

THE RESIDENTS' VOICE

18 Storeys....no way!

Residents, it is time to speak up!!!

At its meeting of October 20th this year, the majority of your Auburn City Councillors voted to allow 18 storey development in the Lidcombe and Auburn Town Centres. They also approved, in principle, a number of other changes which will see either a significant increase in the height of blocks of units or a much bulkier type of unit block, with precious little open space around it.

The options include a significant increase in the AMOUNT of development that is allowed to occur on both a commercial block (which in future will be mostly flats) and the traditional residential flat units. The amount of building coverage which you can place on a block is called the floor space ratio (fsr).

While Residents Action Group for Auburn Area (RAGAA) supports the revitalisation of our town centres, we believe that this is not the appropriate way to do it. The new heights included in the LEP more than meet the population targets required by the State Government.

Many residents live here because they want to live in a house and because they like the area. While flats offer a different style of living arrangement, that certainly suits some people, they do not currently dominate the local area, other than in pockets. That is why we chose to live in the 'suburbs'. To put this proposal in perspective, Auburn Central, at its highest point, is 14 storeys. The new proposal, if approved by the Dept of Planning, will see major buildings across Auburn and Lidcombe shopping centres another 4 storeys higher, and mostly flats, not shops and offices.

Similarly, if you live in Lidcombe, the building under construction across from St Joachim's Church in John Street is currently 7 storeys high. On 20th October, against the Council staff's recommendation, the majority of the Councillors voted to increase it by another 2 storeys. Under the new plan, you could double it again.

Is this what you want for our area? In Regents Park there was a huge uproar against a previous proposal to change the area around Smith and Maunder Streets from single housing (2a) to flats. Council backed down at the time and refused the proposal. This is now back on the agenda!

Residents Action Group for Auburn Area

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So what can you do?

Voice your opinion in writing!

Write an open letter to all councillors by regular mail or email

Write to: All Councillors c/- Auburn Council PO Box 118 Auburn NSW 1835

Email: councillors@auburn.nsw.gov.au (*this will reach all 10 councillors*)

Write a Letter to to the Editor of the Review by regular mail or email

Write to: The Editor Auburn Review PO Box 113 Bankstown NSW 1885

Email: editor@torchpublishing.com.au

Council's resolutions included: (October 20th)

- a) increase the fsr within the **Auburn and Lidcombe** town centres to a maximum 5:1
- b) increase the fsr for residential flat buildings within the local government area (ie all suburbs) to 2:1 (comment: currently allows 1.4:1, so approx. ½ as much again)
- c) increase the height in the **Auburn and Lidcombe** town centres to a maximum 55 metres or equivalent to 18 storeys and fsr of 8.8:1
- d) rezone properties that front **Auburn Rd, Auburn** on the eastern side between Beatrice St and Helena St from medium density housing (town houses) to commercial (comment: hence increasing the length of the Auburn town centre. This would also see these properties go from a possible 2 storeys to 18 storeys.)
- e) rezone properties that face **Susan St, Auburn** from Beatrice St to Helena St from medium density residential (town houses) to high density residential (flats)
- f) rezone properties fronting **St Hillers Rd, Auburn** (between Simpson St and Parramatta Rd) and **Dartbrook Rd, Auburn** (from Simpson to Parramatta Rd) to high density residential (flats) ..note this excludes the properties currently zoned commercial
- g) rezone properties that face **Park Rd, Auburn** (between Raglan Rd and Princes St East) to Industrial
- h) rezone properties facing **Park Rd, Regents Park** (between Jenkins St and the railway line) to industrial

and further (12 May, 2010)

- 1) to immediately prepare a planning study of **Regents Park** Town Centre and the surrounding Regents Park residential areas to determine what opportunities exist to revitalise the town centre and to provide new residential housing opportunities in the surrounding area including the area bound by **Amy St, the Chullora Goods railway line, the Sydney Water pipeline and Kingsland Rd** ... (*comment: this will mean the loss of single housing areas*)
- 2) to immediately prepare a planning study of **Berala** Town Centre and the surrounding Berala residential areas to determine what opportunities exist to revitalise the town centre and to provide new residential housing opportunities in the surrounding area..... (*comment: this will mean the loss of single housing areas*)

For more detailed information

Visit our Web Site: www.ragaa.org

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