planning Policies (SEPPs)

No.	Title	Summary	PP application's consistency with the SEPP
1	Development Standards	Aims to provide flexibility in the application of planning controls where strict compliance of development standards would be unreasonable, unnecessary or hinder the attainment of specified objectives of the Act.	Does not apply to Auburn LGA. SEPP repealed by <i>Auburn LEP 2010</i> (clause 1.9)
4	Development without Consent and Miscellaneous Exempt and Complying Development	Aims to permit development for a purpose which is of minor environmental significance, development for certain purposes by public utility undertakings and development on certain land reserved or dedicated under the <i>National Parks and Wildlife Act 1974</i> without the necessity for development consent. Also regulates complying development for conversion of fire alarms.	Applies to State <i>Except Clause 6 and Parts 3 and 4 do not apply to Auburn LGA - repealed by Auburn LEP 2010 (clause 1.9)</i> Consistent
6	Number of Storeys in a Building	Aims to remove confusion arising from the interpretation of provisions in EPs controlling the height of buildings	Applies to State Consistent
14	Coastal Wetlands	Aims to ensure the State's coastal wetlands are preserved and protected.	Does not apply to Auburn LGA. Applies to specified land under the National Parks & Wildlife Act, the Tomago Aluminium Smelter (Newcastle) and land to which SEPP 26 applies.
15	Rural Landsharing Communities	Aims to facilitate the development of rural landsharing communities committed to environmentally sensitive and sustainable land use practices.	Does not apply to Auburn LGA.

No.	Title	Summary	PP application's consistency with the SEPP
19	Bushland in Urban Areas	Aims to protect bushland within urban areas. Specific attention to bushland, remnant and endangered vegetation and bushland zoned or reserved for public open space.	Applies to State The subject site affected by the application is not affected by bush land. Consistent
21	Caravan Parks	Aims to facilitate the proper management and development of land used for caravan parks catering to the provision of accommodation to short and long term residents.	Applies to State except land to which SEPP (Western Sydney Parklands) applies. Consistent
22	Shops and Commercial Premises	Aims to permit change of use from commercial premises to commercial premises, and shop to shop even if the change is prohibited by another EPI, provided only minor effect and consent is obtained from relevant authorities.	Applies to State (excluding specified land under Parramatta LEP and Penrith LEP) Consistent
26	Littoral Rainforests	Aims to protect littoral rainforests from development.	Does not apply to Auburn LGA
29	Western Sydney Recreation Area	Aims to enable the carrying out of development for recreational, sporting and cultural purposes within the Western Sydney Recreation Area	Does not apply to Auburn LGA (Applies to land within Western Sydney Parklands - Eastern Creek, Prospect, Horsley Park and Hoxton Park)
30	Intensive Agriculture	Establishes the requirement for development consent and additional requirements for cattle feedlots and piggeries.	Applies to State Consistent
32	Urban Consolidation	Aims to facilitate surplus urban land redevelopment for multi-unit housing and related development in a timely manner.	Applies to State Applies to all urban land, except Western Sydney Parklands under that SEPP Consistent
33	Hazardous and Offensive Development	Aims to provide additional support and requirements for hazardous and offensive development	Applies to State Consistent

No.	Title	Summary	PP application's consistency with the SEPP
36	Manufactured Home Estates	Aims to facilitate the establishment of manufactured home estates as a contemporary form of residential housing.	Does not apply to Auburn LGA Applies to land outside the Sydney Region.
39	Spit Island Bird Habitat	Aims to enable development for the purposes of creating and protecting bird habitat.	Does not apply to Auburn LGA Applies to land comprising Spit Island, Towra Point and Kurnell
44	Koala Habitat Protection	Aims to encourage proper conservation and management of areas of natural vegetation that provide habitat for koalas	Does not apply to the Auburn LGA Auburn LGA not listed in Schedule 1
47	Moore Park Showground	Aims to enable redevelopment of Moore Park Showground consistent with its status as being of State and regional planning importance.	Does not apply to the Auburn LGA
50	Canal Estate Development	Prohibits canal estate development	Applies to State , except Penrith Lakes Consistent
52	Farm Dams and other works in land management areas	Requires environmental assessment under Part 4 of the EPA for artificial water bodies carried out under farm plans that implement land and water management plans.	Does not apply to the Auburn LGA
55	Remediation of Land	Provides a State wide planning approach for the remediation of contaminated land.	Applies to State The proposal aims to rezone land currently zoned and used for industrial purposes, including a service station. A phase 1 contamination assessment will need to be undertaken to fulfil Clause 6 requirements of the SEPP if the proposal is to proceed after s.56 Gateway Determination. Inconsistent – to be addressed following Gateway Determination

No.	Title	Summary	PP application's consistency with the SEPP
59	Central Western Sydney Regional Open Space and Residential	Aims to provide for residential development on suitable land as identified in the Policy to assist in accommodating the projected population growth of Western Sydney	Does not apply to the Auburn LGA Applies to land identified as Regional Open Space Zone and Residential Zone within the Western Sydney Parklands
60	Exempt and Complying Development	Aims to provide for exempt development and complying development in certain local government areas that have not provided for those types of development through a local environmental plan	Does not apply to the Auburn LGA (clause 1.9) Applies to the state, except as provided by the policy and excludes Mt Kosciusko. Applies to land to which SREP 24 applies – refer to <i>State Environmental Planning Policy (Major Development) Amendment (Sydney Olympic Park) 2009 Land Application Map</i> . Affected land within the Auburn LGA includes SOPA and certain land within Wentworth Point, Newington, Silverwater and Homebush Bay.
62	Sustainable Aquaculture	Aims to encourage and regulate sustainable aquaculture development	Applies to State Consistent
64	Advertising and Signage	Aims to regulate signage (but not content) and ensure signage is compatible with desired amenity and visual character of the area.	Applies to State Consistent
65	Design Quality of Residential Flat Development	Aims to improve the design qualities of residential flat building development in New South Wales.	Applies to State , except Kosciusko SEPP area The proposed controls, which would work in conjunction with Council's DCP framework, would be consistent with SEPP 65. Any subsequent DA's would need to comply with the SEPP. Consistent

No.	Title	Summary	PP application's consistency with the SEPP
70	Affordable Housing (Revised Schemes)	Aims to insert affordable housing provisions into EPIs and to address expiry of savings made by EP&A Amendment (Affordable Housing) Act 2000.	Does not apply to Auburn LGA Applies to land within the Greater Metropolitan Region. Specifically mentions Ultimo/Pymont precinct, City of Willoughby and Green Square.
71	Coastal Protection	Aims to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast.	Does not apply to Auburn LGA Applies to land within the coastal zone, as per maps of SEPP.
	Penrith Lakes Scheme 1989	Aims to provide a development control process establishing environmental and technical matters which must be taken into account in implementing the Penrith Lakes Scheme in order to protect the environment.	Does not apply to Auburn LGA
	Housing for Seniors or People with a Disability 2004	Aims to encourage the provision of housing to meet the needs of seniors or people with a disability.	Applies to State To be considered at DA stage if required. Consistent
	Building Sustainability Index: BASIX 2004	Aims to ensure consistency in the implementation of the BASIX scheme throughout the State	Applies to State To be considered at DA stage if required. Consistent
	Kurnell Peninsula 1989		Does not apply to Auburn LGA Applies to the land within Sutherland Shire known as Kurnell Peninsula. Excludes some land under SSLEP 2006.
	Major Development 2005	Aims to facilitate the development or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State. Also to facilitate service delivery outcomes for a range of public services.	Applies to State Consistent

No.	Title	Summary	PP application's consistency with the SEPP
	Sydney Region Growth Centres 2006	Aims to co-ordinate the release of land for development in the North West and South West Growth Centres.	Does not apply to Auburn LGA. Applies to all land in a 'growth centre' (North West Growth Centre or the South West Growth Centre)
	Mining, Petroleum and Extractive Industries 2007	Aims to provide for the proper management and development of mineral, petroleum and extractive material resources	Applies to State Consistent
	Temporary Structures 2007	Aims to encourage protection of the environment at the location/vicinity of temporary structures by managing noise, parking and traffic impacts and ensuring heritage protection	Applies to State Consistent
	Infrastructure 2007	Aims to facilitate the effective delivery of infrastructure across the State. Specifies exempt and complying development controls to apply to the range of development types listed in the SEPP.	Applies to State Not applicable to this planning proposal Consistent
	Kosciuszko National Park – Alpine Resorts 2007	Aims to protect and enhance the natural environment of the alpine resorts area.	Does not apply to Auburn LGA Applies only to specified land within Kosciuszko National Park, Kosciuszko Road and Alpine Way.
	Rural Lands 2008	Aims to facilitate the orderly and economic use and development of rural lands for rural and related purposes	Does not apply to Auburn LGA
	Western Sydney Employment Area 2009	Aims to promote economic development and the creation of employment in the Western Sydney Employment Area by providing for development	Does not apply to Auburn LGA
	Exempt and Complying Development Codes 2008	Aims to provide streamlined assessment process for development that complies with specified development standards.	Applies to State To be considered at DA stage if required. Consistent
	Western Sydney Parklands	Aims to ensure the Western Sydney Parkland can be developed as urban parkland to serve the Western Sydney Region.	Does not apply to Auburn LGA Applies to land within the Blacktown, Fairfield and Holroyd LGAs (Quakers Hill to West Hoxton)

No.	Title	Summary	PP application's consistency with the SEPP
	Affordable Rental Housing 2009	Aims to provide a consistent planning regime for the provision of affordable rental housing and facilitate the effective delivery of affordable housing	Applies to State To be considered at DA stage if required. Consistent
	Urban Renewal 2010	Aims to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts	Does not apply to Auburn LGA Applies to land within a potential precinct – land identified as a potential urban renewal precinct. This includes Redfern-Waterloo, Granville and Newcastle.
	Sydney Drinking Water Catchment 2011	Aims to provide for healthy water catchments that will deliver high quality water while permitting development that is compatible with that goal.	Does not apply to Auburn LGA Applies to land within the Sydney drinking water catchment.
	SEPP 53 Transitional Provisions 2011	Aims to enact transitional provisions consequent on the repeal of SEPP 53 - Metropolitan Residential Development.	Does not apply to Auburn LGA Applies only to specified land in Ku-ring-gai LGA.
	State and Regional Development 2011	Aims to identify State significant development and State significant infrastructure. Also to confer functions on joint regional planning panels to determine development applications.	Applies to State Consistent
	Port Botany and Port Kembla 2013	Aims to provide consistent planning regime for the development and delivery of infrastructure on land in Port Botany and Port Kembla,	Does not apply to Auburn LGA Applies to the land within Botany City Council in the area known as Port Botany. It also applies to land within Wollongong City Council in an area known as Port Kembla

State Regional Environmental Plans (Deemed SEPPs)

No	Title	Summary	Application
5	Chatswood Town Centre	Aims to facilitate development of land within the Chatswood Town Centre.	Does not apply to the Auburn LGA. Applies to Chatswood Town Centre.
8	Central Coast Plateau	Aims to implement the state's urban consolidation policy.	Does not apply to the Auburn LGA. Applies to nominated land in the NSW Central Coast.
9	Extractive Industry No. 2 1995	Aims to facilitate development of extractive industries in proximity to the population of the Sydney Metropolitan Area.	Does not apply to the Auburn LGA. Applies to LGAs listed in Schedule 4 of the SREP.
11	Penrith Lakes	Aims to permit implementation of the Penrith Lakes Scheme	Does not apply to the Auburn LGA. Applies to the Penrith Lakes area
16	Walsh Bay	Aims to regulate the use and development of the Walsh Bay area.	Does not apply to the Auburn LGA. Applies to land within the City of Sydney and within Sydney Harbour.
18	Public transport corridors	Aims to protect provision for future public transport facilities.	Does not apply to the Auburn LGA. Applies to the Fairfield, Parramatta, Holroyd and Baulkham Hills LGAs.
19	Rouse Hill Development Area	Aims to provide for the orderly and economic development of the RHDA.	Does not apply to the Auburn LGA. Applies to area defined by policy. Note: Rouse Hill is in The Hills and Blacktown LGAs.
20	Hawkesbury Nepean	Aims to protect the Hawkesbury-Nepean River System.	Does not apply to the Auburn LGA. Applies to certain LGAs within Greater Metropolitan Region.

No	Title	Summary	Application
24	Homebush Bay Area	Aims to encourage the co-ordinated and environmentally sensitive development of the Homebush Bay area	<i>Does not apply to land to which ALEP 2010 applies (clause 1.9).</i> Applies to rest of Auburn LGA – refer to <i>State Environmental Planning Policy (Major Development) Amendment (Sydney Olympic Park) 2009 Land Application Map</i> . Consistent
25	Orchard Hills	Aims to protect the prime agricultural land of Orchard Hills.	Does not apply to the Auburn LGA. Applies to land within the City of Penrith
26	City West	Aims to promote the orderly and economic use and development of land within City West.	Does not apply to the Auburn LGA. Applies to land shown as City West area (Pymont and Ultimo)
28	Parramatta	Aims to establish regional planning aims for the Parramatta Primary Centre.	Does not apply to the Auburn LGA. Applies to land known as Parramatta Primary Centre (within Parramatta City Council and City of Holroyd).
30	St Marys	Aims to support the redevelopment of St Marys by providing a framework for sustainable development.	Does not apply to the Auburn LGA. Applies to specified land within the Blacktown and Penrith LGAs
33	Cooks Cove	Establishes the zoning and development controls for the Cooks Cove site.	Does not apply to the Auburn LGA. Applies to specified land at Cooks Cove within the suburb of Arncliffe.

No	Title	Summary	Application
	Sydney Harbour Catchment 2005	Aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways. It establishes planning principles and controls for the catchment as a whole.	Applies to the area of Sydney Harbour, including Parramatta River and its tributaries and the Lane Cove River. Applies to land within the Auburn LGA. Consistent

Section 117 Directions

Section 117 directions apply to planning proposals lodged with Department of Planning and Environment.

Direction	Consistency
1. Employment and Resources	
1.1 Business and Industrial Zones <i>What a relevant planning authority must do if this direction applies</i> A planning proposal must: (a) give effect to the objectives of this direction, (b) retain the areas and locations of existing business and industrial zones, (c) not reduce the total potential floor space area for employment uses and related public services in business zones, (d) not reduce the total potential floor space area for industrial uses in industrial zones, and (e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning. <i>Consistency</i> A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy which: (i) gives consideration to the objective of this direction, and (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or (b) justified by a study (prepared in support of the planning proposal) which gives consideration to the objective of this direction, or (c) in accordance with the relevant Regional	Consistent The proposal aims to rezone land within the Marsden Street Precinct from IN2 Light Industrial and R4 High Density Residential zoning to B4 Mixed Use and RE1 Public Recreation zoning under the <i>Auburn LEP 2010</i> and amend the relevant principal development standards. The precinct's rezoning would result in a loss of employment lands for IN2 light Industrial zoned lands. These lands are not considered to be strategically significant employment lands as identified within the Department's <i>West Central Subregion Draft Subregional Strategy</i> and is considered to be more suitable for a wider range of recreational, business, light industrial and residential uses associated within the Lidcombe Town Centre. The Council's <i>Auburn ELS (June 2008)</i> in p.97 identifies this area as 'Precinct 2 - Lidcombe South' and recommends that the precinct be rezoned to complement the Lidcombe Town Centre (p.99). The proposal would result in increasing the permissibility of a range of current uses that are permissible within the precinct to revitalise, improve and enhance the economic viability of the Lidcombe Town Centre. The precincts proposed B4 Mixed Use zoning would also compensate for the loss of IN2 zoned employment lands by generating more floor space for employment uses, related public services and residential in business zones.

Direction	Consistency
Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or of minor significance.	
1.2 Rural Zones	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable
1.4 Oyster Aquaculture	Not applicable
1.5 Rural Lands	Not applicable
2. Environment and Heritage	
2.1 Environment Protection Zones	Consistent The proposal does not apply to land within an environmental conservation zone or land otherwise identified for environmental protection.
2.2 Coastal Protection	Not applicable
2.3 Heritage Conservation	Not applicable The proposal is not affected by environmental heritage under the <i>Auburn LEP 2010</i> .
2.4 Recreation Vehicle Areas	Not applicable
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones <i>What a relevant planning authority must do if this direction applies:</i> A planning proposal must include provisions that encourage the provision of housing that will: (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. <i>Consistency</i> A planning proposal must, in relation to land to	Consistent The proposal introduces the B4 Mixed use zone providing more opportunity to encourage and increase the provision of housing in addition to commercial uses within the Lidcombe Town Centre.

Direction	Consistency
which this direction applies: (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land	
3.2 Caravan Parks and Manufactured Home Estates	Not applicable
3.3 Home Occupations	Consistent Does not change the permissibility of home occupations
3.4 Integrating Land Use and Transport <i>What a relevant planning authority must do if this direction applies</i> A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of: (a) <i>Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</i> (b) <i>The Right Place for Business and Services – Planning Policy (DUAP 2001).</i> <i>Consistency</i> A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy which: (i) gives consideration to the objective of this direction, and (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or (b) justified by a study prepared in support of the	Consistent The subject precinct to which the proposal applies is located within 400 metre walking distance (5-10 minutes) from the Lidcombe Railway Station under Auburn LGA's Lidcombe Town Centre. The proposal seeks to increase the development intensity (through B4 zoned land and respective FSR and HoB of that zoning) in the established Lidcombe Town Centre to further extend the existing commercial area between Marsden and East Streets. The proposal is broadly consistent with the objectives and principles of the mentioned DP&E's policies. Council will undertake a traffic and transport study to address concerns relating to transport, traffic generation and accessibility once DP&E issues s.56 Gateway Determination to proceed with the proposal.

Direction	Consistency
planning proposal which gives consideration to the objective of this direction, or (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or (d) of minor significance.	
3.5 Development Near Licensed Aerodromes	Not applicable
3.6 Shooting Ranges	Not applicable
4. Hazard and Risk	
4.1 Acid Sulphate Soils	Consistent The subject precinct to which the proposal applies is affected by Class 5 Acid Sulphate Soils (the least affected category). Any future DAs on the land will be required to prepare an Acid Sulphate Soils Management Plan in accordance with clause 6.1(3) of the <i>Auburn LEP 2010</i>.
4.2 Mine Subsidence and Unstable Land	Not applicable
4.3 Flood Prone Land	Consistent The subject precinct to which the proposal applies is not affected by flooding.
4.4 Planning for Bushfire Protection	Not applicable
5. Regional Planning	
5.1 Implementation of Regional Strategies	Not applicable
5.2 Sydney Drinking Water Catchments	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	Not applicable
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	Not applicable
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	Not applicable
5.8 Second Sydney Airport: Badgerys Creek	Not applicable

Direction	Consistency
6. Local Plan Making	
6.1 Approval and Referral Requirements	Not applicable
6.2 Reserving Land for Public Purposes (1) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General). (2) When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the <i>Land Acquisition (Just Terms Compensation) Act 1991</i>, the relevant planning authority must: (a) reserve the land in accordance with the request, and (b) include the land in a zone appropriate to its intended future use or a zone advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), and (c) identify the relevant acquiring authority for the land. (3) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must: (a) include the requested provisions, or (b) take such other action as advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) with respect to the use of the land before it is acquired. (4) When a Minister or public authority requests a relevant planning authority to	Consistent – approval sought from DP&E Approval is sought from DP&E to rezone IN1 light industrial zones to RE1 Public Recreation zones to be used for public purposes as resolved by Council on 18 June 2014 (Item 153/14). The above provisions would be addressed by showing land reserved to be acquired under <i>Auburn LEP 2010's</i> (LRA) map if s.56 Gateway Determination is issued by the DP&E to proceed with the proposal. The land could be reclassified by amending <i>Schedule 4 of the Auburn LEP 2010</i> and a public hearing will be required as per the <i>Local Government Act 1993</i> and <i>Environmental Planning and Assessment Act 1979</i>.

Direction	Consistency
include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.	
6.3 Site Specific Provisions	Consistent The proposal does not allow a particular Development proposal to be carried out.
7. Metropolitan Planning	
7.1 Implementation of the <i>Metropolitan Plan for Sydney 2036</i> <i>What a Relevant Planning Authority must do if this direction applies</i> Planning proposals shall be consistent with: (a) the NSW Government's Metropolitan Plan for Sydney 2036 published in December 2010 ("the Metropolitan Plan"). <i>Consistency</i> A planning proposal may be inconsistent with the terms of this direction only if the Relevant Planning Authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), that the extent of inconsistency with the Metropolitan Plan: (a) is of minor significance, and (b) the planning proposal achieves the overall intent of the Plan and does not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.	The proposal is consistent with the following actions: • B1.1 – Plan for centres to grow and change over time (p.65); • B1.3- Aim to locate 80% of all new housing within walking catchments of existing and planned centres of all sizes with good public transport (p.65); • E3.2 - Identify and retain strategically important employment lands (p.141); Refer to discussion in 3.4.1 of the report.