

Item No: C09/19-189

LIDCOMBE TOWN CENTRE - PLANNING CONTROLS STRATEGY

Responsible Division: Environment & Planning
Officer: Director Environment & Planning
File Number: S-5740-02
Community Strategic Plan Goal: *A resilient built environment*

SUMMARY

This report outlines the recommended planning controls strategy for the Lidcombe Town Centre. This approach supports better built form design outcomes that will contribute to the quality of amenity and public domain in the area.

The proposed planning controls include:

- changes to maximum heights in eight precincts within the town centre, to allow for improved building design while maintaining the existing floor space ratios at these precincts;
- changes to maximum heights and floor space ratios in four precincts, to provide a more consistent approach to planning controls at these locations; and
- changes to maximum heights, floor space ratios and land use zonings in four precincts, to support targeted urban development and provide a better transition in built form at the edges of the town centre.

The recommended planning controls for the Lidcombe Town Centre are supported by the Cumberland Local Planning Panel.

Subject to endorsement, the recommended planning controls will be included in the planning proposal for the new Cumberland Local Environmental Plan (LEP).

RECOMMENDATION

That Council:

- 1. Endorse the proposed changes to maximum height controls for Precincts 1, 2, 3, 4, 6, 8, 12 and 14 for the Lidcombe Town Centre, as outlined in Attachment 1, which are supported by the Cumberland Local Planning Panel.**
- 2. Endorse the proposed changes to maximum building height and floor space ratio controls in Precincts 11, 13, 15 East and 17 for the Lidcombe**

Town Centre, as outlined in Attachment 2, which are supported by the Cumberland Local Planning Panel.

- 3. Endorse the proposed changes to maximum height, floor space ratio and land use zoning controls in Precincts 7, 10, 15 and 16 for the Lidcombe Town Centre, as outlined in Attachment 3, which are supported by the Cumberland Local Planning Panel.**
- 4. Note that the above items will be included in the planning proposal for the new Cumberland Local Environmental Plan.**

REPORT

Background

Council has undertaken work on a planning controls strategy for the Lidcombe Town Centre. The primary focus of this work is to better align the planning controls related to zoning, height and floor space ratios, which enables a broader range of building design options to be realised. This approach provides better opportunities for innovation in the built form of these town centres, and contributes to the quality of amenity and public domain within the Cumberland area.

A chronology of the work undertaken on the planning controls strategy for Lidcombe Town Centre is provided in Table 1. Further background information from previous Council and Panel reports is provided in Attachments 5 and 6.

Former Auburn City Council	
2014 - 2015	Resolutions to increase heights in Lidcombe Town Centre.
2015 - 2016	Preliminary Consultant work
Cumberland Council	
May 2016	Council amalgamation – review of planning controls placed on hold
September-October 2016	Internal work to finalise draft Strategy
November 2016	Report to IHAP recommending exhibition of draft Strategy
December 2016	Report to Council. Resolution to exhibit (Administrator)
7 Feb – 8 March 2017	Exhibition of draft Strategy
2017 – 2019	Analysis of issues raised in submissions and review of draft Strategy
April 2019	Report to Council on proposed planning controls
June 2019	Report to CLPP recommending proposed controls in Strategy
September 2019	Report to Council on proposed planning controls

Table 1: Chronology of planning controls strategy for Lidcombe Town Centre

Council Meeting 17 April 2019

The planning controls strategy for the Lidcombe Town Centre was presented to Council on 17 April 2019. At this meeting, Council resolved a number of further items to be progressed prior to reporting again to Council. The items and status are provided in Table 2.

Resolution	Status
Council hold a workshop to consider the effect of any design excellence provision to be included in the Cumberland Local Environmental Plan on proposed planning controls for the Auburn and Lidcombe Town Centres	Opportunities for design excellence provisions for Auburn and Lidcombe town centres discussed at Councillor briefing on 10 July 2019
In accordance with Council resolution 21.12.16, the Draft Auburn and Lidcombe Town Centres Strategy and submissions received by reported to the Cumberland Local Planning Panel for consideration and recommendation to Council	Strategy considered by Cumberland Local Planning Panel on 20 June 2019 and advice provided for consideration to Council Panel advice as a clarification on opportunities for design excellence bonuses received on 12 August 2019
A site visit of the Lidcombe and Auburn Town Centres be held with reference to the draft strategy	Site visit of town centres held on 29 June 2019
The Auburn Town Centre Strategy and the Lidcombe Town Centre Strategy be reported to Council separately	Separate reports to be provided to Council. This report covers the recommended planning controls strategy for the Lidcombe Town Centre. The planning controls strategy for Auburn Town Centre was reported to Council on 21 August 2019.

Table 2: Status of Items following Council Resolution in April 2019

Planning Controls Strategy for Lidcombe Town Centre

This work considered the planning controls for a number of precincts in the Lidcombe Town Centre, as outlined in Figure 1. A range of public submissions were received and considered for the various precincts in the town centre. Council has also reviewed development applications and building construction activity in the town centre since the public consultation period to ensure that the recommended planning controls respond to the current built form in the town centre.



Figure 1: Lidcombe Town Centre Precincts

An important focus of the strategy is to better align maximum building heights with density (floor space ratios) provided under the current planning controls. This approach can provide better opportunities for built form within the projected dwelling capacity without increasing density. This approach is shown graphically in Figure 2.

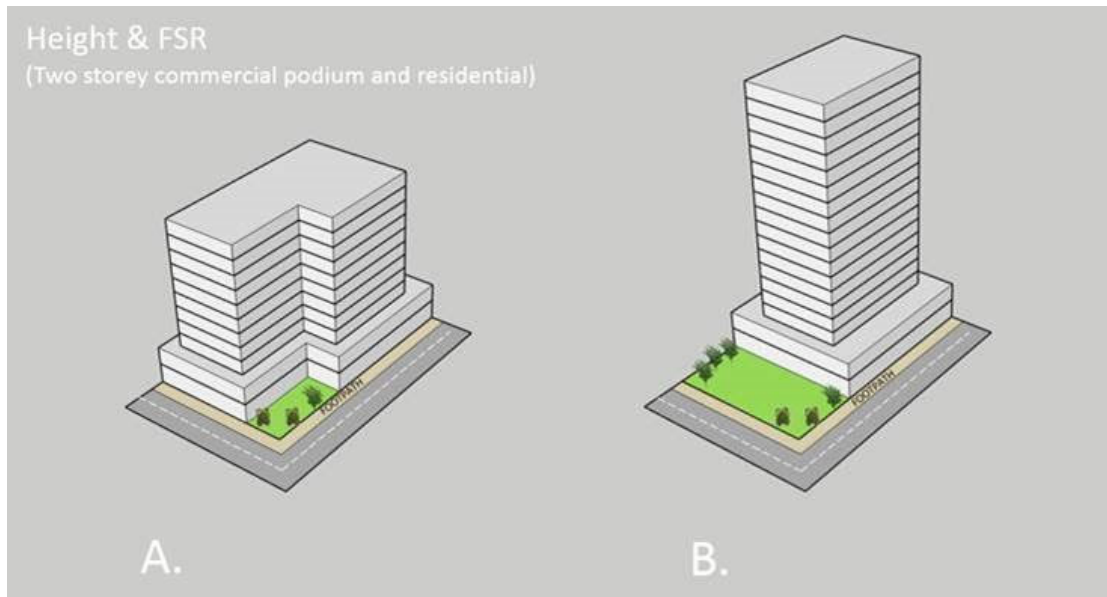


Figure 2: Indicative Building Design Options for a Site with Same Density Controls

The key elements of the recommended planning controls strategy for the Lidcombe Town Centre include:

- changes to maximum heights in Precincts 1, 2, 3, 4, 6, 8, 12 and 14, to allow for improved building design while maintaining the existing floor space ratios at these precincts;
- changes to maximum heights and floor space ratios in Precincts 11, 13, 15 East and 17, to provide a more consistent approach to planning controls at these locations; and
- changes to maximum heights, floor space ratios and land use zonings in Precincts 7, 10, 15 and 16, to support targeted urban development and provide a better transition in built form at the edges of the town centre.

It is estimated that the proposed targeted changes to the planning controls identified in Precincts 7, 10, 15 and 16 will provide for an estimated additional 370 dwellings beyond the projected dwelling capacity under existing controls for the Lidcombe Town Centre. The areas of additional development within the town centre are shown in Figure 3, and are estimated as follows, subject to take up rate and site amalgamations:

- Precinct 7: up to 100 additional dwellings, arising from the proposed change from low density to a lower scale form of higher density development;
- Precinct 10: up to 170 additional dwellings, arising from a targeted increase in height and floor space ratio planning controls;
- Precinct 15: up to 40 additional dwellings, arising from a targeted increase in height and floor space ratio planning controls; and

- Precinct 16: up to 60 additional dwellings, arising from the proposed change from medium density to higher density development.

It is noted that the estimated additional dwelling capacity in Precincts 10 and 15 may be used as commercial/retail floorspace instead of residential floorspace. The additional dwelling capacity in Precinct 10 may also include provision of seniors living housing.



Figure 3: Location of Additional Dwellings under Recommended Planning Controls

Further details of the recommended planning controls in the Lidcombe Town Centre are outlined in Attachments 1 to 3 of this report. These recommendations are supported by the Cumberland Local Planning Panel.

No further changes to planning controls in the Lidcombe Town Centre are proposed in this report.

Planning Controls in the Remembrance Park Area

The draft Strategy for the Lidcombe Town Centre proposed that the land between Taylor Street and Remembrance Park (within Precinct 5) be rezoned to support open space. During the exhibition period, a submission was received from the landowner (Anglican Church) expressing concerns on the proposed rezoning and future plans for the redevelopment of this site. Following further discussions with Council and landowner, it is proposed to retain the current zoning at this location, to allow for further consideration by both parties to support future development plans and opportunities for additional open space at this location.

Council will also investigate mechanisms during the preparation of the new Cumberland Development Control Plan to ensure that planning controls support an increase in open space at this location.

Cumberland Local Planning Panel

The Cumberland Local Planning Panel met on 20 June 2019 to consider this matter, consistent with Council's resolution of April 2019. Council officers subsequently sought advice from the Panel as a clarification on opportunities for design excellence bonuses on 12 August 2019. The report to the Panel and their advice is provided as Attachment 5.

The advice of the Panel was carefully considered in preparing the proposed planning controls for the Lidcombe Town Centre. The recommended planning controls outlined in the report are supported by the Panel. Opportunities for design excellence bonuses in the town centre will be considered as a separate stage of work following the completion of the new Cumberland Local Environmental Plan.

The Panel also provided a range of future suggestions regarding potential planning controls in the area. This will also be considered as part of the separate stage of work following the completion of the new Cumberland LEP.

Next Steps

Subject to endorsement, the proposed planning controls will be included in the planning proposal that is being prepared for the new Cumberland LEP. The planning proposal will be provided for consideration by Council prior to seeking a Gateway Determination by the Department of Planning, Industry and Environment. This is required to be undertaken by the end of September 2019.

COMMUNITY ENGAGEMENT

The draft Strategy was exhibited from 7 February 2017 to 8 March 2017. Two public information evening sessions were held during the exhibition: one at the Lidcombe Community Centre (20 February 2017); and one at Council's Auburn Administration Centre (23 February 2017).

A total of 52 submissions were received, including:

- 16 submissions and 1 petition (29 signatures) generally objecting to the draft Strategy;
- 13 submissions (including 10 form letters) in support of the draft Strategy; and
- the remainder raising various issues and comments.

Key items raised included feedback on the proposed planning controls, infrastructure availability and built form interfaces with existing land uses. Further information is included in Attachment 6.

A public meeting was also held on 15 August 2019 at the Lidcombe Community Centre on the proposed planning controls in Lidcombe. Over 50 people recorded their attendance this meeting. Key issues raised at the meeting included:

- concerns about density and development within Lidcombe town centre;
- lack of infrastructure generally, and the inability of infrastructure to keep pace with growth;
- decreased public transport services, both bus and rail, to/from Lidcombe;
- traffic issues and congestion in and around Lidcombe Town Centre
- parking issues, including lack of off street parking, narrow streets in a number of locations within the town centre, need for more disabled parking spaces, and the possibility of a resident parking scheme;
- lack of pedestrian crossings generally, and particularly in John Street between the town centre and Parramatta Road;
- poor quality of footpaths within, and connecting to, the town centre;
- lack of diversity of shops and retail offering within the town centre;
- questions about protection of existing heritage items within the town centre;
- the future character of Lidcombe; and
- the anticipated timing of the proposed changes.

Subject to Council endorsement, further (statutory) consultation on the recommended planning controls for the Lidcombe Town Centre will be undertaken in early 2020 as part of the new Cumberland LEP.

POLICY IMPLICATIONS

Policy implications are outlined in the main body of this report.

RISK IMPLICATIONS

There are minimal risk implications for Council associated with this report. The primary focus of this work is to better align planning controls for Lidcombe Town Centre that can enhance design and built form outcomes. The introduction of the Cumberland Design Excellence Panel at the development application stage will further mitigate risks in achieving these outcomes.

FINANCIAL IMPLICATIONS

There are minimal financial implications for Council associated with this report. The primary focus of this work is to better align planning controls for Lidcombe Town Centre that can enhance design and built form outcomes.

CONCLUSION









This report outlines the recommended planning controls strategy for the Lidcombe Town Centre to support better built form design outcomes that will contribute to the quality of amenity and public domain in the area. These recommendations are supported by the Cumberland Local Planning Panel. Subject to endorsement, the recommended planning controls will be included in the planning proposal for the new Cumberland LEP.

ATTACHMENTS

1. Recommended Planning Controls Height for Lidcombe Town Centre
2. Recommended Planning Controls Height and FSR for Lidcombe Town Centre
3. Recommended Planning Controls Zoning for Lidcombe Town Centre
4. Chronology of proposed planning controls for the Lidcombe Town Centre Planning Controls Strategy
5. CLPP Report (20 June 2019) and Panel Advice (20 June and 12 August 2019)
6. Council Report and Minutes on Auburn and Lidcombe Town Centres Planning Controls Strategy (17 April 2019)

ATTACHMENT 1 LIDCOMBE TOWN CENTRE – Recommended Planning Controls (Height)

LIDCOMBE TOWN CENTRE: Precincts 1, 2, 3, 4, 6, 8, 12, 14 (Height)

Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Recommended controls (September 2019)				
Precinct 1 Bridge Street, Tooheys Lane, Joseph Street		Zoning: B4 Mixed Use FSR: 5:1 Height: 36m	Zoning: B4 Mixed Use FSR: 5:1 Height: 60m			
Precinct 2 East of Joseph Street, fronting Railway Street		Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: B4 Mixed Use FSR: 5:1 Height: 55m			
Precinct 3 3a: fronting Railway St between station and Mark St 3b: Mark, Railway, Raphael, Davey- Marsden Sts 3c: east of Joseph St and around Taylor St 3d: Bridge, Joseph and Vaughan Sts)		Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: B4 Mixed Use FSR: 5:1			
			3a Height: 55m	3b Height: 45m	3c Height: 38m	3d Height: 55m
Precinct 4 Marsden-Davey, Mark, janes and Raphael Streets		Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m			
Precinct 6 B4 zoned land south west of Kerrs Rd and Joseph St		Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m			
Precinct 8 8a NE of Mary and Board Sts, south of Doodson Ave 8b Church, John and Mary Sts 8c east of John St (Dooleys)		Zoning: B4 Mixed Use FSR: 5:1 Height: 36m	Zoning: B4 Mixed Use FSR: 5:1			
			8a Height: 38m	8b Height: 55m	8c Height: 60m	
Precinct 12 Childs, John, and Ann Streets (east of John Street)		Zoning: B4 Mixed Use FSR: 5:1 Height: 36m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m			
Precinct 14 Mid-block between Church and Mary Streets		Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m			





ATTACHMENT 1 LIDCOMBE TOWN CENTRE – Recommended Planning Controls (Height)

LIDCOMBE TOWN CENTRE: Precincts 1, 2, 3, 4, 6, 8, 12, 14 (Height)



ATTACHMENT 2 LIDCOMBE TOWN CENTRE – Recommended Planning Controls (Height and FSR)

LIDCOMBE TOWN CENTRE: Precincts 11, 13, 15 East, and 17 (Height and FSR)



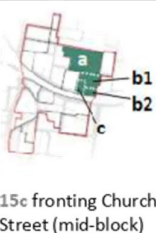

Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Recommended controls (September 2019)
Precinct 11 Ann Street, Olympic Drive, Child Street 	Zoning: R4 High Density Residential FSR: 1.7:1/2:1 corners Height: 18m/20m corners	Zoning: R4 High Density Residential FSR: 3:1 Height: 32m
Precinct 13 North of Childs Street, east of John Street 	Zoning: R4 High Density Residential FSR: 1.7:1/2:1 corners Height: 18m/20m corners	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m
Precinct 15 east 31 and 33 Mary Street (now included as part of Precinct 15) 	Zoning: R4 High Density Residential FSR: 1.7:1 Height: 18m	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m
Precinct 17 Vaughan Street, Olympic Drive, Kerrs Road 	Zoning: R4 High Density Residential FSR: 1.7:1/2:1 corner Height: 18m/20m corners	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m

LIDCOMBE TOWN CENTRE:
Precincts 11, 13, 15 East, and 17
(Height and FSR)



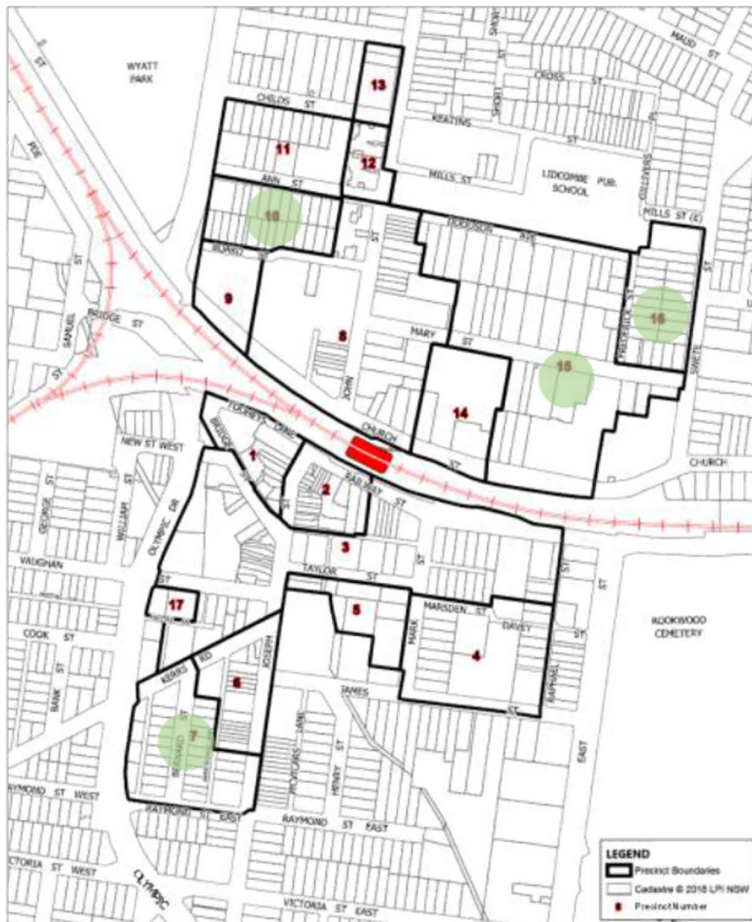
ATTACHMENT 3 LIDCOMBE TOWN CENTRE – Recommended Planning Controls (Zoning, Height, FSR)

LIDCOMBE TOWN CENTRE: Precincts 7, 10, 15 and 16 (Zoning, Height and FSR)


Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Recommended controls (September 2019)			
Precinct 7 Kerrs Rd, Olympic Dr, Raymond St East, Joseph Street 	Zoning: R2 Low Density Residential FSR: no FSR Height: 9m	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m			
Precinct 10 Ann Street, Olympic Drive, Board Street 	Zoning: R4 High Density FSR: 1.7:1/2:1 corners Height: 18m/20m corners	Zoning: B4 Mixed Use FSR: 3.5:1 Height: 38m			
Precinct 15 15a Doodson Ave, Frederick and Mary Streets 15b mid-block south of Mary St, between Mary- Church Streets 15c fronting Church Street (mid-block) 	15a, 15b, 15c Zoning: R4 High Density FSR: 1.7:1/2:1 corners Height: 18m/20m corners	15a Zoning: R4 High Density FSR: 2.2:1 Height: 29m	15b1 Zoning: R4 High Density FSR: 2.2:1 Height: 29m	15b2 Zoning: B4 Mixed Use	15c Zoning: B4 Mixed Use FSR: 2.5:1 Height: 36m
Precinct 16 Mary, Swete, Mills (E), and Frederick Streets (now extends to southern side of Mills Street) 	Zoning: R3 Medium Density FSR: 0.75:1 Height: 9m	Zoning: R4 High Density FSR: 2:1 Height: 20m			




ATTACHMENT 3 LIDCOMBE TOWN CENTRE – Recommended Planning Controls (Zoning, Height, FSR)

LIDCOMBE TOWN CENTRE: Precincts 7, 10, 15 and 16 (Zoning, Height and FSR)







ATTACHMENT 4 – CHRONOLOGY OF PROPOSED PLANNING CONTROLS FOR THE LIDCOMBE TOWN CENTRE PLANNING CONTROLS STRATEGY

Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Exhibited Controls (Feb- March 2017)	Recommended controls (April 2019)	CLPP Advice (June 2019)	Recommended controls (September 2019)
Precinct 1 Bridge Street, Tooheys Lane, Joseph Street 	Zoning: B4 Mixed Use FSR: 5:1 Height: 36m	Zoning: B4 Mixed Use FSR: 5:1 Height: 60m	Zoning: B4 Mixed Use FSR: 5:1 Height: 70m	1. Support Council Officers recommendation regarding FSR but not height. 2. With regard to height the Panel recommends the exhibited height of 60m maximum which will be consistent with the previous CIHAP recommendation.	Zoning: B4 Mixed Use FSR: 5:1 Height: 60m
Precinct 2 East of Joseph Street, fronting Railway Street 	Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: B4 Mixed Use FSR: 5:1 Height: 55m	Zoning: B4 Mixed Use FSR: 5:1 Height: 65m	1. Support Council Officers recommendation regarding FSR but not height. 2. With regard to height the Panel recommends the exhibited height of 55m maximum which will be consistent with the previous CIHAP recommendation.	Zoning: B4 Mixed Use FSR: 5:1 Height: 55m




 no change
  different to existing
  different to existing and exhibited controls

ATTACHMENT 4 – CHRONOLOGY OF PROPOSED PLANNING CONTROLS FOR THE LIDCOMBE TOWN CENTRE PLANNING CONTROLS STRATEGY

Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Exhibited Controls (Feb-March 2017)				Recommended controls (April 2019)				CLPP Advice (June 2019)	Recommended controls (September 2019)															
Precinct 3 3a: fronting Railway St between station-Mark St 3b: Mark, Railway, Raphael, Davey- Marsden Streets 3d: Bridge, Joseph and Vaughan Sts  3c: west of Joseph St between Kerrs Rd-Vaughan St, and east of Joseph St north of Taylor St	Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: B4 Mixed Use FSR 3a, 3b, 3c (eastern part): 5:1 FSR 3c (western part): 5:1 + further investigation <table><tr><td>3a Height: 55m</td><td>3b Height: 45m</td><td>3c Height: 38m + further investigation</td><td>3d Height: 55m</td></tr></table>				3a Height: 55m	3b Height: 45m	3c Height: 38m + further investigation	3d Height: 55m	Zoning: B4 Mixed Use FSR: 5:1 <table><tr><td>3a Height : 60m</td><td>3b Height : 50m</td><td>3c Height : 38m</td><td>3d Height : 65m</td></tr></table>				3a Height : 60m	3b Height : 50m	3c Height : 38m	3d Height : 65m	1. Support Council Officers' recommendation regarding height in precinct 3c. 2. Recommends maximum height of 55m for precincts 3a and 3d, and 45m for precinct 3b, all as exhibited and as previously recommended by CIHAP.	Zoning: B4 Mixed Use FSR: 5:1 <table><tr><td>3a Height : 55m</td><td>3b Height : 50m</td><td>3c Height : 38m</td><td>3d Height : 55m</td></tr></table>				3a Height : 55m	3b Height : 50m	3c Height : 38m	3d Height : 55m
3a Height: 55m	3b Height: 45m	3c Height: 38m + further investigation	3d Height: 55m																							
3a Height : 60m	3b Height : 50m	3c Height : 38m	3d Height : 65m																							
3a Height : 55m	3b Height : 50m	3c Height : 38m	3d Height : 55m																							
Precinct 4 Marsden- Davey, Mark, Janes and Raphael Streets 	Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m				Zoning: B4 Mixed Use FSR: 5:1 Height: 38m				Support Council Officers' recommendation	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m															
Precinct 5 Between Taylor Street/ Remembrance Park 	Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: part B4 Mixed Use FSR: 5:1 Height: 38m (B4 part)	Zoning: Part RE1 No FSR No height (RE1 part)			Zoning: B4 Mixed Use FSR: 5:1 Height: 32m				Support Council Officers' recommendation	Zoning: B4 Mixed Use FSR: 5:1 Height: 32m															
Precinct 6 B4 land south west of Kerrs Rd and Joseph St 	Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m				Zoning: B4 Mixed Use FSR: 5:1 Height: 38m				Support Council Officers' recommendation	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m															





 no change
  different to existing
  different to existing and exhibited controls

ATTACHMENT 4 – CHRONOLOGY OF PROPOSED PLANNING CONTROLS FOR THE LIDCOMBE TOWN CENTRE PLANNING CONTROLS STRATEGY

Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Exhibited Controls (Feb-March 2017)	Recommended controls (April 2019)	CLPP Advice (June 2019)	Recommended controls (September 2019)
Precinct 7 Kerrs Road, Olympic Drive, Raymond Street East, Joseph Street 	Zoning: R2 Low Density Residential FSR: no FSR Height: 9m	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m	Zoning: R4 High Density Residential FSR: 2:1 Height: 25m	1. Supports Council Officers recommendation regarding FSR and R4 zoning. 2. Recommends height maximum 20m for the reason of consistency with R4 zone land adjoining to the east and to achieve a more appropriate interface with existing R2 low density residential zoned land adjoining to the south.	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m
Precinct 8 8a north east of Mary and Board Sts, south of Doodson Ave 8b Church, John and Mary Sts 8c east of John St (Dooleys) 	Zoning: B4 Mixed Use FSR: 5:1 Height: 36m	Zoning: B4 Mixed Use FSR: 5:1 8a 8b 8c Heig Heig Heig ht: ht: t: 38m 55m 70m	Zoning: B4 Mixed Use FSR: 5:1 8a 8b 8c Heig Heig Heig ht: ht: ht: 38m 55m 70m	1. Supports Council Officers recommendation regarding 8a and 8b, but not 8c. 2. With regard to height in 8c the Panel recommends the exhibited height of 60m maximum for the reason of general consistency with land to the east of John Street and fronting Church Street.	Zoning: B4 Mixed Use FSR: 5:1 8a 8b 8c Height: Height: Height: 38m 55m 60m
Precinct 9 Western half of Dooleys site 	Zoning: B4 Mixed Use FSR: 5:1 Height: 60m	Zoning: B4 Mixed Use FSR: 5:1 Height: 60m	Zoning: B4 Mixed Use FSR: 5:1 Height: 60m	Support Council Officers' recommendation	Zoning: B4 Mixed Use FSR: 5:1 Height: 60m


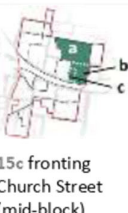

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ATTACHMENT 4 – CHRONOLOGY OF PROPOSED PLANNING CONTROLS FOR THE LIDCOMBE TOWN CENTRE PLANNING CONTROLS STRATEGY

Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Exhibited Controls (Feb-March 2017)	Recommended controls (April 2019)	CLPP Advice (June 2019)	Recommended controls (September 2019)
Precinct 10 Ann Street, Olympic Drive, Board Street 	Zoning: R4 High Density FSR: 1.7:1/2:1 corners Height: x=18m/20m corners	Zoning: B4 Mixed Use FSR: 3.5:1 Height: 38m	Zoning: B4 Mixed Use FSR: 3.5:1 Height: 38m	Support Council Officers' recommendation	Zoning: B4 Mixed Use FSR: 3.5:1 Height: 38m
Precinct 11 Ann Street, Olympic Drive, Child Street 	Zoning: R4 High Density Residential FSR: 1.7:1/2:1 corners Height: 18m/20m corners	Zoning: R4 High Density Residential FSR: 3:1 Height: 32m	Zoning: R4 High Density Residential FSR: 3:1 Height: 32m	Support Council Officers' recommendation	Zoning: R4 High Density Residential FSR: 3:1 Height: 32m
Precinct 12 Childs, John, and Ann Streets (east of John Street) 	Zoning: B4 Mixed Use FSR: 5:1 Height: 36m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m	Support Council Officers' recommendation	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m
Precinct 13 North of Childs Street, east of John Street 	Zoning: R4 High Density Residential FSR: 1.7:1/2:1 corners Height: 18m/20m corners	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m	Support Council Officers' recommendation	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m

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ATTACHMENT 4 – CHRONOLOGY OF PROPOSED PLANNING CONTROLS FOR THE LIDCOMBE TOWN CENTRE PLANNING CONTROLS STRATEGY

Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Exhibited Controls (Feb-March 2017)				Recommended controls (April 2019)				CLPP Advice (June 2019)	Recommended controls (September 2019)			
Precinct 14 Mid-block between Church and Mary Streets	 Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: B4 Mixed Use FSR: 5:1 Height: 55m				Zoning: B4 Mixed Use FSR: 5:1 Height: 38m				Support Council Officers' recommendation	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m			
Precinct 15 15a Doodson Ave, Frederick and Mary Streets 15b mid-block south of Mary Street, between Mary-Church Streets 15c fronting Church Street (mid-block)	 Zoning: R4 High Density FSR: 1.7:1/2:1 corners Height: 18m/20m corners	15a Zoning: R4 High Density FSR: 3:1 Height: 32m	15b 1 Zoning: B4 Mixed Use FSR: 3.5:1 Height: 38m	15b 2 Zoning : B4 Mixed Use FSR: 2.5:1 Height: 38m	15c Zoning: R4 High Density FSR: 2.2:1 Height: 29m	15b1 Zoning: R4 High Density FSR: 2.2:1 Height: 29m	15b2 Zoning : B4 Mixed Use FSR: 2.5:1 Height: : 36m	15c Zoning : B4 Mixed Use FSR: 2.5:1 Height: : 36m	Support Council Officers' recommendation		15a Zoning: R4 High Density FSR: 2.2:1 Height: 29m	15b1 Zoning: R4 High Density FSR: 2.2:1 Height: 29m	15b2 Zoning: B4 Mixed Use FSR: 2.5:1 Height: 36m	15c Zoning: B4 Mixed Use FSR: 2.5:1 Height: 36m
Precinct 15 east 31 and 33 Mary Street (now included as part of Precinct 15)	 Zoning: R4 High Density FSR: 1.7:1 Height: 18m	Zoning: R4 High Density FSR: 1.7:1 Height: 20m				Zoning: R4 High Density FSR: 2:1 Height: 20m				Support Council Officers' recommendation	Zoning: R4 High Density FSR: 2:1 Height: 20m			

no change
 different to existing
 different to existing and exhibited controls

ATTACHMENT 4 – CHRONOLOGY OF PROPOSED PLANNING CONTROLS FOR THE LIDCOMBE TOWN CENTRE PLANNING CONTROLS STRATEGY

Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Exhibited Controls (Feb-March 2017)		Recommended controls (April 2019)		CLPP Advice (June 2019)	Recommended controls (September 2019)
Precinct 16 Mary, Swete, Mills (E), and Frederick Streets (now extends to southern side of Mills Street) 	Zoning: R3 Medium Density FSR: 0.75:1 Height: 9m	16a	16b (former RTA site)	16a	16b (former RTA site)	<i>Support Council Officers’ recommendation</i>	Precinct 16 (includes 16a and 16b)
		Zoning: R4 High Density	Zoning: R3 Medium Density	Zoning: R4 High Density	Zoning: R4 High Density		Zoning: R4 High Density
		FSR: 2:1 Height: 20m	FSR: 0.75:1 Height: 9m	FSR: 2:1 Height: 20m	FSR: 2:1 Height: 20m		FSR: 2:1 Height: 20m
Precinct 17 Vaughan Street, Olympic Drive, Kerrs Road 	Zoning: R4 High Density Residential FSR: 1.7:1/2:1 corner Height: 18m/20m corners	Zoning: R4 High Density Residential		Zoning: R4 High Density Residential		<i>Support Council Officers’ recommendation</i>	Zoning: R4 High Density Residential
		FSR: 2:1		FSR: 2:1			FSR: 2:1
		Height: 20m		Height: 20m			Height: 20m

no change
 different to existing
 different to existing and exhibited controls

ATTACHMENT 4 – CHRONOLOGY OF PROPOSED PLANNING CONTROLS FOR THE LIDCOMBE TOWN CENTRE PLANNING CONTROLS STRATEGY

Lidcombe Town Centre – Precinct boundaries



no change
 different to existing
 different to existing and exhibited controls

Item No: ELPP044/19

AUBURN AND LIDCOMBE TOWN CENTRES PLANNING CONTROLS STRATEGY

Responsible Division: Environment & Planning
Officer: Manager Strategic Planning
File Number: S-5740-02
Community Strategic Plan Goal: *A resilient built environment*

SUMMARY

This report provides relevant information on the Council report and minutes for the Auburn and Lidcombe Town Centres Planning Controls Strategy for consideration and advice by the Cumberland Local Planning Panel.

RECOMMENDATION

That the Cumberland Local Planning Panel consider and provide advice on the report and minutes of 17 April 2019 for the Auburn and Lidcombe Town Centres planning controls strategy.

REPORT

The Auburn and Lidcombe Town Centres Planning Controls Strategy was reported to Council at the meeting on 17 April 2019 (Attachments 1 to 5). One of the items under the resolution from the meeting was for Council to refer the Strategy to the Cumberland Local Planning Panel (CLPP) for advice (Attachment 6).

This Strategy was referred to the CLPP on 8 May 2019. At this meeting, the Panel requested that a separate Panel meeting be scheduled for consideration of this Strategy due to its complexity (Attachment 7).

This report provides the relevant information on the Council report and minutes for the Auburn and Lidcombe Town Centres Planning Controls Strategy for consideration and advice by the Cumberland Local Planning Panel.

COMMUNITY ENGAGEMENT

Community engagement is outlined in the attached Council report.

POLICY IMPLICATIONS

Policy implications are outlined in the attached Council report.

RISK IMPLICATIONS

There are minimal risk implications for Council associated with this report.

FINANCIAL IMPLICATIONS

There are minimal financial implications for Council associated with this report.

CONCLUSION

This report provides the relevant information on the Council report and minutes for the Auburn and Lidcombe Town Centres Planning Controls Strategy for consideration and advice by the Cumberland Local Planning Panel.

ATTACHMENTS

1. Council Report - 17 April 2019
2. Planning Controls Strategy for Auburn and Lidcombe Town Centres
3. Submissions received during public exhibition
4. Council Report and Minutes - 21 December 2016
5. Cumberland IHAP Reports - 17 November 2016
6. Council Minutes - 17 April 2019
7. Cumberland Local Planning Panel Minutes - 8 May 2019

Minutes of the Extraordinary Cumberland Local Planning Panel Meeting held at Merrylands Administration Building, 16 Memorial Avenue, Merrylands on Thursday 20 June 2019.

PRESENT:

Stuart McDonald, Michael Ryan, Chris Young and Paul Moulds AM.

IN ATTENDANCE:

Monica Cologna, Glenn Weekley, Esra Calim and Olivia Shields.

NOTICE OF LIVE STREAMING OF CUMBERLAND LOCAL PLANNING PANEL MEETING

The Chairperson advised that the Cumberland Local Planning meeting was being streamed live on Council's website and members of the public must ensure their speech to the Panel is respectful and use appropriate language.

The meeting here opened at 12:31p.m.

DECLARATIONS OF INTEREST:

Mr Stuart McDonald declared an interest in relation to Item 044/19 - Auburn and Lidcombe Town Centres Planning Controls Strategy, as he is acting for Council in regards to a development site in Northumberland Road, Auburn, within Precinct 18 of the study area, which is subject to an appeal to the Land and Environment Court. In consultation with Council's solicitors, Mr Stuart McDonald has determined to have no involvement in the Panel's consideration of Precinct 18 and Mr Chris Young will Chair this part of the meeting.

Mr Paul Moulds AM declared an interest in relation to Item 044/19 - Auburn and Lidcombe Town Centres Planning Controls Strategy as he manages a building and programs on a site that lies in one of the Precincts in Auburn considered in this application, the Salvation Army located at 199-170 South Parade, Auburn. Mr Paul Moulds AM will not participate in the Panels consideration of this particular precinct being Precinct 6.

ADDRESS BY INVITED SPEAKERS:

The following persons had made application to address the Cumberland Local Planning Panel meeting:

<u>Speakers</u>	<u>Item No. Subject</u>
Rev Graham Guy	Auburn and Lidcombe Town Centres Planning Controls Strategy

**Extraordinary Cumberland Local Planning Panel Meeting
20 June 2019**

Kerryn Stanton	Auburn and Lidcombe Town Centres Planning Controls Strategy
Tony Oldfield	Auburn and Lidcombe Town Centres Planning Controls Strategy
Matthew Daniel	Auburn and Lidcombe Town Centres Planning Controls Strategy
Peter Smith	Auburn and Lidcombe Town Centres Planning Controls Strategy
James Matthews	Auburn and Lidcombe Town Centres Planning Controls Strategy
Stephen Earp	Planning Proposal for an Additional Permitted use of Educational Establishment at 2 Percy Street, Auburn.

The Chairperson enquired to those present in the Gallery as to whether there were any further persons who would like to address the Panel and no further persons presented themselves.

The open session of the meeting here closed at 1:26p.m.


The closed session of the meeting here opened at 1:27p.m.

ITEM LPP044/19 - AUBURN AND LIDCOMBE TOWN CENTRES PLANNING
CONTROLS STRATEGY









RECOMMENDATION






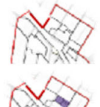

1. The Panel has made the following recommendations in the tables below having considered the public submissions presented at the Local Planning Panel meeting in addition to the written submissions received, particularly in regards to the reduction in floor space ratios.
2. The Panel acknowledges and supports the position of the Department of Planning and Environment and the advice of the Council Officers that the reduction of existing floor space ratios within the Auburn and Lidcombe town centres is not a practicable strategic solution.
3. The Panel recommends to the Council that in developing detailed planning controls for both of the town centres that it introduce the following:
 - a. That a minimum FSR of 0.5:1 be non-residential uses in the following precincts in the core of both town centres:
 - i. Precincts 1, 2, 3, 4, 5, 12, 13, 14 and 16 in Auburn town centre
 - ii. Precincts 1, 2, 3, 8, 9, 10, 14, and 15 in Lidcombe town centre
 - b. Minimum lot sizes as a prerequisite to achieve maximum FSR and building height.
 - c. Comprehensive built form development controls including but not limited to appropriate street wall heights, setbacks of towers above street wall podiums, active street frontages and façade design.
4. The Panel recommends the joint exhibition of any future Planning Proposal and associated DCP if practicable.

Auburn Town Centre

Precinct (refer to precinct maps for precinct boundary details)	Planning officer Recommended controls	CLPP Recommendation June 2019
Precinct 1 Auburn Road, Mary Street, Harrow Road, Queen Street 	Zoning: B4 Mixed Use FSR: 5:1 Height: 70m	<ol style="list-style-type: none"> 1. Support Council Officers recommendation regarding FSR but not height. 2. With regard to height the Panel recommends the exhibited height of 60m maximum for the reason of general consistency with

Extraordinary Cumberland Local Planning Panel Meeting
20 June 2019

		<p>other land identified in the immediate locality with an FSR of 5:1.</p> <p>3. The Panel also does not support the Land Owner request for FSR of 9:1 and height of 90m for reasons outlined in the CIHAP meeting minutes dated 24 August 2016.</p>
Precinct 2 Park Road, north of Mary St, Harrow Road 	Zoning: B4 Mixed Use FSR: 5:1 Height: 60m; NE corner 49m	Supports Council Officers recommendation
Precinct 3 South of Mary St, Harrow Road, Sudan Street, Kerr Parade 	Zoning: B4 Mixed Use FSR: 5:1 Height: 55m	Supports Council Officers recommendation
Precinct 4 Auburn Central 	Zoning: B4 Mixed Use FSR: 3.75:1 Height: 49m	Supports Council Officers recommendation
Precinct 5 South Parade Vales Lane Auburn Road Civic Road Kerr Parade 	Zoning: B4 Mixed Use FSR: 2.4:1 Height: 18m	Supports Council Officers recommendation
Precinct 6 South Parade, Alice Street, Queen Street and Park Road 	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m	Supports Council Officers recommendation
Precinct 7 Queen Street, Alice Street, Mary Street, Park Road 	Zoning: B4 Mixed Use FSR: 3:1 Height: 27m	Supports Council Officers recommendation
Precinct 8 lots zoned B4 fronting southern side of Mary St 	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m	Supports Council Officers recommendation
Precinct 9 Harrow Road, north of Beatrice Street, Susan Street 	Zoning: B4 Mixed Use FSR: 5:1 Height: NW corner 55m, remainder 45m	Supports Council Officers recommendation

Precinct (refer to precinct maps for precinct boundary details)	Planning officer Recommended controls	CLPP Recommendation June 2019
Precinct 10 Queen St, Susan Street, Beatrice Street, Marion Street 	Zoning: B4 Mixed Use FSR: 3:1 Height: 27m	Supports Council Officers recommendation
Precinct 11 Kerr Parade, Marion Street, Queen Street 	Zoning: B4 Mixed Use FSR: 3:1 Height: 32m	Supports Council Officers recommendation
Precinct 12 Station Road, Kerr Parade, Auburn Road 	Zoning: B4 Mixed Use FSR: 2.4:1 Height: 27m	Supports Council Officers recommendation
Precinct 13 northern side of Rawson Street and west of Station Road 	Zoning: B4 Mixed Use FSR: 5:1 Height: 65m	1. Supports Council Officers recommendation regarding FSR but not height 2. With regard to height the Panel recommends the exhibited height of 55m maximum for the reason of general consistency with land to the west in Precinct 14.
Precinct 14 Mid-block between Macquarie and Northumberland Roads 	Zoning: B4 Mixed Use FSR: 5:1 Height: 55m	Support Council Officers recommendation.
Precinct 15 mid-block between Station and Northumberland Road 	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m	Support Council Officers recommendation.
Precinct 16 16a north of Rawson Street 16b south of Rawson St 	16a (north) Zoning: B4 Mixed Use FSR: 3.6:1 Height: 38m	16b (south) Zoning: B4 Mixed Use FSR: defer consideratio n Height: defer consideratio n



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Precinct 17 Station Road/Hall Street/Holiday Lane		Holiday Lane- Station Street	Holiday Lane- Dartbrook Rd	<i>Support Council Officers recommendation.</i>
		Zoning: B4	Zoning: R4	
		FSR: 3.6:1	FSR: 2:1	
		Height: 25m	Height: 20m	
Precinct 18 Macquarie Road, Hall Street, Station Road		Zoning: B4 Mixed Use		<i>Support Council Officers recommendation.</i>
		FSR: 3.6:1		
		Height: 38m		
Precinct 21 South of Rawson Street, east of Dartbrook Road		Zoning: defer consideration		<i>Support Council Officers recommendation.</i>
		FSR: defer consideration		
		Height: defer consideration		

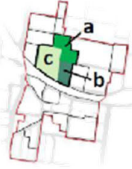




Lidcombe Town Centre

Precinct (refer to precinct maps for precinct boundary details)	Planning officer Recommended controls	CLPP Recommendation June 2019
Precinct 1 Bridge Street, Tooheys Lane, Joseph Street		Zoning: B4 Mixed Use FSR: 5:1 Height: 70m
		1. <i>Support Council Officers recommendation regarding FSR but not height.</i> 2. <i>With regard to height the Panel recommends the exhibited height of 60m maximum which will be consistent with the previous CIHAP recommendation.</i>
Precinct 2 East of Joseph Street, fronting Railway Street		Zoning: B4 Mixed Use FSR: 5:1 Height: 65m
		1. <i>Support Council Officers recommendation regarding FSR but not height.</i> 2. <i>With regard to height the Panel recommends the exhibited height of 55m maximum which will be consistent with the previous</i>



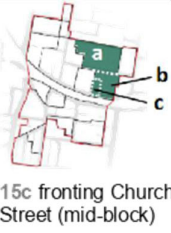





Extraordinary Cumberland Local Planning Panel Meeting
20 June 2019

						CIHAP recommendation.
Precinct 3 3a: fronting Railway Street between station and Mark Street 3b: Mark, Railway, Raphael, Davey-Marsden Streets 3c: east of Joseph Street and around Taylor Street  3d: Bridge, Joseph and Vaughan Streets)	Zoning: B4 Mixed Use FSR: 5:1	3a Height: 60m	3b Height: 50m	3c Height: 38m	3d Height: 65m	<ol style="list-style-type: none">1. Support Council Officers recommendation regarding height in precinct 3c.2. Recommends maximum height of 55m for precincts 3a and 3d and 45m for precinct 3b all as exhibited and as previously recommended by CIHAP.
Precinct 4 Marsden-Davey, Mark, Janes and Raphael Streets 	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m					Support Council Officers recommendation.
Precinct 5 Between Taylor Street and Remembrance Park 	Zoning: B4 Mixed Use FSR: 5:1 Height: 32m					Support Council Officers recommendation.
Precinct 6 B4 zoned land south west of Kerrs Road and Joseph Street 	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m					Support Council Officers recommendation.
Precinct 7 Kerrs Road, Olympic Drive, Raymond Street East, Joseph Street 	Zoning: R4 High Density Residential FSR: 2:1 Height: 25m					<ol style="list-style-type: none">1. Supports Council Officers recommendation regarding FSR and R4 zoning.2. Recommends height maximum 20m for the reason of consistency with R4 zone land adjoining to the east and to achieve a more appropriate interface with existing R2 low density residential zoned land adjoining to the south.

Precinct (refer to precinct maps for precinct boundary details)	Recommended controls	CLPP Recommendation June 2019
Precinct 8 8a north east of Mary and Board Streets, south of Dodson Avenue 8b Church, John and Mary Streets 8c east of John Street (Dooleys) 	Zoning: B4 Mixed Use FSR: 5:1 <div> <div>8a Height: 38m</div> <div>8b Height: 55m</div> <div>8c Height: 70m</div> </div>	1. Support Council Officers recommendation regarding 8a and 8b but not 8c. 2. With regard to height in 8c the Panel recommends the exhibited height of 60m maximum for the reason of general consistency with land to the east of John Street and fronting Church Street.
Precinct 9 Western half of Dooleys site 	Zoning: B4 Mixed Use FSR: 5:1 Height: 70m	1. Support Council Officers recommendation regarding FSR but not height. 2. With regard to height the Panel recommends the exhibited height of 60m maximum as this is the existing control.
Precinct 10 Ann Street, Olympic Drive, Board Street 	Zoning: B4 Mixed Use FSR: 3.5:1 Height: 38m	Supports Council Officers recommendation
Precinct 11 Ann Street, Olympic Drive, Child Street 	Zoning: R4 High Density Residential FSR: 3:1 Height: 32m	Supports Council Officers recommendation
Precinct 12 Childs, John, and Ann Streets (east of John Street) 	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m	Supports Council Officers recommendation



Precinct (refer to precinct maps for precinct boundary details)	Recommended controls			CLPP Recommendation June 2019
Precinct 13 North of Childs Street, east of John Street 	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m			Support Council Officers recommendation.
Precinct 14 Mid-block between Church and Mary Streets 	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m			Support Council Officers recommendation.
Precinct 15 15a Doodson Ave, Frederick and Mary Streets 15b mid-block south of Mary Street, between Mary-Church Streets 15c fronting Church Street (mid-block) 	15a Zoning: R4 High Density FSR: 2.2:1 Height: 29m	15b Zoning: B4 Mixed Use FSR: 2.2:1 Height: 29m	15c Zoning: B4 Mixed Use FSR: 2.5:1 Height: 36m	Support Council Officers recommendation.
Precinct 15 east 31 and 33 Mary Street (now included as part of Precinct 15) 	Zoning: R4 High Density FSR: 2:1 Height: 20m			Support Council Officers recommendation.
Precinct 16 Mary, Swete, Mills (E), and Frederick Streets (now extends to southern side of Mills Street) 	Zoning: R4 High Density FSR: 2:1 Height: 20m			Support Council Officers recommendation.
Precinct 17 Vaughan Street, Olympic Drive, Kerrs Road 	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m			Support Council Officers recommendation.

For: Stuart McDonald (Chairperson) (with the exception of Precinct 18 Auburn), Michael Ryan, Chris Young and Paul Moulds AM (with the exemption of Precinct 6 Auburn).

In relation to Precinct 6 Auburn Paul Moulds AM took no part in the discussion and consideration. In relation to Precinct 18 Auburn, Stuart McDonald took no part in the discussion and consideration. Chris Young Chaired the Panel's consideration of Precinct 18.

Against: Nil.

ITEM LPP045/19 - PLANNING PROPOSAL FOR AN ADDITIONAL PERMITTED USE OF EDUCATIONAL ESTABLISHMENT AT 2 PERCY STREET, AUBURN

RECOMMENDATION:

1. The Panel advises the Council as follows:

- a. That Council's attention be drawn to the proposed use being inconsistent with the objectives of the current IN2 Light Industrial zone.
- b. The proposed student population together with teachers and support staff appears to be an excessive scale of development given the size and constraints of the site and the locality.
- c. An educational establishment may be an acceptable land use on the site and recognises the demand for such a facility within the community subject to the above.

2. The Panel recommends that the Council consider the above advice, and in particular items 1a and 1b when determining the form of the Planning Proposal in achieving the objective of the proposed educational establishment on the site.

For: Stuart McDonald (Chairperson), Michael Ryan, Chris Young and Paul Moulds AM

Against: Nil.

The closed session of the meeting here closed at 4:40p.m.

The open session of the meeting here opened at 4:41p.m. The Chairperson delivered the Cumberland Local Planning Panel's resolutions to the Public Gallery.

The meeting terminated at 4:45p.m.

Signed:



Stuart McDonald
Chairperson

12 August 2019

Apology: Paul Moulds

Attendance: Monica Cologna, Karl Okorn, Esra Calim, Stuart McDonald, Chris Young, Mike Ryan.

Outcome:


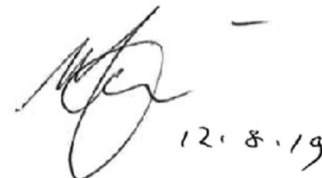
The panel is open to further consideration of the principal put forward from Council officers regarding additional height in certain locations.

At this time however, the panel is concerned about unintended consequences of using Clause 4.6 relating to FSR and height for sites seeking to utilise the Design Excellence provisions. These include:

- The potential use of Clause 4.6 to justify additional FSR associated with any increase in height arising from the achievement of design excellence.
- The potential use of Clause 4.6 to achieve additional height over and above that available from the achievement of Design Excellence.
- The use of Clause 4.6 for additional height in lieu of Design Excellence provisions.

The panel therefore reaffirms its recommendation of 20 June 2019 meeting, however, is open to reconsideration of its recommendations subject to the following:

- Adequate statutory safe guards including but not limited to the potential restriction of the use of Clause 4.6.
- In the event the Council request the panel to give further consideration, the panel would request a further meeting/briefing regarding those additional provisions as well as consider each individual precinct in more detail to understand the capacity for additional height.

Stuart McDonald
Chair
12/8/19Chris Young
Panel member
12.8.19Michael Ryan
Panel member
12.8.19

Item No: C04/19-64

AUBURN AND LIDCOMBE TOWN CENTRES PLANNING CONTROLS STRATEGY

Responsible Division: Environment & Planning
Officer: Director Environment & Planning
File Number: S-5740-02
Community Strategic Plan Goal: *A resilient built environment*

SUMMARY

This report provides an update on the planning controls strategy for the Auburn and Lidcombe Town Centres. It outlines the outcomes of the public exhibition process, including submissions received and key issues, and the recommended approach for planning controls in the Auburn and Lidcombe Town Centres.

Council has undertaken work on a planning controls strategy for the Auburn and Lidcombe Town Centres. The primary focus of this work is to better align the planning controls related to zoning, height and floor space ratios, which enable a broader range of building design options to be realised. This approach provides better opportunities for innovation in the built form of these town centres, and contributes to the quality of amenity and public domain within the Cumberland area.

The draft strategy for the Auburn and Lidcombe Town Centres was placed on public exhibition from 7 February 2017 to 8 March 2017. A total of 52 submissions were received. Key items raised included feedback on the proposed planning controls, infrastructure availability and built form interfaces with existing land uses.

Following a review of submissions and further assessment by Council, the recommended planning controls strategy for the Auburn Town Centre includes:

- retention of existing floor space ratios in precincts where a reduction was proposed, as development has proceeded under the current controls
- changes to maximum heights for some precincts to allow for improved building design while maintaining the existing floor space ratios at these precincts
- minor changes to zonings and/or floor space ratios for Precinct 17 to better support the activation of Auburn Town Centre at this location

Following a review of submissions and further assessment by Council, the recommended planning controls strategy for the Lidcombe Town Centre includes:

- retention of existing floor space ratios in precincts where a reduction was identified for consideration, as development has proceeded in these precincts with the current controls

- changes to zonings and/or floor space ratios for Precincts 7, 10, 15 (part) and 16 to better support the activation of Lidcombe Town Centre at these locations, as well as to provide a better design and built form response. This approach minimises pressure on existing services and infrastructure by only providing a minor increase in potential development yield
- changes to maximum heights for some precincts to allow for improved building design while maintaining the existing floor space ratios at these precincts

The report also outlines the implementation of the planning controls strategy through the new Cumberland Local Environmental Plan (LEP) if endorsed by Council. This process will require the preparation of a planning proposal, review and advice from the Cumberland Local Planning Panel, Gateway determination by the NSW Government, public consultation and finalisation of the planning proposals for the new LEP. This work is a high priority of Council and is scheduled for completion in mid-2020.

RECOMMENDATION

That Council:

1. Note the submissions received on the planning controls strategy for Auburn and Lidcombe Town Centres.
2. Note that planning controls for the Auburn Town Centre remain unchanged for Precincts 4, 5, 7 and 10.
3. Adopt the planning controls strategy for Auburn Town Centre in Precincts 2, 3, 6, 8, 11, 14, 15, 16a and 18, with these controls reflecting current arrangements or exhibited controls.
4. Adopt the planning controls strategy for Auburn Town Centre in Precincts 1, 9, 12, 13 and 17, with revisions made to these controls in response to submissions or further assessment by Council.
5. Adopt the planning controls strategy for Lidcombe Town Centre in Precincts 4, 5, 6, 10, 11, 12, 13, 15 east, 16a and 17, with these controls reflecting current arrangements or exhibited controls.
6. Adopt the planning controls strategy for Lidcombe Town Centre in Precincts 1, 2, 3, 7, 8, 9, 14 and 15, with revisions made to these controls in response to submissions or further assessment by Council.
7. Implement the adopted planning controls strategy for Auburn and Lidcombe Town Centres as part of the new Cumberland Local Environmental Plan.
8. Note that the adopted planning controls strategy for Auburn and Lidcombe Town Centres will be subject to further public consultation and further review by the Cumberland Local Planning Panel as part of the new Cumberland Local Environmental Plan.
9. Note that further assessment on the planning controls strategy for Auburn Town Centre will be undertaken in Precincts 16b, 21 and 22.

REPORT

Background

Council has undertaken work on a planning controls strategy for the Auburn and Lidcombe Town Centres. The primary focus of this work is to better align the planning controls related to zoning, height and floor space ratios, which enables a broader range of building design options to be realised. This approach provides better opportunities for innovation in the built form of these town centres, and contributes to the quality of amenity and public domain within the Cumberland area.

A chronology of the work undertaken on the planning controls strategy for Auburn and Lidcombe Town Centres is provided in Table 1. Further background information from previous Council and Independent Hearing and Assessment Panel reports are provided in Attachments 3 and 4.

Former Auburn City Council	
2014 - 2015	Resolutions to increase heights in Auburn and Lidcombe Town Centres.
2015 - 2016	Preliminary Consultant work
Cumberland Council	
May 2016	Council amalgamation – review of planning controls placed on hold
September-October 2016	Internal work to finalise draft Strategy
November 2016	Report to IHAP - recommending exhibition
December 2016	Report to Council. Resolution to exhibit (Administrator)
7 Feb – 8 March 2017	Exhibition of draft Strategy
2017 – 2019	Analysis of issues raised in submissions and review of draft Strategy
April 2019	Report to Council on Planning Controls Strategy

Table 1: Chronology of planning controls strategy for Auburn and Lidcombe Town Centres

Auburn Town Centre

This work considered the planning controls for a number of precincts in the Auburn Town Centre, as outlined in Figure 1. A range of public submissions were received and considered for the various precincts in the town centre. Council has also reviewed development applications and building construction activity in the town centre since the public consultation period to ensure that the recommended planning controls respond to the current built form in the town centre.



Figure 1: Auburn Town Centre Precincts

The key elements of the recommended planning controls strategy for the Auburn Town Centre include:

- retention of existing floor space ratios in precincts where a reduction was proposed, as development has proceeded in these precincts under the current controls
- changes to maximum heights for some precincts to allow for improved building design while maintaining the existing floor space ratios at these precincts
- minor changes to zonings and/or floor space ratios for Precinct 17 to better support the activation of Auburn Town Centre at this location
- further assessment of planning controls in selected precincts in response to submissions and planning proposals received following public exhibition

Information by precinct is provided in Table 2 and Attachment 1 of the report.








AUBURN TOWN CENTRE

no change different to existing different to existing and exhibited controls

Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Exhibited Controls (2017)	Recommended controls
Precinct 1 Auburn Road, Mary Street, Harrow Road, Queen Street	Zoning: B4 Mixed Use FSR: 5:1 Height: 49m	Zoning: B4 Mixed Use FSR: 5:1 Height: 60m	Zoning: B4 Mixed Use FSR: 5:1 Height: 70m
Precinct 2 Park Road, north of Mary St, Harrow Road	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m	Zoning: B4 Mixed Use FSR: 5:1 Height: 60m; NE corner 49m	Zoning: B4 Mixed Use FSR: 5:1 Height: 60m; NE corner 49m
Precinct 3 South of Mary St, Harrow Road, Susan Street, Kerr Parade	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m	Zoning: B4 Mixed Use FSR: 5:1 Height: 55m	Zoning: B4 Mixed Use FSR: 5:1 Height: 55m
Precinct 4 Auburn Central	Zoning: B4 Mixed Use FSR: 3.75:1 Height: 49m	Zoning: B4 Mixed Use FSR: 3.75:1 Height: 49m	Zoning: B4 Mixed Use FSR: 3.75:1 Height: 49m
Precinct 5 South Parade, Vales Lane, Auburn Road, Civic Road, Kerr Parade	Zoning: B4 Mixed Use FSR: 2.4:1 Height: 18m	Zoning: B4 Mixed Use FSR: 2.4:1 Height: 18m	Zoning: B4 Mixed Use FSR: 2.4:1 Height: 18m
Precinct 6 South Parade, Alice Street, Queen Street and Park Road	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m	Zoning: B4 Mixed Use FSR: 3:1 Height: 38m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m
Precinct 7 Queen Street, Alice Street, Mary Street, Park Road	Zoning: B4 Mixed Use FSR: 3:1 Height: 27m	Zoning: B4 Mixed Use FSR: 3:1 Height: 27m	Zoning: B4 Mixed Use FSR: 3:1 Height: 27m

Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Exhibited Controls (2017)	Recommended controls
Precinct 8 lots zoned B4 fronting southern side of Mary St	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m	Zoning: B4 Mixed Use FSR: 3:1 Height: 32m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m
Precinct 9 Harrow Road, north of Beatrice Street, Susan Street	Zoning: B4 Mixed Use FSR: 5:1 Height: NW corner 36m, remainder 38m	Zoning: B4 Mixed Use FSR: 5:1 Height: 45m	Zoning: B4 Mixed Use FSR: 5:1 Height: 55m (NW corner) remainder 45m
Precinct 10 Queen St, Susan Street, Beatrice Street, Marion Street	Zoning: B4 Mixed Use FSR: 3:1 Height: 27m	Zoning: B4 Mixed Use FSR: 3:1 Height: 27m	Zoning: B4 Mixed Use FSR: 3:1 Height: 27m
Precinct 11 Kerr Parade, Marion Street, Queen Street	Zoning: B4 Mixed Use FSR: 3:1 Height: 27m	Zoning: B4 Mixed Use FSR: 3:1 Height: 32m	Zoning: B4 Mixed Use FSR: 3:1 Height: 32m
Precinct 12 Station Road, Kerr Parade, Auburn Road	Zoning: B4 Mixed Use FSR: 2.4:1 Height: 18m	Zoning: B4 Mixed Use FSR: 2.4:1 Height: 18m	Zoning: B4 Mixed Use FSR: 2.4:1 Height: 27m
Precinct 13 northern side of Rawson Street and west of Station Road	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m	Zoning: B4 Mixed Use FSR: 5:1 Height: 55m	Zoning: B4 Mixed Use FSR: 5:1 Height: 65m

Table 2: Planning Control Strategy by Precinct for Auburn Town Centre

Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Exhibited Controls (2017)	Recommended controls
Precinct 14 Mid-block between Macquarie and Northumberland Roads 	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m	Zoning: B4 Mixed Use FSR: 5:1 Height: 55m	Zoning: B4 Mixed Use FSR: 5:1 Height: 55m
Precinct 15 mid block between Station and Northumberland Road 	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m	Zoning: B4 Mixed Use FSR: 5:1 and recommendation to defer consideration Height: 38m and recommendation to defer consideration	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m
Precinct 16 16a north of Rawson Street 16b south of Rawson St 	Zoning: B4 Mixed Use FSR: 3.6:1 Height: 32m	16a (north) 16b (south) Zoning: B4 Mixed Use FSR: 3.6:1 3.6:1 Height: 38m Height: 38m	16a (north) 16b (south) Zoning: B4 Mixed Use FSR: 3.6:1 FSR: defer consideration Height: defer consideration
Precinct 17 Station Road/Hall Street/Holliday Lane 	Zoning: R4 High Density Residential FSR: 1.7:1/2:1 corners Height: 18m/20m corners	Zoning: R4 High Density Residential FSR: 2.1:1 Height: 20m	Holliday Lane- Station Street Zoning: B4 FSR: 3.6:1 Height: 25m Holliday Lane- Dartbrook Rd Zoning: R4 FSR: 2.1:1 Height: 20m
Precinct 18 Macquarie Road, Hall Street, Station Road 	Zoning: B4 Mixed Use FSR: 3.6:1 Height: 32m	Zoning: B4 Mixed Use FSR: 3.6:1 Height: 38m	Zoning: B4 Mixed Use FSR: 3.6:1 Height: 38m
There is no Precinct 19 or 20			

Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Exhibited Controls (2017)	Recommended controls
Precinct 21 South of Rawson Street, east of Dartbrook Road 	Zoning: R2 Low Density Residential FSR: no FSR Height: 9m	Zoning: B4 Mixed Use FSR: 2.1:1 Height: 20m	Zoning: defer consideration FSR: defer consideration Height: defer consideration
Precinct 22 Rawson Street, Percy Street, Gellibolu Parade 	Zoning: R2 Low Density Residential FSR: no FSR control Height: 9m	Zoning: R3 Medium Density Residential FSR: 0.75:1 Height: 9m	Zoning: defer consideration FSR: defer consideration Height: defer consideration

Table 2: Planning Control Strategy by Precinct for Auburn Town Centre (cont.)

Lidcombe Town Centre

This work considered the planning controls for a number of precincts in the Lidcombe Town Centre, as outlined in Figure 2. A range of public submissions were received and considered for the various precincts in the town centre. Council has also reviewed development applications and building construction activity in the town centre since the public consultation period to ensure that the recommended planning controls respond to the current built form in the town centre.



Figure 2: Lidcombe Town Centre Precincts

The key elements of the recommended planning controls strategy for the Lidcombe Town Centre include:

- retention of existing floor space ratios in precincts where a reduction was identified for consideration, as development has proceeded in these precincts with the current controls
- changes to zonings and/or floor space ratios for Precincts 7, 10, 15 (part) and 16 to better support the activation of Lidcombe Town Centre at these locations, as well as to provide a better design and built form response. This approach minimises pressure on existing services and infrastructure by only providing a minor increase in potential development yield
- changes to maximum heights for some precincts to allow for improved building design while maintaining the existing floor space ratios at these precincts

Information by precinct is provided in Table 3 and Attachment 1 of the report.



LIDCOMBE TOWN CENTRE






no change different to existing different to existing and exhibited controls

Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Exhibited Controls (2017)	Recommended controls
Precinct 1 Bridge Street, Touheys Lane, Joseph Street	Zoning: B4 Mixed Use FSR: 5:1 Height: 36m	Zoning: B4 Mixed Use FSR: 5:1 Height: 60m	Zoning: B4 Mixed Use FSR: 5:1 Height: 70m
Precinct 2 East of Joseph Street, fronting Railway Street	Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: B4 Mixed Use FSR: 5:1 Height: 55m	Zoning: B4 Mixed Use FSR: 5:1 Height: 65m
Precinct 3 3a, fronting Railway Street between station and Mark Street 3b: Mark, Railway, Raphod, Uavcy Marden Streets 3c: east of Joseph Street and around Taylor Street 3d: Bridge, Joseph and Vaughan Streets	Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: B4 Mixed Use FSR: 5:1 3a, 3b, 3c (eastern part), 3d 3c (western part) 5:1 and Council to investigate reduction in FSR 3a Height: 55mm 3b Height: 45m 3c Height: 38m and further investigation 3d Height: 55m	Zoning: B4 Mixed Use FSR: 5:1 3a Height: 60m 3b Height: 50m 3c Height: 38m 3d Height: 65m
Precinct 4 Marden-Uavcy, Mark, James and Raphael Streets	Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m
Precinct 5 between Taylor Street and Remembrance Park	Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: part RE1 FSR: no FSR (RE1 part) Height: no height (RE1 part) part B4 Mixed Use 5:1 remainder 38m remainder	Zoning: B4 Mixed Use FSR: 5:1 Height: 32m

Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Exhibited Controls (2017)	Recommended controls
Precinct 6 B4 zoned land south west of Kerr's Road and Joseph Street	Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m
Precinct 7 Kerr's Road, Olympic Drive, Raymond Street East, Joseph Street	Zoning: R2 Low Density Residential FSR: no FSR Height: 9m	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m	Zoning: R4 High Density Residential FSR: 2:1 Height: 25m
Precinct 8 3a north east of Mary and Board Streets, south of Dodson Avenue 3b Church, John and Mary Streets 3c west of John Street (Dooleys)	Zoning: B4 Mixed Use FSR: 5:1 Height: 36m	Zoning: B4 Mixed Use FSR: 5:1 3a Height: 50m 3b Height: 55m 3c Height: 60m	Zoning: B4 Mixed Use FSR: 5:1 3a Height: 38m 3b Height: 55m 3c Height: 70m
Precinct 9 Western half of Dooleys site	Zoning: B4 Mixed Use FSR: 5:1 Height: 60m	Zoning: B4 Mixed Use FSR: 5:1 Height: 60m	Zoning: B4 Mixed Use FSR: 5:1 Height: 70m
Precinct 10 Ann Street, Olympic Drive, Board Street	Zoning: R4 High Density FSR: 1.7:1/2:1 corners Height: 18m/20m corners	Zoning: B4 Mixed Use FSR: 3.5:1 Height: 38m	Zoning: B4 Mixed Use FSR: 3.5:1 Height: 38m

Table 3: Planning Control Strategy by Precinct for Lidcombe Town Centre



Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Exhibited Controls (2017)				Recommended controls			
Precinct 11 Ann Street, Olympic Drive, Child Street	 Zoning: R4 High Density Residential FSR: 1.7:1/2:1 corners Height: 18m/20m corners	Zoning: R4 High Density Residential FSR: 3:1 Height: 32m				Zoning: R4 High Density Residential FSR: 3:1 Height: 32m			
Precinct 12 Childs, John, and Ann Streets (east of John Street)	 Zoning: B4 Mixed Use FSR: 5:1 Height: 36m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m				Zoning: B4 Mixed Use FSR: 5:1 Height: 38m			
Precinct 13 North of Childs Street, east of John Street	 Zoning: R4 High Density Residential FSR: 1.7:1/2:1 corners Height: 18m/20m corners	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m				Zoning: R4 High Density Residential FSR: 2:1 Height: 20m			
Precinct 14 Mid-block between Church and Mary Streets	 Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m				Zoning: B4 Mixed Use FSR: 5:1 Height: 38m			
Precinct 15 15a Doodson Ave, Frederick and Mary Streets 15b1 mid block, south of Mary Street 15b2 mid-block, fronting Church St, east of precinct 15c	 15a, 15b, 15c, 15d Zoning: R4 High Density FSR: 1.7:1/2:1 corners Height: 18m/20m corners	15a Zoning: R4 High Density FSR: 3:1 Height: 32m	15b1 Zoning: B4 Mixed Use FSR: 3.5:1 Height: 38m	15b2 Zoning: B4 Mixed Use FSR: 3.5:1 Height: 38m	15c Zoning: B4 Mixed Use FSR: 3.5:1 Height: 38m	15a Zoning: R4 High Density FSR: 2.2:1 Height: 29m	15b1 Zoning: R4 High Density FSR: 2.2:1 Height: 29m	15b2 Zoning: B4 Mixed Use FSR: 2.2:1 Height: 29m	15c Zoning: B4 Mixed Use FSR: 2.5:1 Height: 36m

Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Exhibited Controls (2017)		Recommended controls	
Precinct 15 east 31 and 33 Mary Street (now included as part of Precinct 15)	 Zoning: R4 High Density FSR: 1.7:1 Height: 18m	Zoning: R4 High Density FSR: 1.7:1 Height: 20m		Zoning: R4 High Density FSR: 2:1 Height: 20m	
Precinct 16 16a Mary, Swete, Mills (1), and Frederick Streets 16b (extension of Precinct 16 to southern side of Mills Street)	 Zoning: R3 Medium Density FSR: 0.75:1 Height: 9m	16a Zoning: R4 High Density FSR: 2:1 Height: 20m	16b (Lot between Mills St and Precinct 16) Zoning: R3 Medium Density FSR: 0.75:1 Height: 9m	16a Zoning: R4 High Density FSR: 2:1 Height: 20m	16b (Lot between Mills St and Precinct 16) Zoning: R4 High Density FSR: 2:1 Height: 20m
Precinct 17 Vaughan Street, Olympic Drive, Kerr Road	 Zoning: R4 High Density Residential FSR: 1.7:1/2:1 corner Height: 18m/20m corners	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m		Zoning: R4 High Density Residential FSR: 2:1 Height: 20m	

Table 3: Planning Control Strategy by Precinct for Lidcombe Town Centre (cont.)

Next Steps

Subject to endorsement by Council, the implementation of the adopted planning controls strategy will be undertaken through the new Cumberland Local Environmental Plan (LEP). This process will require the preparation of a planning proposal, review and advice from the Cumberland Local Planning Panel, Gateway determination by the NSW Government, public consultation and finalisation of the planning proposal for the new LEP. This work is a high priority of Council and is scheduled for completion in mid-2020.

COMMUNITY ENGAGEMENT

The draft Strategy was exhibited from 7 February 2017 to 8 March 2017. Two public information evening sessions were held during the exhibition: one at the Lidcombe Community Centre (20 February 2017); and one at Council's Auburn Administration Centre (23 February 2017).

A total of 52 submissions were received, including:

- 16 submissions and 1 petition (29 signatures) generally objecting to the draft Strategy;
- 13 submissions (including 10 form letters) in support of the draft Strategy; and
- the remainder raising various issues and comments.

Key items raised in the submission (as shown in Figure 3) included feedback on the proposed planning controls, infrastructure availability and built form interfaces with existing land uses. A summary and response to the submissions received is provided in Attachment 2.

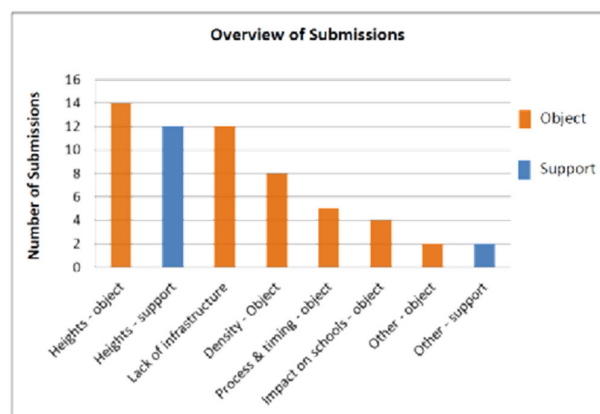


Figure 3: Overview of submissions received

POLICY IMPLICATIONS

Policy implications are outlined in the main body of this report.

RISK IMPLICATIONS

There are minimal risk implications for Council associated with this report. The primary focus of this work is to better align planning controls for Auburn and Lidcombe Town Centres that can enhance design and built form outcomes. The introduction of the Cumberland Design Excellence Panel at the development application stage will further mitigate risks in achieving these outcomes.

FINANCIAL IMPLICATIONS

There are minimal financial implications for Council associated with this report. The primary focus of this work is to better align planning controls for Auburn and Lidcombe Town Centres that can enhance design and built form outcomes.

CONCLUSION

This report provides an update on the planning controls strategy for the Auburn and Lidcombe Town Centres. It outlines the outcomes of the public exhibition process, including submissions received and key issues, and the recommended approach for planning controls in the Auburn and Lidcombe Town Centres.

The Draft Strategy for the Auburn and Lidcombe Town Centres was placed on public exhibition from 7 February 2017 to 8 March 2017. A total of 52 submissions were received. Key items raised included feedback on the proposed planning controls, infrastructure availability and built form interfaces with existing land uses.

Following a review of submissions and further assessment by Council, the recommended planning controls strategy for the Auburn Town Centre includes:

- retention of existing floor space ratios in precincts where a reduction was proposed, as development has proceeded under the current controls
- changes to maximum heights for some precincts to allow for improved building design while maintaining the existing floor space ratios at these precincts
- minor changes to zonings and/or floor space ratios for Precinct 17 to better support the activation of Auburn Town Centre at this location
- further assessment of planning controls in selected precincts in response to submissions and planning proposals received following public exhibition

Following a review of submissions and further assessment by Council, the recommended planning controls strategy for the Lidcombe Town Centre includes:





- retention of existing floor space ratios in precincts where a reduction was identified for consideration, as development has proceeded in these precincts with the current controls
- changes to zonings and/or floor space ratios for Precincts 7, 10, 15 (part) and 16 to better support the activation of Lidcombe Town Centre at these locations, as well as to provide a better design and built form response. This approach minimises pressure on existing services and infrastructure by only providing a minor increase in potential development yield
- changes to maximum heights for some precincts to allow for improved building design while maintaining the existing floor space ratios at these precincts

The report also outlines the implementation of the planning controls strategy through the new Cumberland Local Environmental Plan (LEP) if endorsed by Council. This

process will require the preparation of a planning proposal, Gateway determination by the NSW Government, public consultation and finalisation of the planning proposals for the new LEP. This work is a high priority of Council and is scheduled for completion in mid-2020.

The primary focus of this work is to better align the planning controls related to zoning, height and floor space ratios, which enables a broader range of building design options to be realised. The adoption of the planning controls strategy for the Auburn and Lidcombe Town Centres provides better opportunities for innovation in the built form of these town centres, and contribute to the quality of amenity and public domain within the Cumberland area.

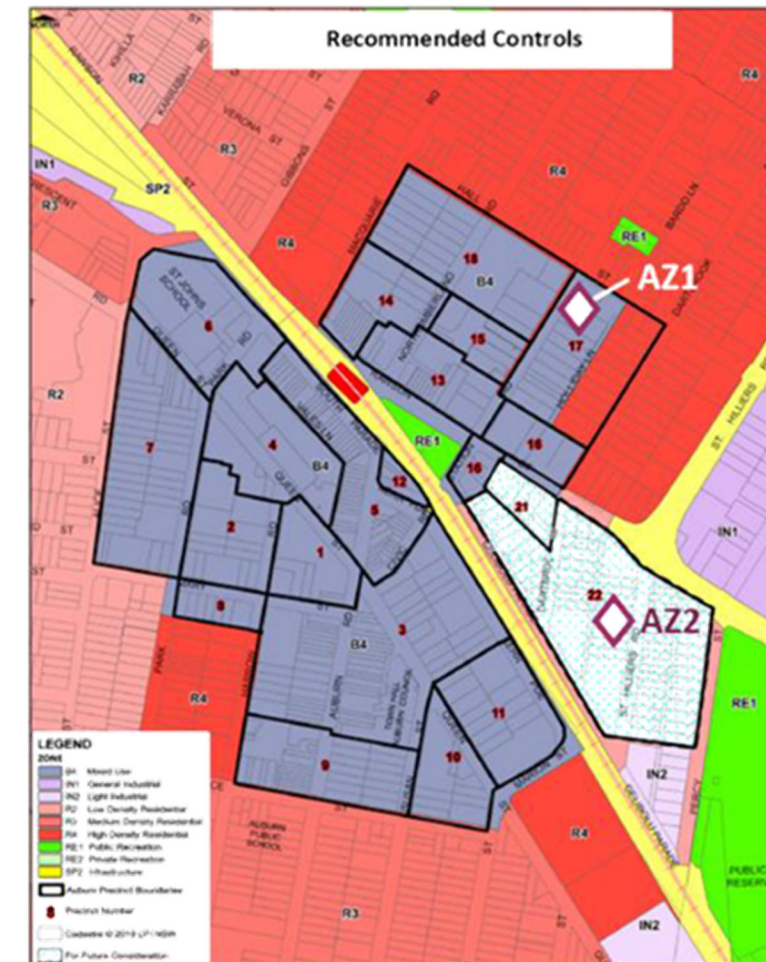
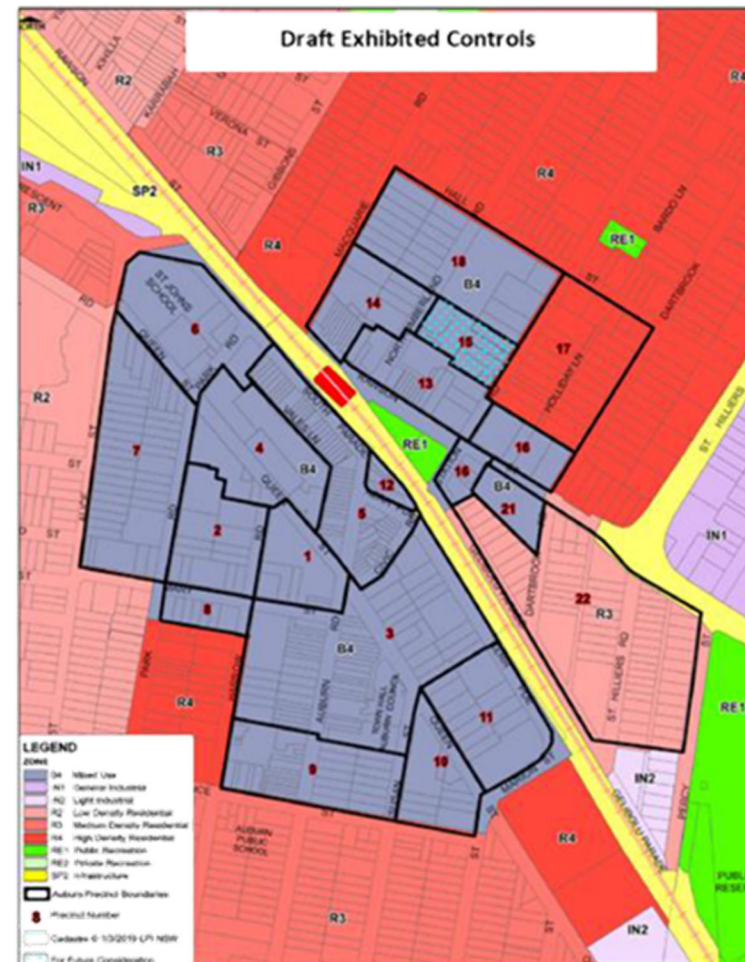
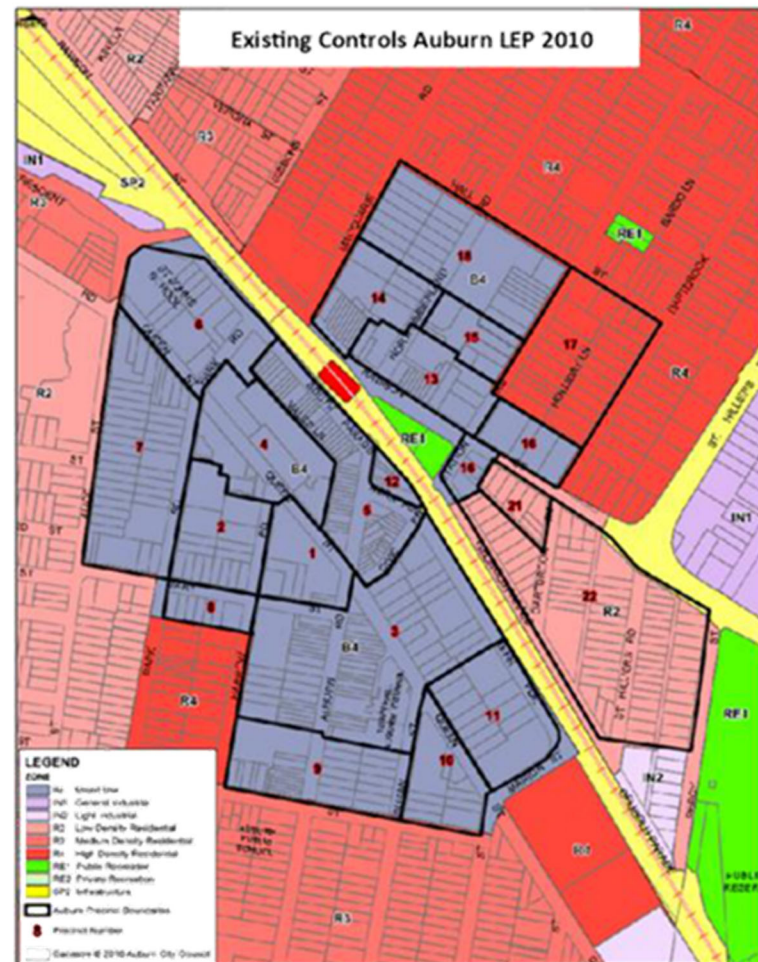
ATTACHMENTS

1. Planning Controls Strategy for Auburn and Lidcombe Town Centres [↓](#) 
2. Submissions received during public exhibition [↓](#) 
3. Council Report and Minutes - 21 December 2016 [↓](#) 
4. Cumberland IHAP Reports - 17 November 2016 [↓](#) 

DOCUMENTS ASSOCIATED WITH REPORT C04/19-64

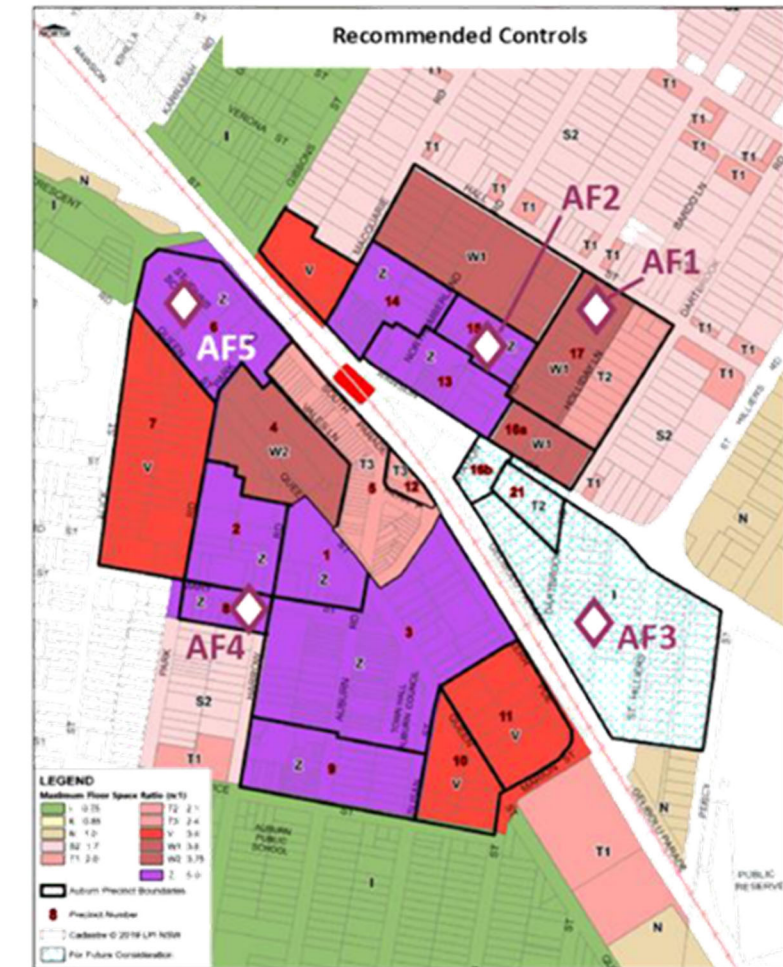
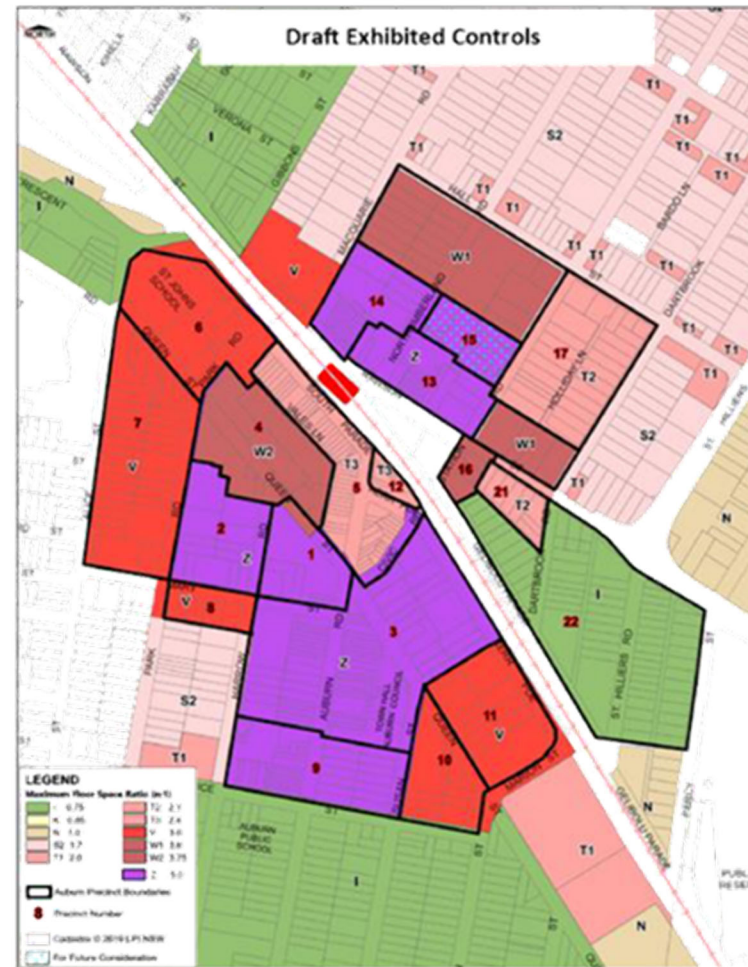
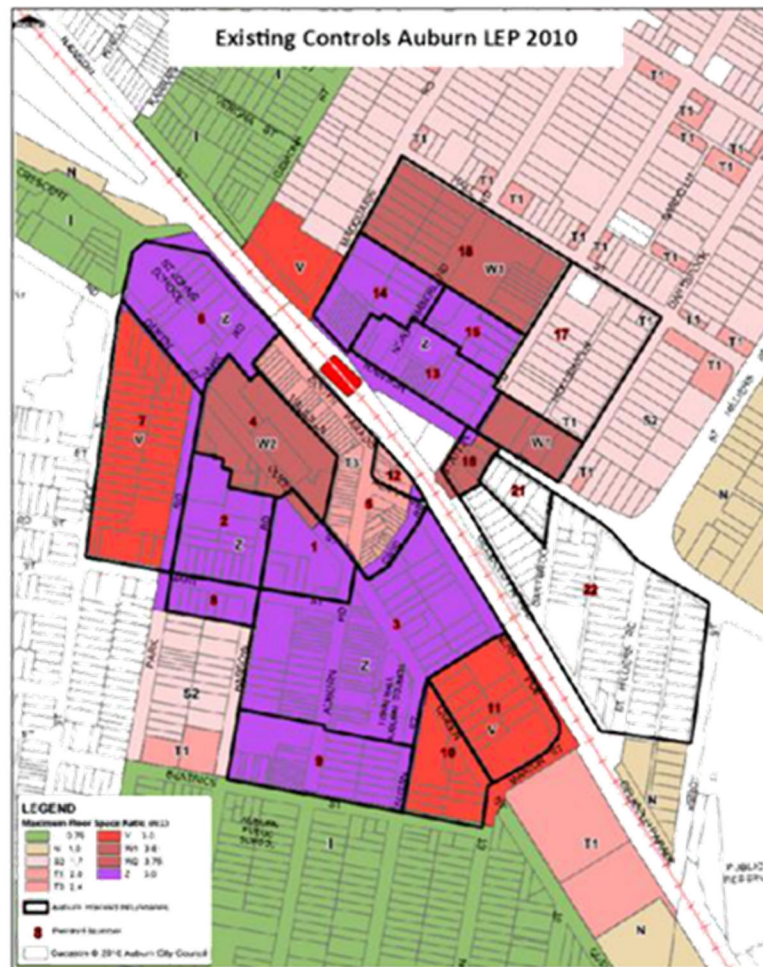
Attachment 1 Planning Controls Strategy for Auburn and Lidcombe Town Centres

AUBURN TOWN CENTRE - ZONING



◇ recommended change to zoning post-exhibition

AUBURN TOWN CENTRE - FSR



◇ recommended change to FSR post-exhibition

AUBURN TOWN CENTRE - BUILDING HEIGHT




◇ recommended change to Height post-exhibition

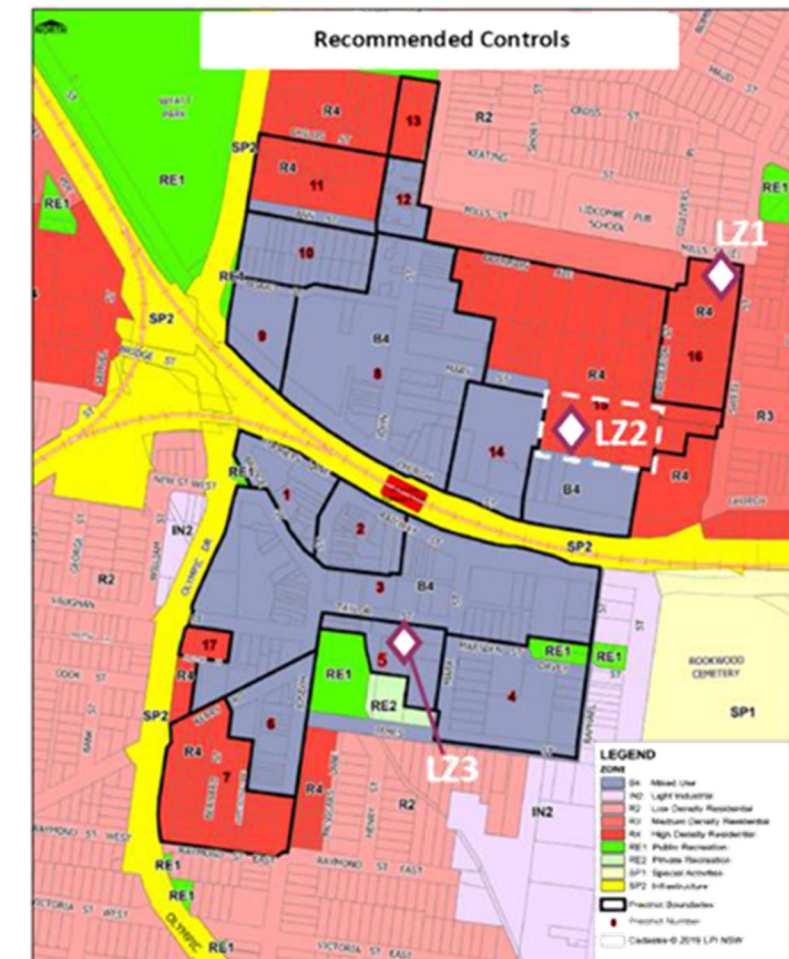
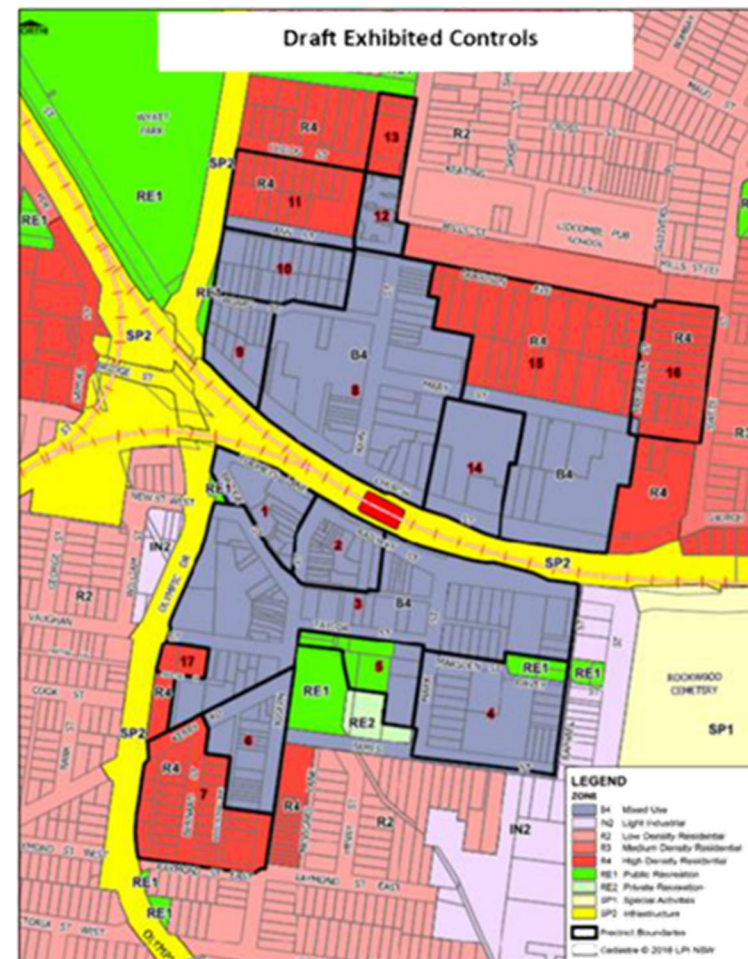
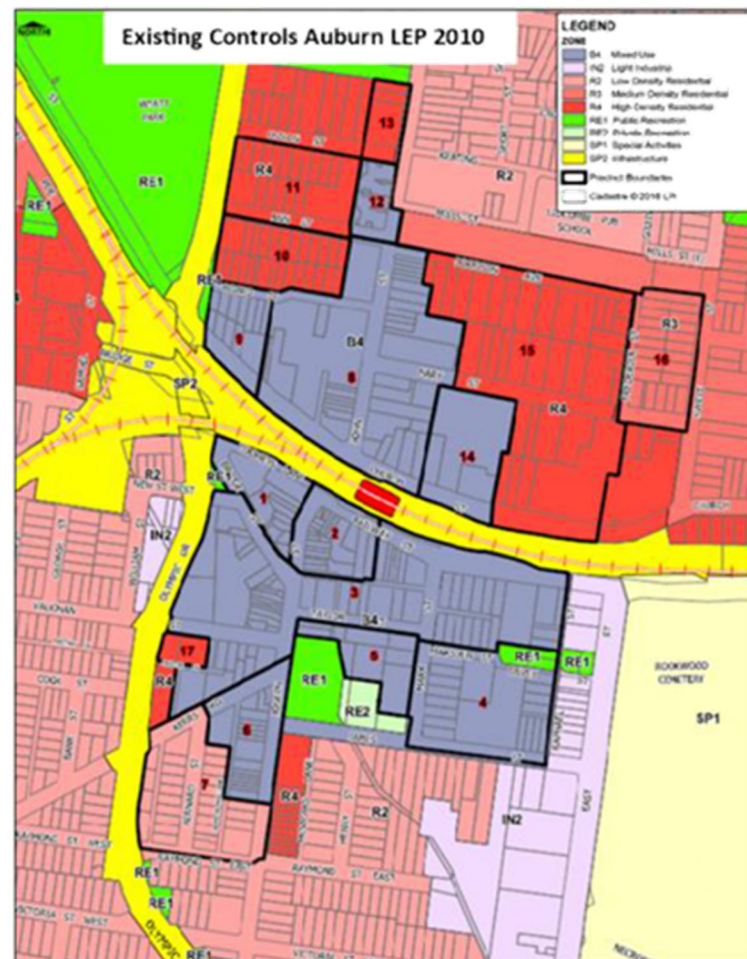
Height in metres	Approximate number of storeys	Height in metres	Approximate number of storeys
9	2 - 3	45	13 - 14
20	5 - 6	50	15 - 16
25	6 - 7	55	16 - 17
29	8 - 9	60	18 - 19
36	10 - 11	65	20
38	11 - 12	70	21

AUBURN TOWN CENTRE - INDICATIVE VIEW



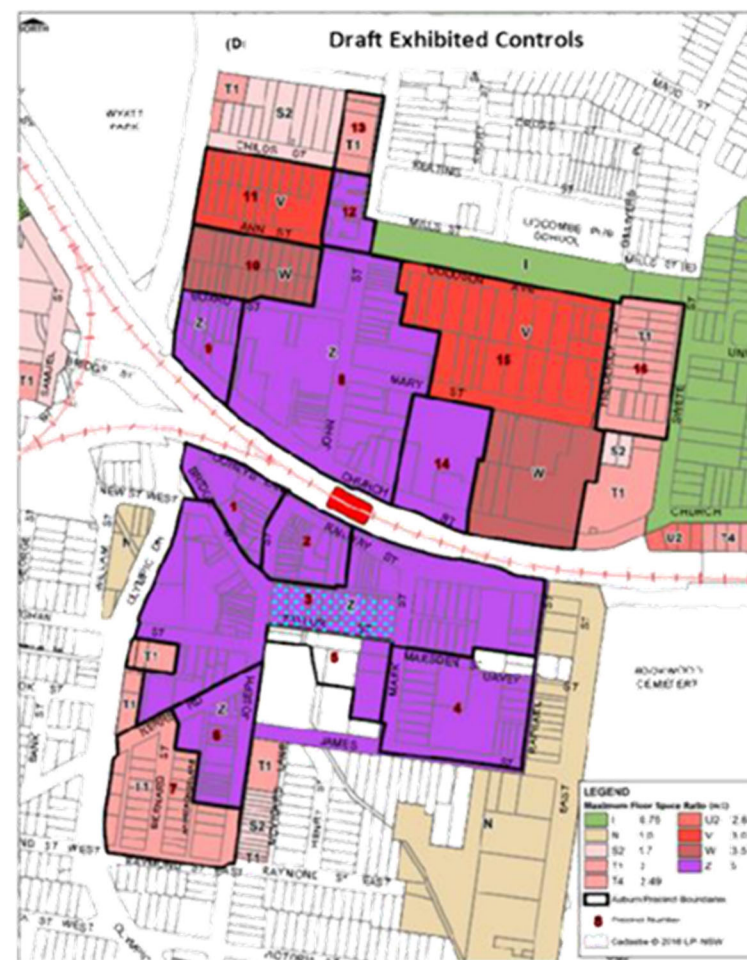
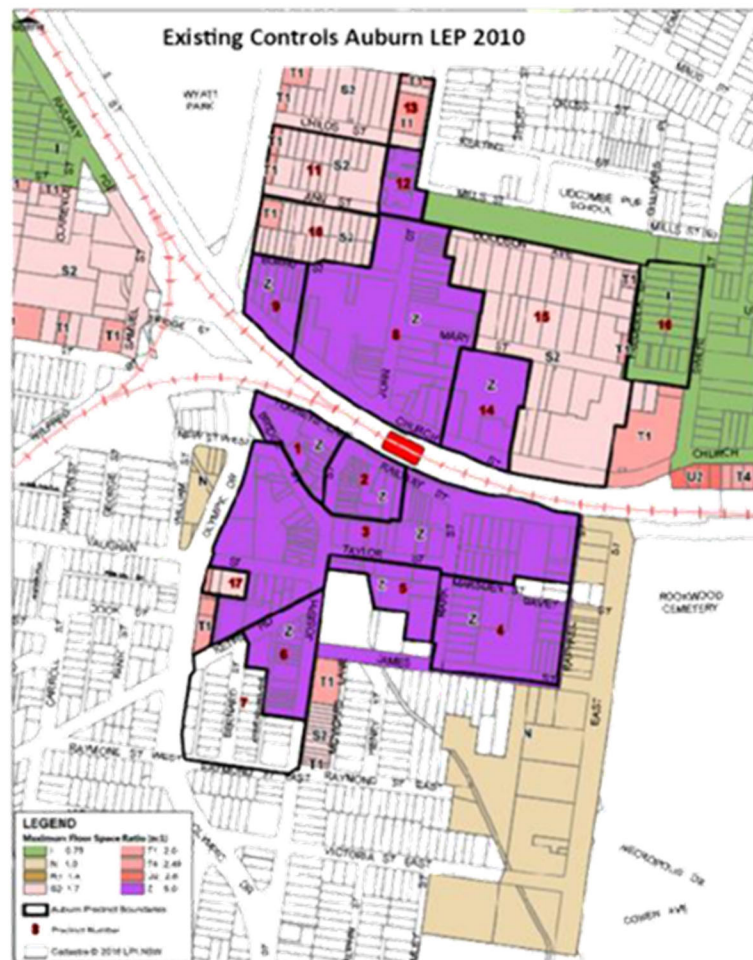
 Areas that require further review

LIDCOMBE TOWN CENTRE - ZONING

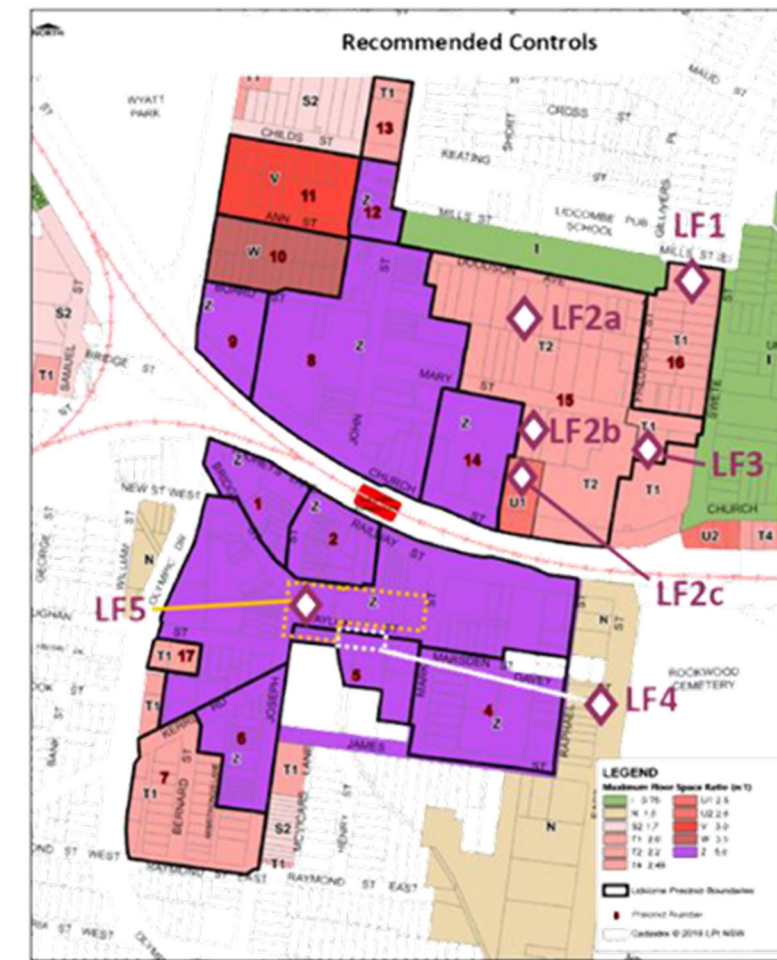


◇ recommended change to zoning post-exhibition

LIDCOMBE TOWN CENTRE - FSR

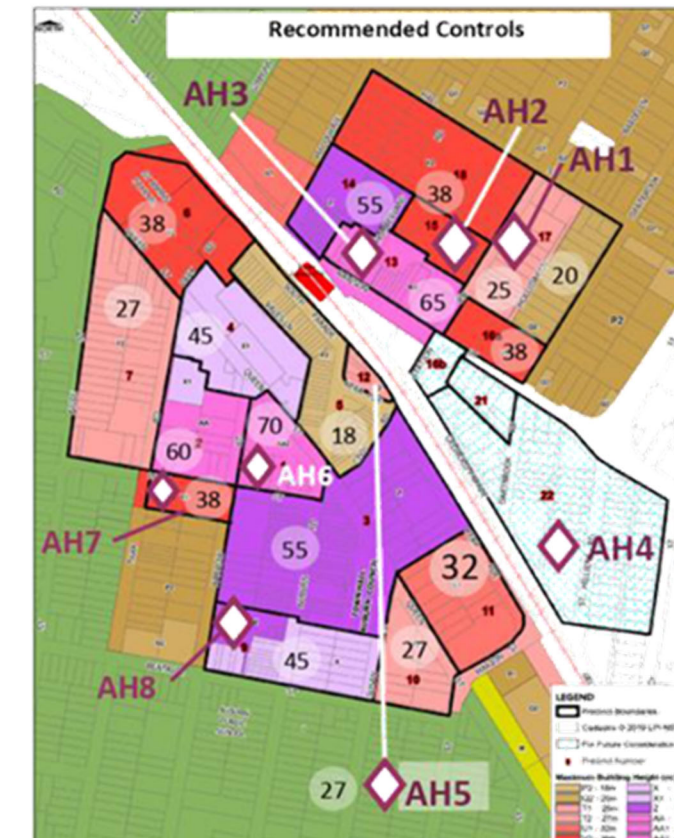


Council to investigate a reduction in FSR for this part of precinct 3



◇ recommended change to FSR post-exhibition


AUBURN TOWN CENTRE - BUILDING HEIGHT



Height in metres	Approximate number of storeys	Height in metres	Approximate number of storeys
9	2-3	45	13-14
12	4-5	50	15-16
25	6-7	55	16-17
27	8-9	60	18-19
32	10-11	65	20
38	12-13	70	21

AUBURN TOWN CENTRE - INDICATIVE VIEW



 Areas that require further review

ATTACHMENT Summary of recommended changes (which vary from those exhibited)

AUBURN TOWN CENTRE

Map ref	Location	Recommendation	Rationale
1. Auburn Town Centre - Zoning			
AZ1	Precinct 17 Station Road/Hall Street/Holiday Lane	<i>Recommendation: B4 Mixed Use (west of Holiday Lane only)</i> - currently R4 High Density Residential - exhibited as R4 High Density Residential	Both sides of Station Road will be able to have mixed use development, reflecting this street's central location within Auburn Town Centre and its role as one of the key northern entry points to the centre.
AZ2	Precinct 21 and Precinct 22 Rawson Street, Percy Street, Gellibolu Parade	<i>Recommendation: for further consideration</i> - currently R2 Low Density Residential - exhibited as R3 Medium Density Residential	The capacity of this precinct is potentially constrained by traffic access and the objective of maintaining significant view lines to the Gallipoli mosque. A view line analysis of this precinct has been completed and a draft traffic study is currently being reviewed by the RMS, both of which will be reported to Council shortly for consideration.
2. Auburn Town Centre - FSR			
AF1	Precinct 17 Station Road/Hall Street/Holiday Lane	<i>Recommendation: 3.6:1 (west of Holiday Lane only)</i> - currently 1.7:1, 2:1 on corner lots - exhibited as 2.1:1	An FSR of 3.6:1 continues the FSR on the western side of Station Road to the eastern side of the road, whilst still maintaining a transition to the lower FSR of 2.1:1 on the eastern side of Holiday Lane. As Station Road is one of the main entry points to the town centre from the north, and this block is close to the town centre core, a slightly higher density fronting both sides of Station Road is considered appropriate.
AF2	Precinct 15 Mid-block between Northumberland and Station Roads	<i>Recommendation: 5:1 (retain existing FSR)</i> - currently 5:1 - exhibited as 5:1 with a recommendation to defer consideration	This precinct is predominantly Council owned land. At the time of public exhibition, the former Auburn City Council had not made a decision on the future of this land. No direction from Council has since arisen, thus retaining the existing FSR of 5:1 is recommended.
AF3	Precinct 16b, 21 and 22 16b south east of Station Road - Rawson Street 21 Rawson Street, Dartbrook Road, laneways 22 Rawson and Percy Streets, Gellibolu Parade	<i>Recommendation: for further consideration</i> - currently 3.6:1 (16b), no FSR (Precincts 21 and 22 - R7 zone) - exhibited as 3.6:1 (16b), 2.1:1 (Precinct 21), and 0.75:1 (Precinct 22). [0.75:1 is the standard FSR control for the R3 zone under Auburn LFP 2010]	As per zone comment for these precincts.

1

ATTACHMENT Summary of recommended changes (which vary from those exhibited)

Map ref	Location	Recommendation	Rationale
Auburn Town Centre – FSR (continued)			
AF4	Precinct 8 lots zoned B4 fronting southern side of Mary St	<i>Recommendation: 5:1 (retain existing FSR)</i> - currently 5:1 - exhibited as 3:1	This precinct was exhibited with a proposed FSR of 3:1 with the view to creating a better transition in scale to the land zoned R4 High Density Residential immediately to the south. Retention of the existing 5:1 FSR control is recommended as reductions in FSR are usually only considered in extenuating circumstances, and in this case, smaller lots sizes will contribute to a transition in scale, together with detailed assessment at the development application stage.
AF5	Precinct 6 South Parade, Alice Street, Queen Street and Park Road	<i>Recommendation: 5:1 (retain existing FSR)</i> - currently 5:1 - exhibited as 3:1	This precinct was exhibited with a proposed FSR of 3:1 with the view to creating a better transition in scale to the R3 zoned land to the west and the lower scale development to the east along South Parade. Retention of the existing 5:1 FSR control is recommended as reductions in FSR are usually only considered in extenuating circumstances, and the existing school at the north western end of this precinct provides a transition in scale to the lower density development further west. A transition in scale to South Parade on the eastern side is not considered critical due to the predominance of business uses which are considered less sensitive to variations in scale on adjoining land. In addition, development within this precinct has since proceeded under the current planning controls.
3. Auburn Town Centre - Height			
AH1	Precinct 17 Station Road/Hall Street/Holiday Lane	<i>Recommendation: 25m currently 18m/20m corners</i> - exhibited as 20m	A minor increase in maximum building height is recommended commensurate with the recommended minor increase in FSR.
AH2	Precinct 15 Mid-block between Northumberland and Station Roads	<i>Recommendation: 38m (retain existing height)</i> - currently 38m - exhibited as 38m with a recommendation to defer consideration	As above. No direction from Council has arisen in the intervening period which would require a review of the existing maximum building height control, thus retaining the existing height of 38m is recommended.

2

ATTACHMENT Summary of recommended changes (which vary from those exhibited)

Map ref	Location	Recommendation	Rationale
Auburn Town Centre – Height (continued)			
AH3	Precinct 13 northern side of Rawson Street and west of Station Road	<i>Recommendation: 65m</i> - currently 38m - exhibited as 55m	In response to submissions received, a number of sites in the core of both centres were reviewed and a modest increase in height over what was exhibited is recommended for these sites. This additional height will assist in achieving better design outcomes with the existing 5:1 FSR, which is considered relatively high for town centres of this scale.
AH4	Precinct 16b, 21 and 22 16b south east of Station Road - Rawson Street 21 Rawson Street, Dartbrook Road, laneways 22 Rawson and Percy Streets, Gellibolu Parade	<i>Recommendation: for further consideration</i> currently 32m (Precinct 16b), 9m (Precincts 21, 22) - exhibited as 38m (Precinct 16b), 20m (Precinct 21), 9m Precinct 22)	As per zoning comment for these precincts.
AI15	Precinct 12 Station Road, Kerr Parade, Auburn Road	<i>Recommendation: 27m</i> - currently 18m - exhibited as 18m	This site is constrained in terms of access and topography. No change to FSR is recommended, however additional height in this location will assist in achieving better design outcomes, given these constraints.
AH6	Precinct 1 Auburn Road, Mary Street, Park Road, Queen Street	<i>Recommendation: 70m</i> currently 49m - exhibited as 60m	In response to submissions received, a number of sites in the core of both centres were reviewed and a modest increase in height over what was exhibited is recommended for these sites. This additional height will assist in achieving better design outcomes with the existing 5:1 FSR, which is considered high for town centres of this scale. This site is the key site in Auburn Town Centre on the southern side of the station. Modelling indicates that a maximum building height of 70 metres together with the existing FSR of 5:1 will result in a design outcome that meets the SEPP 65 Apartment Design Guide requirements, delivers public open space of a useable size as identified in Council's DCP, and will minimise adverse impacts on the public domain of Auburn Road or Queen Street.

3

ATTACHMENT Summary of recommended changes (which vary from those exhibited)

Map ref	Location	Recommendation	Rationale
Auburn Town Centre – Height (continued)			
AH7	Precinct 8 lots fronting southern side of Mary Street	<i>Recommendation: 38m (retain existing height)</i> - currently 38m - exhibited as 32m	It is recommended that the existing FSR be retained, and as such, it is recommended that the existing height of 38 metres also be retained.
AH8	Precinct 9 small part: 93 - 105 Auburn Rd/118 Harrow Rd	<i>Recommendation: 55m</i> - currently 36m - exhibited as 45m	The Land and Environment Court recently approved a development application at 93 - 105 Auburn Rd/118 Harrow Rd Auburn with a height of 56.7m. A height of 55m is recommended for this site, to reflect this determination.

4

ATTACHMENT Summary of recommended changes (which vary from those exhibited)

LIDCOMBE TOWN CENTRE

Map ref	Location	Recommendation	Rationale
4. Lidcombe Town Centre – Zoning			
LZ1	Precinct 16 small extension to include the lot immediately south of Mills Street (known as 16b)	<i>Recommendation: R4 High Density Residential</i> - currently R3 Medium Density Residential - exhibited as R3 Medium Density Residential	In response to a submission received, it is recommended that the adjacent R4 zone be extended to the southern side of Mills Street, to include the last remaining allotment.
LZ2	Precinct 15 Part 15b1 only south of and fronting Mary Street	<i>Recommendation: R4 High Density Residential</i> - currently R4 High Density Residential exhibited as B4 Mixed Use	This land was exhibited as B4 Mixed Use due to its proximity to Lidcombe Station, however in response to submissions received, including concerns raised by the nearby school, it is recommended that the current R4 zone be retained.
LZ3	Precinct 5 5c (eastern part) between Taylor Street and Remembrance Park	<i>Recommendation: B4 Mixed Use (retain existing)</i> - currently B4 Mixed Use - 5c eastern part exhibited RE1 Public Recreation, (remainder of 5c was exhibited as B4)	This site is adjacent to Remembrance Park. It was exhibited as RE1 Public Recreation, however in response to a submission from the landowner it is recommended that the current zoning be retained. If Council is able to negotiate the expansion of Remembrance Park in the future, then the zoning can be adjusted at that time.
5. Lidcombe Town Centre – FSR			
LF1	Precinct 16 16b small extension to include the lot immediately south of Mills Street	<i>Recommendation: 2:1 (adjacent FSR)</i> - currently 0.75:1 - exhibited as 0.75:1	In response to a submission received, and the above recommendation to extend the adjacent R4 zone to the southern side of Mills Street, it is also recommended that adjacent FSR of 2:1 be extended to include this last remaining allotment.
LF2a LF2b LF2c	Precinct 15 part 15a north of Mary Street and part 15b1, 15b2, and 15c south of Mary Street	<i>Recommendation: 2.2:1 (for part 15a, part 15b1 and 15b2); 2.5:1 (part 15c)</i> - currently all 1.7:1 - exhibited as 3:1 (part 15a) and 3.5:1 (part 15b1, 15b2, and 15c)	In response to submissions received, including from the adjacent school, a lower FSR of 2.2:1 is recommended for most of Precinct 15, with 2.5:1 recommended for part 15c. This recommended FSR, whilst lower than the FSR exhibited, is higher than the current FSR of 1.7:1, recognising this precinct's proximity to Lidcombe Station and central location within Lidcombe Town Centre.
LF3	Precinct 15 east 31 and 33 Mary Street	<i>Recommendation: 2:1 (adjacent FSR)</i> - currently 1.7:1 - exhibited as 1.7:1	As exhibited, these two lots are a small isolated parcel with an FSR lower than surrounding land in all directions. In response to a submission, it is recommended that the adjacent FSR of 2:1 be extended to these two lots.

5

ATTACHMENT Summary of recommended changes (which vary from those exhibited)

Map ref	Location	Recommendation	Rationale
Lidcombe Town Centre – FSR (continued)			
LF4	Precinct 5 Sc (eastern part only) - land fronting Taylor Street	<i>Recommendation: 5:1 (retain existing FSR)</i> - currently 5:1 - exhibited as "Council to consider a reduction in FSR for this part of precinct 3"	As noted above, if in the future Council negotiates an expansion of Remembrance Park, then the LEP controls can be adjusted at that time. Retention of the existing controls is recommended.
LF5	Precinct 5 (part) and Precinct 3 (3c eastern part) around Taylor Street	<i>Recommendation: 5:1 (retain existing FSR)</i> - currently 5:1 - exhibited as 5:1 with a notation "Council to investigate a reduction in FSR for this part of Precinct 3"	Options for a reduction in FSR in this area were investigated, and whilst the precinct has some constraints in terms of access, heritage and location to the north of Remembrance Park, it is recommended that the existing FSR of 5:1 be retained. Design outcomes will be assessed at the development application stage, and managed through the application of appropriate DCP controls.
6. Lidcombe Town Centre – Height			
LH1	Precinct 15 16b extension of Precinct 15 - Mills and Swete Street, allotment immediately south of Mills Street	<i>Recommendation: 20m</i> currently 9m exhibited 9m	Recommended extension of Precinct 16 to include last remaining lot south of Mills Street. In response to a submission received, and the above recommendation to extend the adjacent R4 zone and adjacent FSR of 2:1 to the southern side of Mills Street, it is also recommended that adjacent maximum building height control of 20 metres also be extended to include this last remaining allotment.
LH2a LH2b LH2c	Precinct 15 15a: Doodson Avenue, and Frederick and Mary Streets; 15b1: mid-block, south of Mary Street, between Mary and Church Streets; and 15b2: mid-block, fronting Church Street 15c: mid-block, fronting Church Street, east of precinct 14	<i>Recommendation: 29m (part 15a, 15b1 and 15b2); 36m (part 15c)</i> - currently 18m - exhibited as 32m (part 15a) and 38m (part 15b1, 15b2, and 15c)	In response to submissions received, including from the adjacent school, a lower height of 29m than the exhibited heights of 32 and 38 metres is recommended, proportionate to the recommended FSR of 2.2:1. 29 metres is higher than the existing 18 metre maximum building height limit, recognising this precinct's proximity to Lidcombe Station and central location within Lidcombe Town Centre, whilst responding to concerns raised during exhibition.

6

ATTACHMENT Summary of recommended changes (which vary from those exhibited)

Map ref	Location	Recommendation	Rationale
Lidcombe Town Centre – Height			
LH3	Precinct 14 small mid-block precinct between Church Street and Mary Street	<i>Recommendation: 38m</i> - currently 32m - exhibited as 55m	In response to submissions received, including from the nearby school, a lower height of 38m is recommended. Whilst lower than the 50 metre height exhibited, the recommended 38 metre maximum building height is a small increase on the current 36 metre height control.
LH4	Precinct 8 part 8a between Mary Street and Doodson Avenue, east of John Street [Note: part 8c west of Joseph Street/ south of Board Street addressed below]	<i>Recommendation: 38m (part 8a)</i> - currently 36m - exhibited as 50m (no change to height for part 8b)	A lower maximum building height (38 metres) than the exhibited 50 metres is recommended in response to concerns raised by the nearby primary schools relating to overshadowing of school grounds. The recommended 38 metres is a small increase on the existing 36 metre maximum building height control.
LH5	Precinct 8 (part 8c) and Precinct 9 (Dooleys site)	<i>Recommendation: 70m</i> - currently 60m (Precinct 9) and 36m (Precinct 8, part 8c) - exhibited as 60m.	This is the key site on the northern side of the rail line, and a small increase in height (to a maximum of 70 metres) is recommended (from the 60 metres exhibited). This height together with the large footprint of this site should result in very strong design outcomes with the existing 5:1 FSR.
LH6	Precinct 1 Bridge Road, Tooheys Lane, Joseph Street	<i>Recommendation: 70m</i> - currently 36m - exhibited as 60m	This is the key precinct on the southern side of the rail line. A small increase in height is recommended following review of the exhibited planning controls, to correspond to the 5:1 FSR in this core of centre location.
LH7	Precinct 2 land fronting Railway Street between Joseph Street and the station	<i>Recommendation: 65m</i> - currently 32m - exhibited as 55m	Small proportionate increase in height is recommended. This will maintain the transition in height from the centre core to the periphery, and is considered appropriate given this part of the precinct's location directly opposite Lidcombe station.

7

ATTACHMENT Summary of recommended changes (which vary from those exhibited)

Map ref	Location	Recommendation	Rationale
Lidcombe Town Centre – Height			
LH8a LH8b LH8c LH8d	Precinct 3 3a: fronting Railway Street between the station and Mark Street; 3b: Railway, Raphael, Davey-Marsden and Mark Streets; 3c: east of Joseph Street and around Taylor Street; and 3d: Bridge, Joseph and Vaughan Streets	<i>Recommendation:</i> <i>part 3a: 60m</i> <i>part 3b: 50m</i> <i>part 3c: 38m</i> <i>part 3d: 65m</i> - currently 32m (part 3a, 3b and 3c) and 36m (part 3d) - exhibited as 55m (part 3a and 3d); 45m (part 3b); and “38m + to be determined” (part 3c).	A small, proportional increase in height is recommended for parts a, b and d of this precinct to facilitate a transition in heights down from the core to the centre to the periphery. Part c is a more constrained area of this precinct, being immediately north of Remembrance Park and including a heritage item (former Lidcombe Post Office), and a small height increase is recommended to again facilitate improved design outcomes with the recommended existing 5:1 FSR control.
LH9	Precinct 5 Between Taylor Street and Remembrance Park	<i>Recommendation: 32m (retain existing height)</i> - currently 32m - exhibited as “no height; to be determined”	The exhibition of this area with no height control was directly related to the exhibited RE1 Public Recreation control. In response to submission and discussions with the landowner, it is recommended that the existing height control for this area be retained. Retaining the existing controls would not prevent a revision of these controls in the future should Council be able to negotiate an expansion of the park.
LH10	Precinct 7 Kerr's Road, Joseph Street, Raymond Street East	<i>Recommendation: 25m</i> - currently 9m - exhibited as 20m	Minor increase in height (maximum height of 25 metres) is recommended over what was exhibited (20 metres) to encourage better design outcomes.

DOCUMENTS ASSOCIATED WITH REPORT C04/19-64

Attachment 2 Submissions received during public exhibition

SUMMARY OF GENERAL SUBMISSIONS

Overall view/ Number of submissions	Submission issue	Response
Object to Process (raised in 4 submissions)	<p>Object that:</p> <ul style="list-style-type: none"> consultation was not reasonable - only the residents of affected sites were notified, rather than the wider communities, such as Berala and Regents Park the documents are complex and quite technical making it hard to understand the local paper does not go out to all residents notification was 'hidden' in the Council advertisement more effort should be made to engage residents for whom English is not their first language an extension of time should be granted and discussions held with the wider community. <p>Consultation is not adequate:</p> <ul style="list-style-type: none"> define what each zone means identify heights by storeys, not just in metres slimmer buildings with space and low rise around them can be appealing, but floor space ratios are resulting in 'fat' buildings occupying the entire street frontage. disappointed that Lidcombe materials were not on display at the Auburn workshop developer driven DAs negate and fragment planning process the town centre boundaries should be discussed with the community and agreed boundaries adhered to most residents have limited time for this project - it is requested that our thoughts are filed as they come to mind, and collated from comments on previous DAs, rather than 	<p>Noted and addressed below. Minor changes recommended</p> <p>The draft Strategy was exhibited from Tuesday 7 February 2017 to Wednesday 8 March 2017. Notification of exhibitions in local newspapers is consistently in the Council notices section, alongside details of development applications and other Council projects on public exhibition.</p> <p>Exhibition material was available on Council's website, at Council offices and local libraries. Individual notification letters were sent to an area well beyond the two town centres (as far as Cardigan St in Auburn and Nottinghill Rd in Lidcombe).</p> <p>The letters included basic information on the proposal in 5 languages other than English (widely spoken in this part of Cumberland). Two evening information workshops were held, (one per centre), where staff were available to answer questions and explain the proposed changes.</p> <p>The zones are defined in the Auburn Local Environmental Plan (LEP) however a brief explanation can be included in the Council report and final documents to provide more context. A table can be added to provide a guide to the relationship between building height and number of storeys, noting that it will not be definitive, as it varies according to the mix of uses.</p> <p>The Strategy seeks to improve the relationship between height and FSR in Auburn and Lidcombe town centres, with the primary objective of improving building designs, including slimmer buildings which have a better relationship to the street.</p> <p>The Lidcombe materials were available at the Auburn workshop and vice versa.</p> <p>There are a number of steps and future opportunities for</p>

ATTACHMENT

Overall view/ Number of submissions	Submission issue	Response
Object to Process (continued)	<p>providing a timeframe in which to respond to a specific strategic project.</p> <ul style="list-style-type: none"> • Council and the community should identify pinnacle sites, then Council should buy the land, prepare an ideal DA then sell it to a developer who agrees to the DA limits. 	<p>consultation and public comment. If Council resolves to proceed with the Strategy, formal public consultation will be required (post-Gateway) as part of the process to amend the Local Environment Plan (LEP).</p> <p>The boundaries of the study area primarily follow the existing town centre boundaries which largely align with the boundaries of the B4 Mixed Use zones in both centres</p> <p>The purchase of land by Council is a policy decision to be made at the appropriate time</p>
	<p>Council is requested to ask the local paper why residents across the Lidcombe/Auburn area are not receiving the Auburn Review</p>	<p>Whilst not directly related to this study, the Auburn Review was contacted and advised that their distribution area covers all of Auburn and Lidcombe to the southern end of Rotonda</p>
Object to timing and decision making (raised in 3 Submissions)	<p>Object to timing of the draft Strategy:</p> <ul style="list-style-type: none"> • it should only be introduced after a Council is elected. An appointed administrator should not make significant decisions of this type • significant doubts about any long term planning associated with the former Auburn City Council - the inquiry should run its course before decisions are made. • it is noted that the JBA study was commissioned and completed during the time of the compromised Auburn City Council. 	<p>Noted and addressed below. No change recommended.</p> <p>Whilst the draft Strategy was exhibited while Cumberland Council was under Administration, any decisions about the study recommendations will be made by the elected Councillors. The Public Inquiry has now been completed.</p> <p>The JBA Study was a preliminary background study. Whilst aspects of this study have been used to inform the draft Strategy, a significant amount of additional work has also been undertaken in the preparation of the Strategy.</p> <p>The draft Strategy was also considered by the Cumberland Independent Hearing and Assessment Panel (IHAP) in November 2016 which recommended further changes. The draft Strategy was then reported to Council for consideration prior to public exhibition</p>

ATTACHMENT

Overall view/ Number of submissions	Submission issue	Response
Support for heights (10 form letters and 2 submissions)	<p><i>Form letters:</i> Support the draft Strategy:</p> <ul style="list-style-type: none"> recognises need for growth in centres maximises FSR without compromising efficient design principles or modifying additional land use zones eliminates need for 'spot rezoning' in the centres Will help the town centres meet design and population growth needs. <p><i>Submissions:</i> Support the draft Strategy, as our work on various projects in these centres over the last 5 years has led our architects to recognise the need for increased permitted heights to better achieve key urban design and SEPP 65 objectives.</p> <p>To grow, Auburn needs to change the building height restrictions. We need more bridges across rail lines any better road structures to support the increased population.</p>	Support noted.
Object to heights (raised in 6 submissions)	<p>Object to proposed heights.</p> <ul style="list-style-type: none"> Lidcombe is already unattractive, and higher, more crowded buildings will have a detrimental effect. Lidcombe and Auburn are aesthetically worse than 10 years ago with the new buildings. Draft Strategy does nothing to add a Coles (long promised by Council) or other facilities. No additional height should be given. no reason why high rise zones should be close to the station. Spreading them over the suburb makes more sense to avoid causing trouble to locals living near the station unhealthier for occupants - the higher you work or live in a building, the less likely you are to go to the street for a walk and the healthier you are. These developments will simply warehouse workers near a station to shuttle them on an overcrowded service to the city. draft Strategy will encourage development and may 	<p>Noted and addressed below. Some decreases in building heights are recommended.</p> <p>Development for high rise residential must comply with SEPP 65 and the Apartment Design Guide (ADG). In Auburn and Lidcombe town centres, however, the mismatch between existing FSRs and heights results in blocky, shorter buildings. Increasing heights will allow for better building design.</p> <p>Whilst the draft Strategy cannot specifically facilitate a supermarket, there are a number of sites which are sufficient in size to accommodate a supermarket</p> <p>Location of taller buildings close to stations maximises the proportion of the population able to walk to public transport and other services, reducing reliance on the car and providing health benefits.</p>

3

ATTACHMENT

Overall view/ Number of submissions	Submission issue	Response
Object to heights (continued)	<p>increase density – no evidence of ‘density well done’</p> <ul style="list-style-type: none"> shopping streetscape in both centres should be maintained at 2 storeys many residents prefer a maximum of 5 storeys in Auburn high rise (3+ storeys) should be limited to 500m walk from station Auburn should have an umbrella skyline from the roof of Auburn Primary School, the Baptist Church tower and roof of Auburn Central B4 and R4 zones should have subzones with different heights: 6 storeys, 12 storeys (general town centre limit) developers should be required to buy the airspace over adjoining properties to prevent rows of 12 storey buildings. 	<p>Some decreases in building heights are recommended in response to issues raised in submissions; however, not to the extent sought in this submission. The existing heights permitted under the current planning controls for both centres allow more than five storeys. Given the relatively high FSRs in both centres, reducing the height would adversely impact on building design outcomes.</p> <p>The heights recommended seek to create a transition in building height, stepping down from the core of each centre to lower scale building heights towards the edge of the centres.</p>
Object to heights <u>and</u> density (Petition with 39 signatures) <i>Note: Some petition signatories also sent individual submissions</i>	<p>Object to increasing heights in Lidcombe Town Centre, due to:</p> <ul style="list-style-type: none"> insufficient school capacity inadequate parking lack of Infrastructure to support so many more residents <p>To address density and bulky buildings the FSR should be reduced.</p> <p>No further large scale developments should be approved in Lidcombe until the above issues are addressed.</p>	<p>Noted and addressed below. No change recommended.</p> <p>Council continues to advocate for and work collaboratively with the NSW government in terms of public school infrastructure and capacity.</p> <p>Reducing FSRs requires extenuating circumstances. The Strategy seeks to improve the relationship between height and FSR controls to achieve better building designs in these centres.</p> <p>Each new development must incorporate an appropriate amount of parking. Council’s planning controls set out the required rates for each type of development.</p>
Support for Strategy (raised in 1 submission) (continued)	<p>On behalf of 2 owners (precinct 15), this submission endorses the methodology and recommendation of the draft strategy, and that it is worthy of informing a Draft LEP for Lidcombe centre.</p> <p>A DCP should be prepared providing design criteria to reflect the objectives of the Lidcombe town centre and to ensure high quality urban renewal of the town centre.</p>	<p>Support noted.</p>

ATTACHMENT

Overall view/ Number of submissions	Submission issue	Response
Object to Strategy (raised in 1 submission)	<p>The proposal is purely to provide affordable housing, but there is already a considerable amount of affordable housing already in Auburn and Lidcombe.</p> <p>It is also a "cash grab" for rates, given the loss of income through amalgamations, without regard to the amenity of residents.</p>	<p>Noted and addressed below. No change recommended.</p> <p>The draft Strategy does not specifically facilitate the provision of affordable housing. Council has, however, since adopted an <i>Interim Affordable Housing Policy</i> and a <i>Planning Agreements Policy and Guideline</i> which seek to facilitate affordable housing across Cumberland.</p> <p>The Strategy provides for a minor increase in dwelling numbers, and as such, there will be only be a limited increase in rates income, mostly as a result of the increased commercial components to support the economic growth of the town centres.</p>
Object to dwelling mix (raised in 1 submission)	<p>New apartment developments consist mainly of 2 bedroom flats, despite the fact that this area has one of the highest birth rates in the country. This means the handful of 3 bedroom units are ridiculously expensive to rent.</p> <p>Before encouraging new development, I want to see evidence that Council can reverse this situation so most new units are 3 bedrooms.</p>	<p>Noted.</p> <p>Council's current planning controls encourage a mix of unit sizes. The mix of unit sizes is influenced by market demand and development feasibility.</p>
Concerns about lack of business diversity and convenience (raised in 1 submission)	<p>Increasing density is sold as a way to enliven a suburb and increase services. But this has not been the case in Lidcombe 30 years ago, with a much smaller population, we had 3 medium sized supermarkets, butchers, a fruit shop, various doctors and small businesses. All but one butcher have gone. Basic groceries are not available in walking distance, so residents drive to Auburn, Chullora or Banksstown to shop.</p> <p>Change can be a good thing, but we need positives. One would be more diversity in the types of shops, reflecting the multicultural population.</p>	<p>Noted.</p> <p>Whilst Council would like to see a mixed of shops and other day to day services in each town centre, Council cannot control the type of shops. There are a number of sites within Lidcombe town centre which are the subject of current or likely future planning proposals which will hopefully result in an increased mix of shops and other services in the near future.</p> <p>Council's planning controls supports a range of land uses in the town centre, however, the mix of shops is influenced by external factors.</p>

ATTACHMENT

Overall view/ Number of submissions	Submission issue	Response
Object to and concern about impact on schools (raised in 4 submissions)	<p>Concerned about the cumulative increases in traffic generation should additional development occur within the vicinity of local Catholic Schools (St John's Primary, Trinity College and St Joachim's Primary) and the impact on pedestrian and student safety.</p> <p>Concerned about the bulky appearance of buildings, and the potential for overlooking and overshadowing of school sites.</p>	<p>Noted. A reduction in height and FSR controls for land near the primary schools in Lidcombe is recommended.</p> <p>The Strategy proposes minimal change to densities within the town centres. In response to comments received during exhibition, a reduction in heights and some FSRs near the two primary schools in Lidcombe is proposed. The land surrounding St John's Primary and Trinity College in Auburn is largely developed already, and no changes to the existing controls are proposed.</p> <p>The potential for overlooking and overshadowing of adjoining land (including schools), as well as pedestrian safety will continue to be assessed at the development application stage.</p>
Object to lack of open space (raised in 4 submissions)	<p>No mention of need for additional open space for the increased population which is critical for physical and mental health:</p> <ul style="list-style-type: none"> local recreational areas are inadequate. Phillips Park, Lidcombe, is not in the immediate area of the proposed high and medium density areas with many more families living in apartments there is a need for areas where children can play and people can sit in groups. 	<p>On the southern side of the railway in Lidcombe is Remembrance Park. The potential to open up Remembrance Park to the north will be subject to further discussion with landholders. On the northern side of the railway in Lidcombe, there will be more reliance on future development activity to provide open space.</p> <p>An additional area of public open space in Auburn town centre is identified in Council's planning controls (corner of Queen Street and Auburn Road). This will add to the existing play spaces and seating recently installed by Council as part of the Auburn town centre public domain upgrade.</p>
Object to impact on space and light (raised in 1 submission)	<p>Object to the draft Strategy:</p> <ul style="list-style-type: none"> it 'rips off' new buyers by reducing space it reduces the green space and light Lidcombe already has massive development eg Dooloys 	<p>Noted. No change recommended.</p> <p>There is no proposal to reduce any public green space. All developments in the R4 High Density Residential zones are required to have a minimum amount of deep soil area for green space. Apartment buildings are also required to have common and private open spaces, and minimum standards of solar access are required.</p>

ATTACHMENT

Overall view/ Number of submissions	Submission issue	Response
Object to lack of infrastructure (raised in 13 submissions)	<p>Object to draft Strategy as it will result in overdevelopment and exacerbate the existing infrastructure problems.</p> <ul style="list-style-type: none"> increasing population by raising heights will increase traffic pressure in centres, exacerbated by the WestConnex toll intersections of Harrow Rd/Beatrice St and Harrow Rd/Helena St should be upgraded. it is difficult get around Lidcombe on foot, especially for mobility impaired - 401 bus services at night or Sundays to connect to the train service would assist trains are already at capacity and there is a lack of parking existing school capacity in both centres (primary, high school) is insufficient: a co-ed public high school is needed Auburn Hospital is already at capacity Police resources are already too stretched. childcare, library services, neighbourhood centre and community services will need a considerable injection of Council resources increased mixed use and dwellings will result in increased waste. Council waste services are poor now, and would require substantial resources to address the problem drainage and electricity infrastructure in Lidcombe will not cope. <p>The following would improve outcomes:</p> <ul style="list-style-type: none"> increased car spaces provided in new developments bring back the direct Lidcombe to Liverpool via Regents Park train route and increase bus routes to the station improve structural quality of new buildings add screening/opaque glass to balconies for privacy and to avoid looking at other people's washing require greater setbacks to provide garden/green space require developers to contribute to funding of pocket parks Wyatt Park is great for sport, but public transport access is poor and does not encourage walking through at night. 	<p>Noted. No change to Strategy recommended. The Strategy would result in a minor increase in dwelling numbers and population only.</p> <p>Council continues to plan and work with other stakeholders to align infrastructure capacity with growth.</p>

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ATTACHMENT

Overall view/ Number of submissions	Submission issue	Response
Other comments (raised in 1 submission)	<ul style="list-style-type: none"> Parramatta Rd should be B4 Mixed Use, but not high rise residential. It should have a streetscape of 2 storeys with setback of lawns and gardens. Hall St to Parramatta Rd should be R3 Medium Density Residential. west of Gibbons St should be R2 Low Density Residential please confirm that 1a, 1b Queen St will remain industrial, as shown on the map. 	<p>Noted. Outside scope of Strategy Council has resolved to implement the NSW Government's Parramatta Road Corridor Urban Transformation Strategy which covers most of these areas. 1A/1B Queen Street was previously rezoned to R4 (separate planning proposal). This typographical error has been corrected in the final documents.</p>
Other comments (raised in 1 submission)	Please rezone land along roads such as Park Rd and Vaughn St to townhouses or terraces with rear access onto the back streets to eliminate driveways and facilitate turning lanes	<p>Noted and addressed below. No change recommended. The portion of Park Rd within the centre is already zoned B4 Mixed Use.</p>

ATTACHMENT


PRECINCT SPECIFIC SUBMISSIONS - AUBURN TOWN CENTRE
(Excluding precincts 16b, 21 and 22)

Note: Each row relates to a matter raised in a single submission

Current controls	Exhibited draft controls	Submission issue	Response
Precinct 1 B4 Mixed Use FSR – 5:1 Height – 49m	Precinct 1 B4 Mixed Use FSR – 5:1 Height – 60m	 <p>Precinct 1 Auburn (Queen St, Auburn Rd Mary St and Harrow Rd)</p> <p>Landowner submission seeks recognition of the opportunity provided by this amalgamated site, approximately 190m from the station.</p> <p>The IHAP recommended a height of 60m for this Precinct (lower than the 76m previously considered in JBA background study), and a minimum non-residential FSR of 0.5:1. This equates to a loss of approximately 3 storeys plus overrun.</p> <p>A previous planning proposal for 5,800m² portion of this precinct sought 96m, an FSR of 9:1, and proposed a courtyard, public library shell and 4,400m² retail. Not supported by Council or IHAP, however, both Council and IHAP recognised the opportunity presented by the site.</p> <p>Submission included modelling of different scenarios for Precinct 1:</p> <ul style="list-style-type: none"> 46m (approx 13 storeys) 5:1, dedication of 2,000m² public open space and laneway 76m (approx. 23 storeys) 7:1:1 FSR, 2,000m² of public open space and laneway one 107m tower, remaining towers maximum 76m, with 8.5:1 FSR, 2,000m² public open space and laneway. 	<p>Noted and addressed below. An increase in height is recommended.</p> <p>Precinct 1 is a key site at the core of Auburn Town Centre, and its location and configuration provide significant opportunity for redevelopment which includes provide open space and improved connectivity, as identified in the DCP.</p> <p>The preliminary study by JBA was used as background information in the preparation of the draft Strategy, however a number of other considerations, including the IHAP's recommendations have informed the Strategy.</p> <p>Further analysis has been undertaken in response to this submission and a height of 70m is now recommended for this precinct, to enable better design outcomes and provision of public open space and through site links as per the existing DCP controls.</p>




1

ATTACHMENT

Current controls	Exhibited draft controls	Submission issue	Response
Precinct 1 (continued) B4 Mixed Use FSR – 5:1 Height – 49m	Precinct 1 (continued) B4 Mixed Use FSR – 5:1 Height – 60m	<p>Submission on behalf of the owners of Auburn Central generally supportive of the draft Strategy. Expressed concerns that:</p> <ul style="list-style-type: none"> any new planning proposals, particularly for Auburn Shopping Village, need to address traffic flows, access requirements and local road capacity. any increase in development within the town centre should address appropriate funding mechanisms to ensure that infrastructure is delivered <p>Submission supports high rise for this site/precinct. It should link to Auburn Central, through the underground car park and via an overhead walkway from the post office to upper level of Auburn Shopping village.</p> <p>However, increased height here should be compensated by a permanent 12 storey limit generally in the centre.</p>	<p>Noted and addressed below. An increase in height is recommended (see previous). Each planning proposal is assessed in terms of its strategic merit. This strategic merit assessment includes consideration of traffic measures. Further detailed assessment is also undertaken at the development application stage.</p> <p>Council is preparing a new contributions plan to appropriate fund local infrastructure associated with growth.</p> <p>Noted and addressed below. An increase in height is recommended (see previous). Detailed design of any development itself will be assessed at DA stage. The primary focus of the Strategy was to improve the relationship between building heights and FSR. Limiting the heights in the rest of the town centre would adversely impact on design outcomes, given the scale of the existing FSRs. Varying building heights are recommended across both centres.</p>
Precinct 2 B4 Mixed Use FSR 5:1 Height 38m	Precinct 2 B4 Mixed Use FSR 5:1 Height Part 60m, part 49m	 <p>Precinct 2, Auburn (1 -13 Harrow Rd, 9 -23 Mary St, 6 – 24 Park Rd)</p> <p>Submission objecting to proposed increase in height for Precinct 2, as it would have the potential to overlook Trinity College (Park Rd, Precinct 7). Redevelopment of sites to 60m would create an adverse impact on the visual amenity of the school</p>	<p>Noted and addressed below. No change recommended. The remaining area within Precinct 2 that is not already redeveloped is west/south-west of Trinity College and, as a result, would have little overshadowing impact on the school. Any development application would need to consider the visual amenity and overshadowing of the surrounding development particularly schools. Increased building heights in this location will allow some flexibility in design, and will assist with distribution of the FSR across the site, helping to address impacts on adjoining development.</p>



2

ATTACHMENT

Current controls	Exhibited draft controls	Submission issue	Response
Precinct 4 B4 Mixed Use FSR – 3.75:1 Height – 49m	Precinct 4 No change	 <p>Precinct 4, Auburn (Auburn Central)</p> <p>The proposed FSR map references the precinct as W2 – but there is no W2 in the accompanying legend.</p>	<p>Noted and amended. There is no change proposed to the FSR. This has been added for greater clarity.</p>
Precinct 5 B4 Mixed Use FSR – 2.4:1 Height – 18m	Precinct 5 No change	 <p>Precinct 5, Auburn (South Parade and land bound by Auburn Rd, Kerr Parade and Civic Rd)</p> <p>It is recommended that this precinct allow 5 storeys generally, with 12-20 storeys at key points.</p> <p>Council should buy the site, prepare a DA, on sell to a developer, with a condition that the DA remain in place for 50 years.</p>	<p>Noted and addressed below. No change recommended. This precinct is characterised by narrow shopfronts which provide a distinctive character along South Parade. The street block is not very deep (approximately 28-29m), with most sites in single ownership, making redevelopment difficult to achieve.</p> <p>Council acquisition of this land is neither feasible nor practical. Under the <i>Environmental Planning and Assessment Act</i>, Council cannot extend a development consent beyond 5 years.</p>
Precinct 6 B4 Mixed Use FSR – 5:1 Height – 38m	Precinct 6 B4 Mixed Use FSR – 3:1 Height – 38m	 <p>Precinct 6, Auburn (Land bound by Queen St, Alice St, South Parade and Vales Lane)</p> <p>Submission raises no objection to the proposed decrease in FSR, for Precinct 6, as it would allow a staggered building form from the town centre to the periphery and allow future development to be considerate of its surroundings.</p> <p>Park Rd should be the limit of any high rise. It is disappointing that it has already been breached.</p>	<p>Addressed below. Retention of existing FSR recommended. Since exhibition in 2017, the majority of this precinct (excluding the primary school) has been either developed or granted development consent under the current LEP controls. As such, retention of the existing 5:1 FSR is recommended.</p> <p>As per comment above</p>


3

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Current controls	Exhibited draft controls	Submission issue	Response
Precinct 7 B4 Mixed Use FSR – 3:1 Height – 27m	Precinct 7 No change	 <p>Precinct 7, Auburn (Mary St, Park Rd, Queen St and Alice St)</p> <p>Park Rd should be the limit of any high rise. It is disappointing that it has already been breached.</p> <p>Precinct 7 should be R2 Low Density Residential, or certainly no more than R3 Medium Density.</p>	<p>Noted and addressed below. No change recommended.</p> <p>As acknowledged, this precinct is already zoned B4 Mixed Use with a height of 27m. No change is proposed due to the location of the school, as well as the role of the precinct as a transition to the low density area to the west.</p>
Precinct 9 B4 Mixed Use FSR – 5:1 Height – 38m and part 36m	Precinct 9 B4 Mixed Use FSR – 5:1 Height – 45m	 <p>Precinct 9, Auburn (18 Harrow Rd, 1-9 Beatrice St, 93-125 Auburn Rd, 72 Auburn Rd)</p> <p>The submission seeks an increase in permitted height to at least 55m for this site as the proposed 45m will not allow the 5:1 FSR to be achieved. A 55m height limit would still allow a transition down to Beatrice St, and the shadows will fall substantially within the same shadow areas as 45m towers at Beatrice St.</p>	<p>Noted and addressed below. An increase in height is recommended for part of this precinct.</p> <p>Precinct 9 is at the end of Auburn town centre and transitions to residential areas to the west (18 to 20m height; 1.7:1 to 2:1 FSR) and to the south (9m height and 0.75:1 FSR), with the closest area occupied by a primary school. The draft Strategy was exhibited with a maximum 45m height to enable better building design with reduced shadow and visual impacts.</p> <p>The Land and Environment Court has since approved a building height for part of this precinct (NW corner) of 56.7m (modification to DA-368/2013). The Strategy recommendation for part of this precinct has been amended to 55m to reflect this determination.</p>



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Current controls	Exhibited draft controls	Submission issue	Response
Precinct 9 (continued) B4 Mixed Use FSR – 5:1 Height – 38m and part 36m	Precinct 9 (continued) B4 Mixed Use FSR – 5:1 Height – 45m	Submission objects to the proposed height for this precinct. The Venture site approval, with a 5 storey street wall is a poor streetscape outcome, and contrary to the desired ITP objectives. This was strongly opposed by residents, and school P&C. Key issues included overlooking of the school playground, and the need for more than one car per household. This approval should not be used as a precedent, and other parts of Auburn town centre should be reduced to 5 storeys to compensate.	Noted and addressed below. An increase in height is recommended for part of this precinct Reducing the rest of the centre to five storeys would impact on design outcomes. This will be particularly important for many of the other precincts in Auburn which are closer the station and form the core of the centre
Precinct 10 B4 Mixed Use FSR – 3:1 Height – 27m	Precinct 10 No change	 <p>Precinct 10, Auburn (Land bound by Queen St, Beatrice St and Susan St) Precinct 11, Auburn (9 Marion St, 3-19 Queen St, 8-24 Kerr Parade, Auburn) Precinct 16, Auburn (1-5 Station Rd 35 – 45 Rawson St, 4A – 6 Dartbrook Rd)</p>	
Precinct 11 B4 Mixed Use FSR – 3:1 Height – 27m	Precinct 11 B4 Mixed Use FSR – 3:1 Height – 32m		
Precinct 16 B4 Mixed Use FSR – 3.6:1 Height – 32m	Precinct 16 B4 Mixed Use FSR – 3.6:1 Height – 38m	Submission would like these precincts to be R3. The B4 zone in Auburn town centre should be more contained: it should not extend beyond Beatrice St, nor extend up Queen St beyond the Susan St roundabout; it should also be contained by Rawson St from Station Rd to Macquarie Rd and only the Rawson St side of Hall St This area should have been rezoned to B4 years ago, however submission is against any rezoning in this area due to interface and overshadowing issues with adjoining land.	Noted and addressed below. No change to exhibited zoning controls recommended Precincts 10 and 11 are currently zoned B4 Mixed Use and there is no strategic merit to rezone to R3 Medium Density. The B4 Mixed Use zone is not proposed to extend beyond Beatrice St at this time Precinct 16 is currently zoned B4 Mixed Use. Given its proximity to the station. This zone is considered suitable

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Current controls	Exhibited draft controls	Submission issue	Response
Precinct 12 B4 Mixed Use FSR 2.4:1 Height 18m	Precinct 12 B4 Mixed Use FSR 2.4:1 Height 18m	 <p>Precinct 12, Auburn (Land bound by Auburn Road, Kerr Parade and the railway line)</p>	
		<p>Submission seeks an increase in height and FSR for this precinct. It is less than 50m to the station entry, and is centrally located within the town centre. Increased residential density in this location would be consistent with government policy. The precinct has two road frontages, allowing vehicular access to be provided (as currently) via Kerr Parade. The precinct could be amalgamated, having an overall area of 1,650m². The precinct is unconstrained by flooding or heritage, and can readily accommodate a mixed use development with a height to 38m and a maximum FSR of 5.1.</p>	<p>Noted and addressed below. An increase in height is recommended.</p> <p>This precinct has a number of constraints including topography, relatively small total site size with an irregular shape, proximity of the railway line, and congestion on and around the road frontages. It is noted that parts of the existing building are located on the road reserve, and this would not continue if site was redeveloped. No change in FSR is recommended; however, an increase in height from 18 metres to 27 metres is recommended.</p> <p>Additional analysis was undertaken post-exhibition in response to submissions received, and an increase in building height for this precinct is recommended (27m).</p>
Precinct 17 R4 High Density Residential FSR – 1.7:1, 2.1 corners Height – 18m, 20m corners	Precinct 17 R4 High Density Residential FSR – 2:1 Height – 20m	 <p>Precinct 17, Auburn (Rawson and Hall Streets, Dartbrook and Station Roads)</p>	
		<p>Submission seeks B4 zoning, 3.6:1 FSR and 45m height for whole of precinct 17:</p> <ul style="list-style-type: none"> • in line with neighbouring precincts • precinct has a mixed use feel with non- 	<p>Noted and addressed below. Change to zoning, FSR and height recommended for western half of this precinct.</p> <p>In response to submissions received, further review of this precinct was undertaken. The Station Road frontage is directly opposite an existing B4 zone. Providing the potential to activate</p>

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Current controls	Exhibited draft controls	Submission issue	Response
		<p>residential uses such as the Masonic Centre</p> <ul style="list-style-type: none"> • B4 would help achieve the goal of making the centre active and vibrant • recognises transitional nature of the area with buildings over 30m under construction in the precinct • tall slim towers improve resident amenity, so height and building envelopes should exceed FSR to provide flexibility and good urban design outcomes • the proposed 20m height is not a transition. <p>Submission indicates that residents do not want to live in a crowded area as proposed by the draft Strategy. Recently objected via a petition to the construction of a 15 storey building in Dartbrook Rd, which was approved, has been in the construction phase for 2 years, and blocks airflow and sunlight.</p>	<p>the street on both sides of the road is likely to also support the existing B4 zone on the western side of Station Rd.</p> <p>It is therefore recommended that the western part of Precinct 17 in Auburn (from Holiday Lane to Station Road) be:</p> <ul style="list-style-type: none"> • zoned B4 Mixed Use • FSR of 3.6: 1 • height of 25m <p>These recommended changes provide a transition to the R4 zoned land to the east of Holiday Lane.</p> <p>In terms of crowding, the Strategy seeks to improve design and public domain outcomes to improve liveability and amenity, rather than increasing density. The height and FSR changes proposed are minor, and maintain a transition in scale to the north and east of the town centre boundary.</p> <p>The change to B4 recommended above is likely to have a minor impact on Dartbrook Rd in terms of built form.</p> <p>Matters such as the impact of development on adjoining properties (including sunlight access and airflow impacts) are assessed at the development application stage.</p>

ATTACHMENT


PRECINCT SPECIFIC SUBMISSIONS - LIDCOMBE TOWN CENTRE

Note: Each row relates to a matter raised in a single submission.

Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
Precinct 3 (part 3d) B4 Mixed Use FSR – 5:1 Height – 36m	Precinct 3 (part 3d) B4 Mixed Use FSR – 5:1 Height – 55m	 <p>Part of Precinct 3, Lidcombe (Olympic Dr, Vaughan St and Bridge St - 'Westella site')</p> <p>Landowner submission states that the size of the total site (7,134m²), its single ownership and its prominent location make this site ideal for future intensification, beyond what is suggested in the draft Strategy.</p> <ul style="list-style-type: none"> • commends Council on the initiative to increase permitted heights to work more efficiently with FSRs • seeks an increase in height to 60m (as a baseline) which would lead to a superior urban design outcome while improving the human scale street experience • seeks a Design Excellence Competition bonus of 15% of FSR and height for the site and the town centre immediately. • included an urban design report showed a proposed concept of 6 towers of varying heights to 65m with an FSR up to 6:1 are possible on the site under a different amalgamation pattern. This also includes a supermarket. • seeks to work with Council on the DCP. 	<p>Noted and addressed below. An increase in height is recommended.</p> <p>This is an important site within the Lidcombe Town Centre, and one of few sites where a supermarket could be accommodated.</p> <p>It is noted that the Strategy does not seek a single blanket height across the centre, however, it does provide a single height for this precinct. This is a maximum height, not a required height.</p> <p>The recommended increased maximum height is intended to provide opportunities for a variety of heights and built form by working together with the existing FSR of 5:1. Multiple design outcomes are possible under this scenario.</p> <p>Whilst the options presented in the submission are not considered suitable, a modest increase in height to 65 metres is recommended for this part of Precinct 3 to enable high quality design outcomes, including public domain improvements at ground level. No change to the FSR is recommended.</p>
		<p>There is <i>no basis</i> for the description of the role of Lidcombe centre as having potential for commercial expansion and intensification, nor for it to form part of a 'broader ecosystem of innovation and enterprise across</p>	<p>Noted and addressed below. An increase in height is recommended.</p> <p>There are very few changes proposed to expand the B4 Mixed Use zone in Lidcombe. The actual mix of</p>



1

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Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
Precinct 3 (continued)	Precinct 3 (continued)	Cumberland: This is only an urban design strategy.	businesses within the town centre will not be prescribed by Strategy.
Precinct 3 (part) B4 Mixed Use FSR – 5:1 Height – 32m	Precinct 3 (part) B4 Mixed Use FSR 5:1* *Council to investigate reduction in FSR Height – 38m	 <p>Part of Precinct 3, Lidcombe (Land fronting the north side of Taylor St)</p> <p>Submission supports the intent to maintain a gradual decline in building height and FSR away from the station to establish a stepped skyline and retain solar access to Remembrance Park, however lowering the FSR is not the best means to do this:</p> <ul style="list-style-type: none"> reducing the FSR would not be consistent with the objectives of Cl. 4.4 in the Auburn LEP 2010 – as the current 5:1 FSR enables appropriate density that reflects the locality a development's inability to achieve the maximum FSR at a particular point in time and place does not mean it will never be achieved in the future reduced FSR will reduce development potential – reducing the number of affordable housing units submission included indicative plans for ground floor, and typical floor levels and schematic elevation for a proposed 9 storeys (24m) with an FSR of 4.5. Also proposed to <i>“enhance and conserve this local heritage building by dismantling the whole structure and rebuilding with the same or same type of materials, moving the building forward 2m to the boundary, with the new building starting from the 3 internal columns, and from the roof ridge back”</i>. 	<p>Noted and addressed below. Retention of existing FSR and exhibited height recommended.</p> <p>Council has sought specialist advice on the significance of the former Lidcombe Post Office (built 1920 and designed during the tenure of NSW Government Architect George McRae, who also designed the Queen Victoria Building).</p> <p>Development application to which submission refers has since been withdrawn.</p> <p>It is recommended that the existing FSR of 5:1 be retained along with the exhibited height of 38m.</p> <p>Any future development application for this site will undergo detailed assessment with specific focus on potential impacts on the heritage item and overshadowing of Remembrance Park. Dismantling and reconstructing the heritage item (former Lidcombe Post Office) is unlikely to be supported.</p>


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Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
Precinct 5 B4 Mixed Use FSR - 5:1 Height - 32m	Precinct 5 Part RE1 Public Recreation No Height/FSR Part B4 Mixed Use FSR - 5:1 Height - 38m	 <p>Precinct 5, Lidcombe (2-6 Taylor St, 29 – 33 Joseph)</p> <p>Landowner submission objecting to proposed RE1 zone for 2 Taylor St. Acquisition of this site has potential to impact the viability of the church and its ability to remain on site. Rezoning the site without Council having identified a budget, timeframe and acquisition plan, would result in uncertainty, and would be burdensome for the Church to hold land where it cannot increase its operations.</p> <p>Church supports retention of the B4 zone with appropriate height and FSR. The potential overshadowing of the park can be mitigated through other planning and design measures.</p> <p>The landowner (Church) seeks to work with Council to find an alternate solution to allow the church to continue its activities, and enable Council to improve the street address of Remembrance Park, eg through reconfiguration of the overall site and/or boundary adjustments or land swap.</p>	<p>Noted. Retention of existing zoning, height and FSR controls is recommended.</p> <p>Following receipt of this submission, Council and the landowner have met to discuss potential options including land swap and reconfiguration of sites. As discussions have yet to reach a conclusion, it is recommended that the existing zoning, height and FSR be retained. This approach does not preclude future negotiations as outlined above, and the planning controls can be amended to reflect an agreed outcome for this area in the future.</p>
Precinct 6 B4 Mixed Use FSR - 5:1 Height - 32m	Precinct 6 B4 Mixed Use FSR - 5:1 Height - 38m	 <p>Precinct 6, Lidcombe (2-10 Kerrs Rd, 46 -74 Joseph St Lidcombe)</p> <p>Supports the draft Strategy. Suggest increasing the FSR to 5.9:1 to expand the common area and allow for a community room in our DA submission.</p>	<p>Noted and addressed below. No change recommended.</p> <p>The submission does not provide strategic merit for the requested increase in FSR. Precinct 6 is at the</p>


3

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Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
			southern edge of the B4 zone, and forms part of the transition from the core of the centre to surrounding residential areas. No change to FSR is recommended. Specific proposals will be considered on merit as part of the development application process.
Precinct 7 R2 Low Density Residential No FSR Height – 9m	Precinct 7 R4 High Density Residential FSR 2:1 Height – 20m	 <p>Precinct 7, Lidcombe (Olympic Dr, Kerrs Rd, B4 lands and Raymond St East)</p> <p>Submission supports the proposed R4 zoning, but seeks an increase in the permitted height:</p> <ul style="list-style-type: none"> land immediately to the north would have a maximum height of 38m, in contrast to our site which would have only 20m, resulting in a neighbouring development that would be much higher failure to adopt a consistent height across the R4 zone will prevent amalgamation with a view to large single development the border between the R4 zones is arbitrary – in the middle of the block - the natural boundary of the zone should be Raymond Street and Armstrong Lane extension of the permitted height to Raymond Street would not result in overshadowing as the land on Bernard St and the eastern side of Joseph St would form a transition zone. Joseph St is the main promenade in Lidcombe with a width to support large tall buildings. 	<p>Noted and addressed below. An increase in height is recommended.</p> <p>The Strategy seeks a transition in height and scale from the core of both centres to the centre edge and beyond, and in some locations this transition is more gradual than others. Increasing their height in this precinct to 38m as sought by the submission would not support a smooth transition to the land to the south of Precinct 7, currently zoned R2, with a 9m height limit.</p> <p>Further analysis following exhibition found that a building height of 25m in this location, while retaining an FSR of 2:1, would still allow for a mix of built form design that takes into account the development in Precinct 6 in the north, as well as the need to transition to the low density residential area to the south. The revised Strategy recommends this is approved.</p>

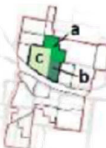

4

ATTACHMENT

Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
		<p>For many years the residents of Precinct 7 have endured the loss of a supermarket within walking distance, with many elderly residents left stranded by development. The closest shopping centre is more than 2 kilometres away without adequate public transport. Residents in this area have felt ignored in the past about development issues that affect us.</p> <p>We recommend that the proposed R4 zone from Kerns Rd to Raymond St be amended to B4, with a maximum height of 32 metres along Bernard St in keeping with an aesthetic look for the precinct, and with consideration for an adequate supermarket/ shopping centre to support current and future residents.</p> <p>R4 is recommended further south.</p>	<p>Noted and addressed below. An increase in height is recommended.</p> <p>The need for a supermarket in Lidcombe is recognised and encouraged through the controls proposed in the Strategy.</p> <p>Extending the B4 zone is not supported for this precinct, as it would extend the centre too far from the core.</p> <p>The land further south (south of Raymond St) was not part of the study area for the draft Strategy, and is well outside the town centre. Consideration of this area is beyond the scope of this Strategy. However, as outlined above, an increase in height (to 25m) is recommended for Precinct 7.</p>
East of Precinct 7 R4 High Density Residential FSR 1.7 – 2.1 Height 18-20m	East of Precinct 7 No change	 <p>East of Precinct 7 (between Joseph St, McVicar Lane and Raymond St East)</p> <p>Raymond St East is a peaceful cul de sac, which would be ruined by the development proposed under the draft Strategy for the area between James St, Joseph St, McVicar Lane and Raymond St East. High density development will affect the ambience and safety of this street, will result in overcrowding and massive buildings towering over homes. It will mean that the on street parking will be taken by the new apartments. Objects to the draft Strategy.</p> <p>I urge reconsideration of the high density status proposed for the Joseph St side that connects to Raymond St East and McVicar Lane.</p>	<p>Noted and addressed below. No change recommended.</p> <p>The area of concern identified is outside the study area and separated by Joseph St. The R4 High Density Zone is the existing zone in this location. There are no changes proposed to the zone, the height or the FSR.</p> <p>The changes proposed by the Strategy in this area are limited to the western side of Joseph St adjoining Raymond St East (this was not raised in this submission as an issue).</p>


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Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
<p>Precinct 8 B4 Mixed Use FSR - 5:1 Height - 32m (part) and 36m</p> <p>Precinct 9 B4 Mixed Use FSR - 5:1 Height - 60m</p>	<p>Precinct 8 B4 Mixed Use FSR - 5:1 Height - 60m (part c);</p> <p>Precinct 9 B4 Mixed Use FSR - 5:1 Height - 60m</p> <p><i>(parts a and b are addressed below)</i></p>	 <p>Precinct 8 Irregular precinct between Church St and Doodson Ave centred on John St, Lidcombe, and</p> <p>Landowner submission supports the proposed controls for the Dooleys site within Precincts 8 (western part) and 9, as they will go some way to ensuring better urban design and architectural outcomes for the town centre. This large landholding provides a long term opportunity under these controls to strengthen the vitality the centre consistent with Council's planning objectives.</p> <p>Landowner looks forward to the opportunity to comment on controls under the future planning proposal.</p> <p>Object to proposed development for Lidcombe Dooley's site. The proposal is financed by and will enhance its gaming facilities. It is primed to overshadow and drive out other businesses, whereas we need business competition.</p> <p>Although I live in Lidcombe I bypass its shopping and transport due to overcrowding on the infrastructure - the streets, and station exits.</p>	 <p>Precinct 9 1-5A Church St, 13 - 25 Board St Lidcombe</p> <p>Noted and addressed below. An increase in height for part of Precinct 8 and Precinct 9 are recommended.</p> <p>In response to submissions received an increase in the exhibited height from 60m to 70m is recommended for Precinct 9 and the western half of Precinct 8 (west of John Street). This creates an opportunity to improve public domain and interface with John Street, as well as north-south through site links.</p> <p>The location of this precinct on the northern side of the station means that shadows cast by any redevelopment will fall primarily on the train line and Olympic Drive, rather than existing residential development.</p> <p>Noted. As per comments above.</p>



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Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
Precinct 8 (between John St and precinct 14) B4 Mixed Use FSR - 5:1 Height - 32m and 36m	Precinct 8 – (parts a and b: between John St and precinct 14) B4 Mixed Use FSR - 5:1 Height – 50m north of Mary St; 55m south of Mary Street	 <p>Precinct 8 (part), Auburn (between John St and Precinct 14)</p>	
		<p>Sydney Catholic Schools' submission objects to proposed changes to parts of Precinct 8 that adjoin St Joachim's Primary School (east of John Street), including:</p> <ul style="list-style-type: none"> • could leave the school with a 'boxed in' feel • could overlook and overshadow play spaces • would result in increased traffic, with particular concern for pedestrian safety • does not support environmental comfort, good amenity, or responsiveness to context <p>See also submission issues under Precinct 15.</p>	<p>Noted and addressed below. An increase in height is recommended.</p> <p>In response to submissions received, a decrease in the exhibited heights (50 metres down to 38 metres) is proposed for this part of Precinct 8. The existing FSR of 5:1 remains unchanged.</p> <p>Any proposal will undergo further detailed assessment at the development application stage, and would consider impacts on adjoining properties.</p>
		<p>Objects to the proposed 55m heights on Church and Mary Streets for apartments that will be very close together forming walls that will block the view and ventilation of the residents.</p>	<p>Noted and addressed below. No change recommended.</p> <p>The recommended increased height controls, with existing FSR will improve opportunities for more slender tower forms and increased building separation, resulting in improved opportunities for view corridors and ventilation.</p> <p>Aspects like ventilation, solar access, privacy and views would be further assessed at the development application stage.</p>

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ATTACHMENT


Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
<p>Precinct 14 B4 Mixed Use FSR - 5:1 Height - 32m</p>	<p>Precinct 14 B4 Mixed Use FSR - 5:1 Height - 55m</p>	 <p>Precinct 14, Lidcombe (39 and 43 Church St and 7 Mary St, Lidcombe)</p>	 <p>Precinct 15, Lidcombe (land b between Doodson and Church Streets, east of Frederick Street)</p>
<p>Precinct 15 R4 High Density Residential FSR - 1:7:1 2:1 at corners Height - 18m 20m at corners</p>	<p>Precinct 15 <i>part a. North of Mary St</i> R4 High Density Residential FSR - 3:1 Height - 32m</p> <p><i>part b and c. South of Mary St</i> B4 Mixed Use FSR - 3:5:1 Height - 38m</p>	<p>Landowner submission objects to the changes in controls for the land close to St Joachim's Primary School, particularly increased heights, which:</p> <ul style="list-style-type: none"> could leave the school with a 'boxed in' feel, rear of the school could look isolated could overlook and overshadow play spaces, with negative impacts on wellbeing of students and inconsistent with Greater Sydney Commission's goals would result in increased traffic, with particular concern for pedestrian safety does not support good amenity, responsiveness to context, or street level views that enhance a sense of place 	<p>Noted. Changes recommended in response. Precinct 14 is predominantly occupied by St Joachim's Primary School, and has an existing FSR of 5:1. The precinct includes a recently constructed 10 storey (32m) apartment building (43 Church St) to a height of 32.4m which uses the maximum FSR of 5:1</p> <p>Further analysis was undertaken as part of the review of submissions process. In response to issues raised in submissions, and to facilitate a better transition in scale with the primary school, a reduction in the exhibited draft heights and FSRs for Precincts 14 and 15 is recommended as follows:</p> <p><i>Precinct 14</i></p> <ul style="list-style-type: none"> FSR retain existing 5:1 Height 38m <p><i>Precinct 15</i></p> <ul style="list-style-type: none"> FSR 2:2:1 (part a and b) and 2:6:1 (part c) Height 29m (part a and b) and 36m (part c)
		<p>Object to the proposed 55m heights on Church and Mary Streets for apartments that will be very close together, forming walls that will block the view and ventilation of the residents</p>	<p>Noted. Changes recommended in response. See comment above.</p>

ATTACHMENT

Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
East of Precinct 15 R4 High Density Residential FSR – 1.7:1 Height 18m	East of Precinct 15 Not in study area – directly east of Precinct 15 No change	 <p>East of Precinct 15</p> <p>Submission on behalf of 31 Mary St Lidcombe, adjoining Precinct 15, to which has similar characteristics. Suggests Swete St as logical eastern boundary of the control, and seeks a height of height of 25m for 31 Mary Street.</p> <p>Surrounding development at 81 Church St, on the corner of Swete St, while not part of the study area, has established a strong built form typical of a 'gateway site' with an FSR of 2:1 and a height of 25m. This has set a precedent and 31 Mary St and the adjoining properties, 33 Mary St and 11 Swete St, should, to be consistent, also benefit from an FSR of 2:1 and a height of 25m. These recommended increases would encourage amalgamation and quality urban design.</p> <p>It is recommended that the land between Swete St and Precinct 15, south of Mary St be included in the draft Strategy to inform an upward review of controls.</p>	<p>Noted and addressed below. Minor change recommended.</p> <p>31 and 33 Mary St currently have an FSR of 1.7:1 and maximum height of 18m, while the adjoining properties to the north and east have a recommended FSR of 2:1 and a maximum height of 20m. Land to the south (outside the town centre boundary) has these controls.</p> <p>The Strategy, as exhibited, would result in a lower permitted FSR and height on two isolated sites surrounded by land with a greater FSR and height (located further from the station), without any planning rationale.</p> <div style="display: flex; justify-content: space-around;"> <div>  <p>FSR - exhibited</p> </div> <div>  <p>FSR - recommended</p> </div> </div> <div style="display: flex; justify-content: space-around;"> <div>  <p>Height - exhibited</p> </div> <div>  <p>Height - recommended</p> </div> </div>

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ATTACHMENT

Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
<p>North of Precinct 16 R3 Medium Density Residential FSR 0.75:1 Height 9m</p>	<p>North of Precinct 16 Not in study area directly north of Precinct 16 No change</p>	<p> North of Precinct 16</p> <p>Landowner submission on behalf of 31-33 Swete St Lidcombe. This 2 049m² site is on the corner of Swete St and Mills St, contains the former RMS Motor Registry, adjoins Lidcombe Public School (heritage listed) to the west and the residential block (Precinct 16) to the south. This site is part of this residential block, but was excluded from Precinct 16, presumably due to previous Motor Registry use.</p> <p>Submission seeks the same zone as Precinct 16 – R4 High Density Residential. It also seeks a base FSR of 2:1 plus an incentive FSR for social or community use, and a maximum height of 25m as:</p> <ul style="list-style-type: none"> Site forms a natural end to the residential block that includes Precinct 16, and would form an appropriate transition to/from the town centre The site is 630m walking distance to the station Given the location adjoining the school, the site provides an opportunity to provide a social or community use, however this would require a larger ground floor elevation and therefore a greater maximum height of buildings than the 20m proposed 	<p>The following minor changes to the controls for 31 and 33 Mary St, Lidcombe, are recommended:</p> <ul style="list-style-type: none"> increase the maximum FSR to 2:1 increase the maximum height of buildings to 20m consistent with proposed controls for Precinct 16. <p>Noted and extension of proposed zoning, height and FSR from Precinct 16 recommended. In response to submissions, the proposed controls for 31-33 Swete Street were reviewed. It is recommended that the proposed zoning (R4), height (20m) and FSR (2:1) of Precinct 16 be extended to include this last lot within the street block.</p> <p>The request for FSR and height greater than those proposed for Precinct 16 is not recommended as:</p> <ul style="list-style-type: none"> height and FSR greater than that proposed for Precinct 16 lacks strategic merit as it is further away from the station and core of the centre than Precinct 16. It would also compromise the capacity to provide a transition to the low density residential area to the north there is significant capacity within the B4 zone in Lidcombe to accommodate additional dwellings, without the need to substantially increase development potential beyond the edge of the town centre. the proposed location of a through site link to

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ATTACHMENT

Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
		<p>for Precinct 16</p> <ul style="list-style-type: none"> submission included a massing study which showed a podium of 4 storeys with a maximum 6 storeys with a northern frontage to maximise sun access, as well as potential for a through site link between Mills St and 29 Swete St (also shown as a through site link). 	<p>Doodson Ave/the school in the submission is shown wholly on the adjacent site (29 Swete St). This is a separate lot under different ownership, unrelated to the site subject site. Any through site link would need to be shared between these two properties.</p>

DOCUMENTS ASSOCIATED WITH REPORT C04/19-64

Attachment 3 Council Report and Minutes - 21 December 2016

Cumberland Council

Auburn and Lidcombe Town Centres Strategy

Responsible Division:	Environment and Infrastructure
Officer:	Group Manager Planning
File Number:	S-5740-01
Delivery Program Code:	2a 2 1 Prepare land use and local centre studies 1a.1.1 Enhance community participation, collaboration and engagement 5 1 1 Oversee the land use planning, design and compliance framework for managing and facilitating appropriate development 5 2 1 Identify strategies that support the development of local centres and business areas across the city

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]. As a result the *Draft Auburn and Lidcombe Town Centres Strategy* (**Attachments 4 to 9**) was prepared and considered by the Cumberland Independent Hearing and Assessment Panel (CIHAP) at its meeting of 17 November 2016 [Item C030/16]. The draft Strategy has been amended in line with the CIHAP recommendations.

This report seeks a recommendation to publicly exhibit the draft Strategy.

Report

Background

A review of the permitted heights for Auburn and Lidcombe town centres was first initiated by Council resolution on 16 April 2014 in response to a DA proposal for land in Auburn Town Centre, which highlighted that the heights and FSRs in the Town Centres were poorly aligned. This was followed by Councillor workshops and further resolutions of the former Auburn City Council to progress the study. JBA consultants completed a review of the heights in Auburn and Lidcombe Town Centres in February/March 2016. They were also asked to consider some specific precincts for changes to zoning and floor space ratios (FSRs). The JBA review is included at Attachment 9.

Council planners have reviewed the recommendations of the consultant review as well as a range of other strategies and studies completed or in preparation for a review of the Auburn LEP 2010. 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* has been prepared. Attachment 2 provides an outline of the history of the strategy to date.

Cumberland IHAP Resolution

The draft strategy was reported to the Cumberland IHAP (CIHAP) at its meeting of 17 November 2016 [Item C030/16] (see **Attachment 1**). CIHAP resolved the following:

1. That Council publicly exhibit the Draft Auburn and Lidcombe Town Centres Strategy as per the recommendations in Attachment 1 and the Auburn and Lidcombe Town Centres: Investigation into height of building controls and zoning (JBA study), and bring a report back to the CIHAP and to Council following the consideration of submissions.
2. That a minimum Floor Space Ratio (FSR) of 0.5:1 be non-residential uses in the following precincts in the core of both town centres:
 - a. Precincts 1, 2, 3, 4, 5, 12, 13, 14 and 16 in Auburn Town Centre; and
 - b. Precincts 1, 2, 3, 8, 9, 10, 14 and 15 in Lidcombe Town Centre.
3. That consultants be engaged to prepare a detailed view line analysis and study of the Gelibolu Precinct (Precinct 22) and a general view analysis of the surrounding residential areas in both Town Centres, and that a report be brought back to CIHAP and subsequently to Council for consideration.
4. That Council staff investigate the potential for provisions for design excellence as part of the preparation of a Comprehensive Local Environmental Plan (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 CIHAP and to Council for consideration in the future.
7. That Council investigate the reduction of the FSR for the part of the Lidcombe Town Centre Precinct 3 north of the park.
8. That Council investigate the introduction of minimum lots sizes in the Auburn LEP 2010 for the B4 Zone linked to the appropriate FSR and height.
9. That Council investigate the height and FSR objectives for the B4 Zone in the Auburn LEP 2010.
10. That Council consider the heritage listing of the Gallipoli Mosque and shop facades of both Town Centres as an early stage of the Cumberland Heritage Study.
11. That the Auburn DCP 2010 controls be updated to support the proposed amendments to the development controls in Auburn and Lidcombe Town Centres.

See Attachment 3 for the detailed recommendations in item 1 above.

The draft Strategy has been amended in line with the CIHAP recommendations.

1. DRAFT AUBURN AND LIDCOMBE TOWN CENTRES STRATEGY

As previously outlined, the draft Strategy (**Attachment 4**) 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 8** provides an outline of the existing controls, those recommended by the consultants, and the recommendations in this draft Strategy.

The principles build on the strengths of each centre, and seek to 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 systems, as foreshadowed in the *GPOP Greater Parramatta and the Olympic Peninsula 2016*, 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 town centres, on the recommendation of the CIHAP, is 60m. The proposed increases in heights improve the relationship between building heights and 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.

The difference between the height recommendations proposed to CIHAP, and those recommended by CIHAP for Auburn Town Centre are shown at Figures 1 and 2. Figures 3 and 4 illustrate the same for Lidcombe Town Centre. **Attachments 6 and 7** illustrate the proposed changes in zoning, FSR and heights from the existing planning controls under Auburn LEP 2010 as recommended by CIHAP.

¹ Innovation Ecosystem City Exchange Report 2016 *Growing the Australian Economy*

AUBURN TOWN CENTRE
Proposed maximum height of building (in metres)



Figure 1. Recommendations to CIHAP

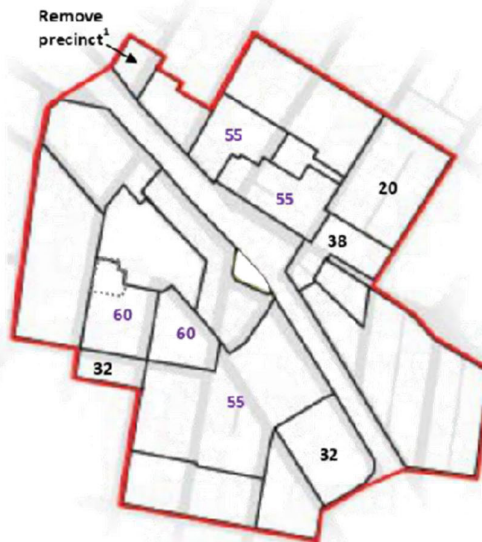


Figure 2. Recommendations made by the CIHAP

1. This precinct (20) is proposed for high density residential in the *Parramatta Rd Urban Transformation Strategy*. In line with the recommendation of the CIHAP, this precinct has been removed from the Strategy, and will be considered as part of a future planning proposal for the *Parramatta Rd Urban Transformation Strategy*.

LIDCOMBE TOWN CENTRE
Proposed maximum height of building (in metres)

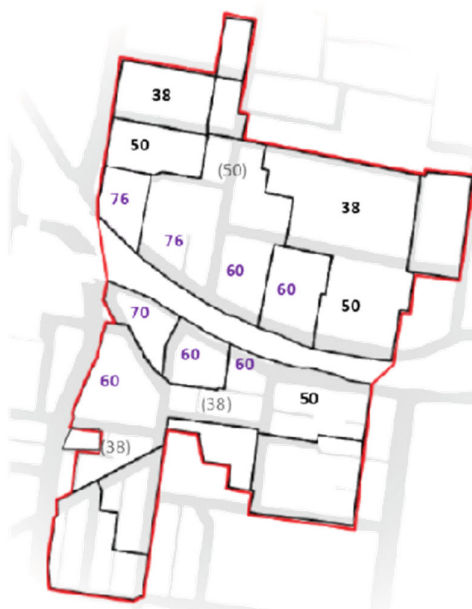


Figure 3. Recommendations to CIHAP

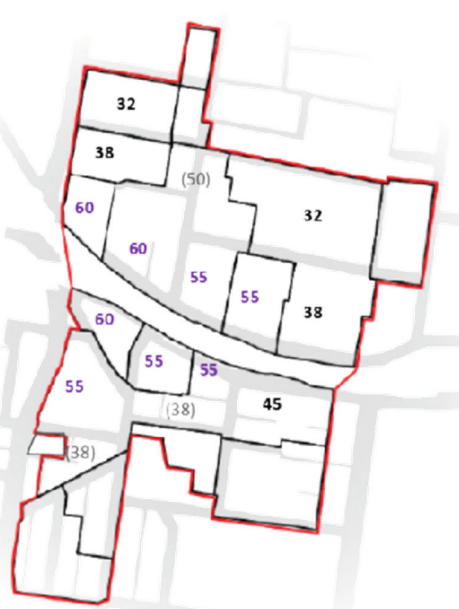


Figure 4. Recommendations made by CIHAP

Consultation

The exhibition of the draft Strategy is proposed commence in mid January for a minimum of 28 days. The exhibition would include a notice in the local paper and a letter to directly affected and surrounding property owners, as well as availability of the draft Strategy on Council's website, both Administration Centres, and in key libraries.

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. These are outlined below:

Short term:

- i. *The Gelibolu Precinct study; general viewline analysis of the two town centres (as proposed) from the surrounding residential areas, investigation of reduced FSR for part of Precinct 3 in Lidcombe*

These can be covered under the Planning Unit budget.

- ii. *Consideration of the potential heritage listing of the Gallipoli Mosque and shop facades of both Town Centres*

This will be undertaken as part of the Cumberland Heritage Study to be commenced early in 2017. The funding for this LGA-wide study has been approved by Council.

- iii. *Preliminary investigation of potential opportunities to foster an innovation ecosystem in Lidcombe*

This would be initially undertaken as part of the Cumberland Employment Lands Strategy which will be undertaken in 2017 and covered under the Planning Unit Budget. If the preliminary investigations are positive, further work will be required in the medium to longer term.

Medium term: (note: the financial implications of these items below will be presented to Council as separate Council reports in the future, subject to being endorsed and prioritised in Council's future delivery Program)

- iv. *Investigation of active frontages and design excellence measures, and height and FSR objectives for the B4 Zone*

This work will be included in the work for the preparation of a new comprehensive LEP.

- v. *Acquisition of land for open space in Precinct 5 in Lidcombe*

Council already owns 2,369m² adjoining the park. However the recommended zoning of RE1 Public Recreation would result in the need to acquire a further 2,400m² over time.

- vi. *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, however, the timeframe and priority in Council's future Delivery Program is yet to be determined.

- vii. *The preparation of the site specific DCP for both centres and a public domain plan for Lidcombe*

These could only occur once the Lidcombe circulation strategy is adopted.

- viii. *Updating the Contributions Plan*

This will support changes to circulation infrastructure and public domain upgrades in Lidcombe.

- ix. *Future use of Precinct 15 in Auburn*

The financial implications for Precinct 15 in Auburn (north side) and immediately surrounding sites will depend on the future decision as to best use for this land. If the site itself is retained for community uses, funding will need to be found to support this.

- x. *A pilot façade upgrade program for Precinct 5 in Auburn Town Centre*

Subject to inclusion and priorities yet to be determined in Council's future Delivery Program.

Policy Implications

It is intended that the draft Strategy would ultimately inform a planning proposal to amend the Auburn LEP 2010, and amendments to Auburn DCP 2010. Some of the additional work is only likely to effect the future comprehensive LEP for Cumberland.

Communication / Publications

Public notification will require letters to nearby landholders and an ad in the local papers, with hard copies available at Council's administration buildings and libraries.

Report Recommendation

- i) That Council publicly exhibit the Draft Auburn and Lidcombe Town Centres Strategy as attached and bring a report back to the CIHAP and to Council on submissions received.
- ii) That a minimum Floor Space Ratio (FSR) of 0.5:1 be non-residential uses in the following precincts in the core of both town centres:
 - a. Precincts 1, 2, 3, 4, 5, 12, 13, 14 and 16 in Auburn Town Centre; and
 - b. Precincts 1, 2, 3, 8, 9, 10, 14 and 15 in Lidcombe Town Centre.
- iii) That consultants be engaged to prepare a detailed view line analysis and study of the Gelibolu Precinct (Precinct 22) and a general view analysis of the surrounding residential areas in both Town Centres, and that a report be brought back to CIHAP and subsequently to Council for consideration.

- iv) That Council staff investigate the potential for provisions for design excellence as part of the preparation of a Comprehensive Local Environmental Plan (LEP) for Cumberland.
- v) That some preliminary investigation of potential opportunities to foster an innovation ecosystem in Lidcombe be undertaken as part of the Cumberland Employment Lands Strategy.
- vi) 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 CIHAP and to Council for consideration in the future.
- vii) That Council investigate the reduction of the FSR for the part of the Lidcombe Town Centre Precinct 3 north of the park.
- viii) That Council investigate the introduction of minimum lots sizes in the Auburn LEP 2010 for the B4 Zone linked to the appropriate FSR and height.
- ix) That Council investigate the height and FSR objectives for the B4 Zone in the Auburn LEP 2010.
- x) That Council consider the heritage listing of the Gallipoli Mosque and shop facades of both Town Centres as an early stage of the Cumberland Heritage Study.
- xi) That the Auburn DCP 2010 controls be updated to support the proposed amendments to the development controls in Auburn and Lidcombe Town Centres.'

Council Resolution

Min. 198 ITEM 133/16 – AUBURN AND LIDCOMBE TOWN CENTRE STRATEGY

Note: Mr. Frank Sartor and Mr. Ross Grove each in turn, addressed the meeting on this item.

Moved and declared carried by the Administrator that:

- i) Council publicly exhibit the Draft Auburn and Lidcombe Town Centres Strategy as attached and bring a report back to the CIHAP and to Council on submissions received.
- ii) A minimum Floor Space Ratio (FSR) of 0.5:1 be non-residential uses in the following precincts in the core of both town centres:
 - a. Precincts 1, 2, 3, 4, 5, 12, 13, 14 and 16 in Auburn Town Centre; and
 - b. Precincts 1, 2, 3, 8, 9, 10, 14 and 15 in Lidcombe Town Centre.
- iii) Consultants be engaged to prepare a detailed view line analysis and study of the Gelibolu Precinct (Precinct 22) and a general view analysis of the surrounding

residential areas in both Town Centres, and that a report be brought back to CIHAP and subsequently to Council for consideration.

- iv) Council staff investigate the potential for provisions for design excellence as part of the preparation of a Comprehensive Local Environmental Plan (LEP) for Cumberland.
- v) Some preliminary investigation of potential opportunities to foster an innovation ecosystem in Lidcombe be undertaken as part of the Cumberland Employment Lands Strategy.
- vi) 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 CIHAP and to Council for consideration in the future.
- vii) Council investigate the reduction of the FSR for the part of the Lidcombe Town Centre Precinct 3 north of the park.
- viii) Council investigate the introduction of minimum lots sizes in the Auburn LEP 2010 for the B4 Zone linked to the appropriate FSR and height.
- ix) Council investigate the height and FSR objectives for the B4 Zone in the Auburn LEP 2010.
- x) Council consider the heritage listing of the Gallipoli Mosque and shop facades of both Town Centres as an early stage of the Cumberland Heritage Study.
- xi) The Auburn DCP 2010 controls be updated to support the proposed amendments to the development controls in Auburn and Lidcombe Town Centres.
- xii) The Interim General Manager arrange at least one workshop in each town centre to facilitate face to face consultation during the exhibition period.

Attachments

1. Report to the Cumberland Independent Assessment Panel, 17 November 2016 - T111855/2016
2. Background to the Strategy - T096946/2016
3. Minutes of the Cumberland Independent Assessment Panel, 17 November 2016 - T109185/2016 and T109131/2016
4. *Draft Auburn and Lidcombe Town Centres Strategy* - T109873/2016
5. Appendix A - Auburn and Lidcombe Town Centre Precincts - T110405/2016 and T110406/2016
6. Appendix B - Comparison of existing and proposed LEP maps - Auburn Town Centre - T117280/2016

7. Appendix C Comparison of existing and proposed LEP maps Lidcombe Town Centre –T117301/2016
8. Appendix D Summary Table Draft Auburn and Lidcombe Town Centres Strategy T110715/2016
9. Appendix E JBA (March 2015) *Auburn and Lidcombe Town Centres: investigation into height of building controls and zoning* - T021864/2016

DOCUMENTS ASSOCIATED WITH REPORT C04/19-64

Attachment 4 Cumberland IHAP Reports - 17 November 2016

C030/16

Cumberland Council

Auburn and Lidcombe Town Centres Strategy

Responsible Division:	Environment & Infrastructure
Officer:	Manager Strategy
File Number:	Q-2014-036
Delivery Program Code:	2a.1.3 Provide advice on development, construction and planning issues

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.

Cumberland Independent Hearing and Assessment Panel Meeting – 17 November 2016 5

C030/16

Cumberland Council

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.

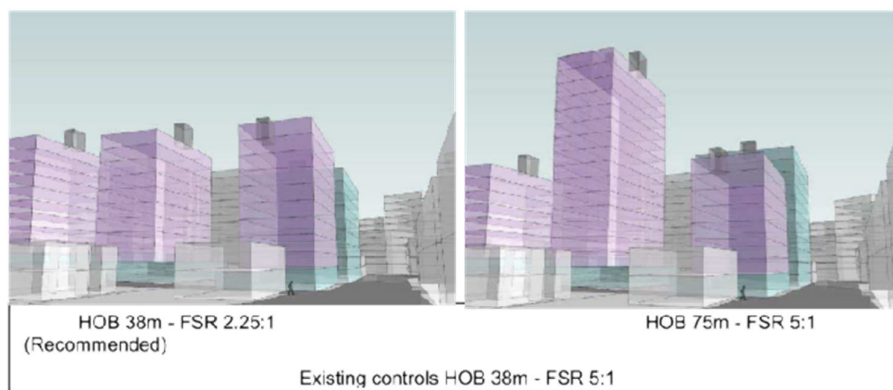
b. JBA Study

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.

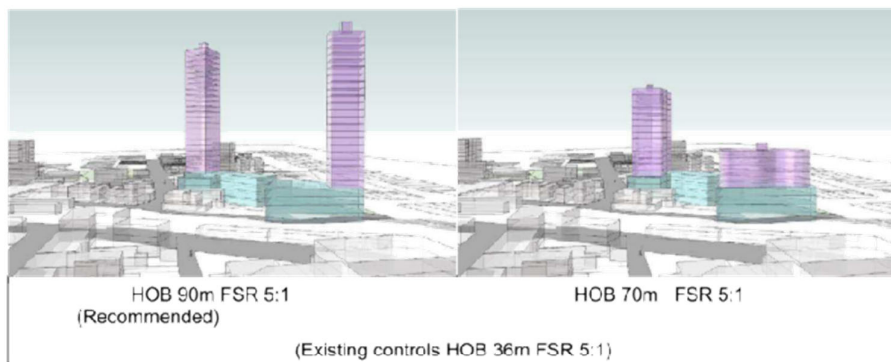
Figure 1 Precinct 2 Auburn



C030/16

Cumberland Council

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.

C030/16

Cumberland Council

³Innovation 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.

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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.

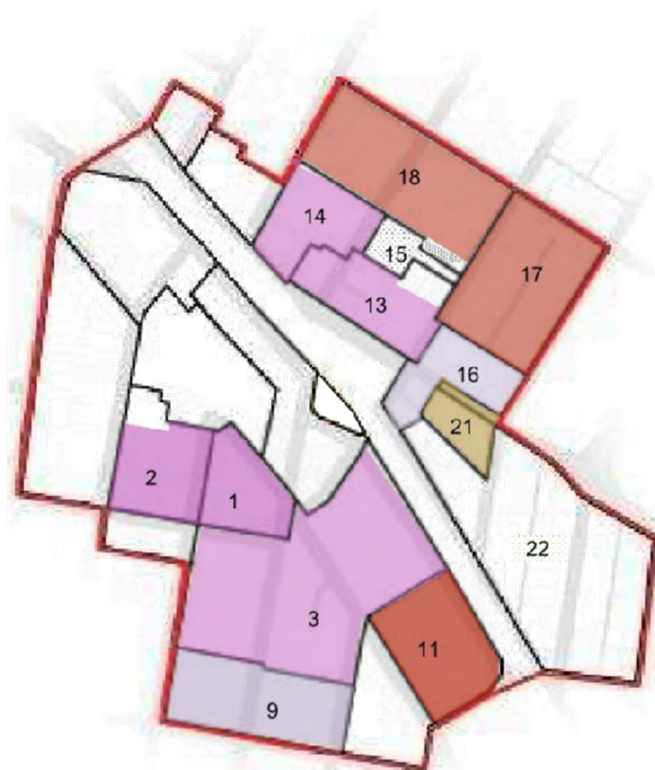


Figure 3. Where changes in building height are proposed – Auburn

 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.

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

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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.

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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).

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

Zoning			Height of Building			Floor Space Ratio (FSR)		
Existing	Applicant Proposal	JBA and Draft Strategy proposal	Existing	Applicant Proposal	JBA and Draft Strategy proposal	Existing	Applicant Proposal	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.

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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.


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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.

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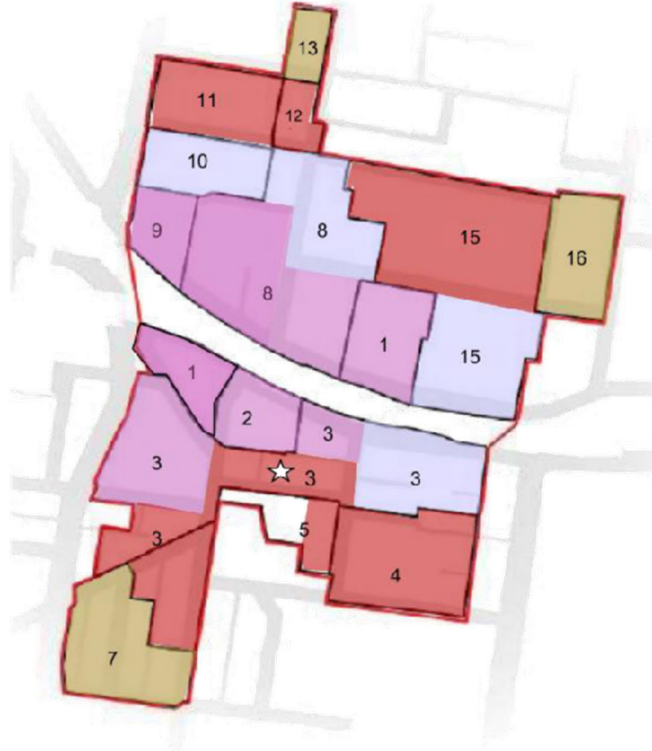


Figure 6. Proposed changes in building height - Lidcombe

e. Lidcombe Town Centre - Zoning and FSR

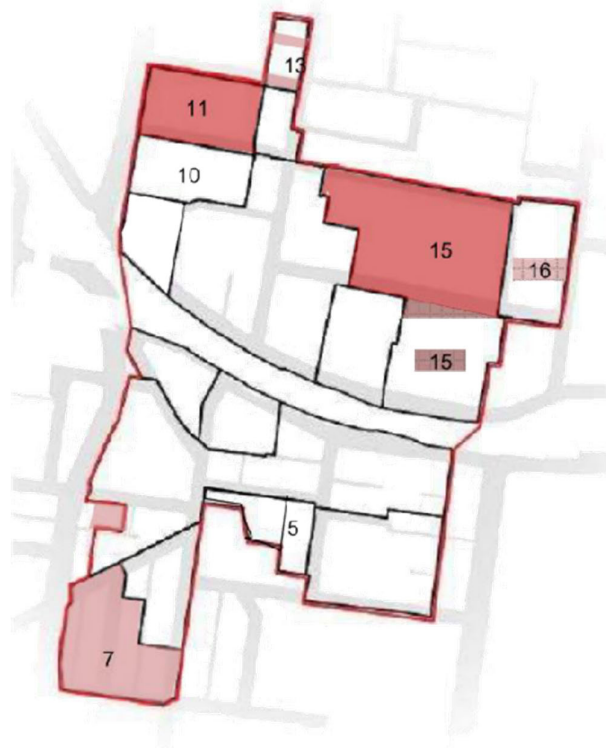
As with Auburn Town Centre, a few changes to zoning and FSR are also proposed for Lidcombe Town Centre. Table 5 below outlines the key changes recommended to zoning or FSR or where further consideration is required. Figure 7 maps the precincts where changes are proposed. See Attachment 5 for a detailed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

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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.




 Sites where zoning is proposed to be changed

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

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- 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.

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- 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.**

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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

Minutes of the Council Meeting 17 April 2019

Meeting commenced at 6:36pm

Present:

Greg Cummings (Mayor)	Councillor
Glenn Elmore (Deputy Mayor)	Councillor
Ned Attie	Councillor (arrived 6:44pm)
George Campbell	Councillor
Steve Christou	Councillor
Paul Garrard	Councillor
Ross Grove	Councillor
Ola Hamed	Councillor
Kun Huang	Councillor
Lisa Lake	Councillor
Joseph Rahme	Councillor
Suman Saha	Councillor
Eddy Sarkis	Councillor
Michael Zaiter	Councillor
Tom Zreika	Councillor
Hamish McNulty	General Manager
Melissa Attia	Director People & Performance
Daniel Cavallo	Director Environment & Planning
Brooke Endycott	Director Community Development
Peter Fitzgerald	Director Works & Infrastructure
Richard Sheridan	Director Finance & Governance

Also Present:

Charlie Ayoub	Group Manager Corporate & Customer
Monica Cologna	Manager Strategic Planning
Carol Karaki	Governance Coordinator
Laith Jammal	Governance Administration Officer

Opening Prayer

The opening prayer was read by Pdt Jatinkumar Bhatt from Sri Mandir Hindu Temple.

Acknowledgement of Country

The Mayor, Councillor Cummings opened the Meeting with the following Acknowledgement of Country:

"I would like to acknowledge the traditional owners of this land – the Darug People, and pay my respects to their elders both past and present."

C04/19-62 Tender Evaluation Report - Granville Multipurpose Centre

This item was dealt with earlier in the meeting.

Min.490 C04/19-63 Request for Partnership - Community Iftar Dinner 2019**Resolved (Zreika/Attie)**

That Council support the delivery of a Community Iftar Dinner on Tuesday, 21 May 2019 in partnership with the Auburn Gallipoli Mosque.

Min.491 C04/19-64 Auburn and Lidcombe Town Centres Planning Controls Strategy

Note: Councillor Zreika exited the Chamber at 7:34pm during the consideration of this item as he had declared a pecuniary interest in this item.

Motion (Attie/Sarkis)

That Council:

1. Note the submissions received on the planning controls strategy for Auburn and Lidcombe Town Centres.
2. Note that planning controls for the Auburn Town Centre remain unchanged for Precincts 4, 5, 7 and 10.
3. Adopt the planning controls strategy for Auburn Town Centre in Precincts 2, 3, 6, 8, 11, 14, 15, 16a and 18, with these controls reflecting current arrangements or exhibited controls.
4. Adopt the planning controls strategy for Auburn Town Centre in Precincts 1, 9, 12, 13 and 17, with revisions made to these controls in response to submissions or further assessment by Council.
5. Adopt the planning controls strategy for Lidcombe Town Centre in Precincts 4, 5, 6, 10, 11, 12, 13, 15 east and west along Mary St to be zoned B4 until the intersection of Frederick St, 16a and 17, with these controls reflecting current arrangements or exhibited controls.
6. Adopt the planning controls strategy for Lidcombe Town Centre in Precincts 1, 2, 3, 7, 8, 9, and 14, with revisions made to these controls in response to submissions or further assessment by Council.
7. Implement the adopted planning controls strategy for Auburn and Lidcombe Town Centres as part of the new Cumberland Local Environmental Plan.
8. Note that the adopted planning controls strategy for Auburn and Lidcombe Town Centres will be subject to further public consultation and further review by the Cumberland Local Planning Panel as part of the new Cumberland Local Environmental Plan.

-
9. Note that further assessment on the planning controls strategy for Auburn Town Centre will be undertaken in Precincts 16b, 21 and 22.

Amendment (Lake/Elmore)

That recommendations 2-9 be omitted from the Motion and the following be inserted:

2. Council hold a workshop to consider the effect of any design excellence provision to be included in the Cumberland Local Environmental Plan on proposed planning controls for the Auburn and Lidcombe Town Centres.
3. Council then resolve the effect of this provision as outlined in Recommendation 1.
4. In accordance with Council resolution 21.12.16, the Draft Auburn and Lidcombe Town Centres Strategy and submissions received be reported to the Cumberland Local Planning Panel for consideration and recommendation to Council.
5. A site visit of the Auburn Town Centre and a site visit of the Lidcombe Town Centre be held with reference to the draft strategy.
6. The Auburn Town Centre Strategy and the Lidcombe Town Centre Strategy be reported to Council separately.

The Amendment moved by Councillor Lake seconded by Councillor Elmore on being Put was declared CARRIED.

A division was called, the result of the division required in accordance with Council's Code of Meeting Practice is as follows:

Councillor(s) For the Amendment:	Campbell, Christou, Elmore, Garrard, Hamed, Huang, Lake and Saha.
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Councillor(s) Against the Amendment:	Attie, Cummings, Grove, Rahme, Sarkis and Zaiter.
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The Amendment moved by Councillor Lake seconded by Councillor Elmore then became the motion as follows:

Motion (Lake/Elmore)

That Council:

1. Note the submissions received on the planning controls strategy for Auburn and Lidcombe Town Centres.
2. Council hold a workshop to consider the effect of any design excellence provision to be included in the Cumberland Local Environmental Plan on proposed planning controls for the Auburn and Lidcombe Town Centres.
3. Council then resolve the effect of this provision as outlined in Recommendation 1.
4. In accordance with Council resolution 21.12.16, the Draft Auburn and Lidcombe Town Centres Strategy and submissions received be reported to the Cumberland Local Planning Panel for consideration and recommendation to Council.
5. A site visit of the Auburn Town Centre and a site visit of the Lidcombe Town Centre be held with reference to the draft strategy.

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6. The Auburn Town Centre Strategy and the Lidcombe Town Centre Strategy be reported to Council separately.

The motion moved by Councillor Lake seconded by Councillor Elmore on being Put was declared CARRIED to become the resolution of Council.

A division was called, the result of the division required in accordance with Council's Code of Meeting Practice is as follows:

Councillor(s) For the Motion: Campbell, Christou, Elmore, Garrard, Grove, Hamed, Huang, Lake and Saha.

Councillor(s) Against the Motion: Attie, Cummings, Rahme, Sarkis and Zaiter.

Councillor Zaiter left the Meeting at 7:34pm and returned to the Meeting at 7:37pm during the consideration of this item.

Councillor Christou left the Meeting at 7:42pm and returned to the Meeting at 7:44pm during the consideration of this item.

Councillor Sarkis left the Meeting at 7:57pm and returned to the Meeting at 7:59pm during the consideration of this item.

Councillor Rahme left the Meeting at 7:59pm and returned to the Meeting at 8:07pm during the consideration of this item.

Councillor Grove left the Meeting at 8:04pm and returned to the Meeting at 8:09pm during the consideration of this item.

Councillor Zaiter left the Meeting at 8:06pm and returned to the Meeting at 8:07pm during the consideration of this item.

Councillor Rahme left the Meeting at 8:11pm and returned to the Meeting at 8:16pm during the consideration of this item.

Councillor Hamed left the Meeting at 8:12pm and returned to the Meeting at 8:16pm during the consideration of this item.

Min.492 C04/19-65 264 Woodville Road, Merrylands (Former John Cootes Site): Update on Draft Development Control Plan and Voluntary Planning Agreement Offer

Note: Councillor Zaiter exited the Chamber at 8:42pm during the consideration of this item as he had declared a significant, non-pecuniary interest in this item.

Resolved (Attie/Garrard)

9. Undertake consultation with affected residents as part of this process.

A division was called, the result of the division required in accordance with Council's Code of Meeting Practice is as follows:

Councillor(s) For the Motion: Attie, Campbell, Christou, Cummings, Elmore, Hamed, Huang, Lake, Saha, Zaiter and Zreika.

Councillor(s) Against the Motion: Garrard, Rahme and Sarkis.

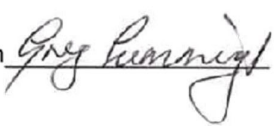
Min.496 Leave of Absence – Councillor Sarkis

Note: Councillor Sarkis requested Leave of Absence for the Council Meeting to be held on 1 May 2019.

Resolved (Garrard/Zreika)

That Councillor Sarkis be granted Leave of Absence for the Council Meeting to be held on 1 May 2019.

The Mayor, Councillor Cummings closed the meeting at 9:09pm.

Chairperson  General Manager 