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3 July 2014

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

Attention: Tai Ta

Dear Terry,

**SUBJECT: PLANNING PROPOSAL: "MARSDEN STREET PRECINCT, LIDCOMBE"
REZONE LAND BOUNDED BY MARK, JAMES, EAST AND RAILWAY
STREETS, LIDCOMBE**

Please find enclosed Auburn City Council's Planning Proposal (our reference PP-3/2014) relating to land bounded by Mark, James, East and Railway Streets, Lidcombe, referred to as the Marsden Street Precinct, Lidcombe. The Planning Proposal seeks an amendment to the *Auburn Local Environmental Plan 2010* (ALEP) maps to rezone certain land within the precinct from IN2 Light Industrial and R4 High density residential to B4 Mixed Use and RE1 Public Recreation. It also seeks to amend the Lot Size, Height of Building (height), Floor Space Ratio (FSR) and Land Reservation Acquisition controls in line with the proposed rezoning.

The Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Infrastructure's guidelines titled '*A guide to preparing planning proposals*' and '*A guide to preparing local environmental plans*'.

Included in this submission are Council's resolutions relating to this Planning Proposal, and other relevant background information.

Auburn City Council looks forward to working with the Department of Planning and Infrastructure to progress the proposal. Furthermore, Council would be happy to assist the Department by briefing the panel at the gateway meeting.

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

Yours faithfully



Monica Cologna
MANAGER, STRATEGY