

Auburn and Lidcombe Town Centres Strategy

Responsible Division:	Environment & Infrastructure
Officer:	Manager Strategy
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SUMMARY

JBA Consultants completed a study of the heights and zoning in Auburn and Lidcombe Town Centres in February/March 2016 for the former Auburn City Council, consistent with Council's resolution of 20 May 2015 [Item 086/15]. At its meeting of 24th August 2016 [Item C017/16], the Cumberland IHAP resolved that this study be reported to it.

Council planners have reviewed the recommendations of the study as well as a range of other strategies and studies completed or in preparation since that time. A number of changes to the outcomes proposed by JBA are considered appropriate, and a slightly broader approach to the centres is warranted. Accordingly a *Draft Auburn and Lidcombe Town Centres Strategy* have been prepared. This report seeks a recommendation to publicly exhibit the draft Strategy.

1. BACKGROUND

a. History

A review of the permitted heights for Auburn and Lidcombe town centres was first initiated by Council resolution on 16 April 2014. At this meeting, Council considered DA368/2013 (for the former Venture site) and an associated voluntary planning agreement (VPA). At Item 073/14 Council resolved (in part) the following:

3. *That due to the events that led to the resulting VPA, being the different forms and design qualities a development can take but remaining within the gazetted floor space ratio, Council resolve:*
 - a. *That a planning proposal be prepared to allow for different design concepts within the Auburn Town Centre in the form of increases in height controls and remaining within the gazetted floor space ratios.*
 - b. *The increase in height controls yet complying with the current floor space ratio is to provide building envelopes that will achieve better urban design outcomes, promote design excellence and facilitate the achievement of the objectives of SEPP 65 and the associated Residential Flat Design Code.*

A number of other resolutions of Council or the Cumberland Independent Hearing and Assessment Panel also relate to the review.

Appendix 1 provides an outline of the initiation of the *Investigation of heights and zoning in Auburn and Lidcombe Town Centres*, and its progress to date.

This report addresses the relevant parts of Council resolutions from 16 April 2014 and 20 May 2015 and of the Cumberland IHAP of 14 September 2016.

In August 2015, JBA Consultants were engaged to prepare a review of town centre heights and some zoning and FSRs in Auburn and Lidcombe Town Centres anticipated to support a comprehensive review of the *Auburn Local Environmental Plan (LEP) 2010*.

With the postponement of any work on a review of Auburn LEP 2010, primarily due to Council amalgamations, it was recognised there was a need to progress the draft study to public exhibition due to its implication for a number of planning proposals. In addition, Council planners have continued to work on the technical studies in the context of the preparation of the draft district plan with the Greater Sydney Commission. Therefore to take into account both the consultant study, and this continuing work, a *Draft Auburn and Lidcombe Town Centres Strategy* has been prepared.

b. JBA Study

The *Investigation into height of building controls and zoning - Auburn and Lidcombe* (JBA 2015) is included at Attachment 2 and provides the basis for the *Draft Auburn and Lidcombe Town Centres Strategy* (included as Attachment 3). In preparing their study, JBA reviewed the planning controls for 22 precincts in and immediately surrounding Auburn Town Centre and 16 precincts in and around Lidcombe Town Centre. The precincts are shown at Attachment 4.

The main focus of the changes is an increase in both the range and the extent of the maximum height of buildings. For a few precincts only, the consultants were also requested to consider whether a zoning or FSR change would be appropriate.

The study modelled options that comply with the requirements of SEPP 65 *Design Quality of Residential Apartment Development* for a number of specified precincts to guide its recommendations. Examples are provided at Figures 1 and 2. A summary of JBA's recommendations for each precinct and the responding recommendations in the Draft Strategy are outlined in Attachment 5.

Figure 1 Precinct 2 Auburn

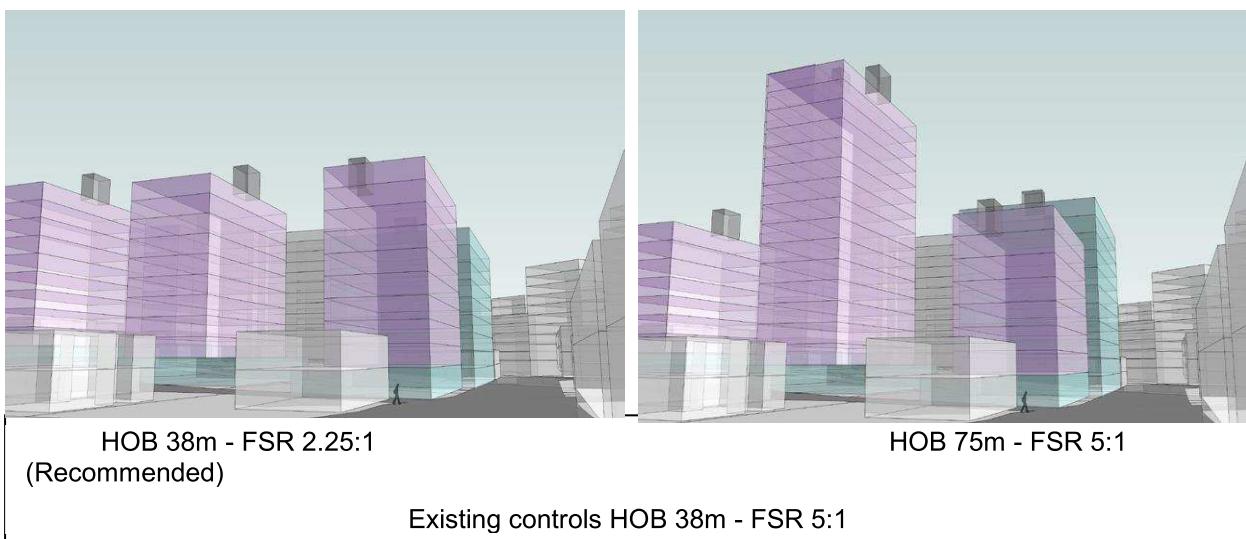
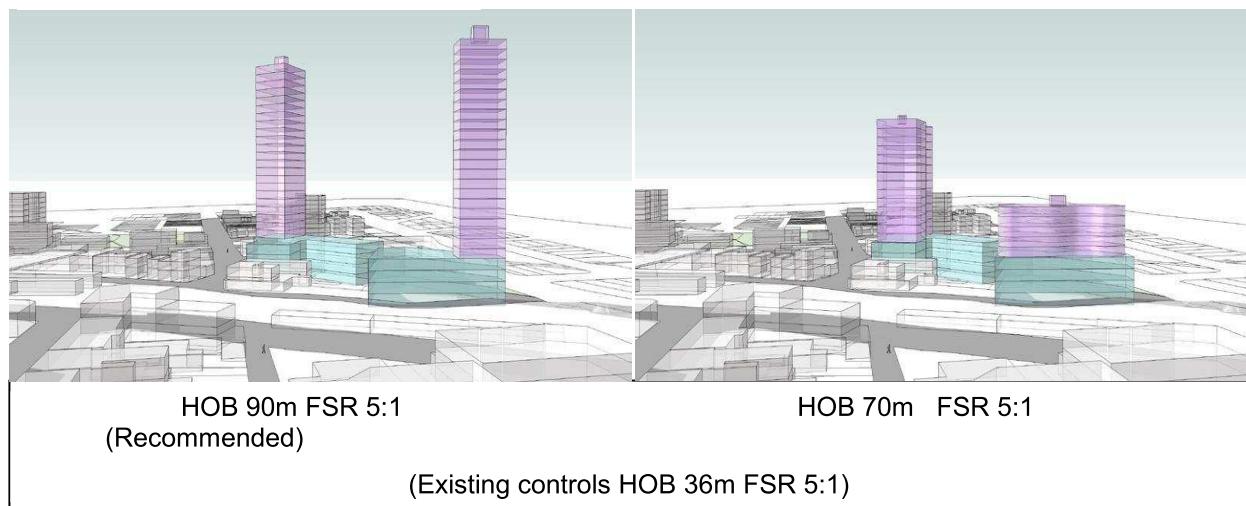


Figure 2. Precinct 1 Lidcombe

2. DRAFT AUBURN AND LIDCOMBE TOWN CENTRES STRATEGY

As previously outlined, the draft Strategy (Attachment 3) builds on the work of the JBA study, other technical studies and District planning processes. It proposes a number of principles for the growth of each centre and recommends changes to the existing planning controls to support these principles for both Auburn and Lidcombe Town centres. Attachment 4 provides an outline of the existing controls, those recommended by JBA, and the recommendations in this draft Strategy.

The principles build on the strengths of each centre, and enable an improved and more diverse built form, with a greater emphasis on how people interact with each other and with the built environment. In addition, a small increase in the area of the B4 zoned area in Lidcombe Town Centre (the business area) is proposed, and it is anticipated that the proposed changes will support the first steps in the establishment of an innovation ecosystem¹, such as those mentioned in the Greater Sydney Commission's *GPOP Greater Parramatta and the Olympic Peninsula* (2016) vision. Such systems support the creation of new jobs in the economy, by providing start-up businesses with links to research facilities, mentoring, networking opportunities and more.

The greatest height proposed in both centres is 76m. The proposed increases in heights have been tested and will be more aligned with the FSRs. They will foster a diversity of built form, provide for a more varied and visible skyline and importantly, will provide opportunities for open space and improved connectivity at the street level. Podium and tower forms are sought to achieve these outcomes.

¹Innovation ecosystem

A system of elements built around a locational strength that together to create jobs in a new economy. These elements may include:

- Low cost spaces for emergent businesses
- Office space for established companies
- Co-working spaces and networking infrastructure
- Incubators and accelerators
- Specialist labs and maker spaces
- Multi-modal transport and high speed broadband
- A mix of housing (including low cost housing and live-work spaces)
- Parks, retail spaces
- Public private partnerships, mentoring

City Exchange Report 2016 *Growing the Australian Economy*

The modelling done by JBA demonstrates how increasing heights can achieve public domain improvements. This will be critical in both centres to improve the walkability of the centres, and provide the opportunities for interaction. Nevertheless, this may be harder to achieve in some of the areas where the proposed height increases are more limited where the precinct provides a transition between the business centre and adjoining residential areas.

a. Auburn Town Centre - building heights

A number of changes to maximum building heights are proposed in the *Draft Auburn and Lidcombe Town Centres Strategy* (Attachment 3) for Auburn Town Centre. On the southern side of the railway, a maximum height of building of 76m is proposed for Precincts 1 and 2 (adjoining Queen St and Harrow Rd), both proposed as key sites. Heights then step down from this core to 60m for the civic precinct and main shopping strip to the south dropping to 45m at the southern part of the shopping strip. The existing height of 18m close to the station is retained to protect the fine grain shop-front facades.

On the northern side, the maximum height proposed is 60m adjoining the rail station (precincts 13 and 14), stepping down away from the station to 38m at the northern fringe. Heights between 27m and 38m are proposed at the peripheries of the centre.

Figure 3 identifies the precincts where a change to the current building heights is proposed. Table 1 below provides a general summary of these height changes.

The maps at Attachment 6 illustrate the current planning controls for each precinct and the controls as recommended in the Draft Strategy.

Table 1. Permitted heights proposed to be changed under the Draft Strategy - Auburn

Precinct	Existing height	Proposed height	Rationale
1	49m	76m	Core of centre – potential catalyst for renewal
2	38m	76m	Similar to 1 - potential catalyst for renewal
3	38m	60m	Frames core – encourages design diversity
9	38m	45m	Consistent with approval for 'Venture' site
11	27m	38m	Opportunities for transitional development
13	38m	60m	Provides opportunities for improved public domain
14	38m	60m	Provides opportunities for improved public domain
16	32m	45m	Potential gateway to Auburn from the east
17	18-20m	38m	To support extension of laneways
18	32m	38m	Opportunities for improved design for transitional development
21	9m	20m	Potential gateway to Auburn from the east – increase linked to change to B4 zone, but also considers transition to south
15	38m	38m	Defer consideration, pending decision on use of Council land
22	9m	9m	Defer consideration, pending outcome of further study.

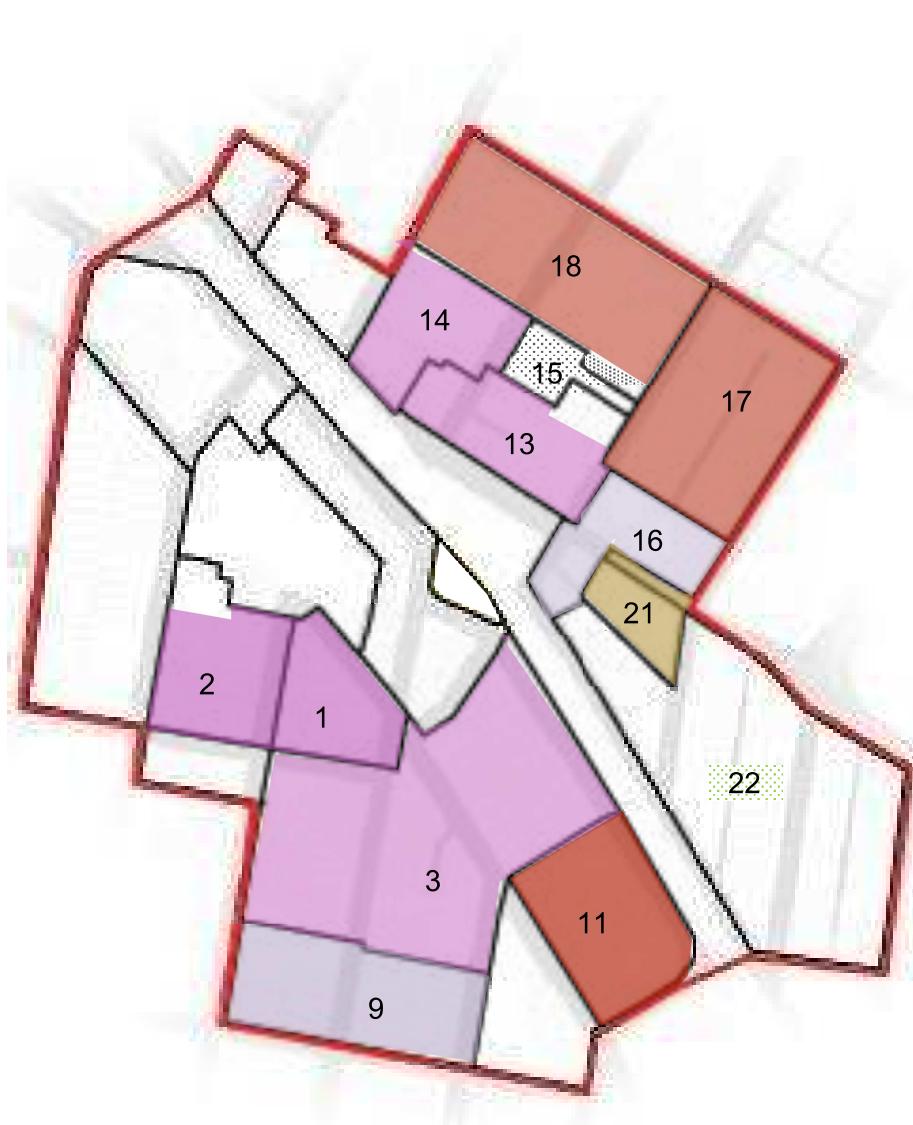


Figure 3. Where changes in building height are proposed – Auburn

Sites where deferral is recommended.

b. Auburn Town Centre – zoning and FSR

While the main focus of the study was addressing the discrepancy between heights and existing FSRs, a few changes to zoning and FSR are also proposed in the draft Strategy (Attachment 3). Following is an outline of the precincts where changes are recommended to FSR or for 2 (starred) precincts, to zoning, or where further consideration is required.

Figure 4 identifies the precincts where a change to the current building heights is proposed. Table 2 provides a general summary of these changes.

See Attachment 5 for a more detailed analysis of both the consultant's and the recommendations of the Draft Town Centres Strategy for each precinct in Auburn.

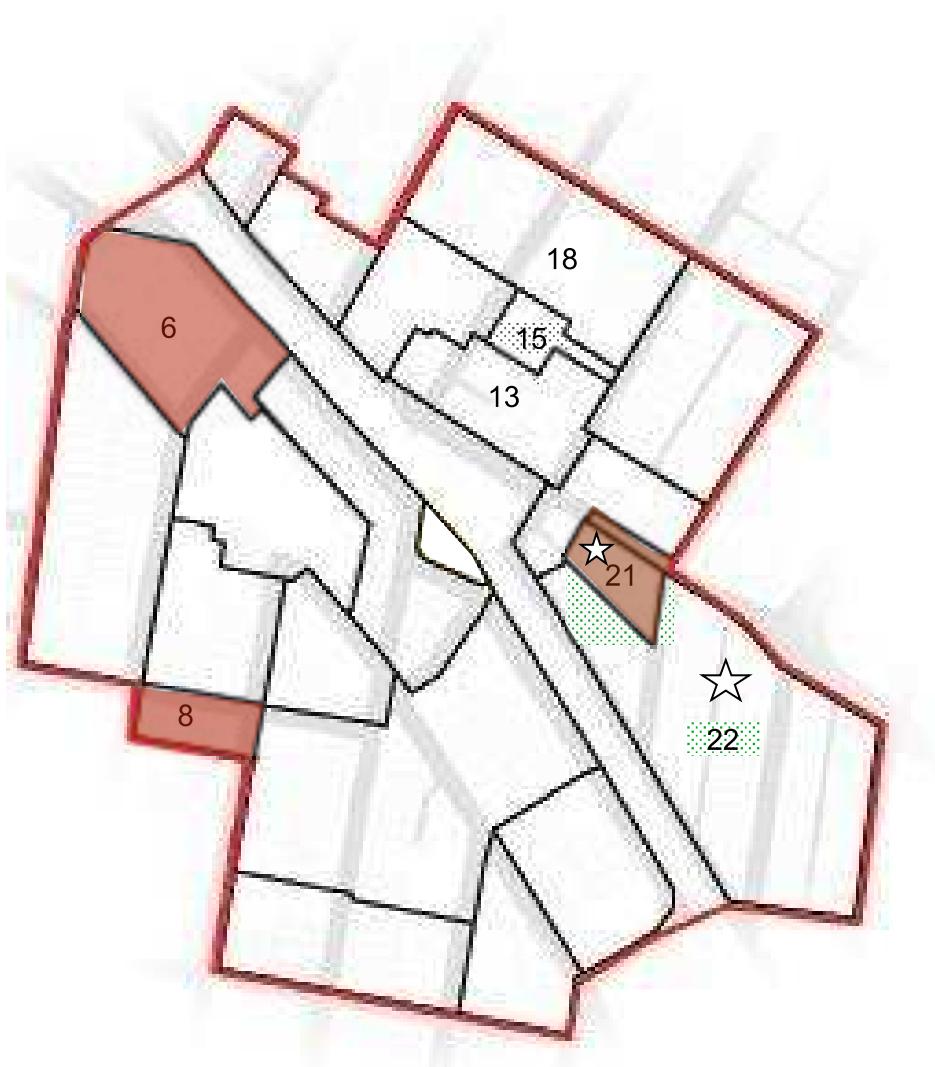


Figure 4. Where changes in zoning or FSR are proposed – Auburn
★ Sites where zoning changes are also proposed

Table 2 . Zoning and/or FSR proposed to change under the Draft Town Centres Strategy - Auburn

Precinct	Existing zoning and FSR	Proposed zoning and FSR	Rationale
6	B4 Mixed Use 5:1	B4 Mixed Use 3:1	Constraints of the precinct warrant reduction in FSR: <ul style="list-style-type: none"> • Gateway site partially opposite low density residential. 60% of site is church/school owned – there is already substantial opportunity for redevelopment. • Only 2 quite small lots remain undeveloped - it would not be possible to an FSR close to the permissible FSR and meet the requirements of SEPP 65.
8	B4 Mixed Use 5:1	B4 Mixed Use 3:1	Constraints of this precinct warrant reduction in FSR: Overshadowing to the south will be an issue as the precinct is only 1 block deep and to the north of the side boundaries of R4 high Density Residential lands. Further, 1/8 th of this already small precinct is heritage listed.
21	R2 Low Density Residential No FSR	B4 Mixed Use 3.6:1 	Ground floor retail/commercial uses should be encouraged, given its potential as a gateway to Auburn and proximity to the station and other B4 zoned lands.
15	B4 Mixed Use 5:1	B4 Mixed Use 5:1	Current uses of Council land no longer required. Defer consideration, pending decision on best use.
22	R2 Low Density Residential No FSR	R3 medium Density Residential  0.75:1	Proximity to station warrants consideration of increased density. This limited change is proposed as an interim measure, pending the outcome of studies into traffic access and view lines to the Gallipoli Mosque.

c. Implications for the Auburn Shopping Village Planning Proposal Application

The application for a planning proposal for 41 Auburn Rd Auburn (Auburn Shopping Village) PP-4/2015 was considered at the September IHAP meeting as discussed in the Background to this report. It was refused at the Council meeting of 5 October 2016, as per the following resolution:

- i) *The application for a planning proposal to amend the permissible height of building control from 49m to 96m, and to amend the permissible floor space ratio control from 5:1 to 9:1, for the subject land at 41 Auburn Road, Auburn, not be supported;*
- ii) *This application not proceed to the Department of Planning and Environment;*
- iii) *The draft investigation into height and zoning for Auburn and Lidcombe town centres be reported to the Cumberland Council Independent Hearing and Assessment Panel (CIHAP) for review and recommendation, prior to being reported to Council.*

Endorsement of the *Draft Auburn and Lidcombe Town Centres Strategy* for public exhibition will ensure that this strategic work can be used to guide the assessment of planning proposals within the town centres, including the Auburn Village Proposal, should it be amended and re-lodged, or considered by a Sydney Planning Panel in response to an appeal by the applicant.

Brief consideration of the Auburn Shopping Village (ASV) proposal within the context of the heights and zoning investigation and draft Strategy

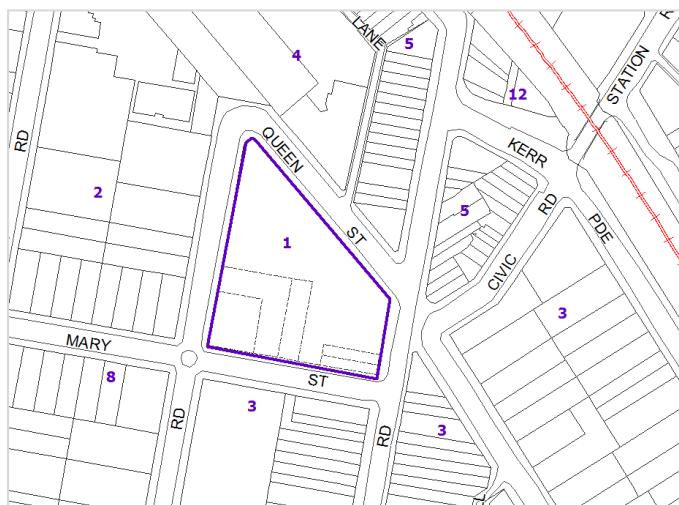


Figure 5. Precinct 1
JBA study

- A. The ASV site is part of a key town centre precinct bound by Harrow Road to the west, Mary Street to the south, Auburn Road to the east and Queen St to the north. The recent planning proposal application excludes 5 separately owned sites within the precinct. The five sites are located on the Mary St, Harrow Rd and Auburn Road frontages. However, consideration of this key precinct as a whole would release its potential for redevelopment into focal, well designed buildings in a central part of the Town Centre.
- B. The precinct is identified as Precinct 1 in Auburn in the JBA study as shown in Figure 5.
- C. The ASV concept includes a proposed thirty storey mixed use development comprising two (2) residential towers with a conceptual estimated total of 518 units built above a commercial podium. Ground level retail and a public courtyard (600m²) with site through-links to Queen Street and a 2,000m² cold shell space for a library within the commercial podium were also proposed.

For this precinct (Precinct 1), both the JBA study and the draft Town Centres Strategy concur that:

- the precinct provides an opportunity for landmark architecture podium/ tower forms, with high quality public domain, through-site links, a mix of uses, active street edges and 2-3 storey street wall heights.
- the precinct is a key site at the core of the Auburn Town Centre.
- a mix of height and diversity of form will reinforce its role as a key precinct within Auburn Centre.
- an increase in the maximum height to 76m with the existing zoning and FSR could deliver these outcomes.

A comparison of the controls proposed for the ASV site is outlined in Table 3 (over page).

Table 3. Comparison of controls proposed under *Draft Town Centres Strategy* and JBA study

Zoning			Height of Building			Floor Space Ratio (FSR)		
Existing	Applicant	JBA and Draft Strategy proposal	Existing	Applicant	JBA and Draft Strategy proposal	Existing	Applicant	JBA and Draft Strategy proposal
B4 Mixed Use	B4 Mixed Use	B4 Mixed Use	49m	96m	76m	5:1	9:1	5:1

Note: The columns in red were not supported at the Cumberland IHAP meeting of August 2016.

The ASV planning proposal sought to justify the proposed 96m HOB and 9:1 FSR on the basis that it would provide a substantial public benefit, considered in a report by Hill PDA. The proposed benefits related to the provision of a cold shell for a library within the retail component of the proposed development as well as a courtyard with frontage to Queen Street. A further assessment of this is provided below.

Public Benefits – Proposed Cold Shell Library Space

In terms of the library cold shell, the Hill PDA report estimated the public benefit to be worth \$9.9 million. However, Council's Community Development Unit advised that:

- The splitting of services across two locations (less than two hundred metres apart) and construction of a public library within the retail development was inconsistent with the Council's *Community Facilities Strategy 2014 – 2024*.

The Facilities Strategy proposes to expand the current library within the existing civic precinct which would support both operational efficiencies and best practice criteria for libraries. These include ground floor access, high levels of personal and property safety, full accessibility including from local schools, potential outdoor space, convenient and safe parking and future expansion potential. The eventual relocation of the former Auburn Council's administration offices is likely to facilitate this expansion. This would enable the library to meet the identified best practice benchmark of a minimum gross floor area requirement of 3,535m² for a District Library, taking into consideration the anticipated population growth (calculated at the Public Library benchmark of 39m² per 1000 people).

The benefits of an expanded library in the current location and in Council ownership, versus the costs of a Council fit out, and the disadvantages of a leased facility, were not considered by the Hill PDA report.

Advice received from NSW Police (Flemington Area Command) stressed that a library facility at the Auburn Shopping Village location would place young people and school aged persons in a vulnerable position given the location of the public square and current safety and crime issues in that vicinity. NSW Police also supported an expanded library as an integral component of the Civic Precinct and ensure safety for all users.

Public benefits – Proposed Courtyard and Site Through-linkages

In relation to the courtyard and site through-linkages, the Hill PDA report estimates the public benefit to be \$4.33 million. In this regard, it is considered appropriate for buildings within Precinct 1 (which includes the ASV site) to be of a form that would facilitate the development of a public courtyard and pedestrian linkages consistent with the public domain plan for the Town Centre. Such public domain benefits would provide positive social benefits and improve the public amenity of Town Centre.

It is agreed that the current height of building controls for Precinct 1 could be varied to encourage a taller building form than is permissible under the existing height control of 49m and FSR of 5:1. In this way, delivery of public domain improvements including the courtyard and site through-linkages can be facilitated and the role of this focal precinct as the core of the town centre, reinforced.

However, the existing FSR of 5:1 together with an increased height of 76m as proposed in the *Draft Auburn and Lidcombe Town Centres Strategy* provides significant scope to deliver substantial public domain improvements while achieving a feasible and well-designed development. This is supported by the modelling undertaken by JBA for the adjoining precinct (Precinct 2) identified as a similar site. The modelling found that substantial increases in open space/linkages could be provided with an FSR of 5:1 and a height of 76m.

Indeed, in its modelling, JBA found that public domain improvements could also be achieved with lower heights, as ascertained for other precincts, however, this greater height of 76m was recommended to reinforce the role of both Precincts 1 and 2 as the core of Auburn Town Centre.

d. Lidcombe Town Centre - Heights

A number of changes to maximum building heights are proposed for Lidcombe Town Centre. On the northern side of the railway, a maximum height of 76m, the greatest height in Lidcombe overall, is proposed for Precincts 9 and part of 8 (the Dooley's site) at the western edge of the town centre. This location is at a prominent point at the entry to Lidcombe from the north, and is in single ownership. The recommended heights then step down along the Church St and the rail line to 70m to the east and then to 60m and 50m adjoining the existing residential apartment block on the corner of Church and Swete Streets. To the north, away from the station, the heights are recommended to step down through 50m to 38m, and down to 20m for the northern and eastern extremities where R4 is recommended. Note that 38m is recommended for the transition areas of the B4 zone on both sides of the railway.

On the southern side the height progression along the rail line generally reflects that to the north, stepping down from 70m for Precinct 1, the triangular precinct to the west containing Council's car park and library, to 50m for the northern part of the Marsden St precinct between Mark and Raphael Streets. To the south along Olympic Drive the heights also step down away from the rail line, forming an L shape around Remembrance Park. The southern-most recommended B4 precincts are proposed at 38m, dropping to 20m for a new high density residential area south of Kerrs Rd.

Height changes are proposed for all precincts, though for some precincts the change is minimal. Table 4 below provides a general summary of the height changes. Figure 6 maps the proposed height controls.

The maps at Attachment 7 illustrate the current planning controls for each precinct and the controls as recommended in the Draft Strategy, while Attachment 5 provides a more detailed analysis by precinct.

Table 4. Permitted heights proposed to be changed under the Draft Strategy –Lidcombe

Precinct	Existing height	Proposed height	Rationale
1	36m	70m	Provides opportunities for improved built form and pedestrian links/open space, and potentially, changes in traffic patterns. Contains Council owned land.
2	32m	60m	Potential catalyst for renewal. Steps down from the west.
3	32m and 36m	60m, 50m and 38 – 45m 	60m fronting Railway St and for 'Westella' site warranted due to proximity to station and/or lot ownership patterns. The 50m would provide a step down to the east, further from the station. The 38m-45m component limits the height to protect solar access to Memorial Park. The 45m would be permitted only where solar access is not reduced. Alternatively, a reduced FSR could be considered for this section of the precinct to protect solar access to the park.
4	32m	38m	Provides opportunities for improved design in a transition area.
5	32m	Part 38m, part no height	The 38m component - provides opportunities for improved design in a transition area. The no –height component - associated with the proposed rezoning to RE1 Public Open Space.
6	32m	38m	Provides opportunities for improved design in a transition area.
7	9m	20m	Associated with the proposed change in zoning to R4 High Density Residential.
8	32m and 36m	76m, 70m and 50m	Provides opportunities for new links and open space, and reinforces centre hierarchy. Steps down away from precinct 9.
9	60m	76m	Key corner location –opportunities for new pedestrian links. Potential catalyst for renewal.
10	18-20m	50m	Associated with proposed rezoning to B4 to expand the commercial area. Provides step down to the north away from the rail line.
11	18-20m	38m	Increased height warranted due to proximity to centre. 38m provides opportunities for good design in a transition area.
12	36m	38m	Building under construction – no practical effect, but consistent with other transition precincts.
13	18-20m	20m	Single height and FSR is more practical for this precinct
14	32m	60m	Similar to precinct 2. Would allow school to develop a vertical campus.
15	18-20m	38m and 50m	38m provides increased opportunities for good design in a transition area. 50m area is associated with proposed change in zoning to B4, and proximity to station
16	9m	20m	Change associated with proposed change in zoning to high density residential.

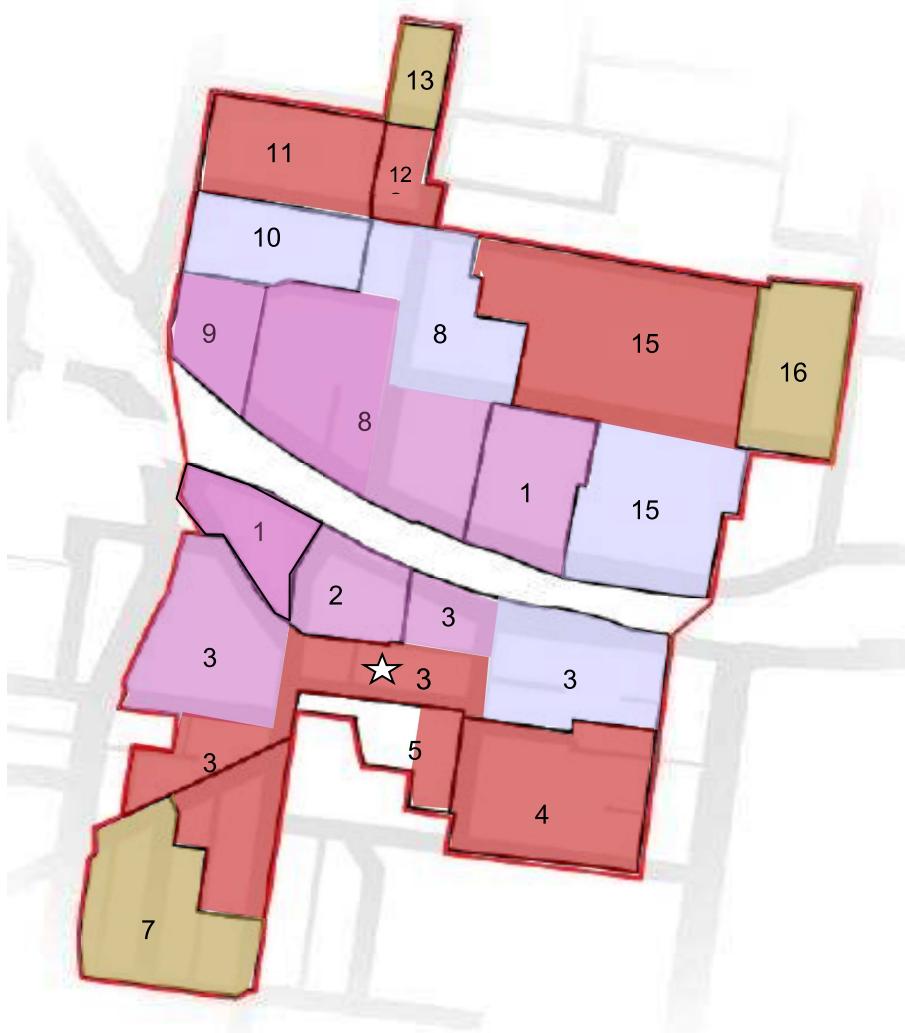


Figure 6. Proposed changes in building height - Lidcombe

e. Lidcombe Town Centre - Zoning and FSR

As with Auburn Town Centre, a few changes to zoning and FSR are also proposed for Lidcombe Town Centre. Table 5 below outlines the key changes recommended to zoning or FSR or where further consideration is required. Figure 7 maps the precincts where changes are proposed. See Attachment 5 for a detailed analysis of both the consultant's and staff recommendations for each precinct in Lidcombe.

Table 5. Proposed changes to zoning and FSR in Lidcombe

Precinct	Existing zoning and FSR	Proposed zoning and FSR	Rationale
5	B4 Mixed Use 5:1	Part B4 Mixed Use 5:1 and Part RE1 Public Recreation No FSR	The draft <i>Open Space and Recreations Strategy</i> for the former Auburn LGA recommends rezoning the land fronting Taylor St for the extension of Remembrance Park - already part owned by Council. However, the proposed zoning would result in the need to acquire a further 2,400m ² over time.
7	R2 Low Density Residential No FSR	R4 High Density Residential FSR - 2	Within 600m walk from the rail station Minimises land use conflict with B4 to the north-east. Consistent with the R4 zoning to the east.
10	R4 High Density Residential FSR - 1:7 2:1 at corners	B4 Mixed Use FSR - 3.5	Consistent with Council's resolution of 20 May 2015. Could assist in servicing strong local retail demand. Note this site is now subject to assessment for a State Significant Development proposal.
11 4	R4 High Density Residential FSR 1.7 with 2 at corners	R4 High Density Residential FSR - 3	Warranted as precinct is close to centre Provides opportunities for through links and open space.
13	R4 High Density Residential FSR 1.7 with 2 at corners	R4 High Density Residential FSR - 2	Single FSR more practical for this precinct.
15	R4 High Density Residential FSR 1.7 with 2 at corners	South of Mary St B4 Mixed Use FSR - 3.5 North of Mary St R4 High Density Residential FSR - 3	Zoning increases retail capacity and jobs close to the station. Increased FSR warranted as precinct is close to core of centre Transitions to residential to the north. Supports public domain improvements.
16	R3 Medium Density Residential FSR - 0.75	R4 High Density Residential FSR - 2	Within 600m walk from the rail station. Supports opportunities for an east-west link through the precinct.
Land north of Freitas Lane	R4 High Density Residential FSR 1.7 and 2	R4 High Density Residential FSR- 2	Not in study area, however, effectively surrounded by Precinct 3. Consistent FSR across this tiny precinct more practical.



Figure 7. Precincts where changes are proposed to zoning and/or FSR – Lidcombe

f. Supporting Work

The recommended changes in zoning, height and FSR are anticipated to encourage better design quality while improving the feasibility of redevelopment under the LEP. In a number of cases the proposed increases in height are substantial. It is clear that the increases in heights will significantly improve the opportunities for landowners to achieve the associated FSRs.

If quality design and good public domain outcomes are to be achieved, the following additional work is recommended by the Draft Strategy:

- i. Site specific Development Control Plan (DCP) amendments, to include:
 - The formalisation of the overarching vision for each centre
 - The urban design principles for each precinct
 - Public domain outcomes sought for each precinct
 - Desired amalgamation patterns

- Controls for active street frontages in the business areas, and
 - The identification of key sites for landmark architecture to reinforce the hierarchy and role of the centres.
- ii. Investigation of mechanisms to achieve design excellence, such as a design excellence provision in the LEP. The CIHAP may wish to consider reviewing heights in the core of both town centres to allow for the possible introduction of design excellence provisions in the future, as part of the preparation of a comprehensive LEP for Cumberland.
 - iii. Investigation of measures to ensure active frontages within the B4 zone, e.g.:
 - A minimum non-residential FSR within the overall permitted floor space in the B4 zone, particularly within the core of these centres. This report recommends a minimum FSR of 0.5:1 be non-residential uses within certain precincts of the core of both centres as an initial step.
 - An active frontages clause in the LEP
 - Other strategies.
 - iv. Inclusion of minimum lot size requirements in the LEP for redevelopment in the centres.

The studies that are still in preparation, such as the *Draft Open Space and Recreation Strategy*, and the draft Bike Plan will help to inform the final adopted direction for key parts of these centres.

In addition, the following recommended work is specific to each centre:

Auburn

- i. A view line analysis of the Gallipoli Mosque and its incorporation within a master-planning process that includes consideration of access, traffic and flooding for Precinct 22.
- ii. A pilot Façade Upgrade Program to support landowners in Precinct 5 to de-clutter and appropriately restore/renovate/paint the traditional shop facades

Lidcombe

Unlike Auburn Town Centre, no improvements have been made to the traffic, bicycle and pedestrian circulation patterns in Lidcombe Town Centre. The increased heights will enable new developments to provide public domain benefits, including opportunities that would allow for improved circulation around the centre.

Updating the Contributions Plan will support changes to circulation infrastructure and public domain upgrades in Lidcombe, supported by other value capture mechanisms, such as voluntary planning agreements. A major review of the Contributions plans for Cumberland is currently underway and is being progressed as a key priority for Council.

It is recommended that:

- i. A Traffic (vehicle and pedestrian) circulation study be prepared for Lidcombe Town Centre to enable the efficient functioning of the centre and to guide the site specific DCP controls for Lidcombe.

- ii. A public domain plan be prepared following the completion Traffic circulation strategy.
- iii. A supportive planning framework be investigated for the surrounding lands, and that Council start to actively build relationships with key industries and landowners, mentoring organisations and educational facilities, to enable the establishment of an innovation ecosystem.

3. FINANCIAL IMPLICATIONS

The exhibition of the *Draft Auburn and Lidcombe Town Centres Strategy* is covered within the normal budget of Planning.

The recommendations include the completion of additional supporting work. Some of this work would depend on the outcomes of the exhibition and the likely timeframe for the making of a planning proposal should the recommendations be adopted by Council following the exhibition.

Additional work recommended by the draft Strategy can be considered for inclusion in the budget for forthcoming financial year/s for Council, with the exception of the Gelibolu Precinct study, which is considered to be a high priority.

- i. *The Gelibolu Precinct study (high priority), and the investigation of active frontages and design excellence.*

These can be covered under the Environment and Infrastructure budget.

- ii. *Lidcombe Town Centre Traffic and Pedestrian Circulation Strategy*

This is a major study, which will take time to complete, and is anticipated to include a number of options for Council's consideration. Council's Chief Financial Officer has identified that there have been funds collected under the relevant section of the Development Contributions Plan to cover the cost of the preparation of this study.

- iii. *Preliminary investigation work in relation to the potential interest from research institutions, landholders and developers and mentoring associations to support the establishment of an innovation ecosystem in Lidcombe.*

This work may be collaboratively undertaken by a number of teams across Council, and would be informed by the draft Cumberland Employment lands Strategy which will be undertaken in 2017.

Report Recommendation:

That the Cumberland Independent Hearing and Assessment Panel (CIHAP) recommend:

- 1. That Council publicly exhibit the *Draft Auburn and Lidcombe Town Centres Strategy* and the *Auburn and Lidcombe Town Centres: Investigation into height of building controls and zoning (JBA study)* and bring a report back to the Cumberland Independent Hearing and Assessment (IHAP) and to Council following the consideration of submissions.

2. That a minimum FSR of 0.5:1 be non-residential uses in the following precincts in the core of both town centres:
 - a. Precincts 1 and 2 in Auburn Town Centre; and
 - b. Precincts 1, 2, 9, and the parts of Precinct 8 with a recommended height designation of AA2 (that is, south of Board Street on the western side of John Street, and south of Mary Street on the eastern side of John Street).
3. That consultants be engaged to prepare a view line analysis and study of the Gelibolu Precinct (Precinct 22) and that a report be brought back to Cumberland IHAP and to Council for consideration.
4. That Council staff investigate the potential for provisions for design excellence as part of the preparation of a Comprehensive LEP for Cumberland.
5. That some preliminary investigation of potential opportunities to foster an innovation ecosystem in Lidcombe be undertaken as part of the Cumberland Employment Lands Strategy.
6. That a consultant be engaged to prepare a Traffic and Pedestrian circulation study for Lidcombe Town Centre in line with priorities identified in Council's Delivery Program and Operational Plan, and that a report be brought back to Cumberland IHAP and to Council for consideration in the future.

ATTACHMENTS (to be circulated to CIHAP members under separate cover):

1. Background to the *Draft Auburn and Lidcombe Town Centres Strategy* T096946/2016
2. JBA (March 2015) *Auburn and Lidcombe Town Centres: Investigation into height of building controls and zoning* - T021864/2016
3. *Draft Auburn and Lidcombe Town Centre Strategy* T086788/2016
4. Appendix B Precinct maps -T008794/2016
5. Appendix D Summary of outcomes of the study and staff recommendations - T002553/2016
6. Appendix C Maps of Auburn Town Centre – current and recommended controls - T010223/2016
7. Appendix E Maps of Lidcombe Town Centre – current and recommended controls - T017973/2016