



19 November 2019

Ms Christine Gough,  
Acting Director, Sydney Region West,  
Department of Planning, Industry and Environment  
GPO Box 39,  
Sydney NSW 2001.

Our Ref: SC257  
Contact: H. De Silva  
Telephone: 02 8757 9949

Attention

Dear Ms Gough

**PLANNING PROPOSAL FOR 2 RAILWAY STREET AND 3-7 EAST STREET LIDCOMBE - AUBURN LEP 2010**

We are resubmitting the abovementioned planning proposal to address the inconsistency with the Greater Sydney Region Plan and Central City District Plan.

We have amended the planning proposal by adding a minimum non-residential floor space ratio control of 0.4:1 to the site and an additional provision that restricts residential development from the first two floors. We feel the addition of these controls will ensure employment activities will be retained on the site and maintain the commercial viability of a redevelopment by ensuring non-residential controls are not overly onerous.

The planning proposal has also been updated to provide commentary on the inconsistency with the District and Region Plans against the logical expansion of the Lidcombe Town Centre that this planning proposal will facilitate.

We feel that these additional mechanisms respond to the inconsistencies with Objective 23 of the Greater Sydney Region Plan and Action 49 of the Central City District by ensuring employment activities will be retained on the site.

If you have any enquiries in relation to this matter please contact Council's Strategic Planner, Harinee De Silva, on (02) 8757 9949 or email: [Harinee.DeSilva@cumberland.nsw.gov.au](mailto:Harinee.DeSilva@cumberland.nsw.gov.au)

Yours faithfully

Daniel Anderson

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