

**Carter Street Lidcombe
Urban Activation Precinct**

Appendix A

Statement of intended effect

February 2014



Statement of intended effect

Proposed State Environmental Planning Policy Carter Street Urban Activation Precinct

The proposed State Environmental Planning Policy ("the proposed SEPP") will rezone the Carter Street Urban Activation Precinct ("the Precinct") by amending the *Auburn Local Environmental Plan 2010* ("the Auburn LEP")

Auburn Local Environmental Plan 2010

The proposed SEPP will amend the Auburn LEP to establish land use zones, maximum height of buildings and maximum floor space ratios for the lands that comprise the Precinct.

In summary the proposed SEPP will:

- Establish permitted and prohibited land uses through allocation of the following zones within the Precinct:
 - R4 High density residential
 - B2 Local Centre
 - B6 Enterprise Corridor
 - RE1 Public Recreation
- Identify that the consent authority for development will remain Auburn City Council
- Identify the maximum height of buildings and floor space ratios for land within the Precinct

Draft Land Zoning, Height of Building and Floor Space Ratio Maps for the Precinct are attached to this Statement of Intended Effect to illustrate the changes under the proposed SEPP.

The key outcome of the proposed SEPP is a planning instrument that provides urban land for a mix of housing and employment within the precinct supported by open space, educational, commercial and community uses.

All comments received during the exhibition of the planning study and rezoning proposal and this statement will be duly considered in the drafting of the proposed SEPP.

The proposed SEPP will not depart from any current Government policy and will aid in the delivery of housing and employment targets set out in the NSW Government's Draft Metropolitan Strategy for Sydney to 2031.

The *Environmental Planning and Assessment Act 1979* (the Act) requires that the SEPP be made by the Governor. Section 37(2) of the Act provides that the Governor may make a SEPP in respect of any matter, which in the opinion of the Minister, is of State or regional environmental planning significance.

On 16 March 2013 the NSW Government endorsed Carter Street as an Urban Activation Precinct. It is considered that the Precinct and its potential redevelopment is regionally significant as it is part of the Sydney Olympic Park Specialised Precinct which is designated to accommodate significant jobs and housing growth.

New Development Control Plan (DCP)

A new draft DCP for the precinct has been prepared and accompanies the planning report and rezoning proposal on exhibition. The DCP provides a framework to guide future development and sets out a vision, principles and objectives as well as specific controls for matters such as the street network and building design.



Auburn Local Environmental Plan 2010

Land Zoning Map - Sheet LZN_006

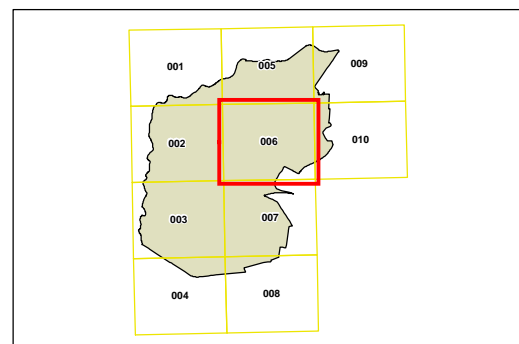
Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B4 Mixed Use
- B6 Enterprise Corridor
- B7 Business Park
- E2 Environmental Conservation
- IN1 General Industrial
- IN2 Light Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure
- W1 Natural Waterways
- DM Deferred matters
- MD SEPP (Major Development) 2005

Cadastre

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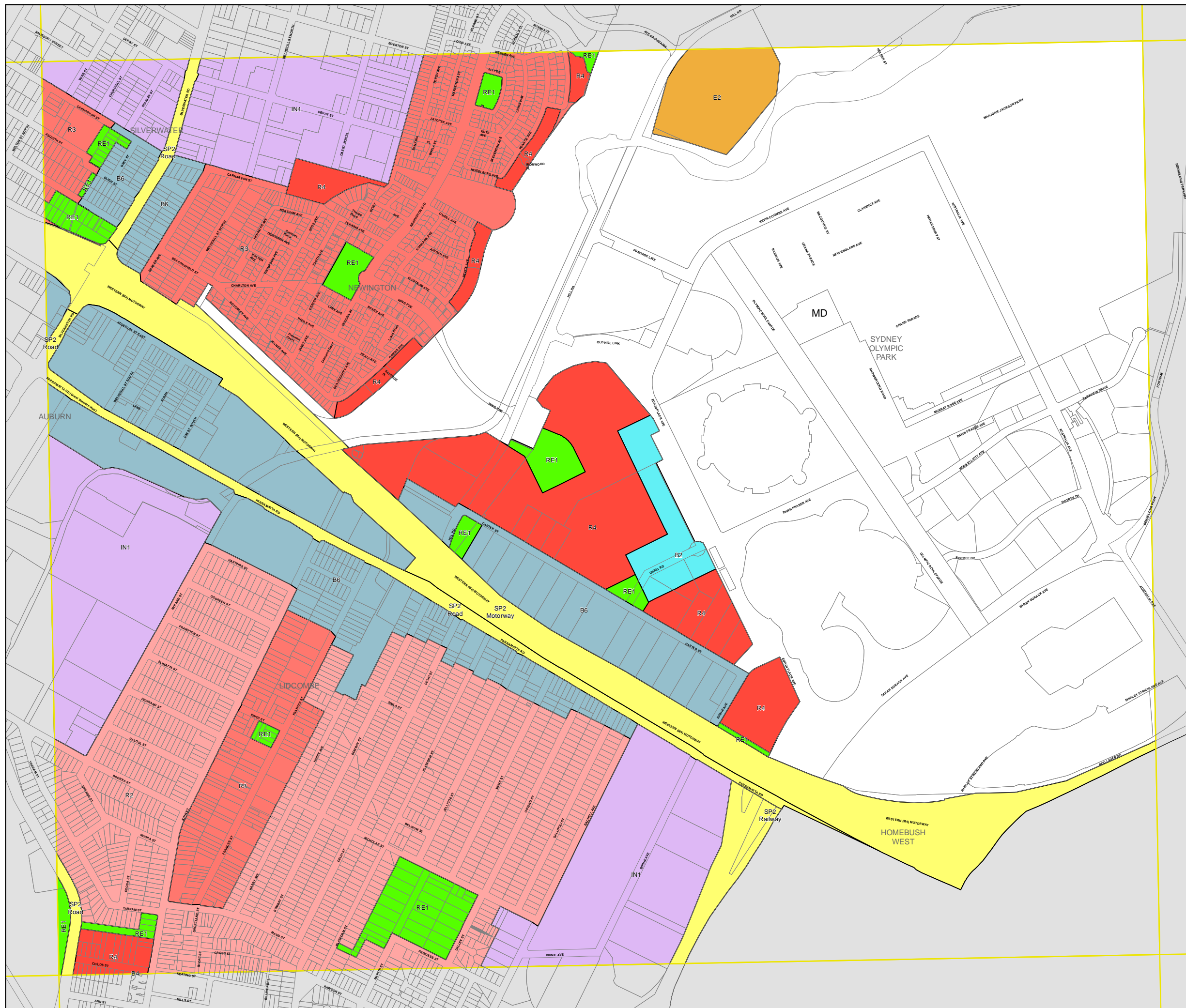


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Scale:1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number: 0200_COM_LZN_006_010_20131108





Auburn Local Environmental Plan 2010

Height of Buildings Map - Sheet HOB_006

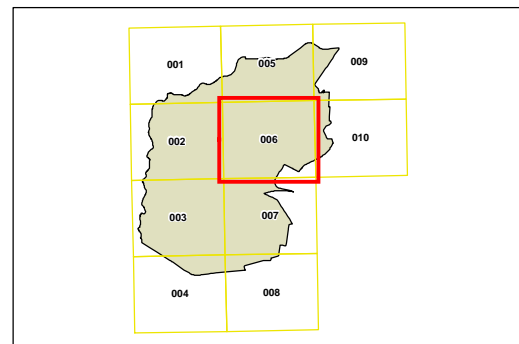
Maximum Building Height (m)

- J 9
- N1 14
- N2 14.9
- O1 15
- O2 16
- O3 16.9
- P1 17
- P2 18
- Q 19
- R 22.9
- T1 25
- T2 27
- T3 29.9
- U1 32
- U2 33
- V 36
- W 40
- X 49
- AA 64
- AB 88
- Refer to Clause 4.3(2A)(a)
- Refer to Clause 4.3(2A)(b)

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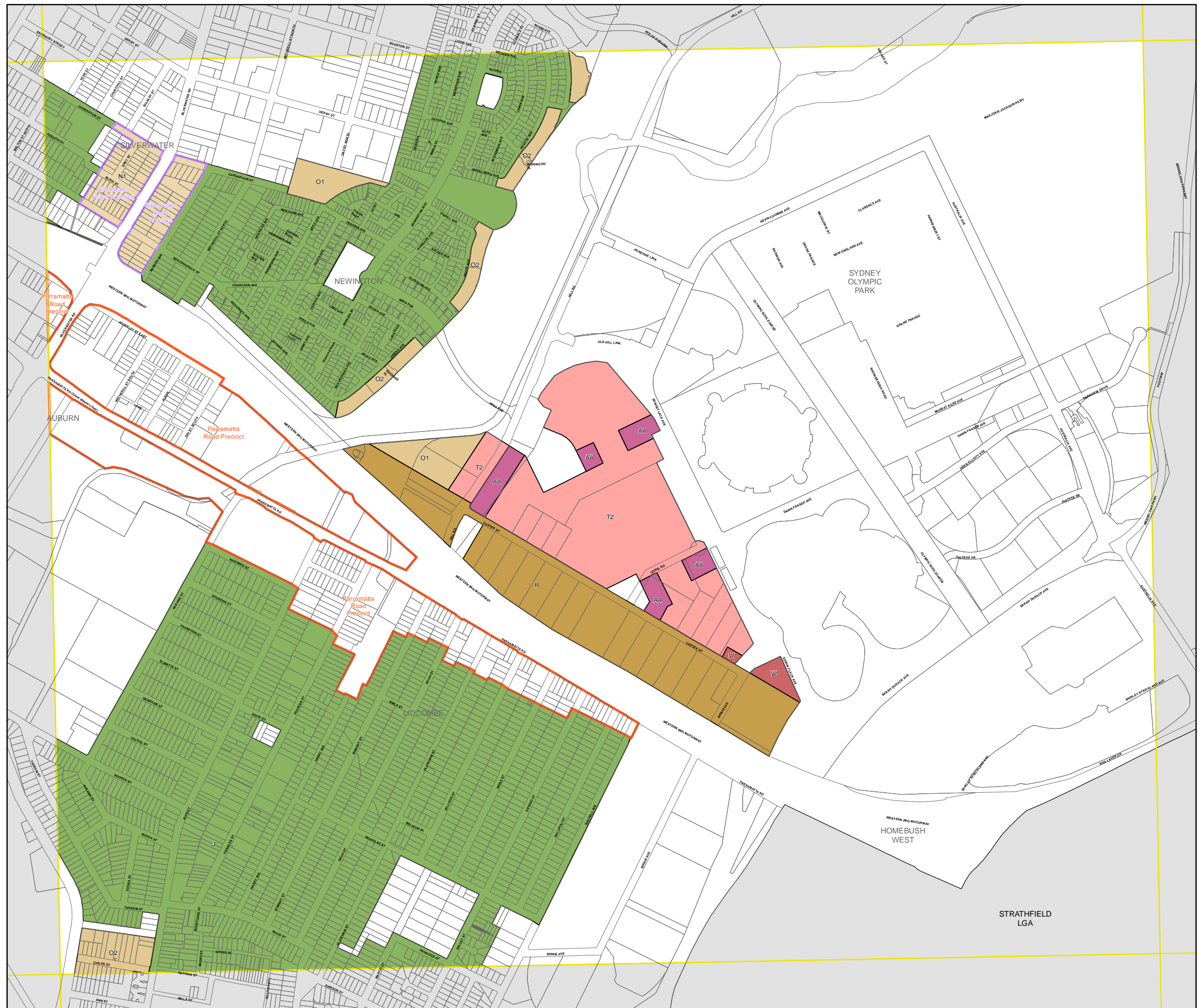


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Auburn Local Environmental Plan 2010

Floor Space Ratio Map - Sheet FSR_006

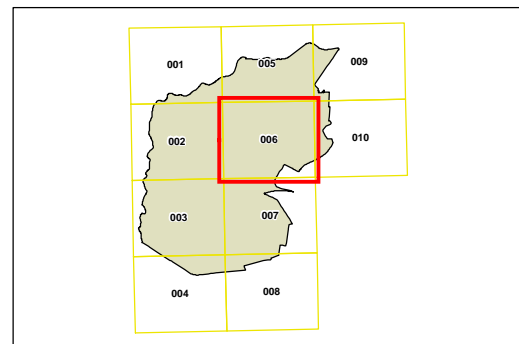
Maximum Floor Space Ratio (n:1)

D	0.5
F	0.6
I	0.75
N	1.0
P	1.25
P1	1.2
P2	1.29
R1	1.4
R2	1.49
S	1.5
T1	2.0
T2	2.4
T3	2.49
U	2.6
V1	3.0
V2	3.4
W1	3.6
W2	3.75
	Refer to Clause 4.4(2A)
	Refer to Clause 4.4(2B)
	Refer to Clause 4.4(2C)
	Refer to Clause 4.4(2D)

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0 200 400 Metres

Scale:1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

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