

# PLANNING PROPOSAL: 2 RAILWAY ST & 3-7 EAST ST, LIDCOMBE

## The Site



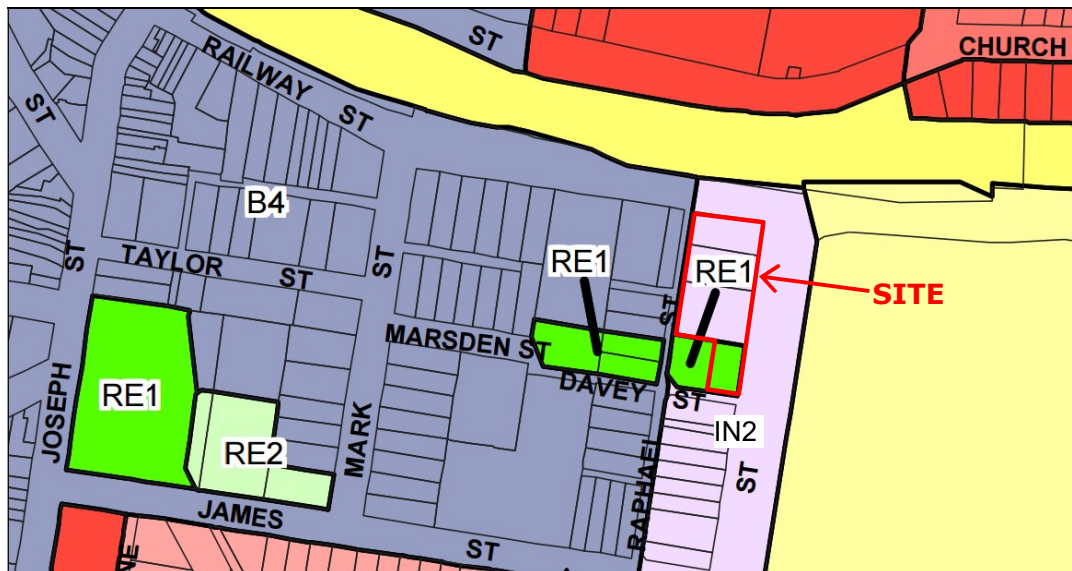
The site has a total area of 3,546m<sup>2</sup> and is developed for industrial purposes. On No2 Railway St is a monumental stonemason. On Nos3-7 East St are large, ageing factory buildings and a tall telecommunications tower. A staff carpark adjoins Davey St.

## Existing Planning Controls

The majority of the site (3,024m<sup>2</sup>) has frontage to both East St and Raphael St and is zoned IN2 – Light Industrial under Auburn Local Environmental Plan 2010 (the LEP).

The southernmost part (industrial car park adjoining Davey St and the Jewish Reserve) is zoned RE1 - Public Recreation under the LEP.

The maximum floor space ratio in the IN2 zone is 1:1. There is no maximum building height control.

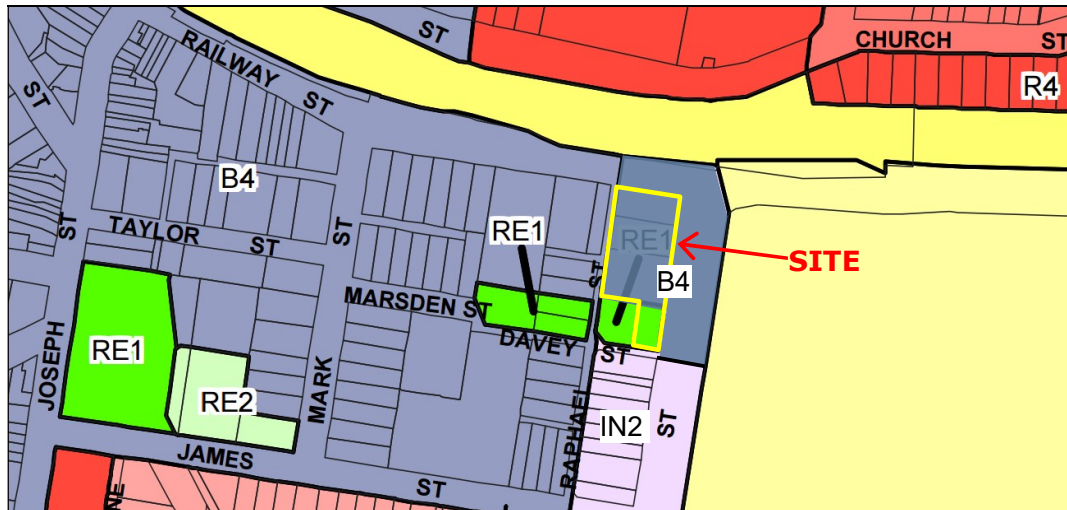


Existing Zoning (Auburn LEP 2010 – Map LZ\_N\_007)

## Description of Planning Proposal

It is proposed that the part of the site currently zoned IN2 – Light Industrial be rezoned to B4 – Mixed Use to enable redevelopment:

- for a mixture of retail, commercial and residential land uses;
- at a maximum floor space ratio of 5:1;
- to a maximum building height of 32 metres (approximately 10 storeys).



**Proposed Zoning** (indicative only)

The proposed zoning and planning controls are the same as currently apply to adjoining land to the west of the site which was rezoned in 2015 (the Marsden Street Precinct).

The proposal will enable the expansion of Lidcombe Town Centre through to East Street. This will increase employment and housing close to public transport, services and jobs.

It will also enable the ageing industrial structures occupying this prominent gateway site to be replaced with contemporary multi-storey mixed use development that will improve the image and cohesiveness of the town centre when viewed from the railway and major road approaches from the east and south.

### **Voluntary Planning Agreement (VPA)**

As part of this proposal, the owner of No3-7 East Street is offering to dedicate to Cumberland Council, at no cost to Council, that part of the site which is zoned RE1 – Public Recreation so that it can be used by Council for parkland.

It is intended that this be achieved through a voluntary planning agreement proposed under Section 93F(1)(a) of the *Environmental Planning & Assessment Act 1979* and Council's *Voluntary Planning Agreements Policy 2010*.

In return for dedicating the parkland, it is proposed that development contributions under Section 94 and Section 94A will not apply to future development on No3-7 East St.