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In reply quote: **Monica Cologna**

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TRIM No: **T112950/2013 (PP-3/2010)**

13 December 2013

Rachel Cumming
A/Regional Director
Sydney West Region
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Tai Ta

Dear Rachel,

SUBJECT: PLANNING PROPOSAL: INCREASED HEIGHT OF BUILDING AND FLOOR SPACE RATIO CONTROLS FOR CERTAIN LAND ZONED B4 MIXED USE AND R4 HIGH DENSITY RESIDENTIAL WITHIN THE AUBURN LOCAL GOVERNMENT AREA

Please find enclosed Auburn City Council's Planning Proposal to increase the height of building and floor space ratio controls for certain land zoned B4 Mixed Use and R4 High Density Residential within the Auburn local government area. The Planning Proposal documentation and attachments are provided as hard and electronic (CD) copies.

The Planning Proposal has been revised from the original submission on 12 February 2013, to meet the conditions of the Department's Gateway Determination of 24 May 2013 (your ref: 13/06193), including an extended Public Exhibition undertaken from 22 August 2013 to 8 October 2013 (47 days).

The public exhibition included:

- notification by mail to the NSW State Authorities nominated by the Department, and to 4,450 individual affected landowners,
- general public notification on Council's website, in the main local newspaper (the Auburn Review) and newspapers of major local languages (Arabic, Chinese, Turkish, Vietnamese and Korean),
- public exhibition of all documentation at Council's Administration Centre and at Auburn, Lidcombe and Regents Park libraries, and
- two Community Information Stalls at Auburn and Lidcombe Railway Stations.

In response to the public exhibition, Council received 10 (ten) individual submissions. In summary, the submissions included the following:

- 2 x Supported
- 3 x Opposed
- 1 x No objection
- 4 x No objection to the Planning Proposal, but requested special consideration of a particular site (or sites) for additional height and / or FSR, or to be included in the Planning Proposal.

Generally, it is not considered that the owners of the land subject to the Planning Proposal or the general public are significantly opposed to the proposal. This consideration is supported by the low level of response to the public exhibition, and relatively few concerns raised in the objection submissions. It is considered that all of the concerns raised are able to be addressed or mitigated to an acceptable outcome at a future development application stage.

A table detailing and evaluating of the issues raised in the submissions, as well as a copy of all submissions, are attached to this letter.

The Planning Proposal was considered at an Ordinary Council meeting on 4 December 2013 (Item 381/13). At this meeting Council resolved the following:

1. *That Council note the findings of this report and the outcomes of the public exhibition/consultation process;*
2. *That Council proceed with Planning Proposal PP-3/2010 as exhibited;*
3. *That Council forward Planning Proposal PP-3/2010 to the Department of Planning and Infrastructure and request it be finalised in accordance with Section 59 of the Environmental Planning & Assessment Act 1979.*

Council's resolution and the planning report to Council are included in the attached documents.

In light of the above, Council requests that the Minister make the plan in accordance Section 59(2)(a) of the *Environmental Planning and Assessment Act 1979*, as detailed in the Planning Proposal.

We further advise that following the making of the plan, Council will undertake the related amendments to the *Auburn DCP 2010*. ✓

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

Attachments

1. Evaluation of submissions to public exhibition
2. Copies of submissions to public exhibition
3. Hard copy folder and CD copy of and Planning Proposal PP-3/2010, Council Resolution and report to Council

Attachment 1: Evaluation of submissions to public exhibition
