



PCU060815

AUBURN CITY COUNCIL

MANY CULTURES ONE COMMUNITY

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Rachel Cumming
Director
Metropolitan Region (Parramatta)
Department of Planning & Environment
GPO Box 39,
SYDNEY NSW 2001

Department of Planning
Received
3 AUG 2015
Scanning Room

Attention: Tai Ta

Dear Rachel,

RE: **PLANNING PROPOSAL TO RECLASSIFY COUNCIL LAND AT LOT 22,
ERIC CRESCENT, LIDCOMBE FROM COMMUNITY TO OPERATIONAL (PP-
1/2015)**

Please find enclosed Auburn City Council's planning proposal dated 16 July 2015 (refer Attachment 1) for land at Lot 22 Eric Crescent, Lidcombe (Lot 22 DP 219238). Council has prepared the planning proposal as resolved at Council's meeting of 17 December 2014 (Item 383/14), and in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979).

The proposal has been prepared in accordance with the Department of Planning and Environment's (the Department) guidelines titled 'A guide to preparing planning proposals', 'A guide to preparing local environmental plans', and is forwarded to the Department for section 56 Gateway Determination under the EP&A Act 1979. This LEP amendment is *Auburn Local Environmental Plan 2010 (Amendment No. 21)*.

1.0 The Proposal

The planning proposal seeks to amend *Part 2 of Schedule 4 Classification and Reclassification of Public Land* of the *Auburn LEP 2010* to reclassify Council land at Lot 22 Eric Crescent, Lidcombe from Community to Operational. The site to which the proposal applies is a public reserve that has been identified as surplus or redundant to Council's open space needs. Council sought to reclassify this land from community to operational land in June 2002, but due to an administrative error and ownership title issues it was not reclassified.

The proposal does not amend the site's existing R3 Medium Density Residential zoning or principal development standards.

The planning proposal:

- would enable Council to dispose of the land by reclassifying it to operational land; and
- would enable the land classification to be consistent with the current *Auburn LEP 2010* zoning controls to consolidate and develop the site.

2.0 Council meeting resolutions

Council at its meeting of 17 December 2014 (Item 383/14) resolved:

"

1. *That pursuant to Section 55 of the Environmental Planning and Assessment Act 1979, Council prepare a Planning Proposal to amend the Auburn Local Environment Plan 2010 to reclassify land in Eric Crescent, Lidcombe known as Lot 22, DP 219238 from Community Land to Operational Land."*

The planning proposal addresses Council's resolution above.

3.0 Anticipated Timeline

Council anticipates a timeline of approximately 10 to 11 months to implement the draft LEP amendment until notification (gazettal).

4.0 Public Hearing

Council will conduct a public hearing to fulfil section 29(1) requirements of the *Local Government Act 1993* after community consultation of the planning proposal.

In summary, the planning proposal would not amend the site's existing zoning or principal development standards. The proposal is consistent with the New South Wales strategic planning framework and relevant state and draft subregional strategies, section 117 directions, *State Environmental Planning Policies* (SEPPs) and deemed SEPPs.

Although Council is in the process of reviewing the open space framework as part of the *Auburn LEP 2010* review, it is appropriate that this reclassification commence ahead of that process as it fulfils a Council resolution of 2002.

Relevant documents attached to this letter include:

1. A hard copy of Council's Planning Proposal including Appendices A to F; and
2. A CD providing all information associated with item no 1.

Auburn City Council looks forward to working with the Department to progress this proposal. If you have further enquiries or clarifications with regards to the proposal, please contact Harinee De Silva, Council's Strategic Planner on 9735 1232.

Yours faithfully

Monica Cologna 21.7.15.

Monica Cologna
MANAGER STRATEGY

Attached: Planning Proposal and CD