

## Auburn Local Environmental Plan 2010 (ALEP) Assessment

The following LEP parts are applicable to the proposed development:

Relevant Clause	Compliance
<p>2.7 Demolition requires development consent The demolition of a building or work may be carried out only with development consent.</p>	<p>Yes Demolition works are precluded from being 'exempt' development if it is carried out on or in heritage item.  The proposed structures to be demolished are located within a local heritage item (Auburn Botanic Gardens) and therefore development consent must be obtained.</p>
<p>5.10 Heritage conservation (1) Objectives The objectives of this clause are as follows: (a) to conserve the environmental heritage of Auburn, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	<p>Yes Advice provided from Council's Heritage Consultant concludes that the structures to be removed will have minimal impact on the local heritage significance of the Auburn Botanic Gardens.</p>
<p>(2) Requirement for consent Development consent is required for any of the following: (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance): (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area</p>	<p>Yes The development proposes to demolish structures located within a Local Heritage Items. Therefore, development consent is required.</p>
<p>(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>Yes Advice was sought from a Heritage Consultant with regard to the proposal. The Heritage Consultant has indicated 'no heritage concerns with the approval of the proposal as it will not diminish the heritage significance of the Auburn Botanic Gardens</p>
<p>(5) Heritage assessment The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>Yes A Statement of Heritage Impact was submitted in support of the development.</p>
<p>(6) Heritage conservation management plans. The consent authority may require, after considering the heritage significance of a heritage item and the extent</p>	<p>Not warranted given the nature of the development proposed and its impact on the heritage significance of the Auburn Botanic Gardens.</p>

of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.	
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