



## **EXPLANATORY NOTE – PLANNING PROPOSAL FOR 20 & 21 BOOREA AVENUE, LAKEMBA**

### **Urban design report prepared by Architects Johannsen and Associates dated 1 August 2019**

- Council adopted a planning proposal at the Ordinary Meeting on 27 February 2019 applying to land at 20 and 21 Boorea Avenue, Lakemba. The planning proposal amend the Canterbury Local Environmental Plan (LEP) 2012 to add residential care facility as an additional permitted use for the subject site at 20 and 21 Boorea Avenue and to increase the floor space ratio control from 1:1 to 2:1 at 21 Boorea Ave.
- The Planning Proposal and Gateway Determination (PP\_2018\_CBANK\_004\_00) did not include a height control, and therefore the height of future controls is not restricted by the LEP.
- The proponent has since proposed 22m as the maximum height of building (HOB) (refer to urban design report prepared by Architects Johannsen and Associates (AJA) dated 1 August 2019).
- Council will consider the applicant's proposal for 22m maximum HOB following exhibition of the proposal.

**Spatial Planning Team**

Mitchell Noble