

CUMBERLAND CITY COUNCIL

Council Meeting

Wednesday, 1 July 2020 at 6:30pm

Cumberland City Council Chambers

Merrylands Service Centre, 16 Memorial Avenue, Merrylands

Councillor Contact Details

Granville Ward

Clr Steve Christou (Mayor)	0419 651 187	Steve.Christou@cumberland.nsw.gov.au
Clr Ola Hamed	0405 070 007	Ola.Hamed@cumberland.nsw.gov.au
Clr Joseph Rahme	0418 995 471	Joseph.Rahme@cumberland.nsw.gov.au

Greystanes Ward

Clr Greg Cummings	0417 612 717	Greg.Cummings@cumberland.nsw.gov.au
Clr Eddy Sarkis (Deputy Mayor)	0418 306 918	Eddy.Sarkis@cumberland.nsw.gov.au
Vacant	-	-

Regents Park Ward

Clr Ned Attie	0419 583 254	Ned.Attie@cumberland.nsw.gov.au
Clr George Campbell	0409 233 315	George.Campbell@cumberland.nsw.gov.au
Clr Kun Huang	0418 911 774	Kun.Huang@cumberland.nsw.gov.au

South Granville Ward

Clr Glenn Elmore	0418 459 527	Glenn.Elmore@cumberland.nsw.gov.au
Clr Paul Garrard	0414 504 504	Paul.Garrard@cumberland.nsw.gov.au
Clr Tom Zreika	0400 805 303	Tom.Zreika@cumberland.nsw.gov.au

Wentworthville Ward

Clr Lisa Lake	0418 669 681	Lisa.Lake@cumberland.nsw.gov.au
Clr Suman Saha	0419 546 950	Suman.Saha@cumberland.nsw.gov.au
Clr Michael Zaiter	0418 432 797	Michael.Zaiter@cumberland.nsw.gov.au

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ORDER OF BUSINESS

- 1 Opening Prayer / Acknowledgement of Country / National Anthem**
- 2 Notice of Live Streaming of Council meeting**
- 3 Apologies / Requests for Leave of Absence**
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Note: Included in Closed Council in accordance with Section 10A(2)(d)(ii) and (d)(iii) of the Local Government Act as the information involves information that would, if disclosed, confer a commercial advantage on a competitor of the council and information that would, if disclosed, reveal a trade secret.

15 Other / General Matters

16 Close

Item No: C07/20-479

MINUTES OF THE ORDINARY MEETING OF COUNCIL - 17 JUNE 2020

Responsible Division:

Finance & Governance

Officer:

Director Finance & Governance

RECOMMENDATION

That Council confirm the minutes of the Ordinary Meeting of Council held on 17 June 2020.

ATTACHMENTS

1. Draft Minutes - 17 June 2020 [↓](#)

DOCUMENTS
ASSOCIATED WITH
REPORT C07/20-479

Attachment 1
Draft Minutes - 17 June 2020

Minutes of the Council Meeting 17 June 2020**Meeting commenced at 6:32pm**

Present:

Steve Christou (Mayor)	Councillor
Eddy Sarkis (Deputy Mayor)	Councillor (arrived 6:38pm)
Ned Attie	Councillor
George Campbell	Councillor (via web conferencing)
Greg Cummings	Councillor
Glenn Elmore	Councillor
Paul Garrard	Councillor
Ola Hamed	Councillor (via web conferencing joined 6:33pm)
Kun Huang	Councillor
Lisa Lake	Councillor
Joseph Rahme	Councillor
Suman Saha	Councillor
Michael Zaiter	Councillor
Tom Zreika	Councillor
Hamish McNulty	General Manager
Melissa Attia	Acting Director Community and Organisation Development
Daniel Cavallo	Director Environment & Planning
Peter Fitzgerald	Director Works & Infrastructure (via web conferencing)
Richard Sheridan	Director Finance & Governance

Also Present:

Charlie Ayoub	Executive Manager Corporate Services
Colin McFadzean	General Counsel
Carol Karaki	Governance Coordinator
Laith Jammal	Governance Officer

Opening Prayer

The opening prayer was read by the Mayor, Councillor Christou.

Acknowledgement of Country

The Mayor, Councillor Christou 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 past, present and emerging."

National Anthem

At this point in the meeting the Mayor, Councillor Christou asked all of those in attendance to stand for the playing of the Australian National Anthem.

Notice of Live Streaming of Council Meeting

The Mayor, Councillor Christou advised that the Council meeting was being streamed live on Council's website and members of the public must ensure their speech to the Council is respectful and use appropriate language.

Apologies/Leave of Absence

Nil

Declarations of Pecuniary & Non Pecuniary Conflicts of Interest

There were no declarations of interest.

Confirmation of Minutes

Min.723 C06/20-467 Minutes of the Ordinary Meeting of Council - 03 June 2020

Resolved (Garrard/Cummings)

That Council confirm the minutes of the Ordinary Meeting of Council held on 3 June 2020.

Min.724 MM06/20-33 Mayoral Minute – Councillor Briefings and Workshops During Covid-19

Resolved (Christou)

That Council conduct all future Councillor Briefings and Workshops in person, with appropriate social distancing implemented in accordance with the NSW Public Health Order, with all Councillors required to attend in person to confirm their attendance.

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, Christou, Cummings, Garrard, Rahme, Sarkis, Zaiter and Zreika.

Councillor(s) Against the Motion: Campbell, Elmore, Hamed, Huang, Lake and Saha.

Councillor Zreika left the Meeting at 6:46pm and returned to the Meeting at 6:49pm during the consideration of this matter.

Public Forum

The Mayor, Councillor Christou advised that 2 public forum written submissions were received in relation to Item C06/20-470 Adoption of the Operational Plan and Schedule of Fees and Charges 2020-21 - Post Exhibition. A copy was sent to all Councillors by the officers prior to the meeting, and the Acting Director Community and Organisation Development responded to both submissions prior to the meeting. The Mayor, Councillor Christou proceeded to read out the submissions as follows:

Mr Michael McGowan – Concerned Parent – Pemulwuy

Dear Councillors,

I am writing to voice my objection to the proposed fee increase for the long day care centres.

My questions are:

- Is the fee increases normally part of an annual review or will be looked at when the council decides they feel the need to raise the fees? This is the 2nd fee increase in 2020 and will have raised the fees by approximately 20% in this year. (In our case over 20%). This is massively above CPI, and will significantly harm many residents of the council financially during a time when many are suffering because of job losses or reduced employment.
- One of the reasons we have been given is the comparison to other centres that "Exceed the National Standards". So, if the Council centres fall out of the "exceed" bracket, will fees be then reduced? Or will council use this as another reason to further increase fees to "boost the centre back to the exceed level". It would be good if Council would release the details of the 15 centres they have used as a comparison (as part of the "transparent and Accountable leadership" that Council is aiming for) prior to the vote on the fee increases.

Ms Lise Chao – Parent - Auburn

Please do not increase the childcare fees. They are already really high as they are. As you know our salary does not increase at the moment and we don't even get CPI increase in salary so we cannot afford an increase in costs. It makes it really hard to work when your salary goes to childcare fees and you have two kids attending.

Min.725 Items by Exception**Resolved (Sarkis/Cummings)**

That Council adopt items C06/20-468, C06/20-472 and C06/20-478 on the Council Agenda in bulk as per the recommendations in the reports.

Min. 726 C06/20-468 Legal Report**Resolved (Sarkis/Cummings)**

That Council receive this report.

Min.727 C06/20-472 Investment Report - May 2020**Resolved (Sarkis/Cummings)**

That Council receive the report.

Min.728 C06/20-478 Audit, Risk and Improvement Committee - Draft Minutes of Meeting Held on 18 May 2020**Resolved (Sarkis/Cummings)**

That Council receive the Draft Minutes of the Audit, Risk and Improvement Committee meeting held on 18 May 2020.

Min.729 C06/20-469 Quarterly update on Community Safety & Crime Prevention Plan**Resolved (Saha/Sarkis)**

That Council receive this report.

Min.730 C06/20-470 Adoption of the Operational Plan and Schedule of Fees and Charges 2020-21 - Post Exhibition**Motion (Zaiter/Attie)**

That Council adopt the *Draft Operational Plan 2020-21* and *Fees and Charges 2020-21* as outlined in Attachments 1 and 2 of this report.

Amendment (Lake/Hamed)

Add the words

"subject to the following:

In relation to the 2020-21 Fees and Charges for Children's Services 0 Education and Care:

1. That up to and including 27 September 2020 the fees that applied as at 2 March 2020 be the fees adopted.
2. That from 28 September 2020:
 - a. The Long Day Care fees that applied as at 2 March 2020 be the fees adopted for Long Day Care, and
 - b. The balance of the fees as they were placed on public exhibition be adopted.
3. That the fees for Long Day Care be further reviewed in November 2020 for report to Council at its meeting on 18 November 2020.
4. That the Pricing Policy for Long Day Care be amended from "Full Cost Recovery" to "Substantial Cost Recovery".

The Amendment moved by Councillor Lake seconded by Councillor Hamed on being Put was declared LOST on the casting vote of the Mayor.

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, Cummings, Elmore, Hamed, Huang, Lake and Saha.

Councillor(s) Against the Amendment: Attie, Christou, Garrard, Rahme, Sarkis, Zaiter and Zreika.

The Motion moved by Councillor Zaiter seconded by Councillor Attie on being Put was declared CARRIED on the casting vote of the Mayor.

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, Christou, Garrard, Rahme, Sarkis, Zaiter and Zreika.

Councillor(s) Against the Motion: Campbell, Cummings, Elmore, Hamed, Huang, Lake and Saha.

Councillor Rahme left the Meeting at 7:04pm and returned to the Meeting at 7:07pm during the consideration of this matter.

Min.731 C06/20-471 Making Rates and Fixing Charges 2020/21**Resolved (Lake/Sarkis)**

1. That Council makes the Rates and Charges for the following rating structures for the 2020/2021 rating year in accordance with Chapter 15, parts 4 and 5 of the Local Government Act 1993: and adopt the overdue Rates and Charges interest rate of 0% for the period 1 July 2020 to 31 December 2020 and then 7% for the period 1 January 2021 to 30 June 2021.

Former Auburn City Council Rate Path

An ordinary residential rate of zero point one five two four nine four (0.152494) cents in the dollar on the land value of all rateable land categorised as Residential in the former Auburn City Council. The minimum ordinary rate shall be five hundred and ninety four dollars and sixty two cents (\$594.62) per assessment be made and levied for the rating year 1 July 2020 to 30 June 2021.

An ordinary business amount shall be zero point three five five six five (0.35565) cents in the dollar applied to the land value on all parcels of Business in the former Auburn City Council. The minimum ordinary rate shall be five hundred and ninety four dollars

and sixty two cents (\$594.62) per assessment be made and levied for the rating year 1 July 2020 to 30 June 2021.

Former Holroyd City Council Rate Path

An ordinary residential rate of zero point one two two six two three (0.122623) cents in the dollar on the land value of all rateable land categorised as Residential in the former Holroyd City Council, together with a residential base rate of \$507.00 per assessment be made and levied for the rating year of 1 July 2020 to 30 June 2021.

An ordinary business rate of zero point four five three two six three (0.453263) cents in the dollar on the value of all rateable land categorised as Business in the former Holroyd City Council, subject to a minimum charge of \$1,238.05 per assessment be made and levied for the rating year 1 July 2020 to 30 June 2021.

A special infrastructure rate of zero point zero one four eight four three eight (0.0148438) cents in the dollar on the land value of all rateable land categorised as Residential in the former Holroyd City Council and levied for the rating year 1 July 2020 to 30 June 2021.

A special infrastructure rate of zero point zero two seven four one nine one (0.0274191) cents in the dollar on the land value of all rateable land categorised as Business in the former Holroyd City Council be made and levied for the rating year 1 July 2020 and 30 June 2021.

Former Parramatta City Council Rate Path

An ordinary residential rate of zero point one four one seven zero one (0.141701) cents in the dollar on the land value of all rateable land categorised as Residential in the former Parramatta City Council. The minimum ordinary rate shall be seven hundred and eight dollars and eight cents (\$708.08) per assessment be made and levied for the rating year 1 July 2020 to 30 June 2021.

An ordinary business amount shall be zero point six zero six one four one (0.606141) cents in the dollar applied to the value of all rateable land categorised as Business General under the former Parramatta City Council. The minimum ordinary rate shall be seven hundred and twenty two dollars and eighty three cents (\$722.83) per assessment be made and levied for the rating year 1 July 2020 to 30 June 2021.

An industrial business amount shall be zero point seven six three one seven seven (0.763177) cents in the dollar applied to the land value of all rateable land categorised as Business ICA under the former Parramatta City Council. The minimum ordinary rate shall be seven hundred and twenty two dollars and eighty three cents (\$722.83) per assessment be made and levied for the rating year 1 July 2020 to 30 June 2021.

An Open Space and Acquisition Embellishment special rate amount shall be zero point zero zero five three nine five (0.005395) cents in the dollar applied to the land value on all parcels of rateable land categorised under the former Parramatta City Council. Together with a base rate of \$25.66 per assessment be made and levied for the rating year of 1 July 2020 to 30 June 2021.

A Suburban Infrastructure Special rate amount shall be zero point zero zero seven four five (0.00745) cents in the dollar applied to the land value on all parcels of rateable land

categorised under the former Parramatta City Council. Together with a base rate of \$11.81 per assessment be made and levied for the rating year of 1 July 2020 to 30 June 2021.

2. That the short names of each form of rate and charge pursuant to Section 453 of the Act, shall be as follows:

Ordinary Rates:

- Res Ord Rate
- Res Base Amt
- Res Min Rate
- Bus Ord Rate
- Bus Min Rate
- Bus Ind Rate

Special Rates:

- O. S. A. & E. Spec Rate
- S.I. Spec Rate

Stormwater Management Service Charges:

- Stormwater Management Service Charges for residential and business parcels of land shall be known by the name of Stormwater Mgt Chg.
- Waste Management Service Charges for residential rateable land shall be known by the name of DWM Charge.

CUMBERLAND COUNCIL PENSIONER REBATE POLICY

Former Auburn Council Rate Path

That pensioner rate rebates continue to apply with eligible pensioners receiving a rebate on their Rates and Domestic Waste Management Charge, to a maximum of \$250.00

Former Holroyd Council Rate Path

That pensioner rate rebates continue to apply with eligible pensioners receiving a rebate on their Rates and Domestic Waste Management Charge, to a maximum of \$250.00, plus an additional pensioner voluntary rebate of \$15.00 per assessment in accordance with former Holroyd City Council's policy.

Former Parramatta City Council Rate Path

That pensioner rate rebates continue to apply with eligible pensioners receiving a rebate on their Rates and Domestic Waste Management Charge, to a maximum of \$250.00, plus an additional \$100.00 to eligible pensioners in accordance with former Parramatta City Council's policy.

3. That the following Stormwater Management Levy be proposed:

Residential:

- \$25 per property

Residential (Strata lots):

- \$12.50 per Strata Unit

Business:

- \$25 per 350 sqm capped at \$500 per property maximum

Business (Strata lots)

- \$12.50 per Strata Unit

4. That Council include in the Draft 2020/2021 Operational Budget the following Domestic Waste/ Recycling Service Charge for 2020/2021:

	Unit	2020-21
240L garbage bin, 240L green waste and 240L recycling bin (single unit dwellings only)	Service	\$650
240L garbage waste bin and 240L recycling bin (former Holroyd only)	Service	\$556
120L/140L garbage bin, 240L green waste and 240L recycling bin	Service	\$500
120L/140L garbage bin, 240L recycling bin (strata properties only)	Service	\$480
Availability charge	Service	\$160
Additional 240L recycling bin	Service	\$85
Additional 240L green waste bin	Service	\$85
Administration fee for change of services	Service	\$42

Carried Unanimously

C06/20-472 Investment Report - May 2020

This item was dealt with earlier in the meeting.

Min.732 C06/20-473 Cumberland Local Housing Strategy

Resolved (Sarkis/Attie)

That Council adopt the *Cumberland Local Housing Strategy*.

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, Elmore, Hamed, Lake, Rahme, Saha, Sarkis, Zaiter and Zreika.
Councillor(s) Against the Motion:	Campbell, Christou, Cummings, Garrard and Huang.

Min. 733 C06/20-474 Draft Cumberland Affordable Housing Strategy

Resolved (Sarkis/Attie)

That Council place the Draft *Cumberland Affordable Housing Strategy* on public exhibition for a period of 28 days, with a report to be provided back to Council following the conclusion of the exhibition.

Carried Unanimously

Min. 734 C06/20-475 Planning Proposal - 106 - 128 Woodpark Road, Smithfield

Resolved (Attie/Sarkis)

That Council:

1. Endorse the planning proposal for 106-128 Woodpark Road, Smithfield, to amend the *Holroyd Local Environmental Plan 2013* as follows:
 - a. Increase the Height of Building control for the southern portion of the site from 20 metres to 29 metres.
 - b. Amend Schedule 1 to include 'shop', 'business premises' and 'office premises' as additional permitted uses.
 - c. Introduce a cap on the amount of floor space of the additional permitted uses (7,000m² for office premises, and 10,500m² for shop and business premises).
2. Endorse that the planning proposal be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination.
3. Prepare a Voluntary Planning Agreement to derive public benefit, should a Gateway Determination be received.

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 Garrard, Hamed, Huang, Lake, Rahme, Saha, Sarkis, Zaiter and Zreika.
Councillor(s) Against the Motion:	Nil

**Min. 735 C06/20-476 Request for Gateway Alteration for the Planning
Proposal Request for 2 Bachell Avenue, Lidcombe**

Resolved (Attie/Sarkis)

That Council:

1. Endorse an amended planning proposal for 2 Bachell Avenue, Lidcombe, that seeks to amend *Auburn Local Environmental Plan 2010*, to:
 - a) Increase the floor space ratio (FSR) control for the site from 2.5:1 to 3:1;
 - b) Apply a height of building (HOB) control for the site of 18m and 32m height of building control;
 - c) Amend Schedule 1 to add Office and Business Premise as additional permitted uses to the site; and
 - d) Add a clause to Part 6 that applies a local provision regarding a floor space cap of 7000m² to the additional permitted uses.
2. Endorse that the amended planning proposal be forwarded to the Department of Planning, Industry and Environment seeking an alteration to the Gateway Determination.
3. Note that the following controls are to be retained as included in the Gateway Determination for the proposal:
 - a) Introduction of B5 Business Development Zone for the site.
 - b) Removal of Foreshore Building Line that applies to the site.

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, Garrard,
Hamed, Huang, Lake, Saha, Sarkis, Zaiter and
Zreika.

Councillor(s) Against the Motion: Elmore.

Councillor Rahme left the Meeting at 8:27pm during the consideration of this item.

**Min.736 C06/20-477 Submission on the Sydney Metro West Environmental
Impact Statement**

Resolved (Attie/Saha)

That Council:

-
1. Endorse the draft submission in Attachment 2 and forward to the Department of Planning, Industry and Environment.
 2. Delegate authority to the General Manager to finalise the draft submission, including any minor typographical or editorial changes.

Councillor Rahme returned to the Meeting at 8:30pm during the consideration of this item.

Councillor Garrard left the Meeting at 8:31pm during the consideration of this item.

Min.737 Suspension of Standing Orders**Resolved (Attie/Sarkis)**

That in accordance with Clause 8.2 of the Code of Meeting Practice, Council suspend standing orders to allow Councillor Attie to make an apology to Councillor Saha, in relation to comments made at the previous Ordinary Council Meeting.

Min.738 Resumption of Standing Orders**Resolved (Attie/Elmore)**

That in accordance with Clause 8.2 of the Code of Meeting Practice, Council resume the normal order of business.

The Mayor, Councillor Christou closed the meeting at 8:38pm.

Chairperson _____ General Manager _____

Item No: C07/20-480

MONTHLY MANAGEMENT ACCOUNTS APRIL 2020

Responsible Division: Finance & Governance
 Officer: Director Finance & Governance
 File Number: HC-06-13-22
 Community Strategic Plan Goal: *Transparent and accountable leadership*

SUMMARY

The purpose of this report is provide increased transparency around the financial performance of Council's directorates and service units.

RECOMMENDATION

That Council receive the information contained in this report.

REPORT

The following is the year-to-date (YTD) April 2020 report for Council, and attached are the directorate reports. The following table provides a summary of YTD Actual against Forecast (based on Q3 revised budget). The Actual Surplus YTD is favourable to the YTD Q3 revised budget by \$2.43 million as at 30 April 2020.

OPERATING STATEMENT	ORIGINAL BUDGET '\$000	Q3 APPROVED BUDGET '\$000	YTD ACTUAL \$000	YTD FORECAST \$000	YTD VARIANCE \$000	VARIANCE %
Operating Income	205,017	194,450	184,938	184,914	\$25	0.0%
Capital Income	18,567	16,461	12,220	11,680	\$540	4.6%
Operating Expenses	202,937	198,318	160,195	162,599	\$2,404	1.5%
Surplus/(Deficit)	20,647	12,593	36,964	33,995	\$2,968	8.7%
Surplus/(Deficit) {Excl. Capital Inc}	2,080	-3,868	24,743	22,315	\$2,428	10.9%

Recurring Budget

The Q3 revised budget is a deficit of \$3.9m including one-off adjustments \$(0.6)m, thus Council's recurring budget is a deficit of \$4.3m. Due to COVID-19 losses, the final year outcome is still unknown.

In comparison to 2018-19, Council's efficiency in comparison to last year is \$5.1m. The impacts are primarily in costs, which are now \$5.1m lower than last year due to \$2.5m (after \$2.1m increase in wages due to CPI) in employment costs and contractors being down \$3.2m as a result of a strong focus on cost management and efficiency.

Discussion April Year-to-date***Operating Income YTD \$184.9m, \$25k lower than Q3 revised budget***

There are three large variances which offset each other and contribute to the \$25k budget result:

- User Fees and Charges \$0.7m. The variance relates to DA fees \$0.1m, Learn to Swim \$0.124m, and Construction fees \$0.21m.
- Operating Grants \$(1.1)m. The variance is due to timing difference \$0.7m Road grants not yet received, HR safety grant \$0.2m, and Sustainability grants \$0.4m.
- Other Income \$0.4m. Higher than expected income for COVID-19 in Fines \$0.2m, Leases \$0.1m, and \$0.1m Wages reimbursements.

Operating Expenses YTD \$160.1m, \$2.4m better than budget

The expenses are \$2.4m lower than the Q3 revised budget. The costs are lower than Q3 estimates due to management of essential services model generating additional savings due to the following variances: \$1.9m Salary and Wages, and \$0.4m Material and Contracts due to contractor costs in City Services.

COMMUNITY ENGAGEMENT

There are no consultation processes for Council associated with this report.

POLICY IMPLICATIONS

There are no policy implications for Council associated with this report.

RISK IMPLICATIONS

There are no risk implications for Council associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications for Council associated with this report.

CONCLUSION

The April year-to-date recurring budget position is 10% favourable to the revised Q3 budget, and there has been a large improvement from the 2018-19 deficit towards the goal of returning to a surplus. Council is aware of the challenges and difficult decisions that will need to be made due to the current COVID-19 crisis, and will need to restore its financial position within the next 15 months. The additional cost savings have provided increased confidence Council can make further efficiency savings to restore the budget.

ATTACHMENTS

1. Directorates April Financial Reports [↓](#)

DOCUMENTS
ASSOCIATED WITH
REPORT C07/20-480

Attachment 1
Directorates April Financial
Reports

DIRECTORATE FINANCIAL PERFORMANCE

Works & Infrastructure	YTD ACTUAL \$m	YTD FORECAST \$m	VARIANCE Better/ (Worse) \$m	ORIGINAL BUDGET \$m	APPROVED Q3 Revised BUDGET \$m	VARIANCE Better/ (Worse) \$m
Rates & Annual	35.40	35.52	(0.12)	34.86	35.56	0.70
User charges	7.99	7.69	0.30	9.17	8.75	(0.42)
Interest	0.03	0.03	(0.00)	0.05	0.04	(0.01)
Other revenue	5.97	5.55	0.42	8.14	6.62	(1.52)
Operating Grants	2.73	3.45	(0.71)	4.07	4.76	0.69
Capital Grants	0.99	1.37	(0.39)	0.83	2.16	1.33
Total Operating Income	53.11	53.61	(0.50)	57.13	57.90	0.76
Employee costs	24.88	25.73	0.85	31.99	31.18	0.82
Materials	40.41	41.00	0.59	47.10	49.87	(2.77)
Other expenses	5.73	5.85	0.12	7.74	6.81	0.93
Depreciation	25.25	25.22	(0.02)	30.11	30.28	(0.17)
Internal charges	7.04	7.03	(0.01)	8.44	8.42	0.02
Total Operating Expenses	103.30	104.83	1.53	125.39	126.56	1.17
Surplus/(Deficit)	(50.20)	(51.23)	1.03	(68.25)	(68.66)	(0.41)
Surplus/(Deficit) (Excl. Capital Inc.)	(51.18)	(52.80)	1.42	(69.09)	(70.82)	(1.73)

Community Development	YTD ACTUAL \$m	YTD FORECAST \$m	VARIANCE Better/ (Worse) \$m	ORIGINAL BUDGET \$m	APPROVED BUDGET \$m	VARIANCE Better/ (Worse) \$m
User charges	10.22	10.19	0.02	13.89	11.04	(2.85)
Other revenue	0.25	0.25	(0.00)	0.23	0.26	0.03
Operating Grants	3.52	3.51	0.02	3.16	4.91	1.75
Total Operating Income	13.99	13.95	0.03	17.28	16.21	(1.07)
Employee costs	19.20	19.96	0.76	25.69	24.35	1.34
Materials	0.64	0.67	0.02	1.62	0.84	0.78
Other expenses	3.65	3.61	(0.03)	5.39	4.70	0.69
Depreciation	0.36	0.37	0.00	0.42	0.44	(0.02)
Internal charges	10.28	10.29	0.01	12.26	12.28	(0.02)
Total Operating Expenses	34.13	34.89	0.77	45.38	42.61	(2.77)
Surplus/(Deficit)	(20.14)	(20.94)	0.80	(28.10)	(26.39)	1.70
Surplus/(Deficit) (Excl. Capital Inc.)	(20.14)	(20.94)	0.80	(28.10)	(26.39)	1.70

Finance & Governance	YTD ACTUAL \$m	YTD FORECAST \$m	VARIANCE Better/ (Worse) \$m	ORIGINAL BUDGET \$m	APPROVED BUDGET \$m	VARIANCE Better/ (Worse) \$m
Rates & Annual	97.85	97.84	0.00	99.30	98.06	(1.24)
User charges	0.79	0.79	0.00	1.69	1.03	(0.65)
Interest	2.71	2.59	0.12	4.93	2.62	(2.30)
Other revenue	6.21	6.20	0.01	4.09	6.60	2.52
Operating Grants	4.30	4.16	0.14	11.40	5.87	(5.53)
Capital Grants	0.89	0.88	0.01	0.00	3.46	3.46
Total Operating Income	112.75	112.46	0.29	121.41	117.66	(3.75)
Employee costs	7.58	7.84	0.26	10.87	9.57	1.31
Borrowing costs	1.01	1.01	0.00	1.42	1.17	0.26
Materials	1.65	1.65	0.01	2.50	2.14	0.37
Other expenses	9.05	8.96	(0.09)	10.31	10.75	(0.43)
Depreciation	1.98	1.91	(0.07)	1.78	2.29	(0.52)
Internal charges	(15.92)	(15.91)	0.01	(18.94)	(19.02)	0.08
Total Operating Expenses	5.36	5.46	0.10	7.95	6.89	1.06
Surplus/(Deficit)	107.39	107.00	0.39	113.46	110.77	(2.69)
Surplus/(Deficit) (Excl. Capital Inc.)	106.50	106.11	0.38	113.46	107.31	(6.15)

Environment & Planning	YTD ACTUAL \$m	YTD FORECAST \$m	VARIANCE Better/ (Worse) \$m	ORIGINAL BUDGET '\$m	APPROVED BUDGET '\$m	VARIANCE Better/ (Worse) \$m
User charges	3.94	3.62	0.31	5.40	4.13	(1.26)
Other revenue	0.47	0.45	0.02	0.72	0.53	(0.19)
Operating Grants	1.68	2.03	(0.34)	2.01	2.53	0.52
Capital Grants	10.35	9.43	0.92	17.73	10.85	(6.89)
Total Operating Income	16.44	15.53	0.91	25.86	18.04	(7.82)
Employee costs	8.81	9.01	0.20	11.97	11.06	0.91
Materials	1.79	1.77	(0.02)	3.24	3.24	0.00
Other expenses	0.41	0.39	(0.02)	0.62	0.45	0.17
Internal charges	7.05	7.05	(0.00)	8.39	8.45	(0.07)
Total Operating Expenses	18.05	18.22	0.17	24.21	23.20	1.01
Surplus/(Deficit)	(1.61)	(2.69)	1.08	1.65	(5.17)	(6.81)
Surplus/(Deficit (Excl. Capital Inc.))	(11.96)	(12.12)	0.16	(16.09)	(16.01)	0.08

People & Performance	YTD ACTUAL \$m	YTD FORECAST \$m	VARIANCE Better/ (Worse) \$m	ORIGINAL BUDGET '\$m	APPROVED BUDGET '\$m	VARIANCE Better/ (Worse) \$m
User charges	0.00	0.00	0.00	0.65	0.00	(0.65)
Other revenue	0.10	0.02	0.08	0.38	0.02	(0.36)
Operating Grants	0.13	0.33	(0.20)	0.12	0.33	0.21
Total Operating Income	0.23	0.35	(0.12)	1.16	0.36	(0.89)
Employee costs	4.35	4.47	0.11	5.63	5.35	0.28
Materials	0.13	0.17	0.03	0.40	0.22	0.17
Other expenses	0.16	0.22	0.06	0.37	0.31	0.06
Internal charges	(3.53)	(3.54)	(0.01)	(4.25)	(4.25)	(0.00)
Total Operating Expenses	1.11	1.31	0.20	2.14	1.62	0.52
Surplus/(Deficit)	(0.88)	(0.96)	0.08	(0.99)	(1.27)	(0.28)
Surplus/(Deficit (Excl. Capital Inc.))	(0.88)	(0.96)	0.08	(0.99)	(1.27)	(0.28)

General Manager	YTD ACTUAL \$m	YTD FORECAST \$m	VARIANCE Better/ (Worse) \$m	ORIGINAL BUDGET '\$m	APPROVED BUDGET '\$m	VARIANCE Better/ (Worse) \$m
Other revenue	0.01	0.09	(0.08)	0.08	0.09	0.01
Operating Grants	0.64	0.61	0.03	0.66	0.66	0.00
Total Operating Income	0.65	0.70	(0.05)	0.75	0.75	0.01
Employee costs	2.59	2.35	(0.24)	2.49	2.82	(0.33)
Materials	0.54	0.40	(0.14)	1.02	0.44	0.59
Other expenses	0.03	0.04	0.01	0.23	0.05	0.18
Depreciation	0.01	0.01	(0.00)	0.01	0.01	0.00
Internal charges	(4.92)	(4.92)	(0.00)	(5.89)	(5.89)	(0.00)
Total Operating Expenses	(1.76)	(2.12)	(0.37)	(2.13)	(2.57)	0.44
Surplus/(Deficit)	2.41	2.82	(0.41)	2.88	3.32	0.44
Surplus/(Deficit (Excl. Capital Inc.))	2.41	2.82	(0.41)	2.88	3.32	0.44

Item No: C07/20-481

MAYOR AND COUNCILLOR REMUNERATION 2020/21

Responsible Division: Finance & Governance
Officer: Director Finance & Governance
File Number: HC-06-02-2/03
Community Strategic Plan Goal: *Transparent and accountable leadership*

SUMMARY

This report outlines the determination made by the Local Government Remuneration Tribunal relating to the fees payable to Mayors and Councillors from 1 July 2020. The report also makes recommendations in relation to annual remuneration for Cumberland Council elected officials.

RECOMMENDATION

That Council:

1. **Set the annual Councillor Fee for the period 1 July 2020 to 30 June 2021 at \$30,410 in accordance with the provisions of section 248 of the *Local Government Act 1993*; and**
2. **Set the annual Mayoral Fee for the period 1 July 2020 to 30 June 2021 at \$88,600 in accordance with the provisions of section 249 of the *Local Government Act 1993*.**

REPORT

The Local Government Remuneration Tribunal (LGRT) has made its determination, under section 241 of the *Local Government Act 1993*, in relation to the annual fees to be paid to Mayors and Councillors for the 2020/21 financial year period.

Section 241 of the *Local Government Act 1993* provides for the Tribunal to determine, not later than 1 May in each year, for each of the categories determined under section 239, the maximum and minimum amount of fees to be paid to mayors and councillors of councils, as well as chairpersons and members of county councils.

In response to the COVID-19 pandemic the Minister for Local Government, the Hon Shelley Hancock MP, made the *Local Government (General) Amendment (COVID-19) Regulation 2020* which extended the time for the making of the determination to no later than 1 July 2020. Subsequently, the LGRT made its determination on 10 June 2020. The report also states that the determination is effective from 1 July 2020.

The Tribunal's *Annual Report and Determination 2020* provides details of the factors taken into account in its determination that no increase in fees for Mayors and Councillors are recommended this year. A key factor in this determination was the impact of Covid-19. Further information regarding the factors taken into account to reach the determination of no increase can be found under Attachment 1 – *Local Government Remuneration Tribunal – Annual Report and Determination 2020*.

In 2017, the Tribunal made revisions to the categorisation of councils following the formation of amalgamated councils. The Tribunal's *Annual Report and Determination 2017* categorised Cumberland Council as a 'Metropolitan Large' council, which remains unchanged in its *Annual Report and Determination 2020*.

Pursuant to section 241 of the *Local Government Act 1993*, the Tribunal's 2020 annual determination has set the annual fees to be paid in each of the categories to Mayors and Councillors effective from 1 July 2020. Under the Act it states that if Council does not fix the fees for the Mayor and Councillors by resolution, the minimum rate is automatically applied. The annual fees for Mayors and Councillors in the 'Metropolitan Large' category are as follows:

Councillor/Member Annual Fee		Mayor/Chairperson Additional Fee*	
Minimum	Maximum	Minimum	Maximum
\$ 18,430	\$ 30,410	\$ 39,160	\$ 88,600

*The Mayor/Chairperson additional fee must be paid in addition to the fee paid to the Mayor/Chairperson as a Councillor/Member in accordance with section 249(2) of the *Local Government Act 1993*.

This report recommends that Council adopt the maximum annual fees set by the Tribunal on the following basis:

- Substantial size in geographic and population size of the Local Government Area.
- Substantial responsibilities associated with the annual budget.
- The wide scope, level and range of services delivered by Council.
- Complexity of the Cumberland Local Government Area.
- Increased level of time investment required for the Mayor and Councillors to fulfil their civic duties effectively.

Adopting the report recommendations will ensure the remuneration of the Cumberland Council elected officials reflects the increased scope of responsibilities to undertake their civic duties.

COMMUNITY ENGAGEMENT

There are no consultation processes for Council associated with this report.

POLICY IMPLICATIONS

Mayor and Councillor Remuneration is paid in addition to the expenses and facilities available to Councillors under the adopted *Councillor Expenses and Facilities Policy*.

RISK IMPLICATIONS

Pursuant to section 241 of the *Local Government Act 1993*, the Tribunal's 2020 annual determination has set the annual fees to be paid in each of the categories to Mayors and Councillors effective from 1 July 2020. Under the Act it states that if Council does not fix the fees for the Mayor and Councillors by resolution, the minimum rate is automatically applied as follows:

Councillor/Member Annual Fee	Mayor/Chairperson Additional Fee*
Minimum \$ 18,430	Minimum \$ 39,160

FINANCIAL IMPLICATIONS

The 2020/21 budget for Mayor and Councillor Remuneration incorporates the adopted remuneration rates as Council has reflected CPI indexation overall in the annual budget.

CONCLUSION

Council has reviewed the Local Government Remuneration Tribunal's *Annual Report and Determination 2020* which determined the fees payable to Mayors and Councillors from 1 July 2020. This report recommends that Council adopt the annual maximum fees payable to Mayors and Councillors for a 'Metropolitan Large' council from 1 July 2020, in accordance with the determination made by the Local Government Remuneration Tribunal.

ATTACHMENTS

1. Local Government Remuneration Tribunal - Annual Report & Determination - 2020 [↓](#)

DOCUMENTS
ASSOCIATED WITH
REPORT C07/20-481

Attachment 1

Local Government Remuneration
Tribunal - Annual Report &
Determination - 2020

Local Government Remuneration Tribunal

Annual Report and Determination

*Annual report and determination under sections 239 and
241 of the Local Government Act 1993*

**10 June
2020**

[NSW Remuneration Tribunals website](#)

Local Government Remuneration Tribunal

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Local Government Remuneration Tribunal

Executive Summary

The *Local Government Act 1993* (the LG Act) requires the Local Government Remuneration Tribunal (the Tribunal) to report to the Minister for Local Government by 1 May each year as to its determination of categories of councils and the maximum and minimum amounts of fees to be paid to mayors, councillors, and chairpersons and members of county councils.

In response to the COVID-19 pandemic the Minister for Local Government, the Hon Shelley Hancock MP, made the *Local Government (General) Amendment (COVID-19) Regulation 2020* which extends the time for the making of this determination to no later than 1 July 2020.

Categories

Section 239 of the LG Act requires the Tribunal to determine the categories of councils and mayoral offices at least once every 3 years. The Tribunal last undertook a significant review of the categories and the allocation of councils into each of those categories in 2017. In accordance with the LG Act the Tribunal undertook a review of the categories and allocation of councils into each of those categories as part of the 2020 review.

In reviewing the categories, the Tribunal examined a range of statistical and demographic data and considered the submissions of councils and Local Government NSW (LGNSW). Having regard to that information, the Tribunal has determined to retain a categorisation model which differentiates councils primarily on the basis of their geographic location, and the other factors including population, the sphere of the council's economic influence and the degree of regional servicing.

For the Metropolitan group the Tribunal has determined to retain the existing categories and has amended the population criteria applicable to Metropolitan Large and Metropolitan Medium. For the Non-Metropolitan group, the Tribunal has determined to: create two new categories - Major Strategic Area and Regional Centre; rename one category - Regional City to Major Regional City; and revise the criteria for some of the existing categories to account for the new categories.

In accordance with section 239 of the LG Act the categories of general purpose councils are determined as follows:

Metropolitan

- Principal CBD
- Major CBD
- Metropolitan Large
- Metropolitan Medium
- Metropolitan Small

Non-metropolitan

- Major Regional City
- Major Strategic Area
- Regional Strategic Area
- Regional Centre
- Regional Rural
- Rural

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Fees

The Tribunal has determined that there will be no increase in the minimum and maximum fees applicable to each existing category. For the new categories, the Tribunal has determined fees having regard to relevant relativities.

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Section 1 Introduction

1. Section 239 of the LG Act provides for the Tribunal to determine the categories of councils and mayoral offices and to place each council and mayoral office into one of those categories. The categories are to be determined at least once every 3 years.
2. Section 241 of the LG Act provides for the Tribunal to determine, not later than 1 May in each year, for each of the categories determined under section 239, the maximum and minimum amount of fees to be paid to mayors and councillors of councils, as well as chairpersons and members of county councils.
3. In response to the COVID-19 pandemic the Minister for Local Government, the Hon Shelley Hancock MP, made the *Local Government (General) Amendment (COVID-19) Regulation 2020* which extends the time for the making of this determination to no later than 1 July 2020.
4. In determining the maximum and minimum fees payable in each of the categories, the Tribunal is required, pursuant to section 242A (1) of the LG Act, to give effect to the same policies on increases in remuneration as those of the Industrial Relations Commission. The current policy on wages is that public sector wages cannot increase by more than 2.5 per cent, and this includes the maximum and minimum fees payable to councillors and mayors and chairpersons and members of county councils.
5. The Tribunal is however able to determine that a council can be placed in another existing or a new category with a higher range of fees without breaching the Government's wage policy pursuant to section 242A (3) of the LG Act.
6. The Tribunal's determinations take effect from 1 July in each year.

Section 2 2019 Determination

7. The Tribunal considered ten requests for re-categorisation. At the time of making the determination the Tribunal had available to it the 30 June 2018 population data. In reviewing the submissions received the Tribunal applied a multi variable approach assessing each council against all the criteria (not only population) for the requested category and the

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relativities within the categories.

8. The Tribunal found that the allocation of councils into the current categories was appropriate but again noted that some of those councils seeking to be moved were likely to meet the criteria for re-categorisation in future determinations.
9. The Tribunal's 2019 Determination was made on 15 April 2019 and provided a general increase of 2.5 per cent which was consistent with the Government's policy on wages.
10. The Tribunal's findings for North Sydney was not addressed in the 2019 Determination and is dealt with in Section 3 below.

Section 3 Review of categories

Scope of review

11. Section 239 of the LG Act requires the Tribunal to determine the categories of councils and mayoral offices at least once every 3 years. The Tribunal last reviewed the categories during the 2017 annual review.
12. In determining categories, the Tribunal is required to have regard to the following matters that are prescribed in section 240 of the LG Act:

"240 (1)

- *the size of areas*
- *the physical terrain of areas*
- *the population of areas and the distribution of the population*
- *the nature and volume of business dealt with by each Council*
- *the nature and extent of the development of areas*
- *the diversity of communities served*
- *the regional, national and international significance of the Council*
- *such matters as the Remuneration Tribunal considers relevant to the provision of efficient and effective local government*
- *such other matters as may be prescribed by the regulations."*

13. The Tribunal foreshadowed in the 2019 Determination of its intention to undertake a review of the categories in accordance with the LG Act:

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“12. A few submissions have suggested alternative categorisation models. The Tribunal will consider this in detail in the 2020 review. The Tribunal intends to commence the 2020 annual review earlier than usual to ensure there is time to review the existing model and to examine alternatives. The Tribunal is of the preliminary view that a case may exist to revise the number of categories, and their applicable criteria, particularly for regional and rural councils.”

14. The Tribunal wrote to all mayors in October 2019 advising of the commencement of the 2020 review and invited submissions from councils on the following matters:

1. *Proposed classification model and criteria*
2. *Allocation in the proposed classification model*
3. *Range of fees payable in the proposed classification model*
4. *Other matters*

15. The Tribunal also wrote to the President of Local Government NSW (LGNSW) in similar terms, and subsequently met with the President and Chief Executive of LGNSW. The Tribunal thanks the President and Chief Executive for making the time to meet with the Tribunal.

16. The Tribunal also met with the Mayors and General Managers of Central Coast and Maitland Councils and the Tribunal thanks them for making the time to meet with the Tribunal.

Submissions received - categorisation

17. The Tribunal received 38 submissions from individual councils, a submission from LGNSW and a submission from Regional Cities NSW. Most of the submissions addressed the Tribunal's proposed categorisation model, the allocation of councils into those categories and fees. A summary of the matters raised, and the Tribunal's consideration of those matters is outlined below.

Proposed classification model and criteria

18. Submissions from 20 councils and LGNSW supported the Tribunal's proposal to create a new category of Regional Centre for the Non-Metropolitan group and were of the view

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that the range of fees would be somewhere between Regional Strategic Area and Regional Rural.

19. Several submissions from Non-Metropolitan councils proposed alternative changes to the model such as, the merging of the Regional Rural and Rural categories, the creation of a new 'Regional' category and the renaming of Regional City to 'Gateway City' or 'Nationally Significant Regional City'.
20. Four submissions from Metropolitan councils sought the creation of a new Metropolitan category with the title of 'Metropolitan Large – Growth Area' or 'Metropolitan Major'.

Allocation in the proposed classification model

21. The Tribunal proposed to allocate 24 councils in the proposed new category of Regional Centre. Of these 24 councils, 14 provided a submission - 11 councils noted or supported their allocation as Regional Centre and 3 councils sought re-categorisation as Regional Strategic Area.
22. In addition to the 3 councils, another 17 councils sought re-categorisation into one of the categories included in the Tribunal's proposed model or into requested alternative new categories. The 20 re-categorisation requests are addressed in Section 3 – Allocation of councils into categories.

Findings - categorisation

23. The Tribunal acknowledges the significant number of submissions received this year and is grateful for the positive response and effort made in those submissions to comment on the proposed categorisation model and suggest alternatives for consideration.
24. There has been broad support to the Tribunal's proposal to create a new Non-Metropolitan category of Regional Centre and rename Regional City to Major Regional City. On that basis the Tribunal will determine the new category of Regional Centre and rename Regional City to Major Regional City. There have been some new criteria added to the category of Major Regional City to acknowledge the broader national and state focus of these cities which impact upon the operations of the council.
25. After considering the views in submissions the Tribunal re-examined the Non-Metropolitan category of Regional Strategic Area in terms of its criteria and the

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characteristics of the councils allocated into it. The Tribunal concluded that the characteristics of the two councils allocated to this category – Central Coast and Lake Macquarie – were sufficiently different to warrant further differentiation. Central Coast has a population greater than 340,000 making it the third largest council by population in NSW and the sixth largest council by population in Australia. It also has the second largest revenue base of all councils in NSW. Central Coast is a significant contributor to the regional economy associated with proximity to and connections with Sydney and the Hunter Region. A new category has been created for Central Coast Council and is to be titled Major Strategic Area. The criteria for this category include local government areas with a minimum population of 300,000, and larger scale and scope to those categorised as Regional Strategic Area. There is no change to the population threshold for the category of Regional Strategic Area, however the other criteria have been amended to account for other changes in the Non-Metropolitan group.

26. The Tribunal's preliminary thinking was that no changes to the categories and criteria for Metropolitan and County Councils were warranted. In respect to the categories, the Tribunal continues to hold that view. In respect to the criteria, after considering submissions the Tribunal re-examined the population criteria for both the Metropolitan Medium and Metropolitan Large categories.
27. North Sydney and Willoughby councils again put forward cases for non-resident workers to be included in the population for Metropolitan Medium. To examine this claim more broadly the Tribunal reviewed non-resident working populations across all metropolitan councils. After careful consideration the Tribunal concluded there was a strong case to recognise the impact on councils of serving significant numbers of non-resident workers. The criteria now provide for councils with a non-resident working population of 50,000 or above to move to another category if their combined resident and non-resident working population exceeds the minimum population threshold. The criteria for Metropolitan Medium and Metropolitan Large have been amended as follows:

Metropolitan Large

Councils may also be categorised as Metropolitan Large if their residential population combined with their non-resident working population exceeds 200,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Metropolitan Medium

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Councils may also be categorised as Metropolitan Medium if their residential population combined with their non-resident working population exceeds 100,000. To satisfy this criteria the non-resident working population must exceed 50,000.

28. In making this determination the Tribunal reviewed the criteria for other Metropolitan categories and found that the current population thresholds are appropriate.
29. The revised model which will form the basis of this determination is as follows:

Metropolitan	Non-Metropolitan
<ul style="list-style-type: none"> Principal CBD Major CBD Metropolitan Large Metropolitan Medium Metropolitan Small 	<ul style="list-style-type: none"> Major Regional City Major Strategic Area Regional Strategic Area Regional Centre Regional Rural Rural

30. The criteria for each of the categories are outlined at Appendix 1. Minor changes have been made to the criteria for some of the existing categories to account for the new categories. As with the previous categorisation model the predominant factor to guide categorisation is population. Other common features of councils within those categories are also broadly described. These criteria have relevance when population alone does adequately reflect the status of one council compared to others with similar characteristics. In some instances, the additional criteria will be significant enough to warrant the categorisation of a council into a group with a higher population threshold.
31. There is no change to the categorisation of county councils.

Allocation of councils into categories

32. In accordance with section 239 of the LG Act the Tribunal is required to allocate each of the councils into one of the categories. The allocation of councils is outlined in Determination No. 1 of Section 6.
33. Twenty (20) submissions received from councils requested re-categorisation and were considered having regard to the case put forward and the criteria for each category.
34. At the time of making the determination the Tribunal had available to it the 30 June 2019 population data released by the Australian Bureau of Statistics (ABS) on 25 March 2020.

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35. A summary of the Tribunal's findings for each of the applications for re-categorisation is outlined in the following paragraphs.

Metropolitan Large Councils

36. Canterbury-Bankstown, Penrith and Blacktown have requested the creation of new categories into which they be re-categorised. Canterbury-Bankstown has requested a new category named 'Metropolitan Major'. Penrith and Blacktown have requested a new category named 'Metropolitan Large – Growth Centre'.
37. The Tribunal considers that Canterbury-Bankstown, Penrith and Blacktown are appropriately categorised as Metropolitan Large.

Metropolitan Medium Councils

38. Inner West has again sought to be re-categorised as Metropolitan Large. The Tribunal outlined in the 2019 determination that Inner West's June 2018 population of 198,024 was below the indicative population of other Metropolitan Large councils, but based on growth predictions it was likely Inner West would meet the minimum population threshold for inclusion in Metropolitan Large in 2020.
39. Inner West's June 2019 population is 200,811 and the council now meets the criteria to be categorised as Metropolitan Large.
40. Ryde has sought to be re-categorised as Metropolitan Large on the basis of the large non-resident working population in the Macquarie Park Business Park (MPBP) precinct, the economic output of the precinct and its array of significant regional services.
41. The Hills has requested the creation of a new category named 'Metropolitan Growth' and that it be categorised into it. Recognition is sought for councils experiencing significant growth. The submission also notes that while Ryde does not meet the residential population criteria for Metropolitan Large it meets the other relevant criteria.
42. As previously discussed, the Tribunal has reviewed the impact of large numbers of non-residents visitors and workers and revised the criteria for Metropolitan Large Councils. Ryde and The Hills have been assessed against the new revised criteria being - *Councils may also be categorised as Metropolitan Large if their residential population combined*

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with their non-resident working population exceeds 200,000. To satisfy this criteria the non-resident working population must exceed 50,000.

43. Both Ryde and The Hills have a non-resident working population of more than 50,000 and combined with their resident populations they meet the revised criteria for inclusion in the group of Metropolitan Large councils. Both councils also provide a sphere of economic influence and provide regional services considered akin to those of other metropolitan large councils.

Metropolitan Small Councils

44. Camden, Willoughby and North Sydney have sought to be re-categorised as Metropolitan Medium.
45. The Tribunal outlined in the 2019 determination that Camden's June 2018 population of 94,159 was below the indicative population of other Metropolitan Medium councils, but based on growth predictions it was likely Camden would meet the minimum population threshold for inclusion in Metropolitan Medium in 2020.
46. Camden's June 2019 population is 101,437 and the council now meets the criteria to be categorised as Metropolitan Medium.
47. The Tribunal has previously considered requests from Willoughby and North Sydney Councils to be re-categorised as Metropolitan Medium in 2018 and 2019. Both Councils have populations within the indicative population range for Metropolitan Small councils but well below that of Metropolitan Medium. Both Councils have argued that their scale of operations, degree of regional servicing and high number of non-resident visitors and workers more closely align with the characteristics of Metropolitan Medium Councils.
48. As previously discussed, the Tribunal has reviewed the impact of large numbers of non-resident workers and revised the criteria for Metropolitan Medium Councils. Willoughby and North Sydney have been assessed against the new revised criteria being - *Councils may also be categorised as Metropolitan Medium if their residential population combined with their non-resident working population exceeds 100,000. To satisfy this criteria the non-resident working population must exceed 50,000.*
49. Both Willoughby and North Sydney have a non-resident working population of more than 50,000 and combined with their resident populations they meet the revised criteria for inclusion in the group of Metropolitan Medium councils. Both councils also meet the

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other criteria having: a significant regional role as the third and fourth biggest CBDs in Sydney after Sydney City and Parramatta; strategic significance as either transport hubs, business, cultural or employment centres.

50. Both North Sydney and Willoughby meet the criteria for re-categorisation as Metropolitan Medium.

Regional City Councils

51. Newcastle and Wollongong have proposed new categories into which they have sought to be re-categorised. Newcastle has proposed a new category named 'Gateway City' and Wollongong a new category named 'Nationally Significant Regional City'.
52. The Tribunal's revised categorisation model re-named the existing category of Regional City to Major Regional City and found no case to adopt the new categories proposed by Newcastle and Wollongong. The Tribunal considers that both councils are appropriately categorised as Major Regional City.

Regional Strategic Area Councils

53. Central Coast has again sought to be re-categorised as Regional City. The council submits that its characteristics are more like Newcastle and Wollongong (Regional City) and substantially different to Lake Macquarie (Regional Strategic Area).
54. Central Coast does not meet the broader criteria applicable to other councils in the category of Major Regional City - being Newcastle and Wollongong. As previously discussed a new category - Major Strategic Area - has been created to recognise the scale and unique position of Central Coast Council to both the Sydney and Hunter regions.

Local Government Remuneration Tribunal

Regional Rural Councils

55. Bathurst, Maitland, and Shoalhaven noted that under the Tribunal's proposed allocation of councils they would be allocated to the new Regional Centre category, however the three councils sought to be re-categorised as Regional Strategic Area.
56. Bathurst's June 2019 population of 43,618, Maitland's June 2019 population of 85,166 and Shoalhaven's June 2019 population of 105,648 are below the indicative population of Regional Strategic Area councils. The Tribunal considers that Bathurst, Maitland and Shoalhaven are all appropriately categorised as Regional Centre.
57. Bega, Byron and Eurobodalla have sought to be re-categorised to the new Regional Centre category. Bega's June 2019 population of 34,476, Byron's June 2019 population of 35,081 and Eurobodalla's June 2019 population of 38,473 are significantly below the indicative population of Regional Centre councils. These councils have not demonstrated the additional criteria to warrant inclusion in the Regional Centre group.

Rural Councils

58. Muswellbrook and Federation have again sought to be re-categorised as Regional Rural. Muswellbrook's June 2019 population of 16,377 and Federation's June 2019 population of 12,437 are well below the indicative population of Regional Rural councils. Both councils have not demonstrated the additional criteria to warrant inclusion in the Regional Rural group.

Section 4 Fees

59. In determining the maximum and minimum fees payable in each of the categories, the Tribunal is required, pursuant to section 242A of the LG Act, to give effect to the same policies on increases in remuneration as those that the Industrial Relations Commission is required to give effect to under section 146C of the *Industrial Relations Act 1996* (IR Act), when making or varying awards or orders relating to the conditions of employment of public sector employees.
60. The current policy on wages pursuant to section 146C(1)(a) of the IR Act is articulated in the *Industrial Relations (Public Sector Conditions of Employment) Regulation 2014* (IR Regulation 2014). When the Tribunal undertook the annual review the effect of the IR Regulation 2014

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was that public sector wages could not increase by more than 2.5 per cent, and this includes the maximum and minimum fees payable to councillors and mayors and chairpersons and members of county councils.

61. The Tribunal received submissions for consideration during the annual review in late 2019. Those submissions were made prior to the pandemic and overwhelmingly supported a 2.5 per cent increase in the ranges of fees which was consistent with the Government's wages policy at the time. A summary of those submissions is outlined in the paragraphs 62 and 63.
62. The LGNSW submission requested that the Tribunal increase fees by the allowable maximum of 2.5 per cent. The submission also reiterated the long-held view that fees for mayors and councillors are well behind, the current fee structure fails to recognise the work of elected representatives and is inadequate to attract and retain individuals with the necessary skills and experience. Comparative information was again presented in respect to board fees, fees paid to mayors and councillors of councils in Queensland, and salaries for members of Parliament. The LGNSW submission also noted the Tribunal's previous observations that it does not have jurisdiction on the matter of non-payment of superannuation but again invited the Tribunal to make a recommendation to the NSW State Government for councillor remuneration to include a payment for superannuation equivalent to the Superannuation Guarantee.
63. Several submissions sought an increase to the allowable maximum of 2.5 per cent acknowledging the restrictions on the Tribunal from the Government's wages policy. Several submissions sought an increase greater than 2.5 per cent by requesting that fees be aligned to councillor fees in Victoria and Queensland or to NSW members of Parliament.
64. Since receiving and considering those submissions there have been a number of factors which have influenced the Tribunal's views in regard to the annual increase. These include the impact of the bushfires and the current COVID-19 pandemic on the state and federal economies and the wellbeing of our communities.
65. To ensure the Tribunal had sufficient time to consider the COVID-19 pandemic the Minister for Local Government, the Hon Shelley Hancock MP, made the *Local Government*

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(General) Amendment (COVID-19) Regulation 2020 which extends the time for the making of this determination to no later than 1 July 2020.

66. On 29 May 2020 the Premier, the Hon Gladys Berejiklian MP, made the *Industrial Relations (Public Sector Conditions of Employment) Amendment (Temporary Wages Policy) Regulation 2020*. That regulation amended the IR Regulation 2014 to implement a temporary wages policy, being a 12-month pause on wage increases for public sector employees covered by the IR Act.
67. On 2 June 2020 the amending regulation was disallowed by the Legislative Council. The effect of that disallowance is that the Government's wages policy which provides for increases of up to 2.5 per cent continues to apply.
68. While the Tribunal is required to give effect to the Government's wages policy in the making of this determination, it is open to the Tribunal to determine an increase of up to 2.5 per cent or no increase at all. Given the current economic and social circumstances, the Tribunal has determined that there be no increase in the minimum and maximum fees applicable to each existing category.
69. The minimum and maximum fees for the two new categories of Major Strategic Area and Regional Centre have been set having regard to relevant relativities. The new category of Major Strategic Area has equivalent annual fees to Major Regional City. The new category of Regional Centre has annual fees between those applicable to Regional Strategic Area and Regional Rural. In accordance with the LG Act councils can be placed in a new category with a higher range of fees without breaching the Government's wages policy.

Section 5 Other matters

70. The Tribunal addressed the matter of non-payment of superannuation in the 2019 Determination:

"40. The submission from LGNSW and several councils have again raised the matter of the non-payment of superannuation. The Tribunal addressed this matter in the 2018 determination as outline below and will make no further comment:

Local Government Remuneration Tribunal

“54. The matter of the non-payment of superannuation has been previously raised in submissions to the Tribunal and is not a matter for the Tribunal to determine. Section 251 of the LG Act confirms that councillors are not employees of the council and the fee paid does not constitute a salary under the Act. The Tribunal notes that the Australian Tax Office has made a definitive ruling (ATO ID 2007/205) that allows councillors to redirect their annual fees into superannuation on a pre-tax basis and is a matter for councils (Ref: Councillor Handbook, Oct 2017, Office of Local Government p.69).”

71. By way of clarification, the amount redirected under this ruling is funded from the annual fees as determined by Tribunal – it is not an additional amount funded by the council.
72. The Tribunal notes that the Hon Shelly Hancock MP, Minister for Local Government released the *Councillor superannuation discussion paper* in March 2020, to seek the views of councils and their communities on whether councillors should receive superannuation payments. The deadline for submissions was Friday 8 May 2020.

Conclusion

73. The Tribunal’s determinations have been made with the assistance of the two Assessors - Mr Brian Bell and Mr Tim Hurst. The allocation of councils into each of the categories, pursuant to section 239 of the LG Act, is outlined in Determination No. 1. The maximum and minimum fees paid to councillors and mayors and members and chairpersons of county councils, pursuant to section 241 of the LG Act, are outlined in Determination No. 2.

The Local Government Remuneration Tribunal

Signed

Dr Robert Lang

Dated: 10 June 2020

Local Government Remuneration Tribunal

Section 6 Determinations

Determination No. 1- Determination Pursuant to Section 239 of Categories of Councils and County Councils Effective From 1 July 2020

Table 1: General Purpose Councils - Metropolitan

Principal CBD (1)	Major CBD (1)
Sydney	Parramatta
Metropolitan Large (11)	Metropolitan Medium (9)
Blacktown	Bayside
Canterbury-Bankstown	Campbelltown
Cumberland	Camden
Fairfield	Georges River
Inner West	Hornsby
Liverpool	Ku-ring-gai
Northern Beaches	North Sydney
Penrith	Randwick
Ryde	Willoughby
Sutherland	
The Hills	
Metropolitan Small (8)	
Burwood	
Canada Bay	
Hunters Hill	
Lane Cove	
Mosman	
Strathfield	
Waverley	
Woollahra	

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Table 2: General Purpose Councils – Non-Metropolitan

Major Regional City (2)	Major Strategic Area (1)	Regional Strategic Area (1)
Newcastle	Central Coast	Lake Macquarie
Wollongong		

Regional Centre (24)		Regional Rural (13)	
Albury	Mid-Coast	Bega	
Armidale	Orange	Broken Hill	
Ballina	Port Macquarie-Hastings	Byron	
Bathurst	Port Stephens	Eurobodalla	
Blue Mountains	Queanbeyan-Palerang	Goulburn Mulwaree	
Cessnock	Shellharbour	Griffith	
Clarence Valley	Shoalhaven	Kempsey	
Coffs Harbour	Tamworth	Kiama	
Dubbo	Tweed	Lithgow	
Hawkesbury	Wagga Wagga	Mid-Western	
Lismore	Wingecarribee	Richmond Valley Council	
Maitland	Wollondilly	Singleton	
		Snowy Monaro	

Rural (57)			
Balranald	Cootamundra-Gundagai	Junee	Oberon
Bellingen	Cowra	Kyogle	Parkes
Berrigan	Dungog	Lachlan	Snowy Valleys
Bland	Edward River	Leeton	Temora
Blayney	Federation	Liverpool Plains	Tenterfield
Bogan	Forbes	Lockhart	Upper Hunter
Bourke	Gilgandra	Moree Plains	Upper Lachlan
Brewarrina	Glen Innes Severn	Murray River	Uralla
Cabonne	Greater Hume	Murrumbidgee	Walcha
Carrathool	Gunnedah	Muswellbrook	Walgett
Central Darling	Gwydir	Nambucca	Warren
Cobar	Hay	Narrabri	Warrumbungle
Coolamon	Hilltops	Narrandera	Weddin
Coonamble	Inverell	Narromine	Wentworth
			Yass

Table 3: County Councils

Water (4)	Other (6)
Central Tablelands	Castlereagh-Macquarie
Goldenfields Water	Central Murray
Riverina Water	Hawkesbury River
Rous	New England Tablelands
	Upper Hunter
	Upper Macquarie

Local Government Remuneration Tribunal

**Determination No. 2- Determination Pursuant to Section 241 of Fees
for Councillors and Mayors**

Pursuant to s.241 of the *Local Government Act 1993*, the annual fees to be paid in each of the categories to Councillors, Mayors, Members and Chairpersons of County Councils effective on and from 1 July 2020 are determined as follows:

Table 4: Fees for General Purpose and County Councils

Category		Councillor/Member Annual Fee		Mayor/Chairperson Additional Fee*	
		Minimum	Maximum	Minimum	Maximum
General Purpose Councils - Metropolitan	Principal CBD	27,640	40,530	169,100	222,510
	Major CBD	18,430	34,140	39,160	110,310
	Metropolitan Large	18,430	30,410	39,160	88,600
	Metropolitan Medium	13,820	25,790	29,360	68,530
	Metropolitan Small	9,190	20,280	19,580	44,230
General Purpose Councils - Non-metropolitan	Major Regional City	18,430	32,040	39,160	99,800
	Major Strategic Area	18,430	32,040	39,160	99,800
	Regional Strategic Area	18,430	30,410	39,160	88,600
	Regional Centre	13,820	24,320	28,750	60,080
	Regional Rural	9,190	20,280	19,580	44,250
	Rural	9,190	12,160	9,780	26,530
County Councils	Water	1,820	10,140	3,920	16,660
	Other	1,820	6,060	3,920	11,060

*This fee must be paid in addition to the fee paid to the Mayor/Chairperson as a Councillor/Member (s.249(2)).

The Local Government Remuneration Tribunal

Signed

Dr Robert Lang

Dated: 10 June 2020

Local Government Remuneration Tribunal

Appendices

Appendix 1 Criteria that apply to categories

Principal CBD

The Council of the City of Sydney (the City of Sydney) is the principal central business district (CBD) in the Sydney Metropolitan area. The City of Sydney is home to Sydney's primary commercial office district with the largest concentration of businesses and retailers in Sydney. The City of Sydney's sphere of economic influence is the greatest of any local government area in Australia.

The CBD is also host to some of the city's most significant transport infrastructure including Central Station, Circular Quay and International Overseas Passenger Terminal. Sydney is recognised globally with its iconic harbour setting and the City of Sydney is host to the city's historical, cultural and ceremonial precincts. The City of Sydney attracts significant visitor numbers and is home to 60 per cent of metropolitan Sydney's hotels.

The role of Lord Mayor of the City of Sydney has significant prominence reflecting the CBD's importance as home to the country's major business centres and public facilities of state and national importance. The Lord Mayor's responsibilities in developing and maintaining relationships with stakeholders, including other councils, state and federal governments, community and business groups, and the media are considered greater than other mayoral roles in NSW.

Major CBD

The Council of the City of Parramatta (City of Parramatta) is the economic capital of Greater Western Sydney and the geographic and demographic centre of Greater Sydney. Parramatta is the second largest economy in NSW (after Sydney CBD) and the sixth largest in Australia.

As a secondary CBD to metropolitan Sydney the Parramatta local government area is a major provider of business and government services with a significant number of organisations relocating their head offices to Parramatta. Public administration and safety have been a growth sector for Parramatta as the State Government has promoted a policy of moving government agencies westward to support economic development beyond the Sydney CBD.

The City of Parramatta provides a broad range of regional services across the Sydney Metropolitan area with a significant transport hub and hospital and educational facilities. The City of Parramatta is home to the Westmead Health and Medical Research precinct which represents the largest concentration of hospital and health services in Australia, servicing Western Sydney and providing other specialised services for the rest of NSW.

The City of Parramatta is also home to a significant number of cultural and sporting facilities (including Sydney Olympic Park) which draw significant domestic and international visitors to the region.

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Metropolitan Large

Councils categorised as Metropolitan Large will typically have a minimum residential population of 200,000.

Councils may also be categorised as Metropolitan Large if their residential population combined with their non-resident working population exceeds 200,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- total operating revenue exceeding \$200M per annum
- the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- significant industrial, commercial and residential centres and development corridors
- high population growth.

Councils categorised as Metropolitan Large will have a sphere of economic influence and provide regional services considered to be greater than those of other metropolitan councils.

Metropolitan Medium

Councils categorised as Metropolitan Medium will typically have a minimum residential population of 100,000

Councils may also be categorised as Metropolitan Medium if their residential population combined with their non-resident working population exceeds 100,000. To satisfy this criteria the non-resident working population must exceed 50,000

Other features may include:

- total operating revenue exceeding \$100M per annum
- services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- industrial, commercial and residential centres and development corridors
- high population growth.

The sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Large councils.

Metropolitan Small

Councils categorised as Metropolitan Small will typically have a residential population less than 100,000.

Other features which distinguish them from other metropolitan councils include:

- total operating revenue less than \$150M per annum.

While these councils may include some of the facilities and characteristics of both Metropolitan Large and Metropolitan Medium councils the overall sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Medium councils.

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Major Regional City

Newcastle City Council and Wollongong City Councils are categorised as Major Regional City. These councils:

- are metropolitan in nature with major residential, commercial and industrial areas
- typically host government departments, major tertiary education and health facilities and incorporate high density commercial and residential development
- provide a full range of higher order services and activities along with arts, culture, recreation, sporting and entertainment facilities to service the wider community and broader region
- have significant transport and freight infrastructure servicing international markets, the capital city and regional areas
- have significant natural and man-made assets to support diverse economic activity, trade and future investment
- typically contain ventures which have a broader State and national focus which impact upon the operations of the council.

Major Strategic Area

Councils categorised as Major Strategic Area will have a minimum population of 300,000.

Other features may include:

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$250M per annum
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Currently, only Central Coast Council meets the criteria to be categorised as a Major Strategic Area. Its population, predicted population growth, and scale of the Council's operations warrant that it be differentiated from other non-metropolitan councils. Central Coast Council is also a significant contributor to the regional economy associated with proximity to and connections with Sydney and the Hunter Region.

Regional Strategic Area

Councils categorised as Regional Strategic Area are differentiated from councils in the Regional Centre category on the basis of their significant population and will typically have a residential population above 200,000.

Other features may include:

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$250M per annum
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Currently, only Lake Macquarie Council meets the criteria to be categorised as a Regional Strategic Area. Its population and overall scale of council operations will be greater than Regional Centre councils.

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Regional Centre

Councils categorised as Regional Centre will typically have a minimum residential population of 40,000. Other features may include:

- a large city or town providing a significant proportion of the region's housing and employment
- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$100M per annum
- the highest rates of population growth in regional NSW
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Councils in the category of Regional Centre are often considered the geographic centre of the region providing services to their immediate and wider catchment communities.

Regional Rural

Councils categorised as Regional Rural will typically have a minimum residential population of 20,000. Other features may include:

- a large urban population existing alongside a traditional farming sector, and are surrounded by smaller towns and villages
- health services, tertiary education services and regional airports which service a regional community
- a broad range of industries including agricultural, educational, health, professional, government and retail services
- large visitor numbers to established tourism ventures and events.
- Councils in the category of Regional Rural provide a degree of regional servicing below that of a Regional Centre.

Rural

Councils categorised as Rural will typically have a residential population less than 20,000.

Other features may include:

- one or two significant townships combined with a considerable dispersed population spread over a large area and a long distance from a major regional centre
- a limited range of services, facilities and employment opportunities compared to Regional Rural councils
- local economies based on agricultural/resource industries.

County Councils - Water

County councils that provide water and/or sewerage functions with a joint approach in planning and installing large water reticulation and sewerage systems.

County Councils - Other

County councils that administer, control and eradicate declared noxious weeds as a specified Local Control Authority under the *Biosecurity Act 2015*.

Item No: C07/20-482

CUMBERLAND LOCAL ENVIRONMENTAL PLAN – POST EXHIBITION REPORT ON NEW PLANNING CONTROLS FOR CUMBERLAND CITY

Responsible Division: Environment & Planning
Officer: Director Environment & Planning
File Number: CS-202
Community Strategic Plan Goal: *A resilient built environment*

SUMMARY

This report provide an update on the public exhibition period for the new Cumberland Local Environmental Plan and outlines the planning controls that have not changed following exhibition. It is recommended that Council endorse these planning controls for Cumberland City, which will be incorporated into the planning proposal on the new Cumberland Local Environmental Plan for finalisation.

RECOMMENDATION

That Council:

- 1. Note the submissions received prior to, during and immediately following the public exhibition period for the new Cumberland Local Environmental Plan.**
- 2. Note the advice from the Cumberland Local Planning Panel on the planning proposal for the new Cumberland Local Environmental Plan**
- 3. Endorse the planning controls for Cumberland City, as provided at Attachment 1, which were included in the draft planning proposal for the Cumberland Local Environmental Plan and have not changed following exhibition.**
- 4. Note the above items will be incorporated into the planning proposal on the new Cumberland Local Environmental Plan for finalisation.**

REPORT

Background

Council commenced preparation of the new Cumberland Local Environmental Plan (LEP) in 2019 with the focus on harmonising the planning controls of the existing Auburn, Parramatta, and Holroyd LEPs into a single set of planning controls for Cumberland.

Early consultation (pre-Gateway) on planning for the future of Cumberland City was undertaken in July and August 2019 in conjunction with *Cumberland 2030: Our Local Strategic Planning Statement*. A range of submissions were received and helped to inform the detail of the planning proposal for the new Cumberland LEP.

The proposal was reported to the Cumberland Local Planning Panel in February 2020, with a recommendation to proceed to the next stage for a Gateway Determination. The Panel supported the Council officer recommendation.

A Gateway Determination was received in March 2020, and the planning proposal for the draft Cumberland LEP was publicly exhibited in April and May 2020.

The status of the planning proposal is provided in Figure 1.



Figure 1: Planning proposal status

Public exhibition of new Cumberland Local Environmental Plan

The planning proposal for the new Cumberland LEP was on public exhibition for a six week period from 1 April 2020 to 8 May 2020. Information was made available on Council's website, with a letter and brochure posted to properties in Cumberland City. Phone enquiries were answered by Council officers, and virtual book-in sessions were also available for detailed discussions on the LEP. Due to the COVID-19 pandemic, physical copies of the documents were not provided at the administration centres and libraries as these facilities were closed during this time.

Public submissions

A total of 222 individual submissions on the draft LEP were received in response to the public exhibition. Council officers also fielded numerous phone calls during the exhibition period, assisting residents and stakeholders with their enquiries. Further information on the submissions is provided in Figure 2.

Of the total submissions received, 53 were from church groups and community members raising concerns about the proposed planning controls for places of public worship. Overwhelmingly, the submissions objected to the proposed changes to land

use permissibility and implications for the continued operation and potential future expansion of established sites. A number of submissions also raised concerns about the proposed 2,000 sqm minimum lot size requirement for new places of public worship in the R3 and R4 zones and the likely constraints this would place on church groups supporting the community. This issue is considered in a separate report to be considered by Council prior to finalisation of the Cumberland LEP.

Total of 222 submissions received on the draft Cumberland LEP (as at 12 June 2020)		
Recurring themes and messages: <ul style="list-style-type: none"> • Support planning for strategic corridors and centres • Support for higher densities around stations/transport nodes • Amenity concerns with high density development – referencing COVID-19 social distancing requirements and the need for adequate open space • Concerns around permissibility and proposed minimum lot size provisions for places of public worship • Sustainability and climate change concerns • Zoning and land use permissibility concerns – ensuring sufficient diversity in housing provision • General comments concerning traffic and local road networks 	Breakdown of submissions by strategic planning outcomes and key changes	No.
	Auburn Town Centre Planning Controls Strategy	3
	Lidcombe Town Centre Planning Controls Strategy – including site specific requests	3
	Parramatta Road Corridor – including site specific requests	5
	Woodville Road Corridor – including site specific requests	19
	New Cumberland heritage list with proposed de-listing of 9 heritage items	9
	Minimum lot sizes for dual occupancy development	5
	Consistent planning approach for places of public worship	53
	Consistent planning approach for sex services premises	3
	Targeted minor zoning and/or planning control changes (exhibited)	1
	New requests for site specific zoning and planning control changes	55
	Other/general LEP submissions	108
	Note: some submissions covers multiple topic area, so total number of comments is different from submissions received	

Figure 2: Summary of public submissions

Agency submissions

As part of the public exhibition on the draft Cumberland LEP, Council sought feedback from the following public authorities:

- Transport for NSW
- Roads and Maritime Services
- Sydney Trains
- City of Parramatta Council
- Department of Premier and Cabinet – NSW Heritage
- Environment, Energy and Science Group
- Sydney Water
- Water NSW
- Western Sydney Local Health District

Transport for NSW made a submission providing collated comments from across the Transport cluster (including Roads and Maritime Services and Sydney Trains). In particular, TfNSW advised that consideration of the additional public infrastructure associated with the targeted changes to planning controls at selected locations, including Auburn Town Centre, Lidcombe Town Centre, Parramatta Road Corridor, and Woodville Road Corridor should be undertaken as part of the LEP process, and not left to the development application stage.

Council will continue to work with TfNSW to demonstrate that the proposed changes within the Parramatta Road Corridor will result in no net increase to traffic generation, prior to finalisation of the LEP (in accordance with condition 2 of the Gateway Determination). Should TfNSW ultimately not agree to support the targeted changes to planning controls at selected locations along the Parramatta Road Corridor, these sites will be removed from the planning proposal for the Cumberland LEP prior to finalisation.

A submission was also received from Western Sydney Local Health District. The submission commended Council on the overall objectives and controls outlined in the LEP, and provided general feedback on a range of areas.

A submission was received from Water NSW advising that they have no comments on the draft LEP as they do not own or manage land in the area.

The other listed authorities did not make a submission.

Advice from Cumberland Local Planning Panel

A post exhibition report on proposed changes to the draft LEP, in response to further review and submissions, was considered by the Cumberland Local Planning Panel in June 2020. The Panel generally supported the Council officer recommendations for administrative items and minor zoning changes to be included in the LEP prior to finalisation. The Panel also considered a report on site specific requests for rezoning and/or planning control changes and supported the proposed stream classification approach and scope of Council's strategic planning work program.

Proposed planning controls for Cumberland City

Council previously considered and endorsed much of the detail of the planning proposal for the new Cumberland LEP through various reports that dealt with particular issues and planning controls. The planning proposal has been prepared and exhibited in accordance with these Council resolutions, as outlined in Table 1. Where no changes are proposed, the existing planning controls will carry over into the new LEP controls for Cumberland City.

Council Report	Item No.	Date	Council resolution – pre Gateway	Post exhibition status
Planning proposal for the new Cumberland LEP	C09/19-219	18 September 2019	Endorse planning proposal to be forwarded for a Gateway Determination	Updated to reflect CLPP advice and address administrative items associated with the LEP (refer to other reports in this meeting) Minor changes to site specific planning controls in response to submissions received (refer to other reports in this meeting)
Early consultation for the new Cumberland LEP	C09/19-1218	18 September 2019	Endorse proposed minor zoning changes to be included in the planning proposal for the new Cumberland LEP	No changes to exhibited minor zoning changes – proceed to finalisation
Lidcombe Town Centre planning controls strategy	C09/19-189	4 September 2019	Endorse proposed planning controls to be included in the new Cumberland LEP	No changes to exhibited planning controls – proceed to finalisation
Auburn Town Centre planning controls strategy	C08/19-176	21 August 2019	Endorse proposed planning controls to be included in the new Cumberland LEP	No changes to exhibited planning controls – proceed to finalisation
Preparation of Planning Proposal for new Cumberland LEP	C07/19-151	17 July 2019	Note approach and key milestones for the planning proposal for the new Cumberland LEP	No changes to approach – proceed to finalisation
Part 1 Preliminary	C07/19-152	17 July 2019	Adopt Standard Instrument clauses Update name of plan and set out particular aims relevant to the Cumberland local area	No changes to exhibited planning controls – proceed to finalisation
Part 2 Permitted or prohibited development	C07/19-152 C08/19-163	17 July 2019 7 August 2019	Adopt Standard Instrument clauses Update local content where applicable Carry over the range of land uses under the existing LEPs	No changes to exhibited planning controls – proceed to finalisation

Council Report	Item No.	Date	Council resolution – pre Gateway	Post exhibition status
Land Use Table	C08/19-164 C09/19-192	7 August 2019 4 September 2019	General rule of permissibility retention	No changes to general rule – proceed to finalisation Minor updates to Land Use Table to ensure consistency with planning proposal and correct anomalies – (refer to other reports in this meeting)
Part 3 Exempt and complying development	C07/19-152	17 July 2019	Adopt Standard Instrument clauses	No changes to exhibited planning controls – proceed to finalisation
Part 4 Principal development standards	C08/19-163	7 August 2019	Adopt Standard Instrument clauses Update local content where applicable Carry over existing site specific controls where applicable	Minor updates to reflect CLPP advice and address administrative items associated with the LEP (refer to other reports in this meeting)
Part 5 Miscellaneous provisions	C08/19-163	7 August 2019	Adopt Standard Instrument clauses Update local content where applicable Carry over existing site specific controls where applicable	No changes to exhibited planning controls – proceed to finalisation
Part 6 Additional local provisions	C09/19-191	4 September 2019	Carry over existing controls where applicable Update and/or introduce new controls as appropriate	No changes to exhibited planning controls – proceed to finalisation Additional local content to address administrative issues and site specific anomalies (refer to other reports in this meeting)
Schedule 1 Additional permitted uses	C08/19-163	7 August 2019	Carry over additional permitted uses in existing LEPs	No changes to exhibited planning controls – proceed to finalisation Additional permitted uses in response to site specific requests (refer to other reports in this meeting)
Schedule 2 Exempt development	C07/19-152	17 July 2019	Adopt Standard Instrument clause	No changes to exhibited planning controls – proceed to finalisation

Council Report	Item No.	Date	Council resolution – pre Gateway	Post exhibition status
Schedule 3 Complying development	C07/19-152	17 July 2019	Adopt Standard Instrument clause	No changes to exhibited planning controls – proceed to finalisation
Schedule 4 Classification and reclassification of land	C08/19-163	7 August 2019	Adopt Standard Instrument clause	No changes to exhibited planning controls – proceed to finalisation
Schedule 5 Environmental heritage	C09/19-193	4 September 2019	Carry over heritage items listed under existing LEPs, with the exception of 9 items assessed as no longer meeting the NSW heritage criteria for assessing heritage significance	No changes to exhibited planning controls – proceed to finalisation
Schedule 6 Pond based and tank based aquaculture	C07/19-152	17 July 2019	Adopt Standard Instrument clause	No changes to exhibited planning controls – proceed to finalisation
Dictionary	C08/19-163	7 August 2019	Adopt Standard Instrument definitions	No changes to exhibited planning controls – proceed to finalisation
Planning approach for Woodville Road Corridor	C07/19-131	3 July 2019	Endorse land use planning approach for the Woodville Road corridor and that Stage 2 initiatives be included in the new Cumberland LEP	No changes to exhibited planning controls – proceed to finalisation
Planning approach for Parramatta Road Corridor	C07/19-132	3 July 2019	Endorse land use planning approach for the Parramatta Road corridor and that Stage 2 initiatives be included in the new Cumberland LEP	No changes to exhibited planning controls – proceed to finalisation
Planning Proposal – Minimum Lot Area for Low and Medium Dual Occupancy Housing	C06/19-103	5 June 2019	Endorse minimum lot size planning controls for dual occupancy development for inclusion in the new Cumberland LEP	No changes to exhibited planning controls – proceed to finalisation

Council Report	Item No.	Date	Council resolution – pre Gateway	Post exhibition status
Request for revised gateway determination – Planning Proposal for 264 Woodville Road Merrylands (also referred to as the Merrylands East Neighbourhood Centre)	C02/29-15	20 February 2019	Pursue B2 Local Centre and RE1 Public Recreation Zones in the new Cumberland LEP	No changes to exhibited planning controls – proceed to finalisation

Table 1: Council resolutions on planning controls for new Cumberland LEP

It is recommended that Council endorse the planning controls for Cumberland City, as provided at Attachment 1, which were included in the draft planning proposal for the Cumberland Local Environmental Plan and have not changed following exhibition. These planning controls cover the following areas:

- Harmonisation of planning controls to provide a single Cumberland LEP removing duplication of planning controls and aligning, where possible, the land uses and controls within the current instruments.
- Revised planning controls for the Auburn and Lidcombe Town Centres
- Minimum lot sizes for dual occupancy development across the Cumberland area
- Targeted changes to planning controls along the Parramatta and Woodville Road Corridors
- Stage 1 of the Cumberland Heritage Study, including the proposed de-listing of 9 properties that have been assessed as no longer meeting the NSW heritage criteria for assessing heritage significance
- Miscellaneous minor zoning and/or planning control changes. In particular, the planning proposal seeks to clarify the land use permissibility of government owned land, and address selected site specific anomalies on privately owned sites, through appropriate minor zoning and/or planning control changes in various locations across Cumberland.

COMMUNITY ENGAGEMENT

Following the early (pre-Gateway) consultation undertaken in July and August 2019, a further, extensive program of consultation on the draft planning proposal for the new Cumberland LEP was undertaken from April to May 2020. Stakeholder consultation with government agencies, as required by the conditions of the Gateway Determination, was also undertaken.

POLICY IMPLICATIONS

The preparation of the Cumberland LEP is required under the *Environmental Planning and Assessment Act 1979*. The Cumberland LEP will also align with the strategic directions outlined in *Council's Community Strategic Plan and Cumberland 2030: Our Local Strategic Planning Statement*.

RISK IMPLICATIONS

Council is required to submit a planning proposal on the new Cumberland LEP to the Department of Planning Infrastructure and Environment for finalisation by mid-2020. The release of funds from the accelerated Local Environmental Plan Funding Grant provided by the NSW Government is also linked to this milestone. As such, consideration of this matter cannot be deferred or delayed.

FINANCIAL IMPLICATIONS

Work undertaken on the Cumberland LEP, including strategic studies and planned community consultation activities, is funded by the accelerated Local Environmental Plan Funding Grant provided by the NSW Government.

CONCLUSION

The planning proposal for the new Cumberland LEP has been publicly exhibited in accordance with the Gateway Determination, and updated in response to further review and submissions. It is recommended that Council adopt the exhibited planning controls for Cumberland City as outlined in this report, and that these are incorporated into the planning proposal to be forwarded to the Department of Planning, Industry and Environment for finalisation.

ATTACHMENTS

1. Recommended planning controls for Cumberland LEP with no changes post-exhibition [↓](#)
2. Government agency submissions [↓](#)
3. Cumberland Local Planning Panel minutes February 2020 [↓](#)
4. Cumberland Local Planning Panel minutes June 2020 [↓](#)

DOCUMENTS
ASSOCIATED WITH
REPORT C07/20-482

Attachment 1

Recommended planning controls
for Cumberland LEP with no
changes post-exhibition



CUMBERLAND
COUNCIL

Recommended planning controls for Cumberland LEP

(No changes post-exhibition)



Part 1

Preliminary



Part 1 Preliminary

No changes to
exhibited
planning
controls

Proposed new
content added
post-exhibition
to reflect
CLPP advice
(refer to other
reports)

LEP clause	Recommended planning controls for Cumberland LEP
1.1 Name of Plan [compulsory]	Cumberland Local Environmental Plan
1.1AA Commencement [compulsory]	Adopt Standard Instrument approach
1.2 Aims of Plan [compulsory]	<p>Adopt new LEP aims:</p> <ol style="list-style-type: none"> 1. Establish a planning framework for sustainable land use and development in Cumberland 2. Provide for a range of land uses and development across the Cumberland area 3. Facilitate economic growth and employment opportunities in Cumberland 4. Protect and enhance the natural, built and cultural heritage of the Cumberland area 5. Support the provision of community facilities and services in Cumberland to meet the needs of residents, workers and visitors 6. Encourage and promote development that is environmentally sustainable
1.3 Land to which Plan applies [compulsory]	<p>Adopt Standard Instrument approach</p> <p><i>*New Cumberland LEP LAP map to be prepared for finalisation</i></p>



Part 1 Preliminary

No changes
to exhibited
planning
controls

LEP clause	Recommended planning controls for Cumberland LEP
1.4 Definitions [compulsory]	Adopt Standard Instrument approach
1.5 Notes [compulsory]	Adopt Standard Instrument approach
1.6 Consent authority [compulsory]	Adopt Standard Instrument approach
1.7 Maps [compulsory]	Adopt Standard Instrument approach
1.8 Repeal of planning instruments applying to land [compulsory]	Adopt Standard Instrument approach
1.9 Application of SEPPs [compulsory]	Adopt Standard Instrument approach Include list of SEPPs that do not apply to land to which the Cumberland LEP applies



Part 2

Permitted or prohibited development



Part 2 Permitted or prohibited development

No changes to
exhibited
planning
controls

LEP clause	Recommended planning controls for Cumberland LEP
2.1 Land use zones [compulsory]	Adopt carry over range of land use zones under existing LEPs
2.2 Zoning of land to which Plan applies [compulsory]	Adopt Standard Instrument approach <i>*New Cumberland LEP LZN maps to be prepared for finalisation</i>
2.3 Zone objectives and Land Use Table [compulsory]	Adopt Standard Instrument approach
2.4 Unzoned land [compulsory]	Adopt Standard Instrument approach
2.5 Additional permitted uses for particular land [compulsory]	Adopt Standard Instrument approach <i>*Relates to Schedule 1</i>
2.6 Subdivision [compulsory]	Adopt Standard Instrument approach
2.7 Demolition requires development consent [compulsory]	Adopt Standard Instrument approach
2.8 Temporary use of land [compulsory]	Adopt Standard Instrument approach (52 days) for the maximum period of development consent for a temporary use in any zone



Land Use Table

No changes to exhibited planning controls

Proposed minor changes post-exhibition to ensure carry over permissibility is maintained (refer to other reports)

LEP zone	Recommended planning controls for Cumberland LEP*
Residential Zones	Adopt land use table as exhibited
Business Zones	Adopt land use table as exhibited Proposed inclusion 'office premises' as a permitted use in the B6 Enterprise Corridor zone – carry over permissibility under ALEP
Industrial Zones	Adopt land use table as exhibited
Recreation Zones	Adopt land use table as exhibited
Special Purpose Zones	Adopt land use table as exhibited
Environment Zones	Adopt land use table as exhibited
Waterways Zones	Adopt land use table as exhibited

**Refer to individual zone land use tables for specific details*

Proposed land use table – Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; **Bed and breakfast accommodation; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Hostel; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Seniors housing; Semi-detached dwellings; Tank-based aquaculture; Water recycling facilities**

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Places of public worship; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies; Any other development not specified in item 2 or 3

Standard Instrument LEP content

Proposed Cumberland LEP content

No changes to
exhibited planning
controls

Proposed land use table – Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that non-residential land uses are located in a context and setting that minimises impacts on the amenity of the surrounding residential environment.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Home-based child care; Home businesses; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor) Recreation facilities (outdoor); Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Tank-based aquaculture; Water recycling facilities

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies; Any other development not specified in item 2 or 3

Standard Instrument
LEP content

Proposed Cumberland
LEP content

No changes to
exhibited planning
controls

Proposed land use table – Zone R4 High Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that non-residential land uses are located in a context and setting that minimises impacts on the amenity of the surrounding residential environment.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Home-based child care; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrip; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Helipad; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Tank-based aquaculture; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Standard Instrument
LEP content

Proposed Cumberland
LEP content

No changes to
exhibited planning
controls

Proposed land use table – Zone B1 Neighbourhood Centre

1 Objectives of zone

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Community facilities; Environmental protection works; Group homes; Health consulting rooms; Home businesses; Home industries; Home occupations; Hostels; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Self-storage units; Seniors housing; Service stations; Signage; Shops; Shop top housing; Take away food and drink premises; Tank-based aquaculture; Veterinary hospitals; Warehouse or distribution centres

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Garden centres; Hardware and building supplies; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Landscaping material supplies; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Places of public worship; Plant nurseries; Pond-based aquaculture; Port facilities; Pubs; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Roadside stalls; Rural industries; Rural supplies; Sewerage systems; Sex services premises; Specialised retail premises; Storage premises; Timber yards; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies; Any other development not specified in item 2 or 3

Standard Instrument
LEP content

Proposed Cumberland
LEP content

No changes to
exhibited planning
controls

Proposed land use table – Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; **Group homes; Hostels;** Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; **Seniors housing;** Service stations; **Serviced apartments;** Shop top housing; **Signage;** Tank-based aquaculture; Tourist and visitor accommodation; **Any other development not specified in item 2 or 4**

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sewage systems; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

Standard Instrument LEP content

Proposed Cumberland LEP content

No changes to
exhibited planning
controls

Proposed land use table – Zone B4 Mixed Use

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent

Home occupations

3 Permitted with consent

Backpackers' accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Office premises; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Retail premises; Roads; Seniors housing; Serviced apartments; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Service stations; Sewerage systems; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

Standard Instrument
LEP content

Proposed Cumberland
LEP content

No changes to
exhibited planning
controls

Proposed land use table – Zone B5 Business Development

1 Objectives of zone

- To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Business identification signs; Centre-based child care facilities; Food and drink premises; Funeral homes; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Plant nurseries; Roads; Self-storage units; Specialised retail premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Industries; Industrial training facilities; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sewage treatment plants; Sex service premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities

**Standard Instrument
LEP content**

**Proposed Cumberland
LEP content**

No changes to
exhibited planning
controls

Proposed land use table – Zone B6 Enterprise Corridor

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Business identification signs; Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Self-storage units; Shop top housing; Specialised retail premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Amusement centres; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Standard Instrument LEP content

Proposed Cumberland LEP content

Proposed to include Office
premises as permitted
with consent

(refer to other reports)

Proposed land use table – Zone IN1 General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Business identification signs; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Roads; Rural supplies; Sex services premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Funeral homes; Health services facilities; Heavy industries; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based childcare; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Livestock processing industries; Marinas; Mooring pens; Moorings; Office premises; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Retail premises; Rural industries; Sawmill or log processing works; Stock and sale yards; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities

**Standard Instrument
LEP content**

**Proposed Cumberland
LEP content**

No changes to
exhibited planning
controls

Proposed land use table – Zone IN2 Light Industrial

1 Objectives of zone

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Business identification signs; Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Restaurants or cafes; Roads; Rural supplies; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Waste or resource transfer stations; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Vehicle body repair workshops; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities

**Standard Instrument
LEP content**

**Proposed Cumberland
LEP content**

No changes to
exhibited planning
controls

Proposed land use table – Zone SP1 Special Activities

1 Objectives of zone

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

2 Permitted without consent

Nil

3 Permitted with consent

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Aquaculture; Building identification signs; Business identification signs; Cemeteries; Community facilities; Crematoria; Depots; Environmental facilities; Environmental protection works; Funeral homes; Kiosks; Markets; Mortuaries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads

4 Prohibited

Any other development not specified in item 2 or 3

**Standard Instrument
LEP content**

**Proposed Cumberland
LEP content**

No changes to
exhibited planning
controls

Proposed land use table – Zone SP2 Infrastructure

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Nil

3 Permitted with consent

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Aquaculture; Building identification signs; Business identification signs; Car parks; Community facilities; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Funeral homes; Kiosks; Markets; Mortuaries; Passenger transport facilities; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Signage

4 Prohibited

Any other development not specified in item 2 or 3

**Standard Instrument
LEP content**

**Proposed Cumberland
LEP content**

No changes to
exhibited planning
controls

Proposed land use table – Zone RE1 Public Recreation

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

2 Permitted without consent

Environmental protection works; Flood mitigation works

3 Permitted with consent

Aquaculture; Centre-based child care facilities; Community facilities; Depots; Environmental facilities; Function centres; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Take away food and drink premises; Water recreation structures; Water recycling facilities

4 Prohibited

Any other development not specified in item 2 or 3

**Standard Instrument
LEP content**

**Proposed Cumberland
LEP content**

No changes to
exhibited planning
controls

Proposed land use table – Zone RE2 Private Recreation

1 Objectives of zone

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

2 Permitted without consent

Environmental protection works; Flood mitigation works

3 Permitted with consent

Aquaculture; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Food and drink premises; Function centres; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Signage; Take away food and drink premises; Tourist and visitor accommodation; Water recreation structures; Water recycling facilities

4 Prohibited

Pubs; Any other development not specified in item 2 or 3

**Standard Instrument
LEP content**

**Proposed Cumberland
LEP content**

No changes to
exhibited planning
controls

Proposed land use table – Zone E2 Environmental Conservation

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

2 Permitted without consent

Environmental protection works; Flood mitigation works

3 Permitted with consent

Building identification signs; Business identification signs; Environmental facilities; Information and education facilities; Oyster aquaculture; Recreation areas; Roads

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Standard Instrument LEP content

Proposed Cumberland LEP content

No changes to
exhibited planning
controls

Proposed land use table – Zone W1 Natural Waterways

1 Objectives of zone

- To protect the ecological and scenic values of natural waterways.
- To prevent development that would have an adverse effect on the natural values of waterways in this zone.
- To provide for sustainable fishing industries and recreational fishing.

2 Permitted without consent

Environmental protection works; Flood mitigation works

3 Permitted with consent

Aquaculture; Building identification signs; Business identification signs; Environmental facilities; Roads

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

**Standard Instrument
LEP content**

**Proposed Cumberland
LEP content**

No changes to
exhibited planning
controls



Part 3

Exempt and complying development



Part 3 Exempt and complying development

No changes to
exhibited
planning
controls

Proposed
minor changes
post-exhibition
to address
DPIE
comments
(refer to other
reports)

LEP clause	Recommended planning controls for Cumberland LEP
3.1 Exempt development	Adopt Standard Instrument approach <i>*Relates to Schedule 2</i>
3.2 Complying development	Adopt Standard Instrument approach <i>*Relates to Schedule 3</i>
3.3 Environmentally sensitive areas excluded	Adopt Standard Instrument approach Proposed addition of land identified as 'remnant native vegetation' on the Biodiversity Map



Part 4

Principal development standards



Part 4 Principal development standards

No changes to
exhibited
planning
controls

Proposed
minor changes
post-exhibition
to address
administrative
items (refer to
other reports)

LEP clause	Recommended planning controls for Cumberland LEP
4.1 Minimum subdivision lot size [optional]	Adopt clause objectives and development/site specific controls for minimum subdivision lot zones
4.1A Exceptions to minimum lot sizes for certain residential development	Adopt clause objectives and carry over HLEP approach
4.1AA Minimum subdivision lot size for community title schemes [optional if clause 4.1 is adopted]	Adopt clause objectives and carry over HLEP approach
4.3 Height of buildings [optional]	Adopt clause objectives and carry over ALEP controls relating to Parramatta Road Precinct
4.4 Floor space ratio [optional]	Adopt clause objectives and carry over ALEP controls relating to Former Lidcombe Hospital Site and retail premises on land in B6 within the Commercial Precinct
4.5 Calculation of floor space ratio and site area [optional]	Adopt Standard Instrument approach
4.6 Exceptions to development standards [compulsory]	Proposed additional exclusions to development standards



4.1 Minimum subdivision lot size

No changes to
exhibited
planning
controls

Clause 4.1 Minimum subdivision lot size	Recommended planning controls for Cumberland LEP
(1) Objective	<p>Adopt new objectives:</p> <ul style="list-style-type: none"> a) to ensure that lot sizes are able to accommodate development consistent with relevant development controls b) to ensure that subdivision of land is capable of supporting a range of development types c) to prevent fragmentation of land that would preclude the achievement of the land uses or development desired in a given locality d) to ensure that new subdivisions reflect characteristic lot sizes and patterns of the area.
(2) This clause applies to subdivision of any land shown on the Lot Size Map	<p>Adopt Standard Instrument approach</p> <p><i>*New Cumberland LEP LZN maps to be prepared for finalisation</i></p>
(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map	<p>Adopt Standard Instrument approach</p> <p>Carry over development and site specific controls as applicable to areas in Cumberland LEP:</p> <ul style="list-style-type: none"> • ALEP clause 4.1(3A) Development specific controls for dwelling houses (3B) battle-axe blocks/lots with an access handle and (3C) Site specific controls for former Lidcombe Hospital site • PLEP clause 4.1(4A) and (4B) [<i>Despite subclause (3)</i>]: Development specific controls for battle-axe blocks/lots with an access handle and subdivision of dual occupancies
(4) This clause does not apply to subdivision of Strata Schemes or Community Land	<p>Adopt Standard Instrument approach</p>



4.1A Exceptions to minimum lot sizes for certain residential development

No changes to exhibited planning controls

Clause 4.1A Exceptions to minimum lot sizes for certain residential development	Recommended planning controls for Cumberland LEP
(1) Objective	Adopt clause objective: a) to encourage housing diversity without adversely impacting on residential amenity.
(2) Minimum lot size resulting from subdivision	Adopt carry over HLEP approach
(3) Development consent may be granted if the application is for the subdivision of land into 3 or more lots where each lot will contain either an attached dwelling or a semi-detached dwelling	Adopt carry over HLEP approach



4.1AA Minimum subdivision lot size for community title schemes

No changes to exhibited planning controls

Clause 4.1AA Minimum subdivision lot sizes for community title schemes	Recommended planning controls for Cumberland LEP
(1) Objective	Adopt clause objective: a) to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.
(2) Land zones that can be subdivided under this clause (Standard Instrument does not specify any zones)	Adopt carry over HLEP approach – Zone R2 Low Density Residential
(3) Size of lot resulting from a subdivision is not to be less than the minimum size shown on the Lot Size Map	Adopt Standard Instrument approach
(4) This clause applies despite clause 4.1.	Adopt Standard Instrument approach



4.3 Height of buildings

No changes to
exhibited
planning
controls

Clause 4.3 Height of buildings	Recommended planning controls for Cumberland LEP
(1) Objective	<p>Adopt clause objectives:</p> <ul style="list-style-type: none"> a) to establish a maximum height of buildings to enable appropriate development density to be achieved b) to ensure that the height of buildings is compatible with the character of the locality c) to minimize the visual impact of development and ensure sufficient solar access and privacy for neighbouring properties d) to reinforce and respect the existing character and scale of low density residential areas
(2) Maximum height of buildings not to exceed height shown on Height of Buildings map	<p>Adopt Standard Instrument approach * <i>New Cumberland LEP HOB map to be prepared for finalisation</i></p>
(2A) Despite Subclause (2), site specific controls apply for particular sites and types of development	<p>Adopt carry over ALEP controls relating to Parramatta Road Precinct</p>



4.4 Floor space ratio

No changes to
exhibited
planning
controls

Clause 4.4 Floor space ratio	Recommended planning controls for Cumberland LEP
(1) Objective	<p>Adopt clause objectives:</p> <ul style="list-style-type: none"> a) to establish a maximum floor space ratio to enable appropriate development to be achieved b) to ensure that development intensity reflects its locality
(2) The maximum floor space ratio for a building is to be as per the Floor Space Ratio Map	<p>Adopt Standard Instrument approach</p> <p><i>* New Cumberland LEP FSR map to be prepared for finalisation</i></p>
<p>Subclauses (2A), (2B), (2C) and (2D)</p> <p>Site/development specific controls apply for certain areas as marked on Floor Space Ratio Map</p>	<p>Adopt carry over of applicable controls from existing LEPs:</p> <ul style="list-style-type: none"> • ALEP clause 4.4(2A) Former Lidcombe Hospital Site, (2B) Parramatta Road Precinct and • (2D) Retail premises on land in B6 within the Commercial Precinct • HLEP clause (2A), (2B) and (2C)



4.6 Exceptions to development standards

No changes to exhibited planning controls

Proposed new content added post-exhibition to address administrative items (refer to other reports)

Clause 4.6 Exceptions to development standards	Recommended planning controls for Cumberland LEP
(1) Objective	<p>Adopt clause objectives:</p> <ul style="list-style-type: none"> a) to provide an appropriate degree of flexibility in applying certain development standards to particular development, b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.
Subclauses (2) to (7) Exceptions to development standards	Adopt Standard Instrument approach
Subclauses (8) Exceptions to development standards	<p>Proposed additional exclusions:</p> <ul style="list-style-type: none"> • clause 2.5 (additional permitted uses for particular land) • clause 2.6(2) (subdivision of secondary dwellings not permitted) • clause 2.8(3) (heads of consideration for the temporary use of land) • clause 3.2 (complying development references contained within the LEP) • clause 3.3(f) (environmentally sensitive areas exclusions) • clause 5.19 (pond based, tank based and oyster aquaculture permitted without consent in certain zones) • clause 6.1 (acid sulphate soils – where consent is required and not required) • clause 6.20 (urban heat management – heads of consideration for granting of development consent) • Schedule 1 – additional permitted uses (these standards are used to determine the permissibility of specific development types) • Schedule 3 – complying development (complying development references contained within the LEP)



Part 5

Miscellaneous provisions



Part 5 Miscellaneous provisions

No changes to
exhibited
planning
controls

Proposed
minor changes
post-exhibition
to reflect
CLPP advice
(refer to other
reports)

LEP clause	Recommended planning controls for Cumberland LEP
5.1 Relevant acquisition authority [compulsory]	Adopt Standard Instrument approach
5.1A Development on land intended to be acquired for public purpose	Adopt carry over existing LEPs approach
5.2 Classification and reclassification of public land [compulsory]	Adopt Standard Instrument approach
5.3 Development near zone boundaries [compulsory]	Adopt clause objectives Adopt 20m as the relevant distance between any two zones
5.4 Controls relating to miscellaneous permissible uses [compulsory]	Adopt exhibited controls for bed and breakfast, home business, home industries, industrial retail outlets, farm stay accommodation, neighbourhood shops, neighbourhood supermarkets, roadside stall, secondary dwellings and artisan food and drink exclusions Adopt proposed 50 square metres for kiosks
5.6 Architectural roof features [optional]	Adopt proposed clause objectives subject to removal of draft objective e)



Part 5 Miscellaneous provisions

No changes to
exhibited
planning
controls

LEP clause	Recommended planning controls for Cumberland LEP
5.8 Conversion of fire alarms [compulsory]	Adopt Standard Instrument approach
5.10 Heritage conservation [compulsory]	Adopt Standard Instrument approach
5.11 Bush fire hazard reduction [compulsory]	Adopt Standard Instrument approach
5.12 Infrastructure development and use of existing buildings of the Crown [compulsory]	Adopt Standard Instrument approach
5.19 Pond-based, tank-based and oyster aquaculture	Adopt Standard Instrument approach



5.1A Development on land intended to be acquired for public purposes

No changes to exhibited planning controls

Clause 5.1A Development on land intended to be acquired or public purposes	Recommended planning controls for Cumberland LEP	
(1) Objective	Adopt clause objective: a) to limit development on certain land intended to be acquired for a public purpose	
(2) Where this clause applies	Adopt carry over Land Reservation Acquisition Map <i>*New Cumberland LEP LRA map to be prepared for finalisation</i>	
(3) Development consent must not be granted except for	Adopt carry over existing LEPs approach, as follows:	
	Zone SP2 Infrastructure and marked "Classified road"	Roads
	Zone SP2 Infrastructure and marked "Drainage"	Drainage
	Zone RE1 Public Recreation and marked "Local open space"	Recreation areas
	Zone R4 High Density Residential and marked "Classified road"	Roads
	Zone R4 High Density Residential and marked "Local Road"	Roads
	Zone B6 Enterprise Corridor and marked "Local Road"	Roads
	Zone B1 Neighbourhood Centre, B2 Local Centre, B4 Mixed Use, B6 Enterprise Corridor or R2 Low Density Residential and marked "Local road widening"	Roads
	Zone E2 Environmental Conservation and marked "Local environmental conservation"	Environmental facilities



5.3 Development near zone boundaries

No changes to
exhibited
planning
controls

Clause 5.3 Development near zone boundaries	Recommended planning controls for Cumberland LEP
(1) Objective	Adopt clause objective: a) to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone.
(2) Controls setting the relevant distance	Adopt 20m as the relevant distance between any two zones
(3) Land to which this clause does not apply (RE1, E1, E2, E3, W1, or land within the coastal zone, or land proposed to be developed for the purpose of sex services or restricted premises.)	Adopt Standard Instrument approach
(4) Conditions that must satisfy the consent authority	Adopt Standard Instrument approach
(5) This clause does not prescribe a development standard that may be varied under this Plan	Adopt Standard Instrument approach



5.4 Controls relating to miscellaneous permissible uses

No changes to exhibited planning controls

Proposed minor changes post-exhibition to reflect CLPP advice (refer to other reports)

Clause 5.4 Controls relating to miscellaneous permissible uses	Recommended planning controls for Cumberland LEP
(1) Bed and breakfast accommodation (Must consist of no more than xx bedrooms)	Adopt Standard Instrument approach of 3 bedrooms
(2) Home businesses (No more than xx sqm of floor area)	Adopt Standard Instrument approach of 30 square metres of floor area
(3) Home industries (No more than xx sqm of floor area)	Adopt Standard Instrument approach of 30 square metres of floor area
(4) Industrial retail outlets (The retail floor must not exceed:)	Adopt approach of 10% of gross floor area
(5) Farm stay accommodation (Must consist of no more than:)	Adopt Standard Instrument approach of 3 bedrooms
(6) Kiosks (The gross floor area must not exceed:)	Adopt proposed approach of 50 square metres
(7) Neighbourhood shops (The gross floor area must not exceed:)	Adopt Standard Instrument approach of 80 square metres
(7AA) Neighbourhood supermarkets (The gross floor area must not exceed:)	Adopt approach of 1,000 square metres
(8) Roadside stalls (The gross floor area must not exceed:)	Adopt Standard Instrument approach of 8 square metres
(9) Secondary dwellings (The total floor area of the dwelling must not exceed:)	Adopt approach of 10% of total floor area
(10) Artisan food and drink industry exclusion (The floor area used for retail sales must not exceed:)	Adopt approach of 10% of gross floor area



5.6 Architectural roof features

No changes to
exhibited
planning
controls

Proposed
minor changes
post-exhibition
to reflect
CLPP advice
(refer to other
reports)

Clause 5.6 Architectural roof features	Recommended planning controls for Cumberland LEP
(1) Objective	<p>Adopt clause objectives:</p> <ul style="list-style-type: none"> a) to encourage innovative and high quality design for new buildings b) to allow varying roof forms that contribute positively to the streetscape c) to ensure that new development is consistent with the existing neighbourhood character d) to ensure that any decorative roof element does not detract from the architectural design of the building <p>Delete draft objective e) – <i>‘to ensure that prominent architectural roof features are contained within the height limit’</i></p>
(2) Development consent is required for architectural roof feature that exceeds the height limit set by cl. 4.3	Adopt Standard Instrument approach
(3) Conditions that must satisfy the consent authority	Adopt Standard Instrument approach



5.11 Bush fire hazard reduction

No changes to
exhibited
planning
controls

Clause 5.11 Bush fire hazard reduction

Bush fire hazard reduction work authorised by the [Rural Fires Act 1997](#) may be carried out on any land without development consent

Recommended planning controls for Cumberland LEP

Adopt Standard Instrument approach



5.12 Infrastructure development and use of existing buildings of the Crown

No changes to exhibited planning controls

Clause 5.12 Infrastructure development and use of exiting buildings of the Crown	Recommended planning controls for Cumberland LEP
(1) Relationship to State Environmental Planning Policy (Infrastructure) 2007 .	Adopt Standard Instrument approach – this Plan does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under
(2) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown.	Adopt Standard Instrument approach



Part 6

Additional local provisions



Part 6 Additional local provisions

No changes to
exhibited
planning
controls

LEP clause	Recommended planning controls for Cumberland LEP
6.1 Acid sulfate soils	Adopt carry over existing LEPs approach <i>*New Cumberland LEP ASS map to be prepared for finalisation</i>
6.2 Biodiversity protection	Adopt carry over existing LEPs approach <i>*New Cumberland LEP BIO map to be prepared for finalisation</i>
6.3 Buffer area between industrial and residential zones	Adopt carry over existing LEPs approach <i>*New Cumberland LEP SSP map to be prepared for finalisation</i>
6.4 Design excellence	Adopt carry over HLEP approach <i>*New Cumberland LEP DEX map to be prepared for finalisation</i>
6.5 Development in the Commercial Precinct	Adopt carry over ALEP approach
6.6 Development of certain land at 1A and 1B Queen Street, Auburn	Adopt carry over ALEP approach



Part 6 Additional local provisions

No changes to
exhibited
planning
controls

LEP clause	Recommended planning controls for Cumberland LEP
6.7 Development on land at 42-44 Dunmore Street, Wentworthville	Adopt carry over HLEP approach
6.8 Earthworks	Adopt carry over existing LEPs approach
6.9 Essential services	Adopt carry over existing LEPs approach
6.10 Flood planning	Adopt carry over existing LEPs approach
6.11 Foreshore building line	Adopt carry over existing LEPs approach <i>*New Cumberland LEP FBL map to be prepared for finalisation</i>
6.12 Ground floor development in Zone B2 and B4	Adopt carry over existing HLEP approach
6.13 Location of sex services premises	Adopt sex services premises as a permitted use with consent only in Zone IN1 General Industrial Retain Schedule 1 Additional Permitted Uses for sex services premises <i>*Existing use rights to apply where development consent in place</i>



Part 6 Additional local provisions

No changes to
exhibited
planning
controls

Proposed new
content post-
exhibition to
address
administrative
items and site
specific
submissions
(refer to other
reports)

LEP clause	Recommended planning controls for Cumberland LEP
6.14 Minimum lot area for low and medium density dual occupancy housing	Adopt minimum lot area of 585 sq.m
6.15 Places of public worship in Zones R3 and R4	To be covered in separate report
6.16 Restricted premises	Adopt carry over existing LEPs approach
6.17 Riparian land and watercourses	Adopt carry over existing LEPs approach <i>*Includes PLEP clause 6.5 Water protection</i>
6.18 Salinity	Adopt carry over existing LEPs approach
6.19 Stormwater management	Adopt carry over existing LEPs approach
6.20 Urban heat management	Adopt exhibited planning controls
6.21 Development of land at 244, 246, 248, 256 and 258 Woodville Rd, Merrylands	Adopt carry over existing PLEP clause 6.21
6.22 Residential development in Zone B6	Proposed planning controls to permit shop-top housing in certain B6 zone (former Holroyd area)



6.1 Acid sulfate soils

No changes to
exhibited
planning
controls

Clause 6.1 Acid sulfate soils	Recommended planning controls for Cumberland LEP
(1) Objective	Adopt clause objective: a) to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage. Adopt carry over of existing LEP approach
(2) This clause applies to land shown on Acid Sulfate Soils Map	Adopt carry over of existing LEP approach
(3) Conditions that must satisfy the consent authority	Adopt carry over of existing LEP approach
(4) & (5) Conditions that pre-exempt the need for development consent	Adopt carry over of existing LEP approach
(6) Conditions that pre-exempt the need for development consent	Adopt carry over ALEP description of works that could involve disturbance of less than 1 tonne of soil



6.2 Biodiversity protection

No changes to
exhibited
planning
controls

Clause 6.2 Biodiversity protection	Recommended planning controls for Cumberland LEP
(1) Objective	Adopt clause objective: a) to maintain terrestrial and aquatic biodiversity by: i. protecting native fauna and flora, and ii. protecting the ecological processes necessary for their continued existence, and iii. encouraging the conservation and recovery of native fauna and flora and their habitats.
(2) This clause applies to land identified as 'Biodiversity' on the new Biodiversity Map	Adopt transfer of HLEP maps and PLEP lands that are located within the Cumberland LGA <i>*New Cumberland LEP BIO maps to be prepared for finalisation</i>
(3) Conditions that the consent authority must consider	Adopt carry over of HLEP approach, including subclause (3)(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development
(4) Conditions that must satisfy the consent authority	Adopt carryover of HLEP approach, including subclause (4)(a) the development will not have any adverse impact on the condition, ecological value and significance of the fauna and flora on the land



6.3 Buffer area between industrial and residential zones

No changes to
exhibited
planning
controls

Clause 6.3 Buffer area between industrial and residential zones	Recommended planning controls for Cumberland LEP
(1) Objectives	Adopt clause objective to: a) maintain an adequate separation between industrial residential land uses, b) prevent any likely adverse impacts of outputs of industrial land uses c) ensure that neighbouring residents can enjoy a reasonable level of amenity d) to provide visual separation
(2) Land to which clause applies to be mapped	Adopt transfer of mapping <i>*New Cumberland LEP SSP map to be prepared for finalisation</i>
(3) Development must not be carried out on certain land	Adopt clause: despite any other provision of this Plan, development must not be carried out on land to which this clause applies other than: a) if the land is in Zone R2 Low Density Residential—development permitted on land in that zone (excluding residential accommodation), or b) if the land is in Zone IN1 General Industrial—development permitted on land in that zone, but only if the consent authority is satisfied that the development is consistent with the objectives of this clause.



6.4 Design excellence

No changes to
exhibited
planning
controls

Clause 6.4 Design excellence	Recommended planning controls for Cumberland LEP
(1) Objectives	Adopt clause objective: a) to ensure that development to which this clause applies exhibits the highest standard of architectural and urban design as part of the built environment
(2) Application of clause	Adopt carry over of HLEP clause and extent of application (mapped areas) <i>*New Cumberland LEP DEX maps to be prepared for finalisation</i>
(3) Development consent considerations	Adopt carry over of HLEP approach
(4) Consent authority considerations	Adopt carry over of HLEP approach
(5) (6) Specific bonus provisions	Adopt carry over of HLEP approach



6.5 Development in the commercial precinct

No changes to
exhibited
planning
controls

Clause 6.4 Development in the commercial precinct	Recommended planning controls for Cumberland LEP
(1) This clause applies to land known as the Commercial Precinct, as shown edged dark blue and marked "Commercial Precinct" on the Key Sites Map	Adopt carry over of ALEP clause and extent of application (mapped areas) <i>*New Cumberland LEP KYS maps to be prepared for finalisation</i>
(2) Despite any other provisions of Plan	Adopt ALEP planning controls to permit retail premises as permissible in Zone B6 Enterprise Corridor



6.6 Development of certain land at 1A and 1B Queen Street, Auburn

No changes to
exhibited
planning
controls

Clause 6.6 Development of certain land at 1A and 1B Queen Street, Auburn	Recommended planning controls for Cumberland LEP
(1) This clause applies to Lots 1 and 2, DP 1160950, 1A and 1B Queen Street, Auburn.	Adopt carry over of ALEP approach
(2) Considerations for consent authority	<p>Adopt carry over of ALEP planning controls requiring consent authority to take into consideration whether or not:</p> <ul style="list-style-type: none"> i. the height of any proposed building is compatible with the existing and likely future scale of development in the immediate vicinity, and ii. the height of any proposed building adequately transitions to any adjoining residential accommodation, and iii. the development provides an appropriate level of solar access to common open spaces, and iv. the development results in a visually interesting and varied built form



6.7 Development on land at 42-44 Dunmore Street, Wentworthville

No changes to
exhibited
planning
controls

Clause 6.7 Development on land at 42-44 Dunmore Street, Wentworthville	Recommended planning controls for Cumberland LEP
(1) This clause applies to Lot 11, DP 746514, being land at 42–44 Dunmore Street, Wentworthville	Adopt carry over of HLEP approach
(2) Despite any other provisions of Plan	Adopt carry over of HLEP planning controls allowing additional FSR subject to: <ul style="list-style-type: none"> a) at least 4,400 square metres of floor space above the ground floor of the building is used for the purposes of commercial premises or a health services facility—of up to 0.5:1 and b) if at least 4,000 square metres of floor space within the building is used for the purposes of a supermarket—of up to 1:1
(3) Amount of additional floor space	Adopt carry over HLEP controls



6.8 Earthworks

No changes to
exhibited
planning
controls

Clause 6.8 Earthworks	Recommended planning controls for Cumberland LEP
(1) Objectives	<p>Adopt clause objectives:</p> <ul style="list-style-type: none"> a) to ensure earthworks requiring consent will not have a detrimental impact on environment, neighbouring uses, heritage items, and features of the surrounding land b) to allow earthworks of a minor nature without separate development consent.
(2) Conditions that pre-exempt the need for development consent	<p>Adopt exhibited planning controls which require development consent unless:</p> <ul style="list-style-type: none"> a) ground level not altered by more than 600 mm; or b) the work is exempt development; c) the work is ancillary to other development for which development consent has been given.
(3) Conditions that must satisfy the consent authority	<p>Adopt exhibited planning controls requiring consideration of the following:</p> <ul style="list-style-type: none"> a) the likely detrimental effect on existing drainage patterns b) likely future use or redevelopment of the land, c) quality of fill or soil to be excavated, d) effect on the amenity of adjoining properties, e) the source of any fill material, f) the likelihood of disturbing relics, g) potential for adverse impacts on watercourse, catchment or environmentally sensitive area.



6.9 Essential services

No changes to
exhibited
planning
controls

Clause 6.9 Essential services	Recommended planning controls for Cumberland LEP
(1) Conditions that must satisfy the consent authority	Adopt exhibited controls requiring the satisfaction of the consent authority that the following essential services are available or adequate arrangements have been made to make them available : (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable road access.
(2) Where this clause does not apply	Adopt exhibited controls which specify that the above controls do not apply to providing, extending, augmenting, maintaining or repairing any essential service.



6.10 Flood planning

No changes to
exhibited
planning
controls

Clause 6.10 Flood planning	Recommended planning controls for Cumberland LEP
(1) Objectives	Adopt clause objectives: a) to minimise the flood risk to life and property, b) to allow development compatible with land flood hazard, c) avoid significant adverse impacts on flood behaviour and the environment.
(2) Application	Adopt exhibited controls regarding application to land at or below the flood planning level
(3) Granting of consent	Adopt exhibited controls requiring the consent authority be satisfied that development is: a) compatible with the flood hazard of the land, b) not likely to result in increases in potential flooding, c) incorporates measures to manage risk to life, d) not likely to significantly affect the environment e) not likely to result in unsustainable social/economic costs
(4) Meaning	Adopt exhibited controls which specify that words/expressions have same meaning as NSW Government's <i>Floodplain Development Manual</i> 2005, unless otherwise defined.
(5) Flood planning level and flood planning map	Adopt exhibited controls which define: flood planning level - level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard. Flood Planning Map – carry over Auburn Local Environmental Plan 2010 Flood Planning Map.



6.11 Foreshore building line

No changes to
exhibited
planning
controls

Clause 6.11 Foreshore building line	Recommended planning controls for Cumberland LEP
(1) Objective	Adopt clause objective: a) to ensure development in the foreshore area will not impact foreshore processes, significance or amenity.
(2) Application	Adopt exhibited Foreshore Building Line Map (carry over ALEP/ PLEP).
(3) Granting of consent	Adopt exhibited controls – consent not be granted for development on land in the foreshore area except for the following: a) extension, alteration or rebuilding of an existing building, b) levels, depth of the site make it appropriate to do so, c) boat sheds, sea walls, wharves, jetties, access stairs, swimming pools, cycleways, trails, picnic facilities.
(4) Consent must not be granted unless	Adopt exhibited controls - consent not be granted unless authority is satisfied that: a) development contributes to zone objectives, b) appearance of proposed structure, will be compatible with surroundings, c) development not likely to cause environmental harm, d) development will not cause congestion or generate conflicts between open space and waterway users, e) continuous public access along the foreshore will not be compromised, f) significance eg. historic, scientific, cultural, archaeological, natural etc. is maintained, g) extension, alteration or rebuilding will not have an adverse impact on foreshore amenity; h) sea level rise or change of flooding patterns has been considered.



6.12 Ground floor development in Zone B2 and B4

No changes to exhibited planning controls

Clause 6.12 Ground floor development in Zone B2 and B4	Recommended planning controls for Cumberland LEP
(1) Objective	Adopt clause objective: a) to ensure that active uses are provided at the street level in certain business zones to encourage the presence and movement of people
(2) Applies to land in the following zones:	Adopt existing HLEP approach – Zone B2 Local Centre and Zone B4 Mixed Use
(3) Conditions that must satisfy the consent authority that the ground floor of the building:	Adopt existing HLEP controls: (a) will not be used for the purpose of residential accommodation, and (b) will not be used for a car park or to provide ancillary car parking spaces, and (c) will provide for uses and building design elements that encourage interaction between the inside of the building and the external public areas adjoining the building
(4) Conditions that allows flexibility on subclause (3)(b)	Adopt existing HLEP approach – If the site is >60m in depth from all street frontages, or has a gradient steeper than 15%, or is to be used as a public or commuter car park owned by a public authority
(5) Conditions that allows flexibility on subclause (3)(c)	Adopt existing HLEP approach – If any part of a building faces a service land that does not require active street frontages, or is used for i. a lobby, ii) access for fire services, iii) vehicular access



6.13 Location of sex services premises

No changes to
exhibited
planning
controls

Clause 6.13 Location of sex services premises	Recommended planning controls for Cumberland LEP
(1) Objective	Adopt clause objective: a) to minimise land use conflicts and adverse amenity impacts by providing a reasonable level of separation between sex services premises, specified land uses and places regularly frequented by children.
(2) Despite any other provision of this Plan	Adopt existing LEPs locational criteria for sex services premises
(3) Considerations for consent authority	Adopt existing LEPs approach



6.14 Minimum lot area for low and medium density dual occupancy housing

No changes to
exhibited
planning
controls

Clause 6.14 Minimum lot area for low and medium density dual occupancy housing	Recommended planning controls for Cumberland LEP
(1) Objective	<p>Adopt clause objectives:</p> <ul style="list-style-type: none"> a) to ensure the lot size proposed for dual occupancy development facilitates good design that can accommodate an appropriate built form, driveways and sufficient landscaped areas, b) to retain the low density residential character of the R2 Low Density Residential zone, c) to identify the appropriate locations for growth and align projected growth with existing and proposed local roads, transport and social infrastructure, d) to achieve a consistency of minimum lot size for dual occupancy development across the Cumberland area.
(2) Minimum lot size for development for the purposes of low and medium density dual occupancy	Adopt minimum lot size of 585 square metres



6.16 Restricted premises

No changes to
exhibited
planning
controls

Clause 6.16 Restricted premises	Recommended planning controls for Cumberland LEP
(1) Development consent must not be granted for development for the purpose of restricted premises if the premises would be located on land that adjoins land, or is separated only by a road from land within Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone R4 High Density Residential or Zone RE1 Public Recreation.	Adopt carry over of PLEP approach
(2) Conditions that must satisfy the consent authority	Adopt carry over of PLEP approach, including subclause (2)(a)(b)(c)(d)
(3) Conditions that the consent authority must consider	Adopt carry over of PLEP approach



6.17 Riparian land and watercourses

No changes to
exhibited
planning
controls

Clause 6.17 Riparian land and watercourses	Recommended planning controls for Cumberland LEP
(1) Objective	Adopt clause objectives: a) To protect and maintain the following: i. water quality within watercourses ii. the stability of the bed and banks of watercourses iii. aquatic and riparian habitats, iv. ecological processes within watercourses and riparian areas
(2) Land applies to this clause	Adopt transfer of HLEP maps and PLEP lands that are located within the Cumberland LGA <i>*New Cumberland LEP Riparian land and watercourses map to be prepared for finalisation</i>
(3) Conditions that the consent authority must consider	Adopt carry over of HLEP approach, including subclause (3)(a)(b)(c)
(4) Conditions that the must satisfy the consent authority	Adopt carry over of existing LEP approach



6.18 Salinity

No changes to
exhibited
planning
controls

Clause 6.18 Salinity	Recommended planning controls for Cumberland LEP
(1) Objective	Adopt clause objective: a) to provide for the appropriate management of land that is subject to salinity and the minimisation and mitigation of adverse impacts from development that contributes to salinity.
(2) Land applies to this clause	Adopt transfer of HLEP maps <i>*New Cumberland LEP Salinity map to be prepared for finalisation</i>
(3) Conditions that the consent authority must consider	Adopt carry over of HLEP approach, including subclause (3)(a)(b)(c)
(4) Conditions that the must satisfy the consent authority	Adopt carry over of HLEP approach, including subclause (4)(a)(b)(c)



6.19 Stormwater management

No changes to
exhibited
planning
controls

Clause 6.19 Stormwater management	Recommended planning controls for Cumberland LEP
(1) Objectives	Adopt clause objectives: <ul style="list-style-type: none">a) to minimise the impacts of urban stormwater on properties, native vegetation and receiving waters,b) to avoid any adverse impacts on soils and land stability,c) to protect the environmental values of water identified for urban waterways in the Sydney Harbour and Parramatta River and Georges River catchments
(2) Conditions that must satisfy the consent authority	Adopt carry over of HLEP approach, including subclause (2)(a)(b)(c)



6.20 Urban heat management

No changes to
exhibited
planning
controls

Clause 6.20 Urban heat management	Recommended planning controls for Cumberland LEP
(1) Objective	Adopt clause objective: a) to ensure new development incorporates effective design and ongoing operation to reduce and remove urban heating from the environment and protects community health and wellbeing.
(2) This clause applies to all commercial premises, industry and residential accommodation developments	Adopt exhibited planning controls, as follows: a) the building roof, paved surfaces and podium have been designed to reflect and re-radiate absorbed solar heat away from urban areas and to maximise user comfort of roofing, paved surfaces and podium areas; and b) the building facades minimise solar heat being reflected downward towards private open space and or the public domain; and c) the awnings and eaves are designed to provide shelter from the sun and improve user comfort at street level; and d) the buildings' heating and cooling systems minimise heat rejection to private open space and the public domain; and e) the buildings maximise the use of green infrastructure; and f) the development is capable of accommodating adequate open space and deep soil zones to achieve urban cooling benefits; and g) the buildings are designed to improve thermal performance eg. insulation, glazing, drought proofing and renovations to apply passive design principles to reduce the need for heating or cooling.
(3) Conditions that the consent authority must consider	Adopt exhibited planning controls
(4) Definitions	Adopt exhibited content



6.21 Development of land at 244, 246, 248, 256 and 258 Woodville Rd, Merrylands

No changes to
exhibited
planning
controls

Clause 6.21 Development of land at 244, 246, 248, 256 and 258 Woodville Rd, Merrylands

(1) This clause applies to land at land at 244, 246, 248, 256 and 258 Woodville Rd, Merrylands

Recommended planning controls for Cumberland LEP

Adopt existing planning controls, as follows:
In calculating the gross floor area of proposed development on land to which this clause applies for the purpose of applying a floor space ratio, the consent authority may exclude the floor area of enclosed balconies with a frontage on to Woodville Road.



6.22 Residential development in Zone B6

Proposed new content post-exhibition to address administrative items and site specific submissions (refer to other reports)

Clause 6.22 Residential development in Zone B6	Recommended planning controls for Cumberland LEP
(1) Where this clause applies	Adopt proposed LEP clause and associated mapping applying to B6 zoned land in the Mays Hill and Finlayson Transitway Precincts
(2) Despite any other provisions of Plan	Adopt proposed planning controls – despite any other provision of this Plan, shop top housing is permissible with development consent on land to which this clause applies in Zone B6 Enterprise Corridor



Dictionary



Dictionary

No changes to
exhibited
planning
controls

LEP Dictionary	Recommended planning controls for Cumberland LEP
Definitions	Adopt Standard Instrument definitions



Schedules



Schedules

No changes to
exhibited
planning
controls

Proposed new
content added
post-exhibition
to address site
specific
submissions
(refer to other
reports)

LEP Schedule	Recommended planning controls for Cumberland LEP
Schedule 1 Additional permitted uses	<p>Adopt carry over existing LEPs additional permitted uses</p> <p>Adopt proposed additional permitted use for place of public worship on certain land at the corner of Mark Street and Taylor Street, Lidcombe (Lidcombe Anglican Church)</p> <p>Adopt proposed additional permitted use for 'specialised retail premises' on certain land at Parramatta Road and Adderley Street, Lidcombe (Domayne)</p>
Schedule 2 Exempt development	Adopt carry over existing LEPs approach
Schedule 3 Complying development	Adopt carry over existing LEPs approach
Schedule 4 Classification and reclassification of land	<p>Adopt carry over classified and reclassified land</p> <p><i>*Schedule 4 will appear blank upon the making of Cumberland LEP</i></p>
Schedule 5	<p>Adopt carry over existing LEPs heritage items, with exception of proposed sites to be de-listed (as exhibited)</p> <p>Adopt proposed new heritage items (Nurses Quarters) to be listed in Cumberland LEP</p>
Schedule 6 Pond based and tank based aquaculture	Adopt Standard Instrument approach



Schedule 1 Additional permitted uses

No changes to
exhibited
planning
controls

Proposed new
content added
post-exhibition
to address site
specific
submissions
(refer to other
reports)

Recommended planning controls for Cumberland LEP

Use of certain land at 265 Parramatta Road, Auburn	Use of certain land known as "Merrylands Park" at 367P Merrylands Road, Merrylands
Use of certain land at 67-73 St Hilliers Road, Auburn	Use of certain land at 348 and 350 Merrylands Road, Merrylands
Use of certain land at 9 and 11 Gelibolu Parade, Auburn	Use of certain land at Smithfield
Use of certain land at Girraween	Use of certain land at Junia Avenue and Aurelia Street and Toongabbie Road, Toongabbie
Use of certain land known as "Gipps Road Sporting Complex" at Greystanes	Use of certain land at Hawkesbury Road, Westmead
Use of certain land at 615 Great Western Highway, Greystanes	Use of certain land at Yennora
Use of certain land at 11 Byron Road, Guildford	Use of certain land at 528-530 Great Western Highway, Pendle Hill
Use of certain land at Guildford West	Use of certain land at 459 Merrylands Road, Merrylands
Use of certain land known as "Holroyd Gardens" at Holroyd	Use of certain land at the corner of Mark Street and Taylor Street, Lidcombe
Use of certain land at 32 Walpole Street, Holroyd	Use of certain land at 101-123 Parramatta Road and 58- 66 Adderley Street, Lidcombe
Use of certain land known as "Central Gardens" at Merrylands Road, Merrylands	



Schedule 2 Exempt development

No changes to
exhibited
planning
controls

Recommended planning controls for Cumberland LEP

Advertisements/Signage—general requirements

Advertisements/Signage—business identification signs for businesses in business zones

- Under awning sign
- Projecting wall sign (excluding under awning signs)
- Flush wall sign
- Top hamper sign
- Fascia signs

Advertisements/Signage—business identification signs for home occupations in residential zones

Advertisements/Signage—business identification signs for businesses (other than sex services premises) in Zone IN1

Signage—business identification signs in residential zones

Advertisements/Signage—real estate signs (advertising land development)

Advertisements/Signage—real estate signs (advertising premises or land for sale or rent) in business or industrial zones

Advertisements/Signage—real estate signs (advertising premises or land for sale or rent) in residential zones

Advertisements/Signage—signs behind the glass line of a shop window in Zone B1, B2, B4, B7 or IN2 (other than sex services premises)

Advertisements/Signage—temporary signs for religious, cultural, political, social or recreational events

Advertisements/Signage—wall signs in industrial zones

Advertisements/Signage—sports field advertising

Clothing bins in business and industrial zones (other than Zone B5 Business Development)

Markets

Removal or pruning of trees

Security grills, screens or shutters— commercial purposes

Temporary use of land (community events and fundraising events)



Schedule 3 Complying development

No changes to
exhibited
planning
controls

Schedule 3	Recommended planning controls for Cumberland LEP
Part 1 Types of development	Adopt existing LEPs approach including: <ul style="list-style-type: none">• Subdivision for dual occupancies• Strata subdivision of dual occupancies
Part 2 Complying development certificate conditions	Adopt Standard Instrument approach



Schedule 5 Heritage

No changes to
exhibited
planning
controls

Proposed new
content added
post-exhibition
to address site
specific
submission
(refer to other
reports)

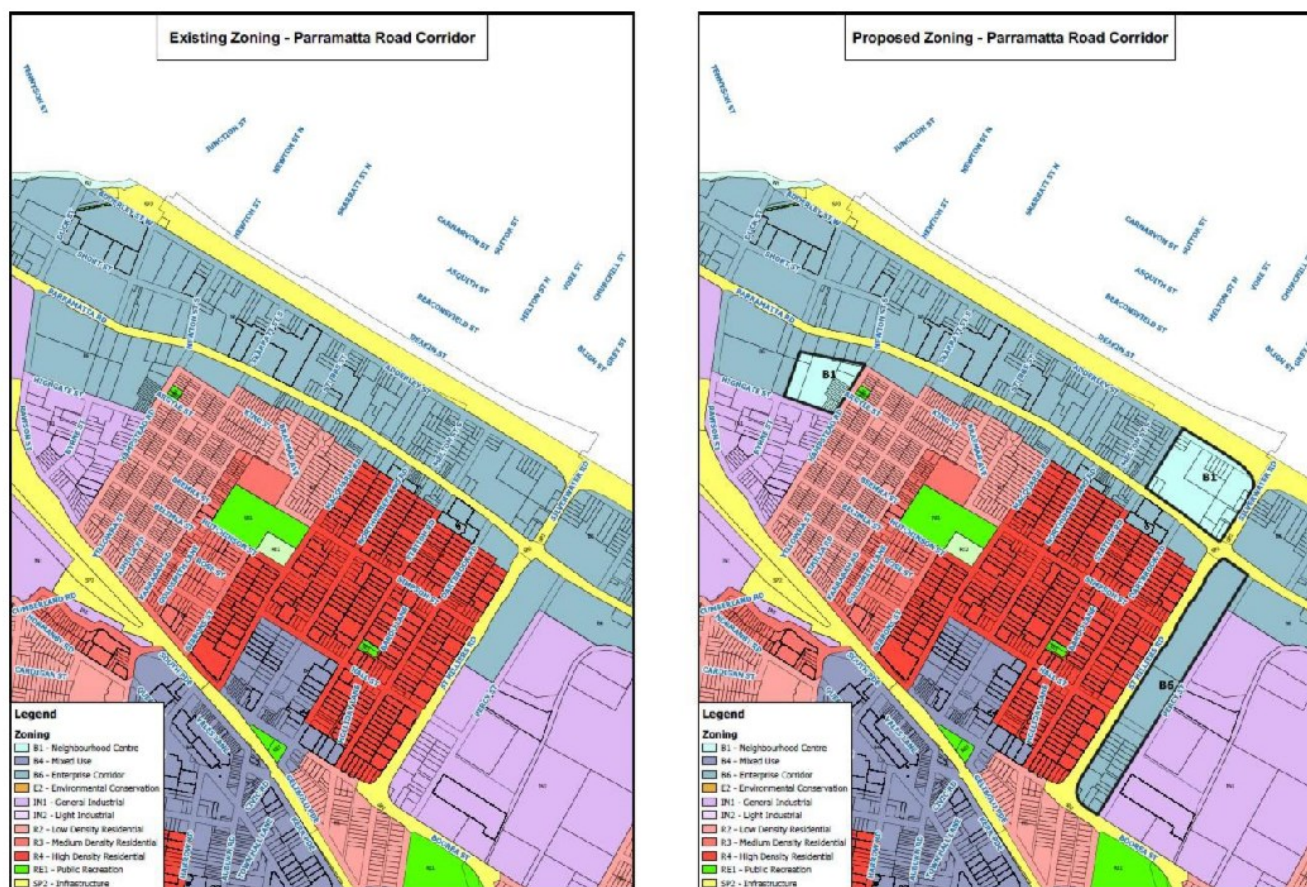
Schedule 5	Recommended planning controls for Cumberland LEP
Environmental Heritage	<p>Adopt carry over existing LEPs heritage items, with exception of the following sites to be de-listed:</p> <ol style="list-style-type: none"> 36 and 38 Jamieson Street, Granville 10 William Street, Granville 9-11 Woodville Road, Granville 4 Myall Street, Merrylands Guildford Railway Station, Railway Terrace, Guildford 1-7 Neil Street, Merrylands (Millmaster Feeds Site) 34 Garfield Street, Wentworthville 15 Abbott Street, Merrylands 70 Jersey Road, South Wentworthville <p>Adopt proposed new heritage items to be listed in Cumberland LEP:</p> <ul style="list-style-type: none"> Former Lidcombe Hospital Nurses Home 1 (Building 72) Former Lidcombe Hospital Nurses Home 2 (Building 73) Former Lidcombe Hospital Nurses Home 3 (Building 74)



Parramatta Road Corridor

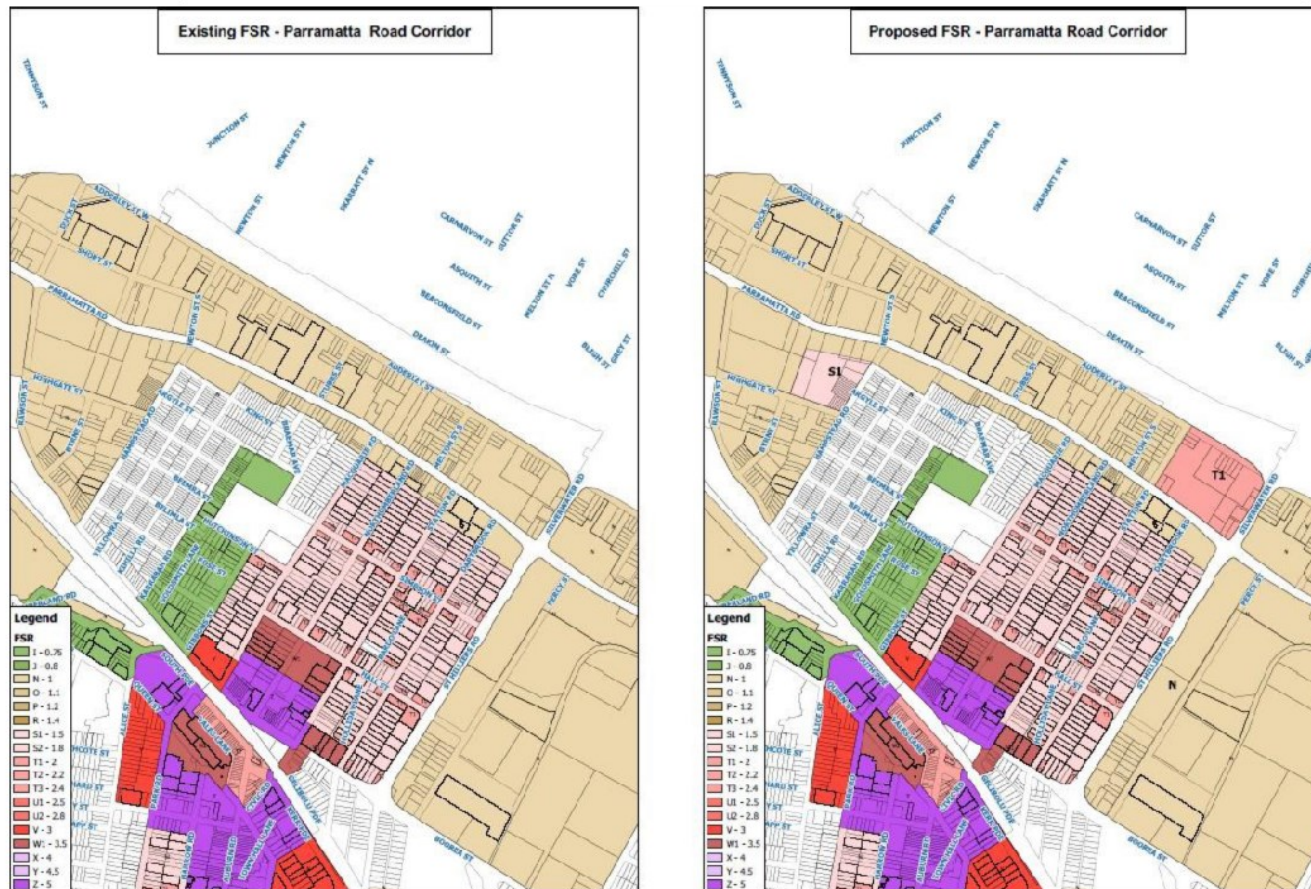


Parramatta Road Corridor - Zoning



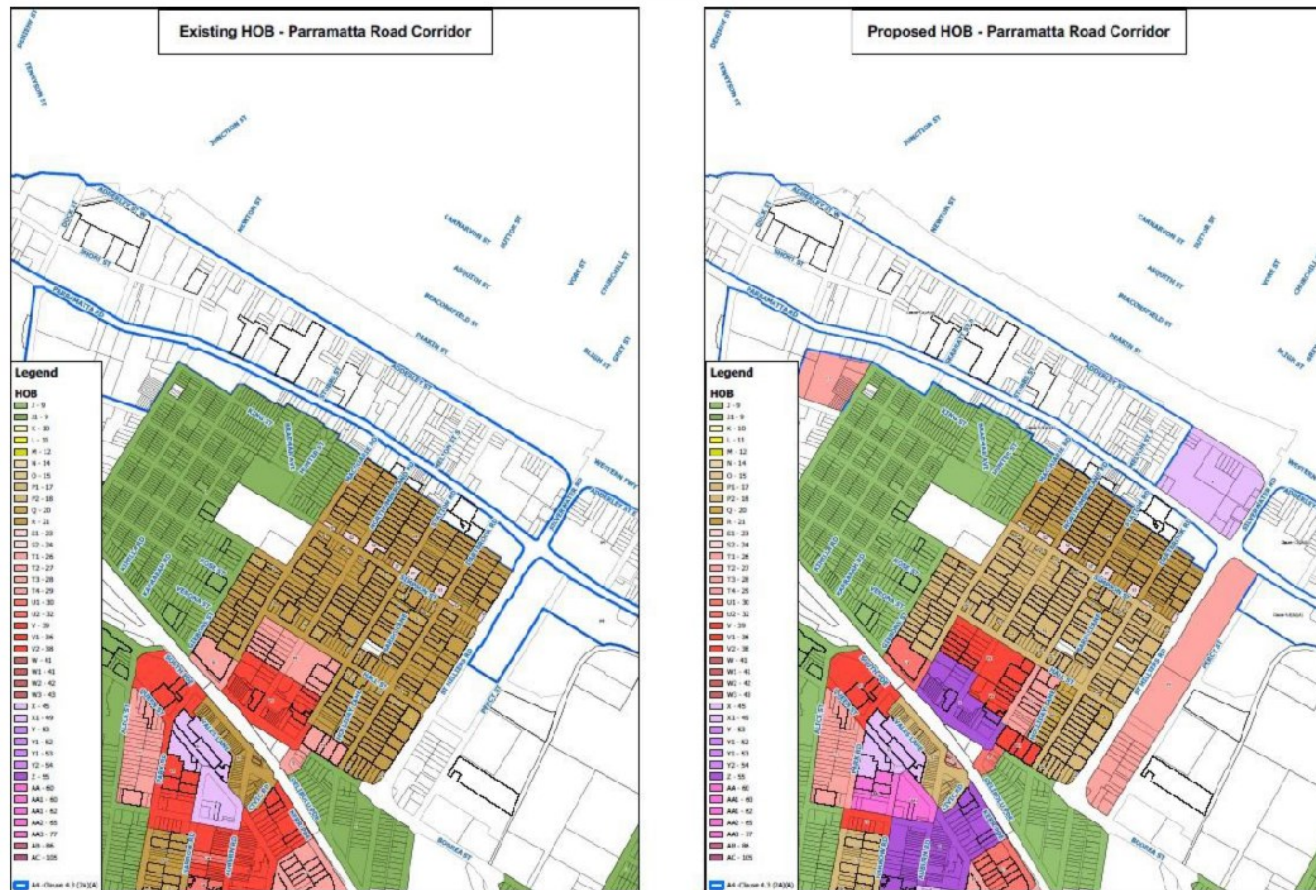


Parramatta Road Corridor - FSR





Parramatta Road Corridor - HOB

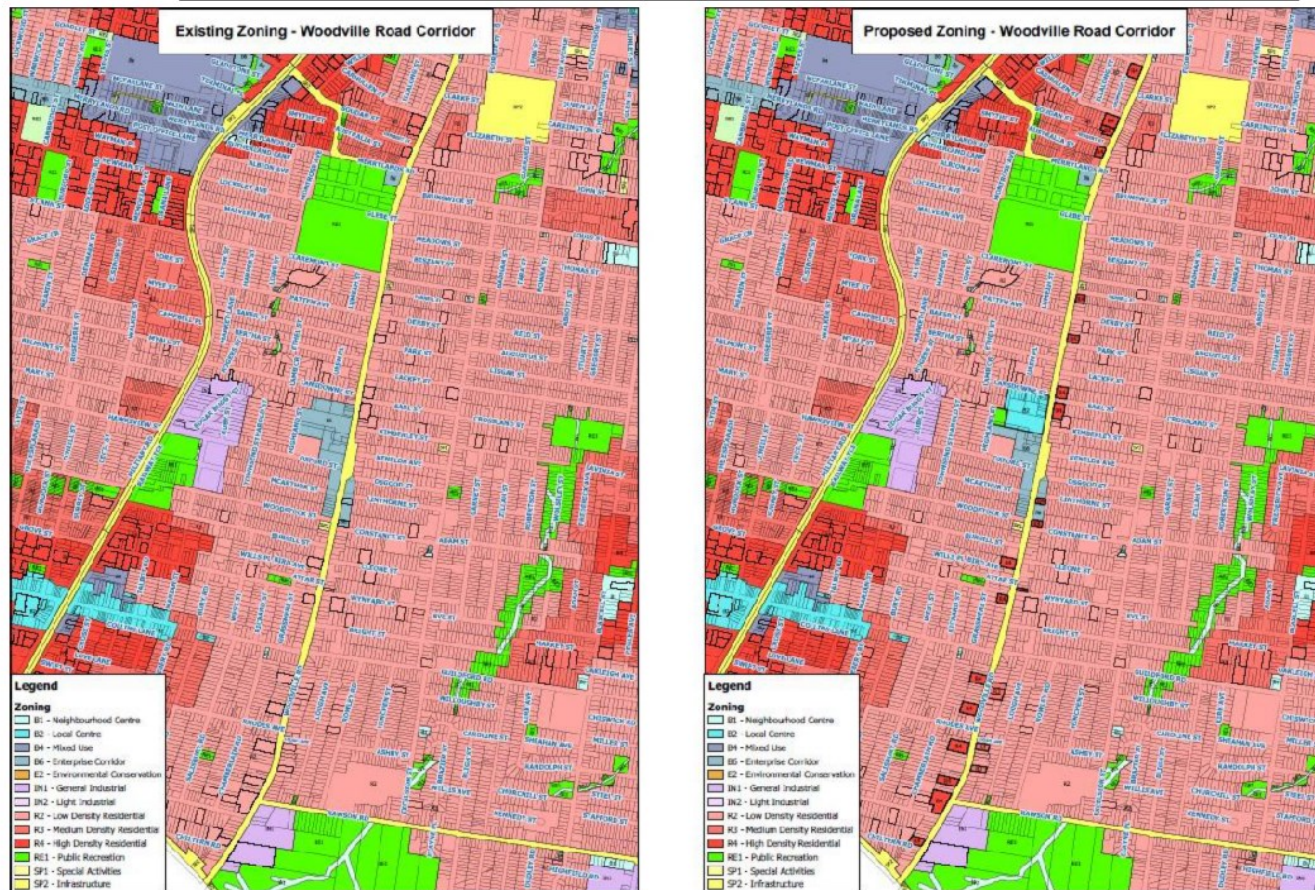




Woodville Road Corridor

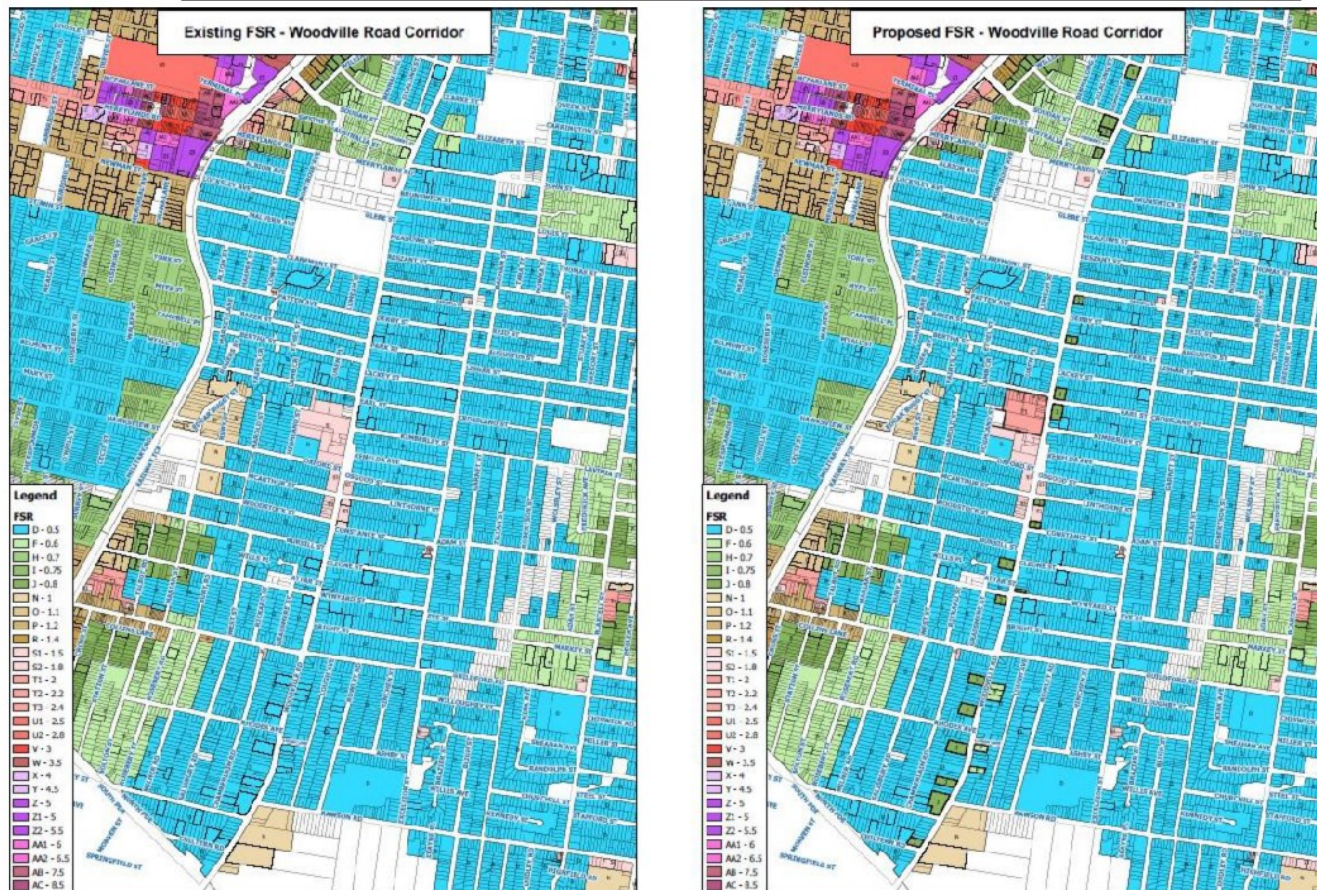


Woodville Road Corridor - Zoning





Woodville Road Corridor - FSR





Woodville Road Corridor - HOB

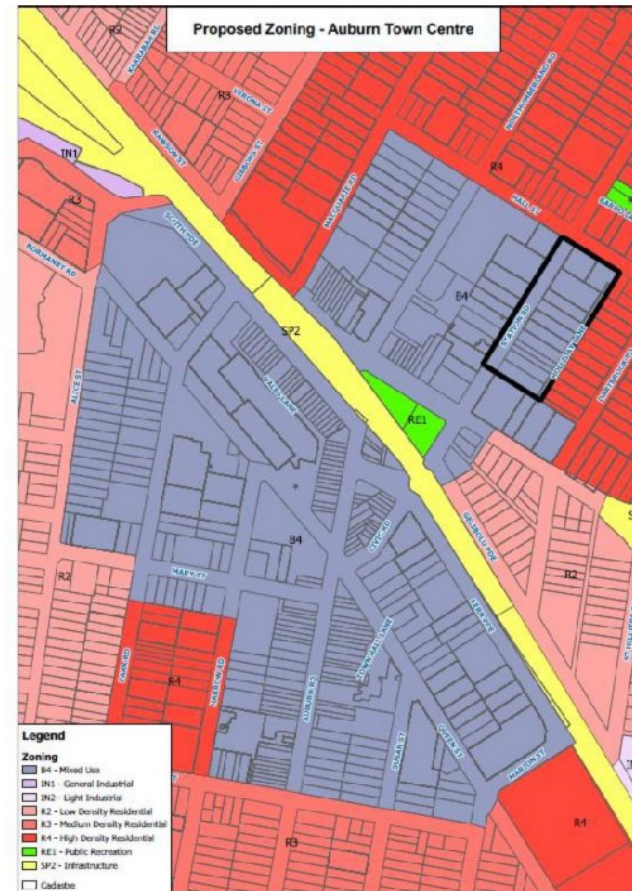
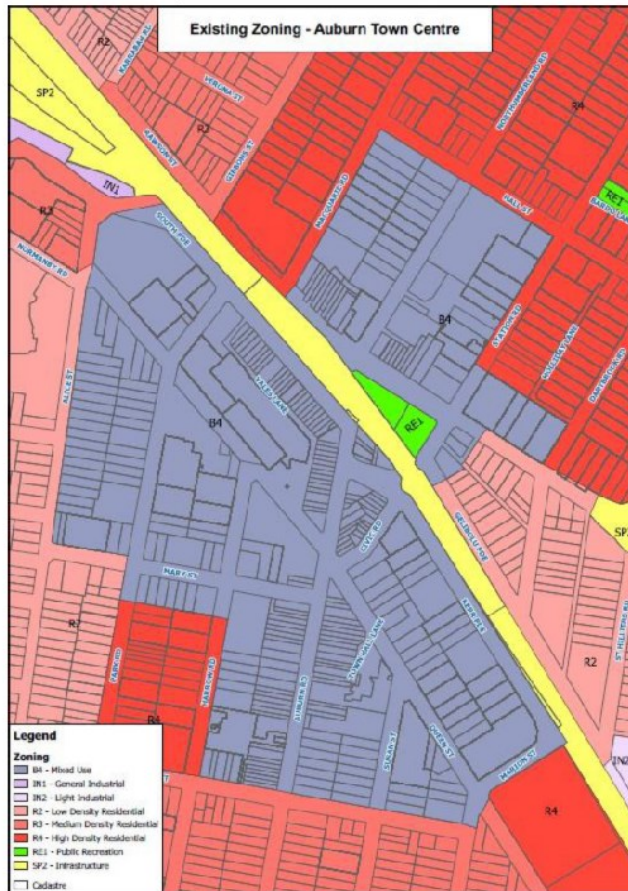




Auburn Town Centre

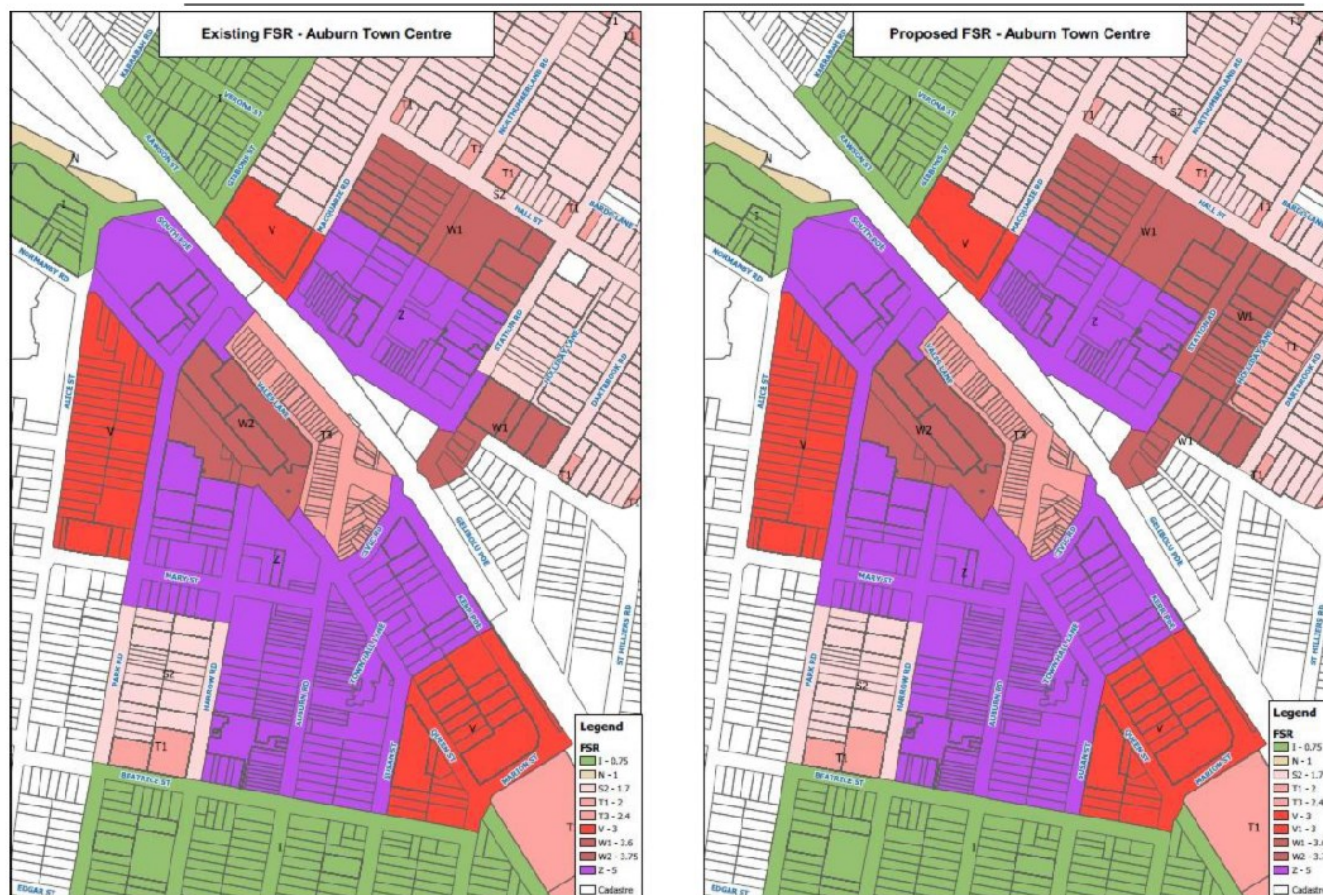


Auburn Town Centre - Zoning



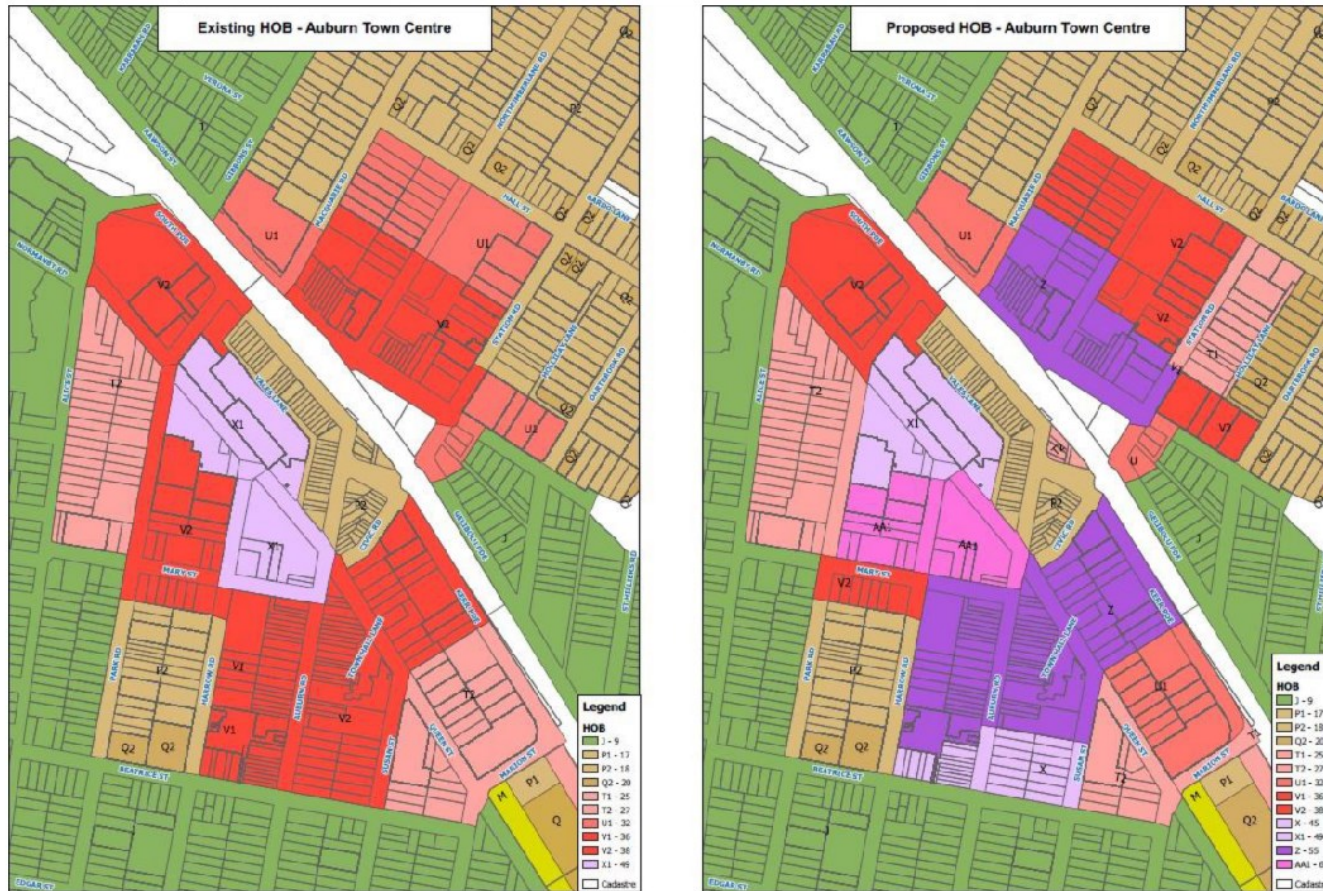


Auburn Town Centre - FSR





Auburn Town Centre - HOB

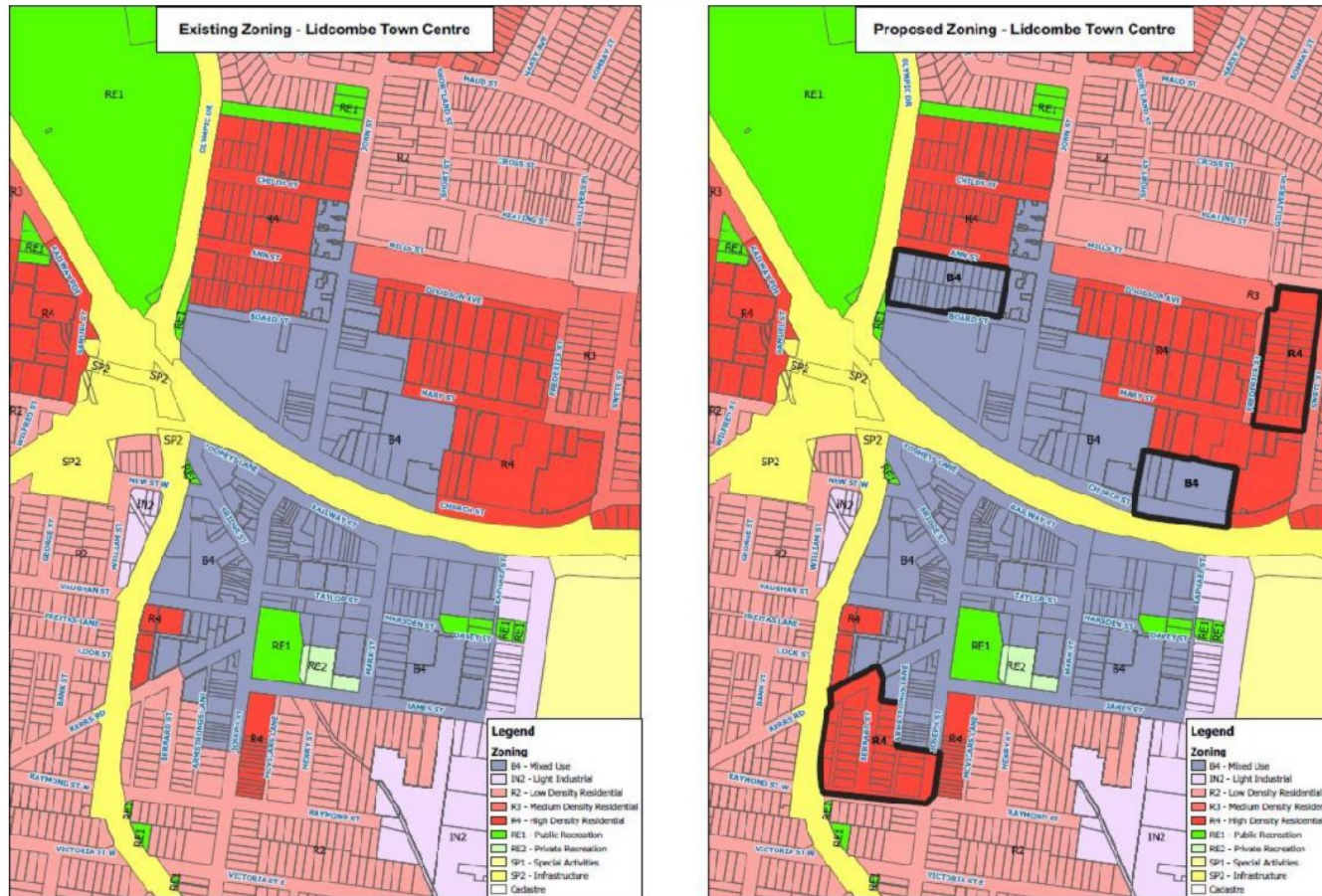




Lidcombe Town Centre

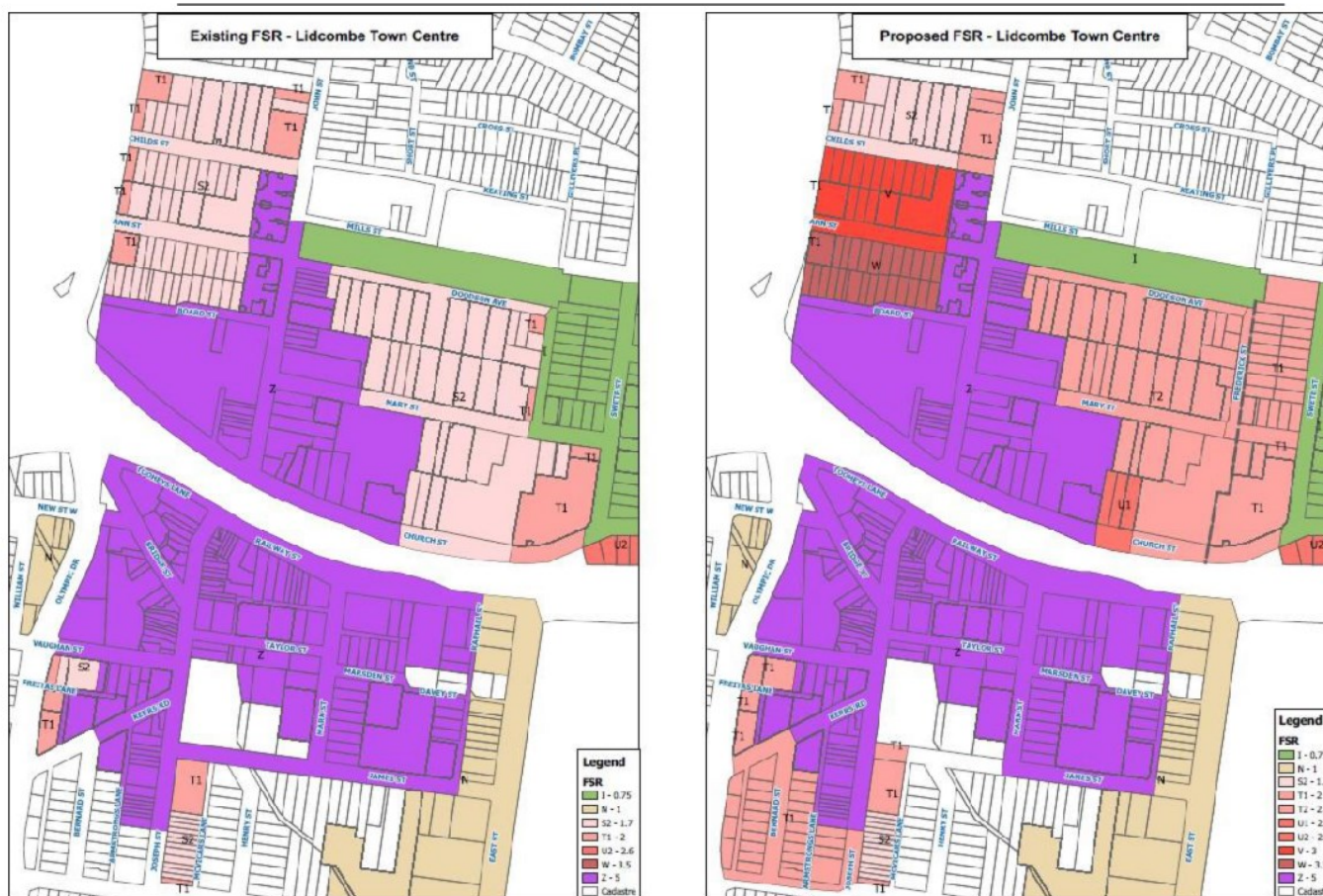


Lidcombe Town Centre - Zoning



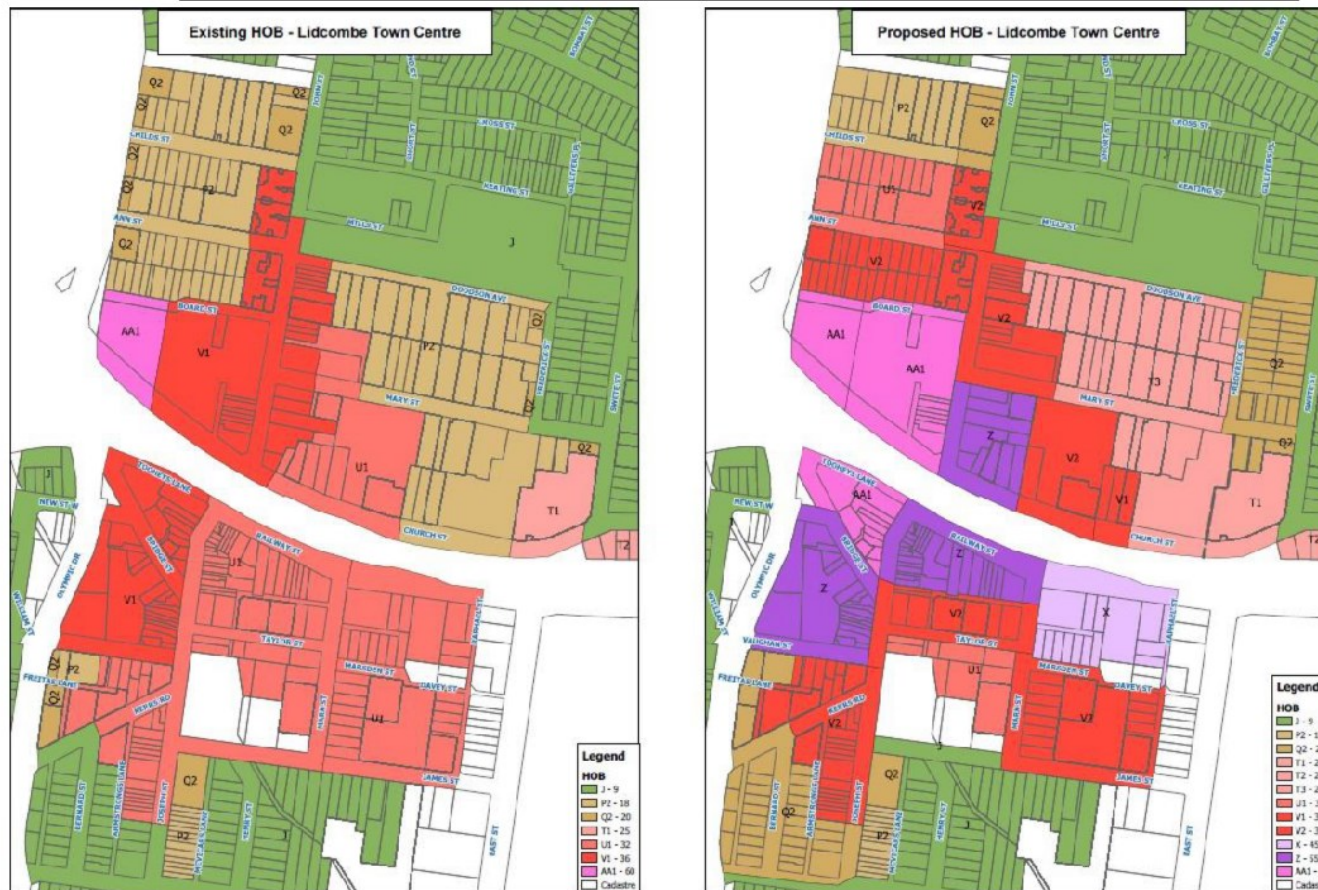


Lidcombe Town Centre - FSR





Lidcombe Town Centre - HOB





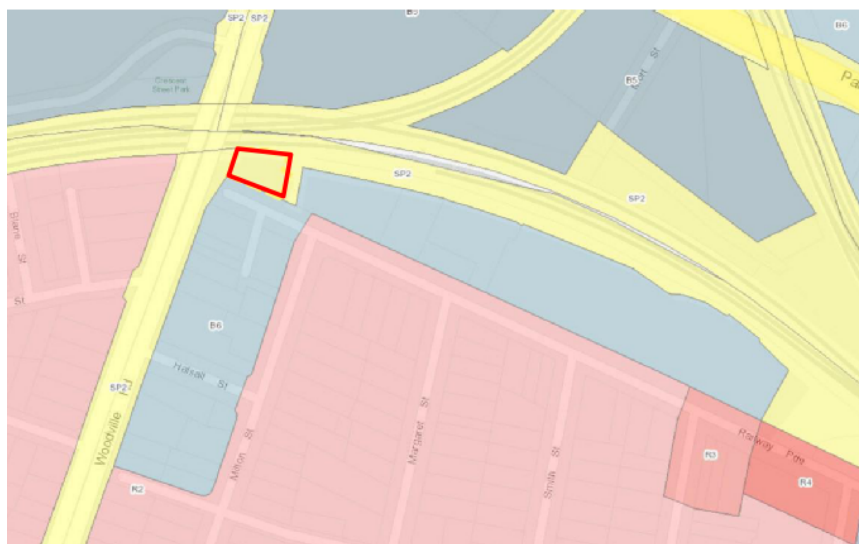
Site specific rezonings

Public landholdings



117-119 Railway Parade, Granville

Rezone from SP2 to B6



Proponent / Owner	Sydney Trains / RailCorp NSW	
Description of Land	117-119 Railway Parade Granville (Lot 1 DP 1006002)	
Site Area	Approximately 740 m ²	
Proposal	Existing (PLEP)	Proposed
	Zone: SP2 Infrastructure	B6 Enterprise Corridor
Submission	<p>The site is currently zoned SP2 which may have been based on the details of the landowner being RailCorp, rather than follow the zone of adjoining sites to the east and south which are zoned B6.</p> <p>Rezoning to B6 to make consistency on surrounding zones and provide additional land use opportunities for the site to be used optimally.</p>	

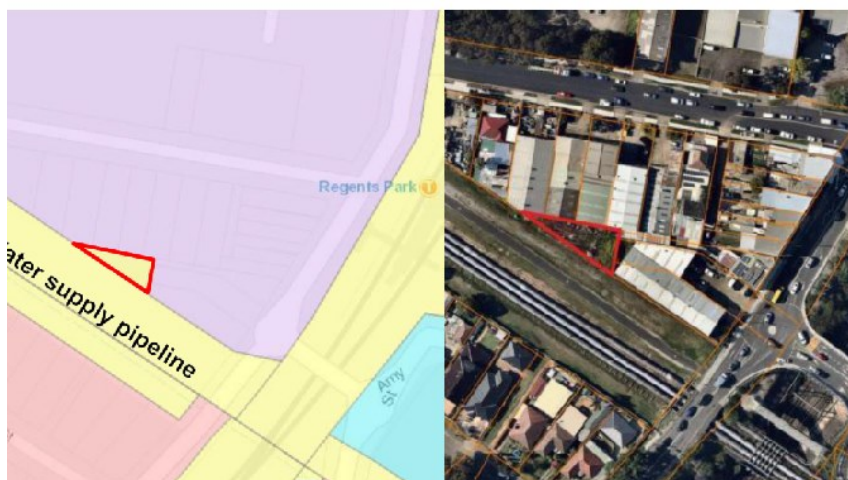
Officer recommendation to Council

Include proposed planning controls (aligned with adjoining B6 zoned sites) in new Cumberland LEP



Amy Street, Regents Park

Rezone from SP2 to IN1



Officer recommendation to Council

Include proposed planning controls (aligned with adjoining IN1 zoned sites) in new Cumberland LEP

Owner	Sydney Water	
Description of Land	Part of Lot 1 DP225817, Amy St Regents Park	
Site Area	Approximately 340 m ²	
Proposal	Existing (ALEP)	Proposed
	Zone: SP2 Height: N/A FSR: N/A	IN1 General Industrial
Submission	<p>The land does not form part of the operational requirements of Sydney Water and as such considered that the adjoining IN1 zone be appropriate.</p> <p>An adjacent industrial business currently leases the area and uses this area for additional storage of materials. The business has made a request to purchase this area.</p> <p>Sydney Water believes that a change in zoning to match the surrounding industrial zoning is appropriate for the current and future use of the area as industrial storage.</p>	
Current property use	The lot is identified as part of SP2 - Potts Hill Pipeline. This section of the lot is currently being lease to the adjacent industrial business for use of industrial storage.	



69 Dartbrook Road, Auburn

Rezone from R4 to SP2



Owner	Sydney Water	
Description of Land	69 Dartbrook Road, Auburn	
Site Area	Approximately 1053 m ²	
Proposal	Existing (ALEP)	Proposed
	Zone: R4 High Density Residential, Height: 18m, FSR: 1.7:1	SP2 Infrastructure
Submission	<p>Sydney Water has undertaken a review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning.</p> <p>Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land.</p>	
Current property use	Haslam Creek Storm Water Channel 13	

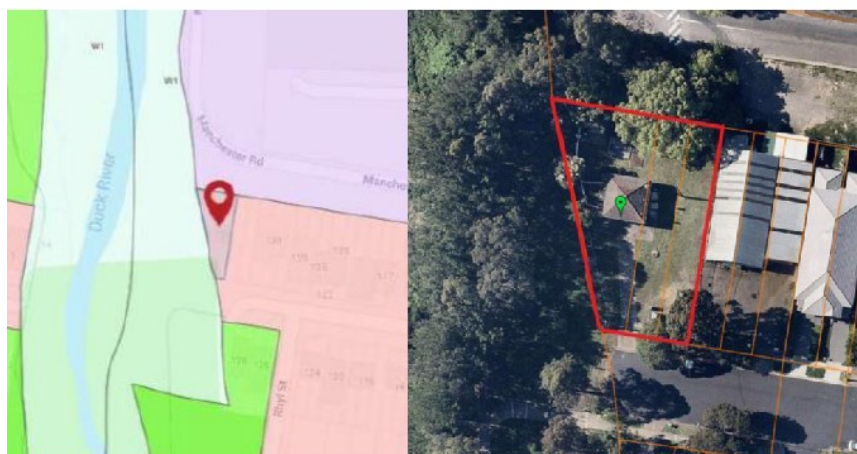
Officer recommendation to Council

Rezone to SP2 Infrastructure in new Cumberland LEP



135 Sheffield Street, Auburn

Rezone from R2 to SP2



Owner	Sydney Water	
Description of Land	135 Sheffield Street, Auburn	
Site Area	Approximately 1028 m ²	
Proposal	Existing (ALEP)	Proposed
	Zone: R2 Low Density Residential, Height: 9m, FSR: N/A	SP2 Infrastructure
Submission	<p>Sydney Water has undertaken review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning.</p> <p>Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land.</p>	
Current property use	Sewer Pump SP0098	

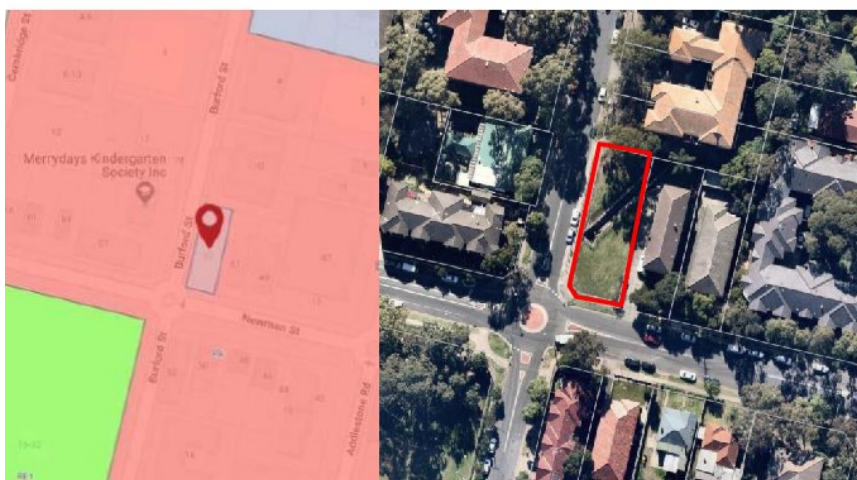
Officer recommendation to Council

Rezone to SP2 Infrastructure in new Cumberland LEP



Newman Street, Merrylands

Rezone from R4 to SP2



Owner	Sydney Water	
Description of Land	Lot 21 Sec 1 DP 752, Newman Street Merrylands	
Site Area	Approximately 650 m ²	
Proposal	Existing (HLEP)	Proposed
	Zone: R4 High Density Residential, Height: 15m, FSR: 1.2:1	SP2 Infrastructure
Submission	<p>Sydney Water has undertaken review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning.</p> <p>Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land.</p>	
Current property use	Stormwater channel	

Officer recommendation to Council

Rezone to SP2 Infrastructure in new Cumberland LEP



47-53 Cardigan Street, Guildford

Rezone from R3 to SP2



Owner	Sydney Water	
Description of Land	47-53 Cardigan Street, Guildford	
Site Area	Approximately 1780 m ²	
Proposal	Existing (HLEP)	Proposed
	Zone: R3 Medium Density Residential, Height: 9m, FSR: 0.7:1	SP2 Infrastructure
Submission	<p>Sydney Water has undertaken review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning.</p> <p>Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land.</p>	
Current property use	Stormwater channel	

Officer recommendation to Council

Rezone to SP2 Infrastructure in new Cumberland LEP



44-50 Cardigan Street, Guildford

Rezone from R3 to SP2



Owner	Sydney Water	
Description of Land	44-50 Cardigan Street, Guildford	
Site Area	Approximately 1380 m ²	
Proposal	Existing (HLEP)	Proposed
	Zone: R3 Medium Density Residential Height: 9m FSR: 0.7:1	SP2 Infrastructure
Submission	<p>Sydney Water has undertaken review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning.</p> <p>Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land.</p>	
Current property use	Stormwater channel	

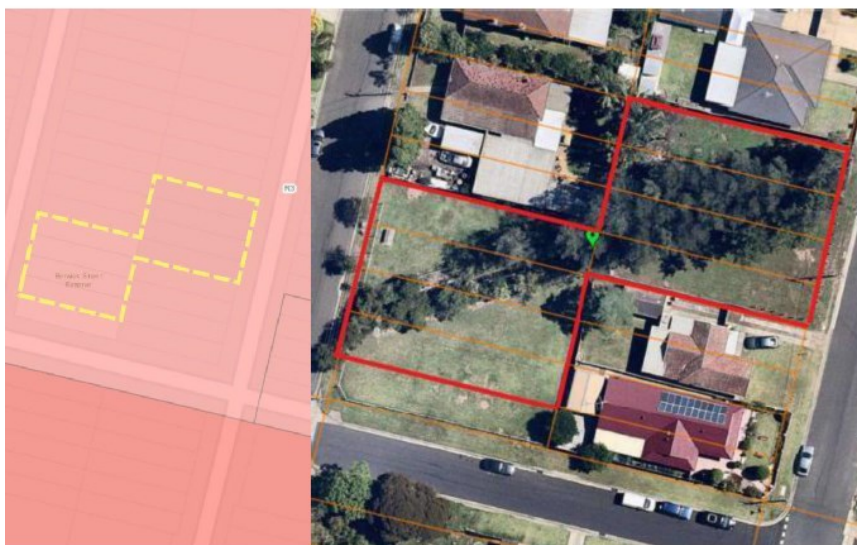
Officer recommendation to Council

Rezone to SP2 Infrastructure in new Cumberland LEP



51-57 Bangor Street, Guildford

Rezone from R3 to SP2



Owner	Sydney Water	
Description of Land	51-57 Bangor Street, Guildford	
Site Area	Approximately 1,770 m ²	
Proposal	Existing (HLEP)	Proposed
	Zone: R3 Medium Density Residential Height: 9m FSR: 0.7:1	SP2 Infrastructure
Submission	<p>Sydney Water has undertaken review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning.</p> <p>Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land.</p>	
Current property use	Stormwater channel	

Officer recommendation to Council

Rezone to SP2 Infrastructure in new Cumberland LEP



188 Chetwynd Road, Guildford and 57 Berwick Street, Guildford

Rezone from R3 to SP2



Owner	Sydney Water, Cumberland Council	
Description of Land	188 Chetwynd Road, Guildford and 57 Berwick Street Guildford	
Site Area	Approximately 1180 m ²	
Proposal	Existing (HLEP)	Proposed
	Zone: R3 Medium Density Residential Height: 9m FSR: 0.7:1	SP2 Infrastructure
Submission	<p>Sydney Water has undertaken review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning.</p> <p>Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land.</p>	
Current property use	<p>Stormwater open channel</p> <p>Note that 59 Berwick Street is owned by Council and used for Beaufort Street Park.</p>	

Officer recommendation to Council

Rezone to SP2 Infrastructure in new Cumberland LEP



Vulcan Street, Guildford

Rezone from R3 to SP2



Owner	Sydney Water	
Description of Land	Vulcan Street, Guildford	
Site Area	Approximately 880m ²	
Proposal	Existing (HLEP)	Proposed
	Zone: R3 Medium Density Residential Height: 9m FSR: 0.7:1	SP2 Infrastructure
Submission	<p>Sydney Water has undertaken review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning.</p> <p>Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land.</p>	
Current property use	Stormwater open channel	

Officer recommendation to Council

Rezone to SP2 Infrastructure in new Cumberland LEP



61A Bursill Street, Guildford

Rezone from R2 to SP2



Owner	Sydney Water	
Description of Land	61A Bursill Street, Guildford	
Site Area	Approximately 145m ²	
Proposal	Existing (PLEP)	Proposed
	Zone: R2 Low Density Residential Height: 9m FSR: 0.5:1	SP2 Infrastructure
Submission	<p>Sydney Water has undertaken review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning.</p> <p>Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land.</p>	
Current property use	Stormwater open channel	

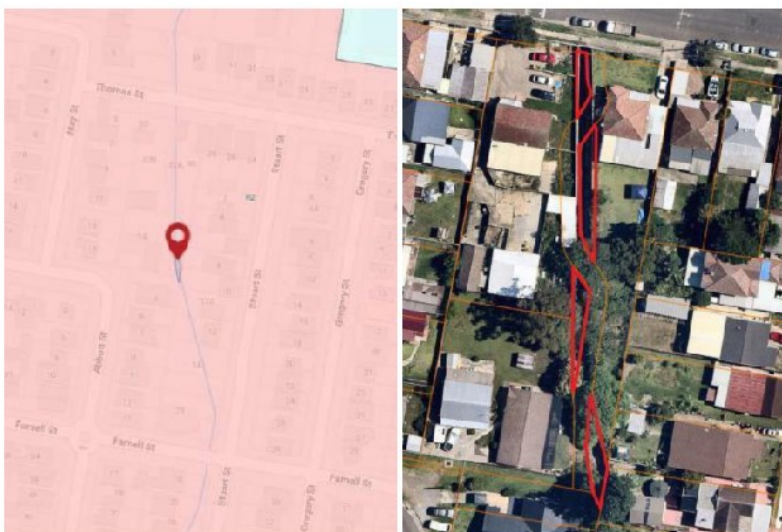
Officer recommendation to Council

Rezone to SP2 Infrastructure in new Cumberland LEP



32A Thomas Street, Granville

Rezone from R2 to SP2



Owner	Sydney Water	
Description of Land	32A Thomas Street, Granville	
Site Area	Approximately 53m ²	
Proposal	Existing (PLEP)	Proposed
	Zone: R2 Low Density Residential Height: 9m FSR: 0.5:1	SP2 Infrastructure
Submission	<p>Sydney Water has undertaken review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning.</p> <p>Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land.</p>	
Current property use	Stormwater open channel	

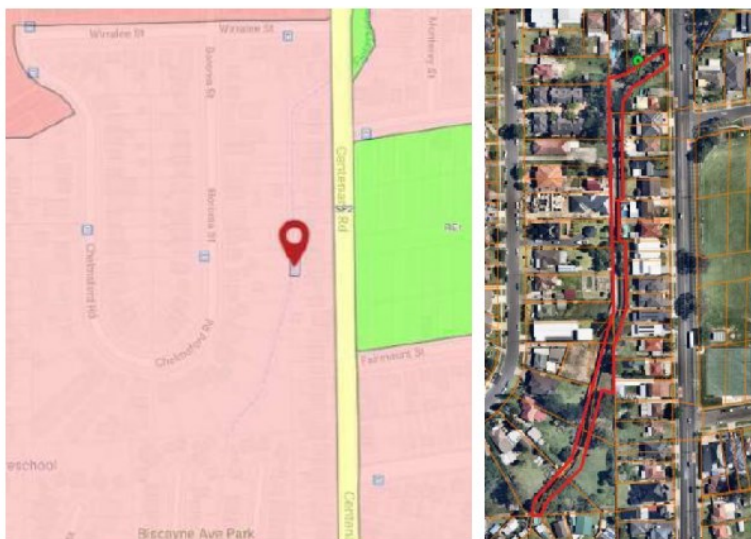
Officer recommendation to Council

Rezone to SP2 Infrastructure in new Cumberland LEP



94 Centenary Road, South Wentworthville

Rezone from R2 to SP2



Owner	Sydney Water	
Description of Land	94 Centenary Road, South Wentworthville	
Site Area	Approximately 53m ²	
Proposal	Existing (HLEP)	Proposed
	Zone: R2 Low Density Residential Height: 9m FSR: 0.5:1	SP2 Infrastructure
Submission	<p>Sydney Water has undertaken review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning.</p> <p>Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land.</p>	
Current property use	Stormwater open channel	

Officer recommendation to Council

Rezone to SP2 Infrastructure in new Cumberland LEP



Vulcan Crescent, Beralda

Rezone from R2 to SP2



Owner	Sydney Water	
Description of Land	Vivian Crescent, Beralda (Lot 1 & 2 DP1036652)	
Site Area	Approximately 230m ²	
Proposal	Existing (ALEP)	Proposed
	Zone: R2 Low Density Residential Height: 9m	SP2 Infrastructure
Submission	<p>Sydney Water has undertaken review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning.</p> <p>Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land.</p>	
Current property use	Stormwater open channel	

Officer recommendation to Council

Rezone to SP2 Infrastructure in new Cumberland LEP



Sandra Street, Merrylands

Rezone from R2 to SP2



Owner	Sydney Water	
Description of Land	Sandra Street, Merrylands	
Site Area	Approximately 1750m ²	
Proposal	Existing (HLEP)	Proposed
	Zone: R2 Low Density Residential Height: 9m FSR: 0.5:1	SP2 Infrastructure
Submission	<p>Sydney Water has undertaken review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning.</p> <p>Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land.</p>	
Current property use	<p>Water main</p> <p>Liverpool-Parramatta Transitway runs along the corridor.</p>	

Officer recommendation to Council

Rezone to SP2 Infrastructure in new Cumberland LEP



23 Cooper Street, Smithfield

Rezone from IN1 to SP2



Owner	Sydney Water	
Description of Land	23 Cooper Street, Smithfield	
Site Area	Approximately 83m ²	
Proposal	Existing (HLEP) Zone: IN1 General Industrial	Proposed SP2 Infrastructure
Submission	<p>Sydney Water has undertaken review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning.</p> <p>Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land.</p>	
Current property use	Water main	

Officer recommendation to Council

Rezone to SP2 Infrastructure in new Cumberland LEP



83-85 Harris Street, Merrylands

Rezone from R3 to RE1



Owner	Sydney Water	
Description of Land	83-85 Harris Street, Merrylands (Lot 42-45 DP600)	
Site Area	Approximately 1210m ²	
Proposal	Existing (HLEP)	Proposed
	Zone: R3 Medium Density Residential Height: 9m FSR: 0.7:1	SP2 Infrastructure
Submission	<p>Sydney Water has undertaken review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning.</p> <p>Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land.</p>	
Current property use	<p>Water mains</p> <p>No.83-85 is being used as a local public park - Gloucester Park.</p>	

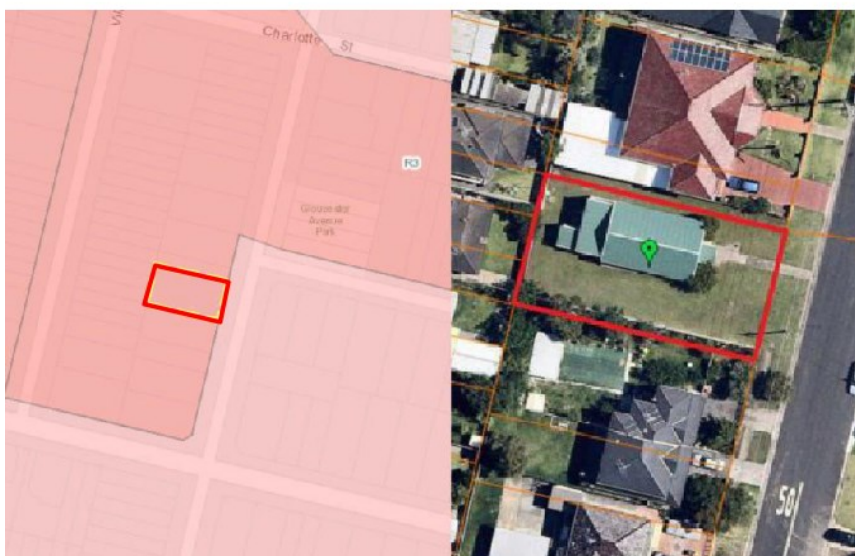
Officer recommendation to Council

Rezone to RE1 Public Recreation in new Cumberland LEP (rather than SP2 as proposed)



76W Harris Street, Merrylands

Rezone from R3 to SP2



Owner	Sydney Water	
Description of Land	76w Harris Street, Merrylands	
Site Area	Approximately 610m ²	
Proposal	Existing (HLEP)	Proposed
	Zone: R3 Medium Density Residential Height: 9m FSR: 0.7:1	SP2 Infrastructure
Submission	<p>Sydney Water has undertaken review of its property portfolio that contain permanent operational infrastructure and has found a number of properties that it believes have an inappropriate zoning.</p> <p>Rezoning to SP2 better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure. And it will provide clarity to the community as to the current and intended use of the land.</p>	
Current property use	Water mains	

Officer recommendation to Council

Rezone to SP2 Infrastructure in new Cumberland LEP



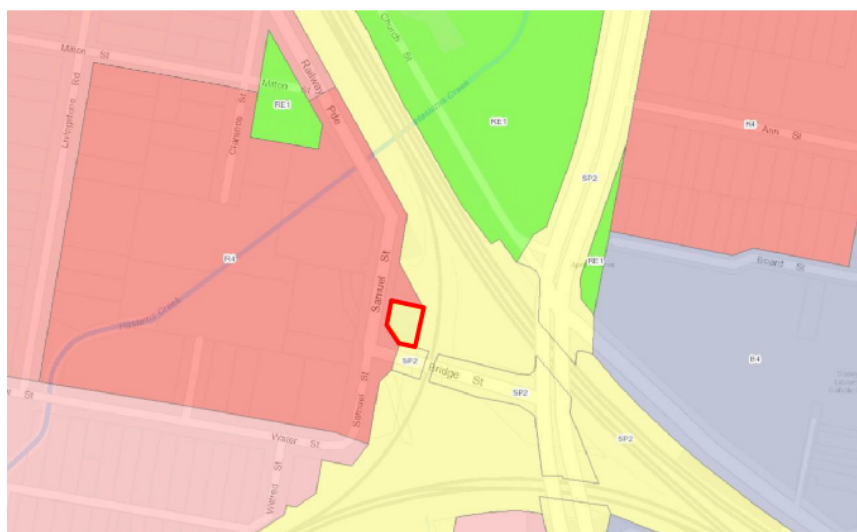
Site specific rezonings

Private landholdings



3 Samuel Street, Lidcombe

Rezone from SP2 to R4



Description of Land	3 Samuel Street, Lidcombe	
Site area	Approximately 500 m ²	
Proposal	Existing (ALEP)	Proposed
	Zone: SP2 Infrastructure Height: N/A FSR:	Correct the ALEP 2010 zoning error. Rezone to R4 High Density Residential
Submission	N/A In 1991, the owner purchased the site from the former State Rail (Sydney Trains) after the property was declared surplus to their requirement. Then State Rail informed the Auburn Council of the property no longer being required for railway use and to accordingly amend Council's LEP. In 2010, when the <i>Auburn LEP 2010</i> was gazetted, the whole area was rezoned to R4 but left out the subject site as SP2.	

	
Officer recommendation to Council	Include proposed planning controls (aligned with adjoining R4 zoned sites) in new Cumberland LEP

DOCUMENTS
ASSOCIATED WITH
REPORT C07/20-482

Attachment 2
Government agency submissions



Health
Western Sydney
Local Health District

WESTERN SYDNEY LOCAL HEALTH DISTRICT POPULATION HEALTH

SUBMISSION IN RESPONSE TO: DRAFT Cumberland Local Environmental Plan and
DRAFT Cumberland Development Control Plan

May, 2020

**WSLHD, Centre for Population Health,
'Gungurra' Building 68, Cumberland Hospital
5 Fleet Street, North Parramatta
LBM 7118 Parramatta BC NSW 2124
Tel 9840 3603**

Contact Persons:

Natalie.virgona@health.nsw.gov.au

Helen.ryan@health.nsw.gov.au

Western Sydney Local Health District (WSLHD), Centre for Population Health (CPH) welcomes the opportunity to comment on Cumberland's Draft Local Environment Plan (LEP) and Draft Development Control Plan (DCP).

Introduction

The Centre for Population Health (CPH) comments are based on evidence relating to how the built environment impacts population health outcomes.

Chronic health conditions such as diabetes, overweight and obesity, cancer, heart disease and mental illness are the leading cause of ill health and hospitalisation within our community. Many of these conditions share a suite of *proximate* underlying behavioural determinants such as physical inactivity, sedentary behaviour, poor nutritional intake and smoking. The prevalence of these risk factors is in turn determined by a suite of *social and environmental* determinants of health such as housing, transport, education, employment, social networks and access to healthy food. While the links between these health determinants and planning are complex, there is a substantial body of evidence linking the built environment to health and wellbeing outcomes of the community, particularly in the following three domains of: getting people active, connecting and strengthening communities, and providing access to healthy food options¹.

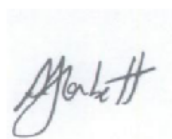
The CPH participated, in the 2019 Greater Sydney Commission's assurance process for Cumberland Council's Local Strategic Planning Statement development. The feedback to Council's Draft LEP and DCP detailed in this submission is a continuation of the work commenced in the LSPS process.

The CPH commends Cumberland Council on the overall objectives and controls outlined in their DRAFT Cumberland Local Environmental Plan and DRAFT Cumberland Development Control Plan and thank Council for the opportunity to provide feedback.

Specific feedback in this document has been arranged to reflect alignment with the strategies and planning priorities of the Central City District Plan and are listed in the following pages. If required, the CPH is willing to provide additional evidence or information relating to any of the recommendations made.

The CPH looks forward to a continued working relationship with Cumberland Council to ensure that the health and wellbeing of residents continues to thrive, especially as together we face the many challenges presented by the COVID-19 pandemic.

Yours sincerely



Dr Stephen Corbett
Director, Centre for Population Health
Western Sydney Local Health District

Document: **DRAFT Cumberland Local Environmental Plan (March 2020)**

Key Issue	LEP Section & Page(s)	WSLHD Recommendation
General		
Specific acknowledgement of the importance of health	p 4	<p>CPH recommend adding to: “This Planning Proposal seeks to harmonise the three existing LEPs applying to Cumberland City with the aim of creating a consolidated and clear planning framework under a single Cumberland LEP” <u>which ensures high quality development and enhances amenity, culture, health and the natural environment for the Cumberland community.</u></p> <p>This will assist in linking the LSPS and DCP visions with that of the LEP. The inclusion of health will contribute to enabling greater LEP controls that support favourable health outcomes for the Cumberland community.</p>
District Plan Strategy: Infrastructure and Collaboration		
C1 A city supported by infrastructure C2 Working through collaboration	Part B: Table 1 p 31	<p>Parramatta Road Urban Transformation Strategy While CPH recognises the advantages of locating population growth adjacent to transport and employment hubs, we are concerned about the location of higher density housing along major transport arterial routes, as suggested in the Parramatta Road Urban Transformation Strategy.</p> <p>CPH recommend that any population/residential growth adjacent to this transport corridor, be subject to ‘best practice’ standards that contribute to the health and wellbeing of residents, including the consideration of:</p> <ul style="list-style-type: none"> • Environmental health hazards of: noise, air quality, risk of pedestrian injury from high volumes of traffic and heat stress. • Adequate social infrastructure and green open space for residents in high density dwellings located near to the transport corridor. <p>CPH support plans for increased infrastructure in areas located within or accessible to Town Centres, with services and existing multiple mode choice transportation links.</p> <p>CPH support Council's commitment to ongoing collaboration with stakeholders (government, industry and community) to deliver land use outcomes, beneficial to the community.</p>

Key Issue	LEP Section & Page(s)	WSLHD Recommendation
District Plan Strategy: Liveability		
<p>C3 Providing services and social infrastructure to meet people's changing needs</p> <p>C4 Fostering healthy, creative, culturally rich and socially, connected communities</p> <p>C5 Providing housing supply, choice and affordability with access to jobs, services and public transport</p> <p>C6 Creating and renewing great places and local centres, and respecting the District's heritage</p>	<p>Part B: Table 1 p 31-32</p>	<p>CPH recommend that all developments and especially those adjacent to or on Parramatta Road and Woodville Road Corridors as well as Auburn and Lidcombe Town Centres, prioritise factors that contribute to positive health outcomes. Evidence indicates that living in poorly designed and located high density housing contributes to negative health impacts ².</p> <p>Factors to consider include:</p> <ul style="list-style-type: none"> ● Access to adequate social infrastructure, such as quality green, open space and recreation facilities. ● Building design that aims to reduce the impact of noise and air pollution and ● Housing that caters to a variety of household size and needs. <p>CPH support Council plans to address the matter of affordable housing and amendment to the Cumberland LEP when available. The World Health Organisation Ottawa Charter for Health, identifies shelter as a fundamental prerequisite for good health³. Without the intervention of Council to secure and increase the stock of affordable rental housing, low income earners will continue to be predisposed to having poorer health outcomes, as they are pushed into poor quality housing, located in areas of lesser amenity due to lower housing costs.</p> <p>CPH support plans to ensure seniors housing can continue to be located on sites that are accessible to shops, services, healthcare, social and recreation facilities.</p> <p>CPH recommend Council pay particular attention to the housing needs of seniors, who wish to 'age in place' and families who require affordable, three-bedroom accommodation.</p>
District Plan Strategy: Productivity		
<p>C7 Growing a stronger and more competitive Greater Parramatta</p> <p>C8 Delivering a more connected and competitive GPOP economic corridor</p> <p>C9 Delivering integrated land use and transport planning and a 30-minute city</p>	<p>Part B: Table 1 p 33</p>	<p>CPH support Council plans to retain employment and business type land uses of the B6 Enterprise Corridor zone, as this will contribute towards realising the vision of 'delivering integrated land use, transport planning and a 30 minute' city.</p> <p>CPH recommend the inclusion of CPH Public/Environmental Health teams, to advise Council on any potential health impacts of businesses being carried out in the employment and innovation lands.</p>

Key Issue	LEP Section & Page(s)	WSLHD Recommendation
<p>C10 Growing investment, business opportunities and jobs in strategic centres</p> <p>C11 Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land</p> <p>C12 Supporting growth of targeted industry sectors</p>		
District Plan Strategy: Sustainability		
<p>C13 Protecting and improving the health and enjoyment of the District's waterways</p> <p>C15 Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes</p> <p>C16 Increasing urban tree canopy cover and delivering Green Grid connections</p> <p>C17 Delivering high quality open space</p> <p>C18 Better managing rural areas</p> <p>C19 Reducing carbon emissions and managing energy, water and waste efficiently</p> <p>C20 Adapting to the impacts of urban and natural hazards and climate change.</p>	<p>Part B: Table 1 p 33</p> <p>Urban Heat Management p 24</p>	<p>CPH support Council plans to maintain '<i>existing zonings for environmental conservation and public recreation</i>'.</p> <p>CPH support Council's new provisions for urban heat management to reduce, remove or mitigate urban heat resulting from new developments and alterations to existing developments.</p> <p>CPH recommend that as part of Councils efforts to manage urban heat, increasing tree canopy is prioritised.</p> <p>CPH encourage that Council aim for the recommended 40% tree canopy cover in suburban areas and 25% tree canopy cover in medium to high density⁴ areas, where currently Cumberland LGA has 12% tree canopy coverage⁵. In addition to mitigating the effects of heat, street trees enhance the walkability of an area through enhanced amenity.</p> <p>CPH recommend that where high density development is proposed adjacent to or on Parramatta Road and Woodville Road Corridors as well as Auburn and Lidcombe Town Centres, that the provision of open space within 400m of the dwellings is prioritised.</p>

Document: DRAFT Cumberland Development Control Plan (DCP)

The CPH would like to congratulate Cumberland Council on the detail provided in their DCP. The feedback outlined below provides support and suggestions for Council's consideration.

- Feedback has focused on Sections A, B, C, F1, F2 and G of the DCP.

For consistency purposes, CPH feedback as above, has been aligned to the Central City District Plan Strategy.

Key Issue	DCP Section & Page(s)	WSLHD Recommendation
General		
Specific acknowledgement of the importance of health	Part A1: 1.3 Aims, p A8	CPH recommend changing to: "protect the existing residents and wider community, including <u>health</u> , amenity...."
	Part A1:1.4 Objectives, p A8	CPH recommend changing to: "ensure that development minimise and manage environmental and <u>health</u> risks"
Harmonisation of controls	General controls and site-specific controls, primarily Parts B, C and D and Part F.	<p>CPH recommend greater harmonisation and consistency between general controls and site-specific controls and between site-specific controls particularly for larger sites.</p> <p>Some of the inconsistencies noted were in the terminology used, provisions for vulnerable users and cyclists and the provision of amenities. Some examples are outlined in the sections below.</p>
District Plan Strategy: Liveability		
C3 Providing services and social infrastructure to meet people's changing needs	Part F1: Residential Site Specific and Part F2: Business Site Specific	<p>CPH recommend large residential developments and Town Centre plans outlined in F1 and F2 propose improved cycling infrastructure (similar to that at C2 & C3, pg. F1-44 and C10 pg. F1-45).</p> <p>This should include end-of-trip facilities (including a lock-up facility) for cyclists at key transport hubs and Town Centres. This will provide a more secure option for commuters who require day-long- or longer-term storage. The provision of both lock-up and short-term options will support the various needs of cyclists and increase opportunities for active travel opportunities ⁶.</p>
C4 Fostering healthy, creative, culturally rich and socially, connected communities	Part C: 3.19 Safety and Security, 3.20 Pedestrian Access and Building Entry 3.21 Pedestrian Links, Arcades, Laneways and New Streets	CPH support Council controls identified in Part C; 3.19, 3.20 and 3.21 as they aim to increase safety, amenity and perceptions of safety contributing to the overall walkability of the area.
	Part F1 Residential Site-Specific Development Controls p F1-F341	<p>CPH recommend greater harmonisation and consistency across site specific controls particularly for the larger sites.</p> <p>It is recommended Development Controls:</p> <ul style="list-style-type: none"> • Specify most homes and places of employment within a comfortable walking distance (400-500 metres) of frequent

Key Issue	DCP Section & Page(s)	WSLHD Recommendation
		<p>destinations to meet every day basic needs such as shops, schools, parks, transport stops.⁷</p> <ul style="list-style-type: none"> ● Avoid cul-de-sacs especially those without any pedestrian and bicycle access.⁷ ● Large developments include “where possible public open space includes areas for community gardens in locations that do not compromise the useability of the space for informal active and passive recreation activities” as per pF1 – 39.⁷ ● Specifically reference drinking water/fountains, wayfinding signage to nearby amenities, adequate lighting (not just at key points) and in larger spaces public toilets in park, playground and open space infrastructure.⁷ ● Specify footpaths along both sides of the street, where possible and the provision of kerb ramps.⁷ ● Consider wider footpaths to comfortably accommodate users travelling in each direction particularly in areas near schools, childcare centres, disability services and senior’s developments and connected to local infrastructure.⁷ ● Are consistent in use of terms. Inconsistencies noted in the use of CPTED, safety, passive surveillance and casual surveillance. ● Specify provision of a legible, safe and convenient network of all-weather pathways for pedestrians and cyclists, including independent use by elderly and disabled users, including the vision impaired, wheelchair and electric scooter user (see C8 p f1-78, C11 p F1-79, & C7 p F1-83).
	<p>Part F2: Business site</p> <p>Overarching comments relevant to each Town Centre (TC); F2-1 - F2-16.</p>	<p>CPH support the objective “promote public transport use, cycling and walking and reduce reliance on private car travel”. Prioritising walking, cycling and public transport in a hierarchy of transport options, will play a vital role in creating environments that promote an active, and hence healthy lifestyle for the community.⁸</p> <p>CPH recommend that this objective be applied to each Town Centre.</p> <p>CPH recommend the following <i>Urban Design Strategies</i> and <i>Access Network Objectives</i> be considered for each Town Centre plan:</p> <ul style="list-style-type: none"> ● Outline how connections for cyclists are to be improved. CPH notes that cycle routes are mentioned in some instances (e.g. F2:2.3.2, F2:2.3.4) and encourage this for all sites. ● Separated paths provide cyclists with their own space and improve safety, as all street users remain in designated areas.⁹ ● Where possible (with space permitting), cycling paths should: <ul style="list-style-type: none"> ○ Be clearly identified for all road users. ○ Separated (physically separated paths for walkers and cyclists). ○ Followed by safe and attractive segregated (separate but adjoining) paths. ○ With shared paths (the same path used by walkers and cyclists) being the final option.⁹

Key Issue	DCP Section & Page(s)	WSLHD Recommendation
		<ul style="list-style-type: none"> Recommend that Town Centre's maintain a slow zone for vehicles, reduce long term on-street parking by offering short term parking and drop off zones, plan to widen the pedestrian footpaths and where possible introduce pedestrian crossings. Consistent wayfinding signage from Public Domain areas (Town Centre and key transport hubs) to green open space. In high density areas access to green, open space needs to be highlighted due to the important health benefits it offers for children and adults. ^{10 & 11}
C5 Providing housing supply, choice and affordability with access to jobs, services and public transport	Part B: 5 2.2 Housing Mix Pg. B50	<p>CPH support Councils' plans for an equal mix of residential dwelling types. Significant evidence exists to show that creating high quality diverse housing, that is well designed and located: 'density done well' will contribute to positive health outcomes, by increasing population rates of physical activity and social connection ¹¹.</p> <p>CPH support provision for a mix of unit sizes in multi-level developments on the ground floor to allow for easy accessibility for families with young children and elderly.</p> <p>CPH recommend progressing plans to increase affordable housing options to accommodate the needs of the Cumberland demographic profile.</p>
	Part F2: Town Centre High Density Plans	High density that is poorly designed can contribute to negative health impacts ² . It is important for high development areas surrounding Merrylands Town Centre, Parramatta Road Corridor, Lidcombe and Auburn Town Centres be developed according to standards that protect and enhance positive health outcomes.
C6 Creating and renewing great places and local centres, and respecting the District's heritage	Part C: Objective 3.4 C2 and C3	<p>CPH support objectives for Public Art in the Local Government Area that reflect cultural diversity.</p> <p>Suggested addition: Use public art design as an opportunity to incorporate 'playable' spaces. Design elements that act as a signal to children that this space is intended for their play and may be achieved through child-friendly street furniture, public art and play spaces ¹².</p> <p>Increased housing density in Cumberland, require open public space to function as a child's backyard, a critical factor for the healthy development of children.</p>
District Plan Strategy: Productivity		
C9 Delivering integrated land use and transport	Part G3: Traffic, Parking, Transport and Access (vehicle) p G42-58	CPH recommend providing a more holistic view of transport, taking consideration of active travel (public transport, walking and cycling) an integral part.

Key Issue	DCP Section & Page(s)	WSLHD Recommendation
planning and a 30-minute city	Part G3:1.2 Purpose & 2:0 General Objectives p G44	CPH recommend the Objectives make reference to prioritising active travel modes.
	Part G3:3 Parking Rates, Table 1 p G46	CPH recommend that bicycle parking rates be specified for educational establishments, e.g. 1 space/ x staff, 1 space/x students.
	Part G3:4.5 Development in Industrial Zones, Traffic and Transport Management Plans p G52	CPH recommend; <ul style="list-style-type: none"> Objectives specify prioritising active travel modes. Control C5 statement change “<u>potential scope for</u> public transport, walking and cycling access and facilities for staff and visitors on the site”, to <u>prioritise</u>.
	Part G3:4.7 Other Land Use Community Facilities, Educational Establishments, Places of worship p G54-G56	CPH recommend: <ul style="list-style-type: none"> Objectives specify prioritising active travel modes. Transport Management Plans and Transport Access Guides are required rather than impact statements. Control statements <u>prioritise</u> rather than “<u>identify</u>..... opportunities for access by public transport, school transport, walking and cycling. Provision of end of trip facilities be recommended.
C10 Growing investment, business opportunities and jobs in strategic centres	Part F2: Business site Specifics F2-6: 2.2	CPH support Council’s urban design strategies that contribute to Merrylands being established as a destination, economic and employment hub of Cumberland Council. CPH recommend: Strong and easy transport links to Westmead Health, Education and Research district.
District Plan Strategy: Sustainability		
C16 Increasing urban tree canopy cover and delivering Green Grid connections	Part C:3.3 Landscaping and Open Space	CPH support Controls (3, 4, 9 and 10) pertaining to increasing tree canopy cover, as these are essential to mitigate the health impacts of heat. Western Sydney exhibits greater exposure and vulnerability to heat, with a greater number of extreme heat days compared with other areas of Sydney. The Greater Sydney Commission, Central District Plan identified Cumberland LGA as having a current tree canopy of 12% coverage ⁵ .
	Part F1: Residential Site-Specific Development Controls	CPH supports improved access, connectivity and amenity of green open space in many of these developments. CPH recommend specifying where these connections contribute to Green Grid Connections.
		CPH recommend rephrasing “Maintain tree hazard at acceptable levels” to be more supportive of trees or consider the role of trees in mitigating hazards from heat stress (07 Page F1-189).

Key Issue	DCP Section & Page(s)	WSLHD Recommendation
		CPH recommend: <ul style="list-style-type: none"> Consistency in outlining how trees will be selected and retained across controls Specifying selection and retention of trees for shade, cooling and contribution to canopy on public and private land.
	Part G7: Tree Management and Landscaping p G105 -113 Objectives for 2.1, 2.2, 2.3, 2.5 & 2.7	CPH recommend Council specify objectives for increasing tree canopy and reference the role of increasing urban tree canopy in reducing urban heat. CPH encourage that Council aim for the recommended 40% tree canopy cover in suburban areas and 25% tree canopy cover in medium to high density21 areas, where currently Cumberland LGA has 12% tree canopy coverage. ¹³
	Part G:7 2.3 Landscaping Controls C2 p G109	CPH recommend Council consider increasing ratios to achieve an increase in tree canopy.
C17 Delivering high quality open space	Part C:3.3. Open Space and Landscaping (C7, C14 and C15)	CPH support Council's commitment to landscaping and tree planting in open space areas. There is substantial evidence to support the health benefits of high quality green open space for children and adults living in high and medium density housing. ^{2,11 &14}
	Part F2: Town Centre Open Space objectives.	Where paving is required for open space areas as planned for in Town Centre public domain areas, it is recommended that Cancer Council Guidelines are followed to reduce UV exposure and building materials that have a lower heat retention are recommended. ¹⁵
	Part F1: Open Space objectives	CPH recommend where possible larger residential developments should be encouraged to provide communal open space for residents, to improve availability and access of open space. Quality green open space is critical in higher density areas to compensate for the lack of private open space. This supports active living and contributes to a more liveable neighbourhood. Child friendly design principles should also be considered in planning for open space areas to accommodate for needs for families with children living in high density ¹⁴ .
C19 Reducing carbon emissions and managing energy, water and waste efficiently	Part C 3.12- 3.17	CPH support Objectives and Controls in place for solar access, natural ventilation and energy efficiency to improve sustainability.
C20 Adapting to the impacts of urban and natural	Part C: 3.6 Facade design, shopfront and materials	CPH recommend incorporating Controls for use of building materials and surface materials in public domain areas that reduce UV radiation and heat retention. After the recent report; <i>Benchmarking heat across Cumberland Council</i> ¹⁵ , and Cumberland Council's UV-

Key Issue	DCP Section & Page(s)	WSLHD Recommendation
hazards and climate change.		<i>Smart, Cool Playground</i> project, appropriate outdoor materials that are more resilient in extreme heat conditions are recommended. Cancer Council Guidelines provide appropriate material recommendations to reduce urban heat and health effects ¹⁵ . http://www.cancercouncil.com.au/wp-content/uploads/2011/04/Guidelines_to_shade_WEB2.pdf
	Part C: 3.9 Awnings	CPH encourage a review of Cancer Council guidelines to ensure that planned awning controls meet sun protection standards. http://www.cancercouncil.com.au/wp-content/uploads/2011/04/Guidelines_to_shade_WEB2.pdf
	Part C:3.3 Landscaping and Open Space	CPH support Council on the range of initiatives through landscaping and tree planting. Protecting and enhancing green urban areas and natural waterways will contribute to addressing the issue of heat stress, responsible for increased rates of morbidity and mortality. ¹⁶

REFERENCE LIST

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From: Cheramie Marsden
Sent: Fri, 15 May 2020 20:48:01 +1000
To: Records Department
Cc: Fiona McDermott; Ilyas Karaman; Garth Alvares
Subject: High level comments on the draft Cumberland (consolidating) LEP
Attachments: 20200515 - Draft TfNSW Submission - Cumberland LEP May 2020.pdf

Good evening Fiona

Please find attached our preliminary high level comments on the draft LEP for your consideration. As you are aware, we had very limited time to review the information provided, so would welcome the opportunity to run through our comments, and go through supporting transport study/ies and provide feedback prior to any determination of the LEP.

More than happy to discuss.

Kind regards

Cheramie

Cheramie Marsden
Senior Manager Strategic Land Use
Planning & Programs | Greater Sydney
M 0428 940 142 | E cheramie.marsden@transport.nsw.gov.au

Transport for NSW
27 Argyle Street, Parramatta NSW 2150



I acknowledge the traditional owners and custodians of the land in which I work and pay my respects to Elders past, present and future.



Before printing, please consider the environment

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15 May 2020

TfNSW Reference: SYD20/00535
Council Ref: CS-202

The General Manager
Cumberland Council
PO Box 42
Merrylands NSW 2160

Attention: Fiona McDermott

Dear Mr McNulty,

PUBLIC EXHIBITION: DRAFT CUMBERLAND LOCAL ENVIRONMENT PLAN (LEP)

Transport for NSW (TfNSW) advises that legislation to bring Roads and Maritime Services and TfNSW together as one organisation came into effect on 1 December 2019 so we can deliver more integrated transport services across modes, and better outcomes to customers and communities across NSW.

We appreciate the opportunity to review and provide comments on the draft Cumberland Local Environmental Plan (LEP). This letter represents the views of the new TfNSW organisation.

We note the draft Cumberland (consolidating) Local Environmental Plan includes the following:

- Harmonising three sets of existing planning controls into a single planning framework
- A consistent minimum lot size for dual occupancy development in Cumberland of 585 square metres
- Targeted changes to planning controls at selected locations, including Auburn Town Centre, Lidcombe Town Centre, Parramatta Road Corridor, Woodville Road Corridor and government owned sites
- New Cumberland Heritage List, with the proposed delisting of nine heritage items that no longer meet the NSW heritage criteria for assessing heritage significance
- Consistent planning approach for places of public worship
- Consistent planning approach for sex services premises.

Due to time constraints, TfNSW has only been able to undertake a high level review of the draft LEP documents and has collated comments from across the Transport cluster, which are provided at **Attachment A** for Council's consideration. TfNSW is happy to facilitate a meeting to discuss the high level, and provide more specific, comments to Council prior to any determination of the LEP, specifically with regard to supporting transport studies underpinning the targeted changes to planning controls at selected locations, including Auburn Town Centre, Lidcombe Town Centre, Parramatta Road Corridor and Woodville Road Corridor.

Transport for NSW
18 Lee Street, Chippendale NSW 2008 | PO Box K659, Haymarket NSW 1240
T 02 8202 2200 | F 02 8202 2209 | W transport.nsw.gov.au | ABN 18 804 239 602

We would also appreciate the opportunity to work closely with Council early in the preparation of the Stage 2 LEP amendment (prior to exhibition) to ensure that the future LEP amendment and growth in the Cumberland LGA is aligned with TfNSW infrastructure and services to deliver better place-based outcomes.

Separate comments will be sent shortly on Council's draft Local Housing Strategy.

Should you have any questions or further enquiries in relation to this matter, Ilyas Karaman would be pleased to assist by phone 0447 212 764 or email:
development.sydney@transport.nsw.gov.au

Yours sincerely



Cheramie Marsden
Senior Manager Strategic Land Use
Land Use, Networks & Development, Greater Sydney

Attachment A – Consolidate high level comments on the Draft Cumberland LEP

LEP - Section	Comment
Land Reservation Acquisition Map	<p>All existing TfNSW corridors and reservations need to be maintained and appropriately reflected in the Land Zoning and Land Reservation Acquisition maps as SP2 Infrastructure, noting the exception of the site at 117-119 Railway Parade in Granville as discussed further below by Sydney Trains.</p> <p>TfNSW will provide shapefiles of its reservations under separate correspondence to assist Council in reflecting these requirements. No new reservations or SP2 zones relating to TfNSW are to be added without prior written approval.</p>
Transport Infrastructure	<p><i>"It is considered that the Planning Proposal will not create significant additional demand for public infrastructure given that the Planning Proposal will generally not result in substantial changes to development potential. Where changes are proposed that will result in development potential, such as along Parramatta Road, specific areas along Woodville Road, and the Auburn and Lidcombe town centres, these have been considered under their respective specific planning projects, and will be more intensely assessed as part of future development applications that seek to utilise the applicable planning controls, as will development in any location within the LGA."</i></p> <p>TfNSW advises consideration for the additional public infrastructure associated with the targeted changes to planning controls at selected locations, including Auburn Town Centre, Lidcombe Town Centre, Parramatta Road Corridor, Woodville Road Corridor should not be left to the development application stage, and should be undertaken as part of this LEP process. This is to ensure all potential impacts associated with the proposed changes to planning controls can be appropriately considered, particularly relating required transport infrastructure to support new development. Identification of potential land components required need to occur early to enable identified improvements to occur in as cost effective and timely manner as possible. Costings, delivery responsibilities, and funding mechanisms also require early identification to avoid ad-hoc and potentially inequitable lengthy site-by-site lengthy negotiations. TfNSW requests a copy of the transport assessment, which was undertaken to support the targeted changes to planning controls at selected locations, including Auburn Town Centre, Lidcombe Town Centre, Parramatta Road Corridor and Woodville Road Corridor for review and comment prior to finalisation of the LEP. TfNSW looks forward to working with Council to address the above matters and would welcome an early meeting with Council to discuss the matters in more detail.</p>
Revised planning controls for the Auburn and Lidcombe Town Centres	<p>In 2019 Sydney Trains approached Council to discuss rezoning and land use options for sites within the LGA that have been deemed as Surplus Depot Sites by Sydney Trains. Sydney Trains welcomes the opportunity to discuss this matter further with Council during this process and investigate the possibility of rezoning the site/s or inserting Additional Permitted Uses as part of its revision of the planning controls for Lidcombe Town Centre, as part of the next stage Planning Proposal if unable to be accommodated through this process.</p>
Miscellaneous minor zoning and/or planning	<p>During the same discussions as above and subsequent correspondence, Sydney Trains requested that Council review the zoning of the site at 117-119 Railway Parade in Granville as part of its preparation of the new LEP. It was</p>

control changes	noted that this Granville site may have been zoned SP2 Infrastructure as an anomaly, where the zone has been based on the details of the landowners being RailCorp, rather than following the zone of the adjoining sites to the east and south which are zoned B6 Enterprise Corridor. Sydney Trains welcomes the changes identified in Attachment 13 in this Planning Proposal to change the zoning of this site.
General Comment	References to 'traffic' should be changed to 'transport' to incorporate all modes including walking, cycling, public transport and other sustainable access such as car share, carpool, sustainable freight and servicing.
General Comment	Council should consider a range of travel demand management measures for certain new developments/locations, including the requirement of green travel plans to encourage the use of sustainable transport.
General Comment	The proposal currently includes the rezoning of land at Auburn, within the Parramatta Road Corridor. However, traffic modelling to support these changes needs urgent discussion given Item 2 of the DPIE Gateway determination 23rd March 2020 specifically requires Council, prior to finalisation of the LEP to: <i>demonstrate that the proposed changes within the Parramatta Road Corridor will result in no net increase to traffic generation. If this cannot be adequately demonstrated in consultation with Transport for NSW and Roads and Maritime Services, then this proposed amendment shall be removed. TfNSW would welcome a meeting to discuss the matter in further detail with Council.</i>
Page 8 - Planning controls for existing medium and high density residential development along the Woodville Road Corridor	Any increase in density along Woodville Road must have regard to its function as an important freight corridor. The Metropolitan Road Freight Hierarchy identifies Woodville Road as a secondary freight route and an approved HML B-double route. It provides an important north-south connection between M4/Parramatta Road and the Hume Highway. Any increased residential densities must not result in land use conflict with the road corridor.
Page 22 - Buffer area between industrial and residential zones	Council should consider expanding such buffers where possible for other potential sites in Cumberland LGA where residential land is located adjacent to industrial, such as the residential and industrial land along Dennistoun Ave, Yennora.
General Freight Comment	Council should consider how to give effect to actions contained in the District Plan on protecting freight corridors and industrial land from encroachment by sensitive land uses and managing the interfaces of industrial areas, trade gateways and intermodal facilities (such as Yennora Intermodal Terminal, Clyde Up Yard and Chullora Intermodal in adjacent Canterbury Bankstown LGA) in this and/or future LEP updates.
General Freight Comment	TfNSW wishes to avoid controls that lead to development approvals that: <ul style="list-style-type: none"> • Block or otherwise impact freight corridors • Allocate incompatible uses near, or encroaching on, freight corridors or facilities • Reduce industrial land available near freight facilities (e.g. ports) TfNSW supports initiatives that: <ul style="list-style-type: none"> • Treat freight as a system • Protects and preserves the freight system • Permits future expansion of, and efficiency improvements to, the freight

	system.
General Freight Comment	<p>Freight rail forms an essential and invaluable component of NSW's freight and logistics network and in turn, for the NSW economy. The Metropolitan Freight Network, Main West line, Main South line, and Granville to Cabramatta line are all important rail freight corridors in Cumberland LGA.</p> <p>Freight rail operations:</p> <ul style="list-style-type: none"> • Have a unique noise profile, when compared to passenger rail and road noise • Have other off-site impacts, including vibration • Over time, are likely to result in increased movements (particularly at night) as the State Government continues to encourage freight rail as an alternative to the congested road network; • Have long-standing and fixed corridors that cannot be moved without prohibitive costs to Government • Have irregular, and in some cases, infrequent movements; and • Make a substantial and significant contribution in economic terms.
General Freight Comment	<p>The aims of the LEP should include protecting people from unreasonable freight noise impacts and protecting major freight corridors and facilities from urban encroachment. Urban encroachment on freight corridors will be to the detriment of both residential amenity (in the short term) and freight efficiency (in the medium to long term). The LEP should also balance the need to minimise negative impacts of freight movements on urban amenity with the need to support efficient freight movements and deliveries (e.g. 24/7 operations).</p>
Land use matrix	<p>It is suggested that Council may want to consider <i>permitting local distribution premises</i> in the B4 (mixed use) zone enabling Council with the flexibility to promote and approve local freight hubs in key urban centres (residential, commercial and/or retail) where freight demand is high, kerb and road space is constrained and freight movements have the potential to impact amenity and place-making objectives. Local freight hubs can support freight consolidation and the use of sustainable alternative modes, such as walking and cycling, for last mile delivery as well as support place outcomes.</p>
Draft LEP land use zone objectives	<p>To provide context to the recommended inclusion of local distribution premises land use type, it is suggested that Council consider the B4 zone including an objective that captures the concept of enabling lands uses that minimises congestion and supports the sustainability of the transport network for the movement of both people and goods in the local area. This objective may be more specific, to support land use types that enable precinct solutions for the management of freight and servicing activity, minimise total vehicle movements, encourage the use of sustainable, low emission transport modes and protect the amenity of the public domain.</p>
General Comment	<p>Council may wish to consider the introduction of appropriate maximum and clauses and objectives in the new LEP similar to the Sydney Local Environmental Plan 2012 which has Part 7 Local Provisions - General Division 1 Car parking ancillary to other development with supporting maps (Land Use and Transport Integration Maps and Public Transport Accessibility Level Maps). This would help identify the maximum number of car parking spaces that may be provided to service particular uses of land, and minimise the amount of vehicular traffic generated because of proposed development – particularly in areas well serviced/accessed by public transport.</p>

From: Stuart Little
Sent: Thu, 30 Apr 2020 15:56:59 +1000
To: Records Department
Subject: WaterNSW Submission on Planning Proposal (Local Environmental Plan) and Draft Development Control Plan (Refs: CS-202; CS-203)
Attachments: WaterNSW Response - Cumberland Planning Proposal (LEP) & DCP Review.pdf

Attn: Please find attached correspondence from WaterNSW.

Kind regards

Stuart.

Stuart J Little

Strategic Land Use Planner

For noting: *I am currently working remotely.
Please reach me via email*



PO Box 398, Parramatta NSW 2124
Level 14, 169 Macquarie Street
Parramatta NSW 2150
T: 02 9865 2449
M: 0436 948 347
Stuart.little@waterNSW.com.au
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30 April 2020

Contact: *Stuart Little*
Telephone: *02 9865 2449*
Our ref: *D2020/39306*

General Manager
Cumberland Council
PO Box 42
Merrylands NSW 2160

Dear Sir/Madam,

RE: Notification of Planning Proposal for the Draft Cumberland Local Environmental Plan and Draft Cumberland Development Control (Ref No. CS-202 and CS-203)

Thank you for your letter of 8 April 2020 inviting WaterNSW to comment on the Planning Proposal for the Draft Cumberland Local Environmental Plan (LEP) and Draft Cumberland Development Control (DCP). We note that the Planning Proposal seeks to consolidate the former provisions of the Auburn, Parramatta and Holroyd Local Environmental Plans, as they currently apply to the Cumberland Local Government Area (LGA), providing a single planning framework for all of Cumberland City. This is supported by the draft DCP which provides a consolidated, single plan of detailed development controls to guide planning and development in Cumberland City.

WaterNSW does not own or manage any land in the Cumberland Local Government Area and therefore has no comment to make on the Planning Proposal or the supporting Draft DCP.

Yours sincerely



ALISON KNIHA
Catchment Protection Planning Manager

**DOCUMENTS
ASSOCIATED WITH
REPORT C07/20-482**

Attachment 3

**Cumberland Local Planning
Panel minutes February 2020**

**Extraordinary Cumberland Local Planning Panel Meeting
20 February 2020**

Minutes of the Extraordinary Cumberland Local Planning Panel Meeting held at Merrylands Administration Building, 16 Memorial Avenue, Merrylands on Thursday 20 February 2020.

PRESENT:

The Hon. Paul Stein AM (Chairperson) QC, Larissa Ozog, Michael Ryan and Allan G Ezzy AM APM.

IN ATTENDANCE:

Karl Okorn, Monica Cologna, Esra Calim, Fiona McDermott, Olivia Shields and Paulette Maroon.

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 11:32a.m.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

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>
Ms Shellie Oats	Planning Proposal for the new Cumberland Local Environmental Plan
Mr Adan Davis	Planning Proposal for the new Cumberland Local Environmental Plan x2
Helen Wong	Planning Proposal for the new Cumberland Local Environmental Plan
Balwinder Singh	Planning Proposal for the new Cumberland Local Environmental Plan
Rohit Sandlesh	Planning Proposal for the new Cumberland Local Environmental Plan
Kim Riley	Planning Proposal for the new Cumberland Local Environmental Plan

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 the below individuals presented themselves.

<u>Speakers</u>	<u>Item No. Subject</u>
Yildiz Yigiter	Planning Proposal for the new Cumberland Local Environmental Plan
Lily Yin	Planning Proposal for the new Cumberland Local Environmental Plan

The open session of the meeting here closed at 12:15pm.

The closed session of the meeting here opened at 12:16pm

ITEM LPP007/20, LPP008/20, LPP009/20 –

PLANNING PROPOSAL FOR THE NEW CUMBERLAND LOCAL ENVIRONMENTAL PLAN,

APPROACH TO DRAFTING OF PLANNING CONTROLS FOR THE NEW CUMBERLAND LOCAL ENVIRONMENTAL PLAN

PROPOSED LAND USE TABLES AND PLANNING APPROACH FOR SELECTED LAND USES FOR THE NEW CUMBERLAND LOCAL ENVIRONMENTAL PLAN.

PANEL RECOMMENDATION:

That the Cumberland Local Planning Panel (CLPP) generally support the planning proposal for the new Cumberland Local Environmental Plan and progress the proposal to Gateway. The Panel also makes the following further recommendations and comments:

1. **Response to submissions at public meeting:**
 - a. **Submission of Shelley Oates and Malcolm Jacobson seeks residential and shop top housing in relation to 40-44, 46-48, 50-54 Parramatta Road and 75 and 76 Jellicoe Street, Lidcombe currently zoned B6 zone. This will be considered in the consideration of the Parramatta Road Corridor Strategy.**
 - b. **Submission of Adan Davis on behalf of property owners of 224-240 Pitt Street and 2-6 Gladstone Street, Merrylands within the Neil Street Precinct seeking an R4 zoning with additional uses on the ground floor. The Panel sees merit in a B4 zoning being appropriate to these properties. However it is open to the owners to make a submission at the public exhibition stage. The Panel acknowledges there is an anomaly in the application of the B6 zone as it applies to the Neil Street Precinct which needs to be corrected.**

- c. Submission of Adan Davis on behalf of property owners 246-260 Woodville Road and 2-4 & 8-16 Lansdowne Street, Merrylands (John Cootes site) seeking a change of the FSR from 2:1 to 2.2:1. The Panel endorses the recommended FSR of 2:1. The Panel acknowledges that there is mapping anomaly in the draft LEP in relation to height and floor space ratio that needs to be corrected to reflect the Council resolution Min. 424, Item C02/19-15 dated 20 February 2019.
- d. Submission of Helen Wong, representing the owners of 524 Woodville Road, Guildford seeking R4 zoning from a presently R2 zoning. This will be considered in the preparation of the Woodville Road Corridor Strategy. However, it is open to the owners to make a submission at the public exhibition stage.
- e. Submission of Balwinder Singh, the owner of 270 Great Western Highway, Wentworthville seeking rezoning from R2 to R4. It is appropriate that this be considered at a later stage. Nonetheless, it is open to the owner to make a submission at the public exhibition stage.
- f. Submission of Rohit Sandlesh, the owner of 268 Great Western Highway, Wentworthville seeking rezoning from R2 to R4. It is appropriate that this be considered at a later stage. Nonetheless, it is open to the owner to make a submission at the public exhibition stage.
- g. Submission of Kim Riley seeking that places of public worship be permitted in all zones throughout the Local Government Area. The Panel is of the opinion that it would be inappropriate to extend places of public worship in the R2 zones. However, it may be appropriate to consider places of public worship in the business zones.
- h. Submission of Yildiz Yigiter owner of 116 Elizabeth Street, Granville seeking R4 in lieu of R2. This will be considered in the preparation of the Woodville Road Corridor Strategy. However, it is open to the owners to make a submission at the public exhibition stage.
- i. Submission of Lily Yin owner of 61 the Trongate Street, Granville speaking on behalf of her daughter said to be owner of 81 Woodville Road, Granville seeking to run a business in an R2 zone. The Panel notes that the R2 zone restricts certain business activities to a home occupation, home industry and home business.

2. Sex Service Premises:

The draft Cumberland LEP permits sex services with consent only in the IN1 zone. The Panel is of the opinion that sex services with consent should be considered within the B4 and B6 zones.

3. Places of Public Worship:

The Panel is of the opinion that it may be appropriate to consider places of public worship in the business zones. The Panel is of the view that this use is

consistent with the diversity of uses within business zones. The Panel acknowledges existing use rights apply to many such uses within the Local Government Area. The Panel endorses the recommended minimum lot size of 2000sqm in R3 and R4 zones. The Panel notes that the issue of parking will be dealt with by Development Control Plan provisions.

4. B6 Zones

The Panel recommends that shop top housing be considered for inclusion in the B6 zones as part of the Council's future strategic corridor planning. The Panel is of the view that the non-residential component of the housing should be at least 30% of the gross floor area of the building.

5. Waste Transfer Stations

The Panel is of the opinion that all land uses encompassing the disposal and management of waste be confined to the industrial zonings. The Panel also requests further investigation of the applicability of waste land use definitions for the purpose of consistency between the industrial zones.

6. Industrial Zone Uses

The Panel recommends that an objective be added to all industrial zones to encourage and promote innovative and creative industries and for these uses to be permissible.

7. Objectives of Height and FSR Development Standards

The Panel recommends that in relation to both the height and FSR development standards the following objective should be included to read as follows:

"To minimise the visual impact of development and ensure sufficient solar access and privacy for neighbouring properties is achieved."

8. Aims of Plan

The Panel recommends that an additional aim of the plan be added as follows:

"6. To encourage and promote development that is environmentally sustainable".

9. Architectural Roof Features

The Panel recommends that the proposed objective "e" be deleted as it does not encourage innovation in roof design.

10. Kiosks

The Panel recommends that the proposed size of kiosks be a gross floor area maximum of 50sqm.

For: The Hon. Paul Stein AM (Chairperson) QC, Larissa Ozog, Michael Ryan and

Allan G Ezzy AM APM.

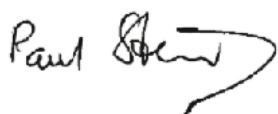
Against: Nil.

The closed session of the meeting here closed at 2:40pm

The open session of the meeting here opened at 2:42pm. The Chairperson delivered the Cumberland Local Planning Panel's resolutions to the Public Gallery.

The meeting terminated at 2:43pm.

Signed:



The Hon. Paul Stein AM
Chairperson

DOCUMENTS
ASSOCIATED WITH
REPORT C07/20-482

Attachment 4

Cumberland Local Planning
Panel minutes June 2020

Minutes of the Electronic Extraordinary Cumberland Local Planning Panel Meeting held via Zoom on Wednesday 03 June 2020.

PRESENT:

The Hon. Paul Stein AM QC (Chairperson), Larissa Ozog, Michael Ryan and Allan Ezzy AM APM.

IN ATTENDANCE:

Monica Cologna, Fiona McDermott, Olivia Shields and Rashika Rani.

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 11:45a.m.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

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>
Joel Vijayakumar	Cumberland Local Environmental Plan - Post Exhibition
Ranjit Dutt	Cumberland Local Environmental Plan - Post Exhibition
Michael Rowe	Cumberland Local Environmental Plan - Post Exhibition
Shellie Oates	Cumberland Local Environmental Plan - Post Exhibition
Megan Rowe	Cumberland Local Environmental Plan - Post Exhibition
Joseph Kafrouni	Cumberland Local Environmental Plan - Post Exhibition
Albert Becerra	Cumberland Local Environmental Plan - Post Exhibition
Tony Conides	Cumberland Local Environmental Plan - Post Exhibition
Oliver Mcgeachie	Cumberland Local Environmental Plan - Post Exhibition
Joseph Hage	Cumberland Local Environmental Plan - Post Exhibition

Jonathon Wood Cumberland Local Environmental Plan - Post Exhibition

Stephen Gouge Cumberland Local Environmental Plan - Post Exhibition

Hardik Dhrona Cumberland Local Environmental Plan - Post Exhibition

The open session of the meeting here closed at 12:55p.m.

The closed session of the meeting here opened at 1:15p.m.

ITEM ELPP025/20 - CUMBERLAND LOCAL ENVIRONMENTAL PLAN - POST
EXHIBITION REPORT AND PROPOSED CHANGES IN RESPONSE TO FURTHER
REVIEW AND SUBMISSIONS

PANEL RECOMMENDATION:

That the Cumberland Local Planning Panel (CLPP):

- 1. Note the outcomes of the exhibition of the draft Cumberland LEP.**
- 2. Generally support the proposed changes to be incorporated into the draft Cumberland LEP prior to finalisation subject to what appears below:**

Woodville Road

- a. **The Panel recommends that all of the Woodville Road properties be examined as part of stream 2 for strategic planning reasons to be considered in conjunction with the draft Woodville Road Corridor Strategy. The Panel would endorse that this strategy be given high priority.**

Should the Council not accept this recommendation the Panel recommends that the specific Woodville Road rezonings included in stream 1 be amended to R3 rather than R4 to be consistent with adjoining properties. Also the Panel recommends that the properties 138 and 140 Woodville Road be rezoned to B1. The Panel also recommend that the properties at 112-116 Elizabeth Street, Granville retain their existing zoning of R3.

Places of Public Worship

- b. **The Panel recommends (as it did on 20 February 2020) that the Council consider that business zones be included in the permissibility of places of public worship. More specifically, the Panel is of the view that places of public worship may be appropriate in B4, B5 and B6 zones.**

The Panel supports the proposal that new places of public worship be prohibited in the R2 zone and the requirement of a minimum site area 2000sqm for places of public worship in the R3 and R4 zones be retained. The Panel believes that the protections provided by the Existing Use Rights under the Environmental Planning and Assessment Act 1979 as amended provide sufficient protections for all places of worship.

For: The Hon. Paul Stein AM QC (Chairperson), Larissa Ozog, Michael Ryan and Allan Ezzy AM APM.

Against: Nil.

ITEM ELPP026/20 - CUMBERLAND LOCAL ENVIRONMENTAL PLAN – PROPOSED APPROACH ON SITE SPECIFIC REQUESTS AND COUNCIL'S STRATEGIC PLANNING WORK PROGRAM

PANEL RECOMMENDATION:

That the Cumberland Local Planning Panel (CLPP):

- 1. Note the site specific requests received during the preparation of the draft Cumberland LEP.**
- 2. Support the proposed planning approach on site specific requests and scope of Council's strategic planning work program.**

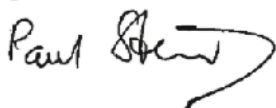
For: The Hon. Paul Stein AM QC (Chairperson), Larissa Ozog, Michael Ryan and Allan Ezzy Am. APM.

Against: Nil.

The closed session of the meeting here closed at 2:54p.m.

The meeting terminated at 2:55p.m.

Signed:



Paul Stein AM QC
Chairperson

Item No: C07/20-483

CUMBERLAND LOCAL ENVIRONMENTAL PLAN – POST EXHIBITION REPORT ON PROPOSED AMENDMENTS TO PLANNING CONTROLS

Responsible Division: Environment & Planning
Officer: Director Environment & Planning
File Number: SC-202
Community Strategic Plan Goal: *A resilient built environment*

SUMMARY

This report outlines proposed amendments to planning controls for the new Cumberland Local Environmental Plan following public exhibition and further review. The amendments include the Council officer response to the Cumberland Local Planning Panel's advice, selected administrative items and minor site-specific amendments. It is recommended that Council endorse the proposed planning controls, which will be incorporated into the planning proposal on the new Cumberland Local Environmental Plan for finalisation.

RECOMMENDATION

That Council:

- 1. Endorse the planning controls for Cumberland City, as provided at Attachment 1, which reflect proposed amendments following public exhibition and further review by Council officers.**
- 2. Note the above items will be incorporated into the planning proposal for the new Cumberland Local Environmental Plan for finalisation.**

REPORT

Background

Council commenced preparation of the new Cumberland Local Environmental Plan (LEP) in 2019 with the focus on harmonising the planning controls of the existing Auburn, Parramatta, and Holroyd LEPs into a single set of planning controls for Cumberland.

Early consultation (pre-Gateway) on planning for the future of Cumberland City was undertaken in July and August 2019 in conjunction with *Cumberland 2030: Our Local Strategic Planning Statement*. A range of submissions were received and helped to inform the detail of the planning proposal for the new Cumberland LEP.

The proposal was reported to the Cumberland Local Planning Panel in February 2020 with a recommendation to proceed to the next stage for a Gateway Determination. The Panel supported the Council officer recommendation.

A Gateway Determination was received in March 2020, and the Planning Proposal for the draft Cumberland LEP was publicly exhibited in April and May 2020.

The status of the planning proposal is provided in Figure 1.

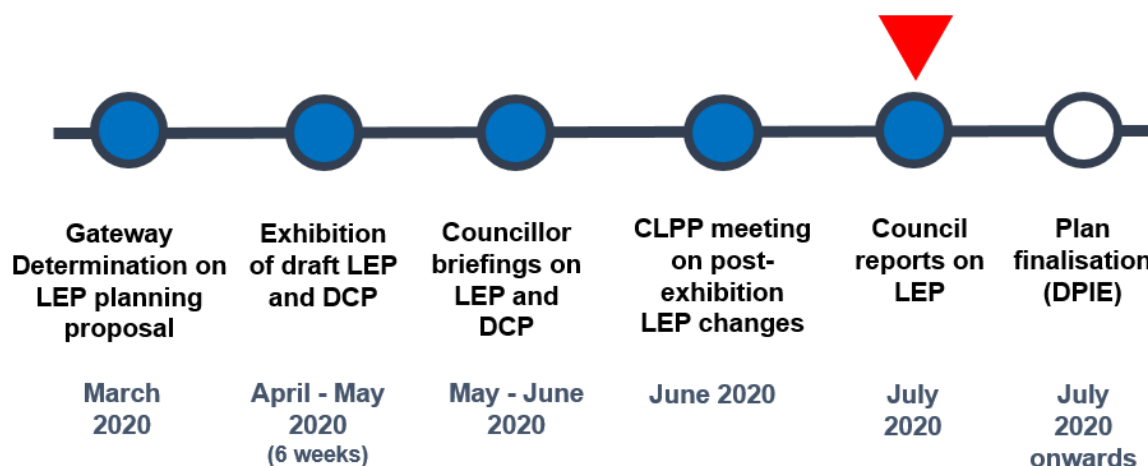


Figure 1: Planning proposal status

Post Exhibition Review and Proposed Amendments to the Cumberland LEP

Following the completion of the public exhibition process, a detailed review has been undertaken. This review considered submissions received and other items identified by Council, including the Council officer response to the Cumberland Local Planning Panel's advice, administrative items associated with the LEP, and various site specific requests for zoning and/or planning control amendments.

Proposed amendments following advice from Cumberland Local Planning Panel

Following consideration of advice from the Panel, the following amendments are proposed to be included in the Cumberland LEP as outlined in Table 1 and Attachment 1.

Advice from Cumberland Local Planning Panel	Proposed Approach
Pre exhibition (February 2020)	
Preliminary matters <ul style="list-style-type: none"> Aims of the plan – include an additional aim <i>‘To encourage and promote development that is environmentally sustainable’</i> 	<ul style="list-style-type: none"> Include new aim in final LEP
Land Use Table <ul style="list-style-type: none"> Consider places of public worship in the Business Zones Consider sex services premises in the B4 and B6 Zones Review the applicability of waste land use definitions to ensure consistency between industrial zones 	<ul style="list-style-type: none"> Noted. To be considered in separate report No change Review and update Land Use Table
Principal development standards <ul style="list-style-type: none"> Building heights and FSRs – include an additional objective <i>‘To minimise the visual impact of development and ensure sufficient solar access and privacy for neighbouring properties is achieved’</i> 	<ul style="list-style-type: none"> Include new objective in final LEP
Miscellaneous provisions <ul style="list-style-type: none"> Miscellaneous permissible uses – increase gross floor area of kiosks to 50sqm Architectural roof features – delete objective ‘e’ as it does not encourage innovation in roof design 	<ul style="list-style-type: none"> Include change in final LEP Remove objective from final LEP
Post exhibition (June 2020)	
Woodville Road Corridor <ul style="list-style-type: none"> Site specific rezonings along the Woodville Road Corridor should be examined holistically as part of Stream 2 and given a high priority 	<ul style="list-style-type: none"> All requirements for site specific rezonings to be considered as part of Stream 2
Places of public worship <ul style="list-style-type: none"> Consider permitting places of public worship in business zones (particularly B4, B5 and B6 zones) 	<ul style="list-style-type: none"> Noted. To be considered in separate report

Table 1: Proposed changes following advice from Cumberland Local Planning Panel

Proposed administrative amendments

Following further review by Council officers, the following administrative amendments are proposed to be included in the Cumberland LEP, as outlined in Table 2 and Attachment 1.

Issue	Description	Proposed Approach
Exclusions to development standards under Clause 4.6	<ul style="list-style-type: none"> • Clause 4.6 exceptions currently limited to: <ul style="list-style-type: none"> – Development standards for certain subdivisions in rural and environmental zones – Development standards for complying development – In connection with BASIX commitments – Clause.5.4 Miscellaneous permitted uses 	<ul style="list-style-type: none"> • Additional exclusions to be added to Clause 4.6 of Cumberland LEP: <ul style="list-style-type: none"> – clause 2.5 (additional permitted uses for particular land) – clause 2.6(2) (subdivision of secondary dwellings not permitted) – clause 2.8(3) (heads of consideration for the temporary use of land) – clause 3.2 (complying development references contained within the LEP) – clause 3.3(f) (environmentally sensitive areas exclusions) – clause 5.19 (pond based, tank based and oyster aquaculture permitted without consent in certain zones) – clause 6.1 (acid sulphate soils – where consent is required and not required) – clause 6.20 (urban heat management – heads of consideration for granting of development consent) – Schedule 1 – additional permitted uses (these standards are used to determine the permissibility)

		<p>of specific development types)</p> <ul style="list-style-type: none"> – Schedule 3 – complying development (complying development references contained within the LEP)
Permissibility of office premises in the B6 Enterprise Corridor zone	<ul style="list-style-type: none"> • Draft Cumberland LEP proposes to prohibit office premises, which is an intended land use in this zone 	<ul style="list-style-type: none"> • Include office premises as a land use that is permitted with consent in the B6 Enterprise Corridor zone • Provides consistent approach across the Cumberland area, and is a carryover of a permissible land use in the current Auburn and Parramatta LEPs
Complying development mapping	<ul style="list-style-type: none"> • Need to ensure consistency of mapping for environmentally sensitive areas 	<ul style="list-style-type: none"> • Proposed addition of land identified as 'remnant native vegetation' on the Biodiversity Map

Table 2: Proposed administrative amendments to Cumberland LEP

Proposed minor site-specific amendments

It is recommended that the following amendments be incorporated into the draft Cumberland LEP prior to finalisation. These amendments, outlined in Table 3 and Attachment 1, are for minor zoning and/or planning control changes to address particular issues and anomalies, and that will have only a minor impact on the overall plan.

Ref.	Site address	Proposal	Reasons
G1.1a	Mays Hill and Finlayson Transitway Precincts	Retain B6 zoning for Mays Hill and Finlayson Transitway Precincts and include a local provision to allow shop-top housing, consistent with DCP controls	Intent of existing DCP controls is that shop top housing is permitted in this location
G1.1b	Merrylands Town Centre (Neil St and Merrylands Rd)	Rezone B6 zoned land in Merrylands Town Centre (224-240 Pitt St, 4 Terminal Pl, 2-6 Gladstone St, 15 Neil St, 17 Neil St, Merrylands) to B4	Site is in town centre core, prohibiting residential development appears to be an unintended consequence of this harmonisation

G1.1c	B6 Zone (Great Western Highway / Pendle Way)	Rezone B6 land at intersection of Great Western Highway and Pendle Way to B1 (no change to height and FSR)	Inconsistent application of B6 zone under draft Cumberland LEP
G1.2	B6 Zone (Parramatta Road Corridor)	Update mapping of Clause 4.4(2B) to reflect revised boundary of B6 zone along Parramatta Road Corridor – ie. to exclude proposed B1 zone under draft Cumberland LEP	Clause 4.4(2B) provides an FSR incentive for certain types of development within the B6 zone (registered clubs, function centres, entertainment facilities, specialised retail premises, office premises and hotel/motel accommodation)

Table 3: Proposed minor site-specific amendments to the Cumberland LEP

Next Steps

Subject to endorsement by Council, the proposed changes outlined in this report will be included in the Cumberland LEP prior to finalisation. A separate report on the planning proposal will be provided for consideration by Council seeking a resolution to finalise the draft LEP, in line with agreed State Government milestones.

COMMUNITY ENGAGEMENT

An extensive program of consultation on the draft planning proposal for the new LEP was undertaken from April to May 2020. Stakeholder consultation with government agencies, as required by the conditions of the Gateway Determination, was also undertaken.

POLICY IMPLICATIONS

The preparation of the Cumberland LEP is required under the *Environmental Planning and Assessment Act 1979*. The Cumberland LEP will also align with the strategic directions outlined in Council's Community Strategic Plan and *Cumberland 2030: Our Local Strategic Planning Statement*.

RISK IMPLICATIONS

Council is required to submit a planning proposal on the new Cumberland LEP to the Department of Planning Infrastructure and Environment for finalisation by mid-2020. The release of funds from the accelerated Local Environmental Plan Funding Grant provided by the NSW Government is also linked to this milestone. As such, consideration of this matter cannot be deferred or delayed.

FINANCIAL IMPLICATIONS

Work undertaken on the Cumberland LEP, including strategic studies and planned community consultation activities, is funded by the accelerated Local Environmental Plan Funding Grant provided by the NSW Government.

CONCLUSION

The report outlines proposed amendments to the draft Cumberland LEP following receipt of a Gateway Determination, submissions from public exhibition and further review by Council officers. It is recommended that Council endorse the proposed amendments to the exhibited planning controls for Cumberland City as outlined in this report, and that these amendments are incorporated into the planning proposal to be forwarded to the Department of Planning, Industry and Environment for finalisation.

ATTACHMENTS

1. Proposed amendments (post-exhibition) to Cumberland LEP [↓](#)

DOCUMENTS
ASSOCIATED WITH
REPORT C07/20-483

Attachment 1

Proposed amendments (post-exhibition) to Cumberland LEP



CUMBERLAND
CITY COUNCIL

Proposed amendments (post-exhibition) to Cumberland LEP



Recommended post-exhibition amendments to draft Cumberland LEP (CLPP)

Advice from Cumberland Local Planning Panel	Proposed Approach
<p>Preliminary matters</p> <ul style="list-style-type: none"> Aims of the plan – include an additional aim ‘To encourage and promote development that is environmentally sustainable’ 	<ul style="list-style-type: none"> Include new aim in final LEP
<p>Land Use Table</p> <ul style="list-style-type: none"> Review the applicability of waste land use definitions to ensure consistency between industrial zones 	<ul style="list-style-type: none"> Review and update Land Use Table
<p>Principal development standards</p> <ul style="list-style-type: none"> Building heights and FSRs – include an additional objective ‘To minimise the visual impact of development and ensure sufficient solar access and privacy for neighbouring properties is achieved’ 	<ul style="list-style-type: none"> Include new objective in final LEP
<p>Miscellaneous provisions</p> <ul style="list-style-type: none"> Miscellaneous permissible uses – increase gross floor area of kiosks to 50sqm Architectural roof features – delete objective ‘e’ as it does not encourage innovation in roof design 	<ul style="list-style-type: none"> Include change in final LEP Remove objective from final LEP



Recommended post-exhibition amendments to draft Cumberland LEP (administrative)

Issue	Description	Proposed Approach
Exclusions to development standards under Clause 4.6	<ul style="list-style-type: none"> • Clause 4.6 exceptions currently limited to: <ul style="list-style-type: none"> – Development standards for certain subdivisions in rural and environmental zones – Development standards for complying development – In connection with BASIX commitments – Clause.5.4 Miscellaneous permitted uses 	<ul style="list-style-type: none"> • Additional exclusions to be added to Clause 4.6 of Cumberland LEP: <ul style="list-style-type: none"> – clause 2.5 (additional permitted uses for particular land) – clause 2.6(2) (subdivision of secondary dwellings not permitted) – clause 2.8(3) (heads of consideration for the temporary use of land) – clause 3.2 (complying development references contained within the LEP) – clause 3.3(f) (environmentally sensitive areas exclusions) – clause 5.19 (pond based, tank based and oyster aquaculture permitted without consent in certain zones) – clause 6.1 (acid sulphate soils – where consent is required and not required) – clause 6.20 (urban heat management – heads of consideration for granting of development consent) – Schedule 1 – additional permitted uses (these standards are used to determine the permissibility of specific development types) – Schedule 3 – complying development (complying development references contained within the LEP)



Recommended post-exhibition amendments to draft Cumberland LEP (administrative)

Issue	Description	Proposed Approach
Permissibility of office premises in the B6 Enterprise Corridor zone	<ul style="list-style-type: none">Draft Cumberland LEP proposes to prohibit office premises, which is an intended land use in this zone	<ul style="list-style-type: none">Include office premises as a land use that is permitted with consent in the B6 Enterprise Corridor zoneProvides consistent approach across the Cumberland area, and is a carryover of a permissible land use in the current Auburn and Parramatta LEPs
Complying development mapping	<ul style="list-style-type: none">Need to ensure consistency of mapping for environmentally sensitive areas	<ul style="list-style-type: none">Proposed addition of land identified as 'remnant native vegetation' on the Biodiversity Map



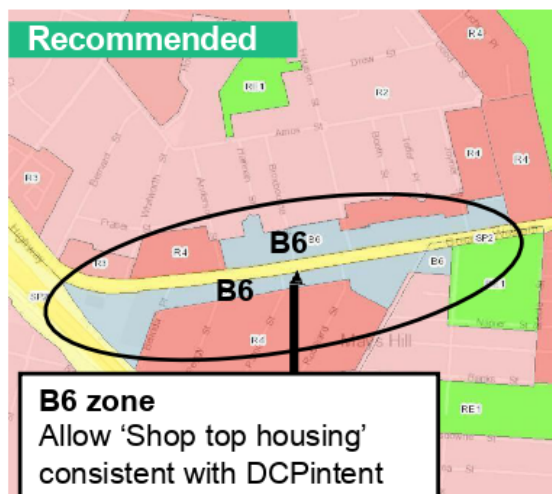
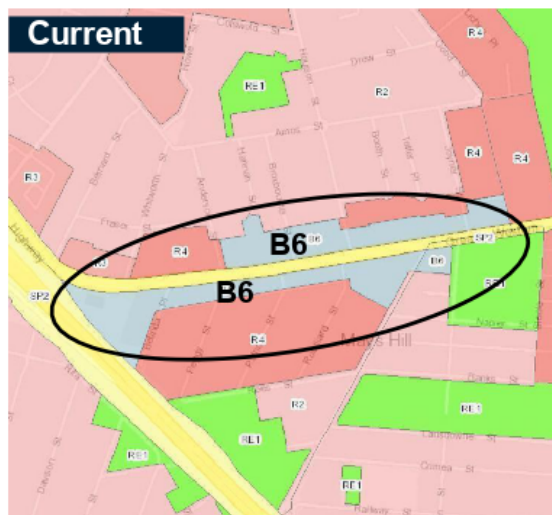
Recommended post-exhibition amendments to draft Cumberland LEP (general)

Ref.	Issue	Description	Proposed Approach
G1.1	<ul style="list-style-type: none"> Application of B6 Business Development zone in former Holroyd area 	<ul style="list-style-type: none"> Mays Hill and Finlayson Transitway Precincts currently permit residential/shop-top housing in B6 zoned land B6 zoned land in Merrylands town centre (Neil Street, Merrylands Rd) that permits residential/shop-top housing B6 zoned land at Great Western Highway / Pendle Way that permits residential/shop-top housing 	<ul style="list-style-type: none"> Retain B6 zoning and include local provision to allow shop-top housing, consistent with DCP controls Rezone identified B6 zoned land in Merrylands town centre to B4 Mixed Use to allow shop-top housing Rezone identified B6 zoned land on Great Western Highway / Pendle Way to B1 Neighbourhood Centre
G1.2	<ul style="list-style-type: none"> Application of FSR incentives for certain land uses in the B6 zone along Parramatta Road corridor 	<ul style="list-style-type: none"> FSR incentives do not apply to proposed B1 zones 	<ul style="list-style-type: none"> Update orange edging on FSR map to reflect revised boundary of B6 zone

G.1.1a



Application of the B6 zone (former Holroyd area)



Existing Controls (HLEP 2013)	Submission	CLPP recommendation
Mays Hill and Finlayson Transitway Precincts B6 Shop top housing permitted	Shop-top housing be permitted	Supported (as per officer recommendation - intent of DCP)

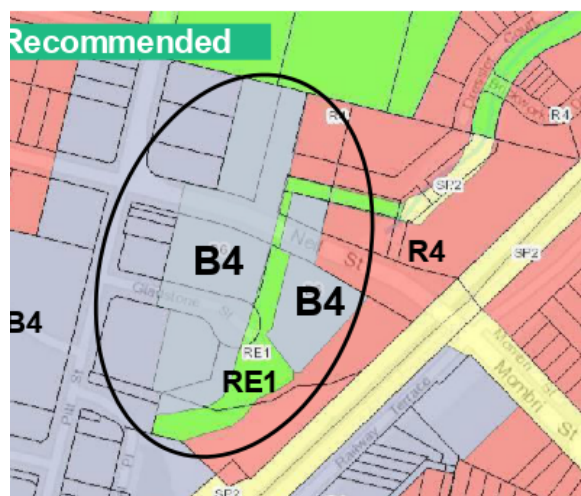
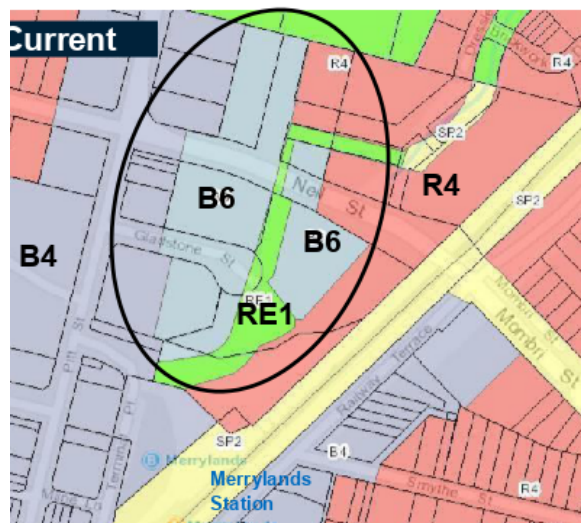
Intent of existing DCP
controls is that shoptop
housing is permitted in
this location

Officer recommendation to Council for LEP finalisation	<ul style="list-style-type: none"> Retain B6 zoning for Mays Hill and Finlayson Transitway Precincts and include a local provision to allow shop-top housing, consistent with DCP controls
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Application of the B6 zone (former Holroyd area)

G.1.1b



Existing Controls (HLEP 2013)	Submission	CLPP recommendation
Merrylands Town Centre (Neil St and Merrylands Rd) B6	Site is in town centre core, prohibiting residential development appears to be an unintended consequence of this harmonisation	Officer's recommendation to rezone to B4 consistent with surrounding land supported

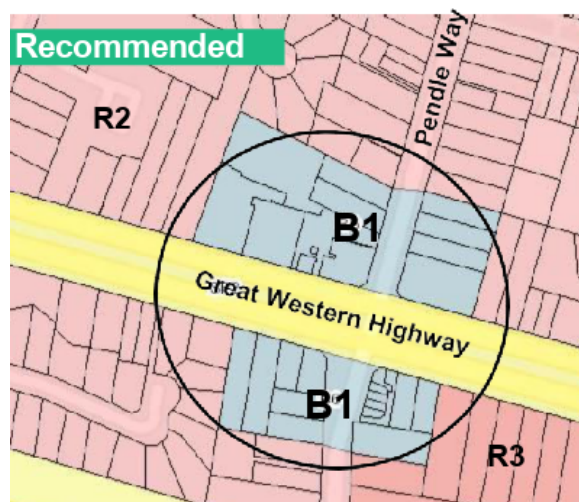
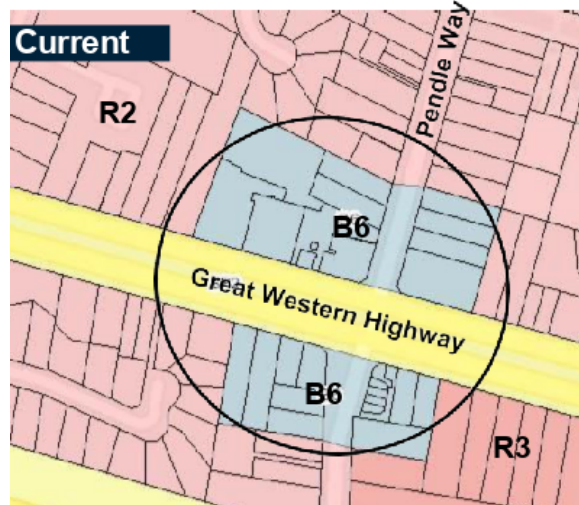
Officer recommendation to Council for LEP finalisation

- Rezone B6 zoned land in Merrylands Town Centre (224-240 Pitt St, 4 Terminal Pl, 2-6 Gladstone St, 15 Neil St, 17 Neil St, Merrylands) to B4



Application of the B6 zone (former Holroyd)

G.1.1c



Existing Controls (HLEP 2013)	Submission	CLPP recommendation
Great Western Highway/Pendle Way B6 Height 14m FSR 1:1	N/A	Officer recommendation to rezone to B1 supported

Officer recommendation to Council for LEP finalisation

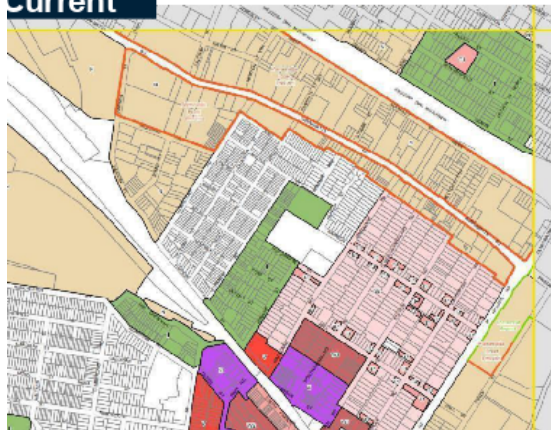
- Rezone B6 land at intersection of Great Western Highway and Pendle Way to B1 Neighbourhood centre. No change to height of 14m and FSR of 1:1



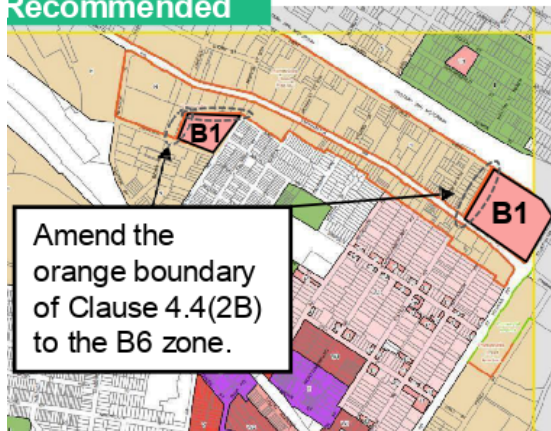
Application of FSR incentives - Parramatta Road Corridor (B6 zone)

G.1.2

Current



Recommended



Existing Controls (ALEP 2010)

Parramatta Road Corridor B6 zone
Clause 4.4(2B) provides an FSR incentive for certain types of development within the B6 zone (registered clubs, function centres, entertainment facilities, specialised retail premises, office premises and hotel/motel accommodation)

Submission

Seeks these FSR incentives also apply to the proposed B1 zones within the Parramatta Road corridor

CLPP recommendation

Officer recommendation to adjust mapped alignment of Clause 4.4(2B) to reflect the adjustment to the B6 zone is supported (ie the provisions of Clause 4.4(2B) under ALEP 2010 will not apply to the proposed B1 zoned land in the Parramatta Road Corridor)

Officer recommendation to Council for LEP finalisation

- **Update mapping of this clause to reflect revised boundary of B6 zone along Parramatta Road Corridor**

Item No: C07/20-484

CUMBERLAND LOCAL ENVIRONMENTAL PLAN – POST EXHIBITION REPORT ON SITE SPECIFIC REQUESTS AND COUNCIL’S STRATEGIC PLANNING WORK PROGRAM

Responsible Division: Environment & Planning
Officer: Director Environment & Planning
File Number: SC-202
Community Strategic Plan Goal: *A resilient built environment*

SUMMARY

This report provides an overview on site specific requests for rezoning and/or planning control changes received as part of the process for the Cumberland Local Environmental Plan and seeks endorsement of Council’s strategic planning work program for 2020/21 and 2021/22.

Council officers have reviewed the site specific requests received for rezoning and/or planning control changes. While some requests are recommended for inclusion as part of the new Cumberland Local Environmental Plan, there are a number of requests that are recommended to be further considered as part of detailed planning for Cumberland City’s key centres and strategic corridors. Other site specific requests may be further considered by Council as part of future applicant-initiated planning proposals, with discussions required on these requests to ensure that relevant issues are considered at an early stage.

A strategic planning work program has also been provided for endorsement by Council, which is consistent with the program included in Cumberland 2030: Our Local Strategic Planning Statement. The program supports the review of Cumberland City’s key centres and strategic corridors to ensure that planning controls are appropriate to support future development in the area. As part of this program, it is recommended that Council endorse the preparation of planning proposals for the identified key centres and strategic corridors. This will enable planning work to be progressed that is supported by background analysis, early community consultation, feedback from Councillor briefings, and advice from the Cumberland Local Planning Panel. A further report to Council will be provided following the completion of these activities for each location.

RECOMMENDATION

That Council:

- 1. Note the site specific requests received during the preparation of the draft Cumberland Local Environmental Plan.**

2. Endorse that the site specific requests recommended in Stream 1, as provided in Attachment 1, are included in the new Cumberland Local Environmental Plan.
3. Endorse that the site specific requests recommended in Stream 2, as provided in Attachment 2, are further considered as part of Council's strategic planning work program.
4. Endorse that the site specific requests recommended in Stream 3, as provided in Attachment 3, may be further considered as part of an applicant initiated planning proposal, subject to further discussions with Council officers on the merits of the proposal.
5. Endorse that no further action is undertaken on the site specific requests recommended in Stream 4, as provided in Attachment 4.
6. Endorse the strategic planning work program for 2020/21 and 2021/22 on Cumberland City's key centres and strategic corridors, as provided in Attachment 5.
7. Prepare a planning proposal for each of the key centres and strategic corridors identified in the strategic planning work program, with the following activities to be undertaken prior to a further report being considered by Council:
 - a. Completion of background analysis
 - b. Early community consultation on the planning proposal
 - c. Preparation of draft planning proposal
 - d. Preparation of draft planning controls associated with the planning proposal
 - e. Consideration of draft planning proposal by the Cumberland Local Planning Panel
 - f. Councillor briefings prior to early community consultation and prior to consideration by the Cumberland Local Planning Panel

REPORT

Background

Council commenced preparation of the new Cumberland Local Environmental Plan (LEP) in 2019 with the focus on harmonising the planning controls of the existing Auburn, Parramatta, and Holroyd LEPs into a single set of planning controls for Cumberland.

Early consultation (pre-Gateway) on planning for the future of Cumberland City was undertaken in July and August 2019 in conjunction with *Cumberland 2030: Our Local*

Strategic Planning Statement. A range of submissions were received and helped to inform the detail of the planning proposal for the new Cumberland LEP.

The proposal was reported to the Cumberland Local Planning Panel in February 2020 with a recommendation to proceed to the next stage for a Gateway Determination. The Panel supported the Council officer recommendation.

A Gateway Determination was received in March 2020, and the Planning Proposal for the draft Cumberland LEP was publicly exhibited in April and May 2020.

A post exhibition report on proposed changes to the draft LEP, in response to further review and submissions, was considered by the Cumberland Local Planning Panel in June 2020. The Panel generally supported the Council officer recommendations for administrative items and minor zoning changes to be included in the LEP prior to finalisation. The Panel also considered a report on site specific requests for rezoning and/or planning control changes and supported the proposed stream classification approach and scope of Council's strategic planning work program.

The status of the planning proposal is provided in Figure 1.

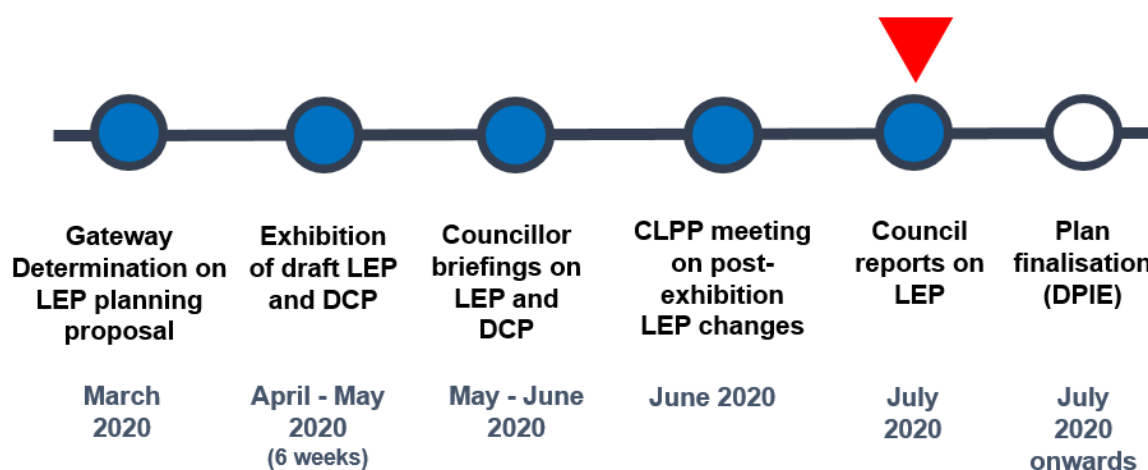


Figure 1: Planning proposal status

Site specific requests

A number of site specific requests for zoning and/or planning control changes were received during the public exhibition of the new Cumberland LEP. These submissions have been considered on their merit and categorised into one of four streams, as outlined in Table 1.

Categories of site specific requests for zoning changes	No. of sites	Locations
Stream 1: Include in new Cumberland LEP	12	Various sites across Cumberland
Stream 2: Consider in Council's future work program of planning reviews for strategic corridors and centres	66	Strategic corridors and centres identified in Cumberland 2030: Our Local Strategic Planning Statement
Stream 3: Further review of future planning proposal if submitted to Council as an owner initiated planning proposal	28	Various sites across Cumberland
Stream 4: No further action at this time	9	Various sites across Cumberland
Total	115 (including 64 early LEP submissions)	

Table 1: Categories of site specific requests for zoning changes

This approach to the categorisation of site specific submissions was previously endorsed by Council following consideration of early LEP feedback in September 2019 (Council Report Item No. C09/19-218). Those early LEP submissions have been included in the overall tally of submissions.

In accordance with Council's endorsed approach, it is proposed that:

- The requests identified in Stream 1 be included as part of the new Cumberland LEP.
- The requests identified in Stream 2 be considered as part of Council's work plan in 2020/21 and 2021/22 following the completion of the new Cumberland LEP. Applicants for these sites may also choose to progress through a planning proposal request ahead of this timeframe.
- The requests identified in Stream 3 can be further reviewed by Council as part of an applicant initiated planning proposal. The timing of any such proposal would be dependent on the intention of the applicant in regard to their site specific request for zoning changes, and the strategic merit of the proposal.
- No further action is proposed at this time for the requests identified in Stream 4.

A selected number of site specific requests have been identified to be included in the new Cumberland LEP as part of Stream 1. These amendments, as outlined in Table 2 and Attachment 1, are for minor zoning and/or planning control changes to address particular issues and anomalies, and that will have only a minor impact on the overall plan. The site specific requests identified in Stream 1 are also supported by the Cumberland Local Planning Panel. It is recommended that the site specific requests identified as part of Stream 1 are included in the new Cumberland LEP and identified in the planning proposal for finalisation.

Ref.	Site address	Proposal	Reasons
S1.1	Octavia Street and Toongabbie Road	R2 to R4 (Octavia St) R3 to R4 (Toongabbie Rd) with corresponding increase in height and FSR	Minor zoning anomaly in the context of surrounding land. Within walking distance of local centre and train services
S1.2	55 Fox Hills Crescent, Toongabbie	Include 'health services facility' as an Additional Permitted Use on part of the site	Minor impact with inclusion of additional permitted use, supporting the provision of health related services in the Cumberland area
S1.3	11-13 Bransgrove Street & 4-8 Irwin Place, Wentworthville	R2 to R4 with corresponding increase in height and FSR	Minor zoning anomaly in the context of surrounding land Within walking distance of local centre and high frequency bus services
S1.4	Merrylands Road, Burnett Street and Ruth Street, Merrylands	Review height and FSR controls (Merrylands Road B1 zone) R2 to B1 with corresponding changes to height and FSR (Burnett Street and Ruth Street)	Minor zoning anomaly in the context of surrounding land Located in neighbourhood centre with bus services accessing key centres
S1.5	233-249 Merrylands Road, Merrylands	Review FSR controls	Minor FSR anomaly in the context of application of planning controls on the site (town centre core)
S1.6	242-252 Pitt St, Merrylands	Proposed increase in HOB and FSR	Minor HOB and FSR change in the context of town centre. Located within walking distance to train services
S1.7	246-260 Woodville Road, 2-16 Lansdowne Street and 19 Highland Street, Guildford	Clarifications on planning controls applicable on site, consistent with development concept for site	Request from property owner, consistent with strategic intent and development outcomes for Merrylands East centre
S1.8	101-123 Parramatta Road and 58- 66 Adderley Street, Lidcombe	Permit 'specialised retail premises' as an additional permitted use on the Domayne holding	Minor impact with inclusion of additional permitted use, consistent with current land use activities and future plans for the site
S1.9	Lidcombe Hospital precinct	Identify three Nurses Quarters Buildings as individual heritage items	Request from property owner. Is in addition to existing State Heritage Listing and local heritage status of area

Ref.	Site address	Proposal	Reasons
S1.10	Lidcombe Anglican Church	Include 'place of public worship' as an Additional Permitted Use	Request from property owner to support proposed development outcomes for the site, consistent with ongoing discussions on the matter

Table 2: Proposed post-exhibition amendments to draft Cumberland LEP (Stream 1)

The remaining site specific requests received as part of the process for the new Cumberland LEP have been identified in Streams 2, 3 and 4. For requests under Stream 2, it is recommended that these are considered as part of Council's strategic planning work program, which is discussed later in this report. For requests under Stream 3, it is recommended that these may be further considered as part of an applicant initiated planning proposal, subject to further discussions with Council officers on the merits of the proposal. For requests under Stream 4, it is recommended that no further action is undertaken. Further details of the requests identified in Streams 2, 3 and 4 are provided in Attachments 2, 3 and 4.

Strategic planning work program

As outlined in *Cumberland 2030: Our Local Strategic Planning Statement*, a high level strategic planning work program was identified to progress more detailed planning for Cumberland City's key centres and strategic corridors (Figure 2). Since the preparation of this high level program, Council officers have further considered the scope and implementation approach for this planning work.

Strategic planning program to support housing growth in Cumberland

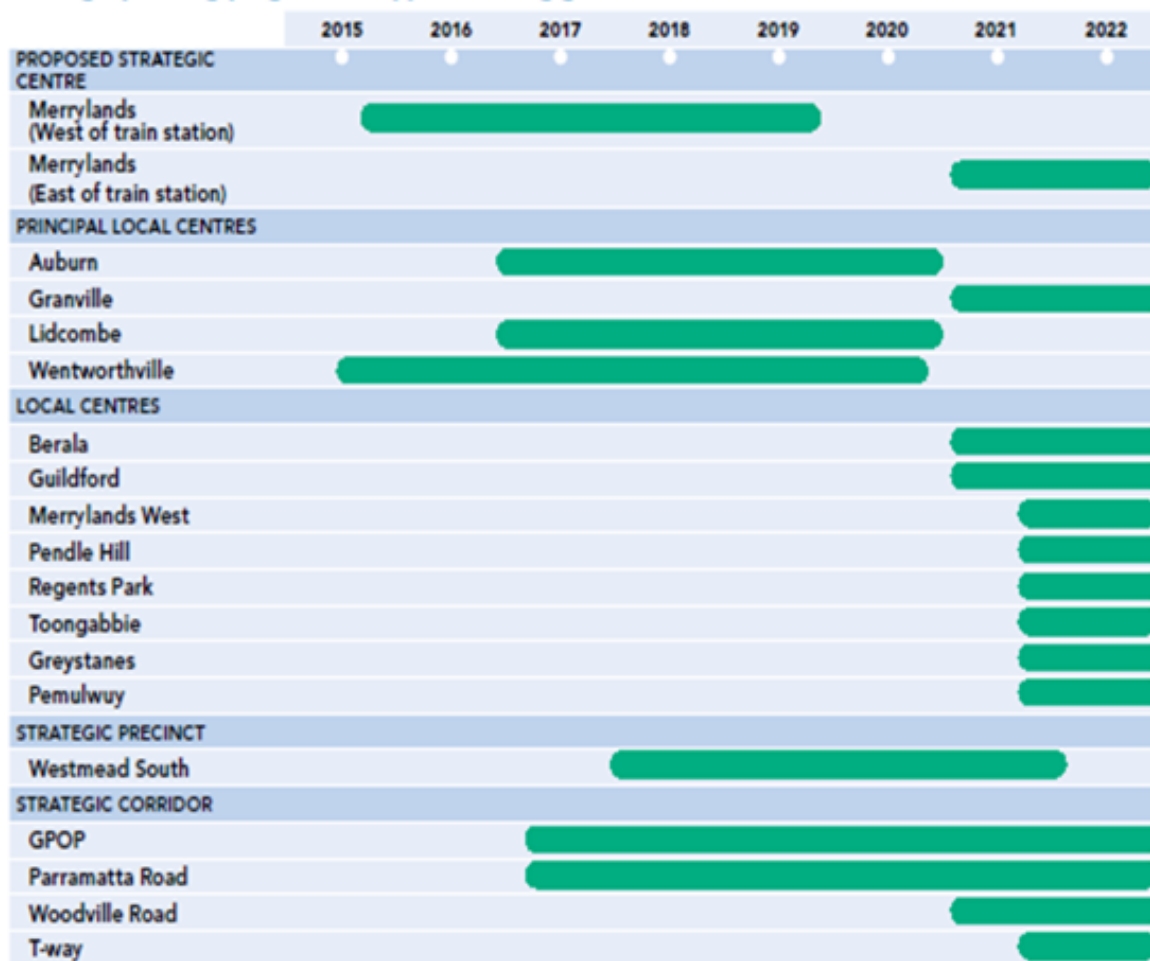


Figure 2: High level strategic planning work program

In relation to the scope of works for this program, it is proposed that planning work be undertaken for Cumberland City's key centres and strategic corridors. As outlined in Table 3, the focus of this work will be to review the existing planning framework and consider future requirements to ensure that planning controls are appropriate to support future development in the area. Site specific requests identified in Stream 2 will also be further considered as part of this program.

Locations	Indicative scope of works
Woodville Road corridor, Guildford, Merrylands (east of train station), Granville	Planning work to be undertaken, including consideration of submissions received during the preparation of the draft LEP
Merrylands (west of train station), Auburn, Lidcombe and Wentworthville	Further planning work to consider submissions received during the preparation of the draft LEP or advice on additional planning work identified by the Cumberland Local Planning Panel
Berala, Regents Park, Pendle Hill, Toongabbie, Transitway corridor, Merrylands West, Greystanes and Pemulwuy	Planning work to be undertaken, including consideration of submissions received during the preparation of the draft LEP
Westmead South, Greater Parramatta to Olympic Park (GPOP) corridor and Parramatta Road corridor	Planning work to be undertaken, including consideration of submissions received during the preparation of the draft LEP. This work will also

	align with strategic planning and infrastructure investment by the NSW Government
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Table 3: Indicative scope of works for strategic planning work program

Based on the submissions received, further strategic work by Council will also be undertaken on centres of Merrylands (west of the train station), Auburn and Lidcombe, based on the submissions received as part of the draft Cumberland LEP and advice provided by the Panel on further work to be undertaken at the Auburn and Lidcombe town centres. Further work for Wentworthville will also be considered if required as part of this program.

In relation to implementation, it is proposed that the majority of this work be undertaken during 2020/21 and 2021/22. This provides an opportunity to have a consistent approach to planning for Cumberland City's key centres and strategic corridors that is aligned with Council's available resources. It is also noted that the timing of work on Westmead South, Parramatta Road Corridor and the Greater Sydney Olympic Peninsula (GPOP), will be subject to the timing and progression of State Government work in these areas.

Further details on the strategic planning work program, including the staging of planning reviews, key activities and milestones, are provided in Attachment 5. It is recommended that Council endorse the strategic planning work program for 2020/21 and 2021/22 on Cumberland City's key centres and strategic corridors.

As part of this program, it is also recommended that Council endorse the preparation of planning proposals for the identified key centres and strategic corridors. This will enable planning work to be progressed that is supported by background analysis, early community consultation, feedback from Councillor briefings, and advice from the Cumberland Local Planning Panel. A further report to Council will be provided following the completion of these activities for each location.

COMMUNITY ENGAGEMENT

An extensive program of consultation on the draft planning proposal for the new LEP was undertaken from April to May 2020. Stakeholder consultation with government agencies, as required by the conditions of the Gateway Determination, was also undertaken.

POLICY IMPLICATIONS

The preparation of the Cumberland LEP is required under the Environmental Planning and Assessment Act 1979. The Cumberland LEP will also align with the strategic directions outlined in Council's Community Strategic Plan and *Cumberland 2030: Our Local Strategic Planning Statement*.

RISK IMPLICATIONS

Council is required to submit a planning proposal on the new Cumberland LEP to the Department of Planning Infrastructure and Environment for finalisation by mid-2020. The release of funds from the accelerated Local Environmental Plan Funding Grant

provided by the NSW Government is also linked to this milestone. As such, consideration of this matter cannot be deferred or delayed.

FINANCIAL IMPLICATIONS

Work undertaken on the Cumberland LEP, including strategic studies and planned community consultation activities, is funded by the accelerated Local Environmental Plan Funding Grant provided by the NSW Government.

The strategic planning work program outlines the scope and implementation approach using current resources. Prioritisation of stages within this program can be reviewed; however, acceleration of this work would require additional resources.

CONCLUSION

This report provides an overview of the proposed approach on site specific requests received during the Cumberland LEP process. The report also outlines Council's strategic planning work program on the review of Cumberland City's key centres and strategic corridors to ensure that planning controls are appropriate to support future development in the area. It is recommended that Council endorse the approach on site specific requests and the identified strategic planning work program.

ATTACHMENTS

1. Site specific requests - Stream 1 (include in Cumberland LEP) [↓](#)
2. Site specific requests – Stream 2 (consider as part of Council's work program) [↓](#)
3. Site specific requests – Stream 3 (consider as future applicant-initiated planning proposal) [↓](#)
4. Site specific requests – Stream 4 (no further action at this time) [↓](#)
5. Strategic planning work program - key centres and strategic corridors [↓](#)

DOCUMENTS
ASSOCIATED WITH
REPORT C07/20-484

Attachment 1

Site specific requests - Stream 1
(include in Cumberland LEP)



CUMBERLAND
CITY COUNCIL

Site specific requests – Stream 1
Proposed post-exhibition changes to
Cumberland LEP



Recommended post-exhibition amendments to draft Cumberland LEP (Stream 1)

Ref.	Site address	Proposal	Reasons
S1.1	Octavia Street and Toongabbie Road	R2 to R4 (Octavia St) R3 to R4 (Toongabbie Rd) with corresponding increase in height and FSR	Minor zoning anomaly in the context of surrounding land. Within walking distance of local centre and train services
S1.2	55 Fox Hills Crescent, Toongabbie	Include 'health services facility' as an Additional Permitted Use on part of the site	Minor impact with inclusion of additional permitted use, supporting the provision of health related services in the Cumberland area
S1.3	11-13 Bransgrove Street & 4-8 Irwin Place, Wentworthville	R2 to R4 with corresponding increase in height and FSR	Minor zoning anomaly in the context of surrounding land Within walking distance of local centre and high frequency bus services
S1.4	Merrylands Road, Burnett St and Ruth St, Merrylands	R2 to B1 (6 Burnett St) R2 to B1 (2 Ruth St) B1 height and FSR	Minor zoning anomaly in the context of surrounding land Located in neighbourhood centre with bus services accessing key centres
S1.5	233-249 Merrylands Road, Merrylands	Review FSR controls	Minor FSR anomaly in the context of application of planning controls on the site (town centre core)
S1.6	242-252 Pitt St, Merrylands	Proposed increase in HOB and FSR	Minor HOB and FSR change in the context of town centre. Located within walking distance to train services



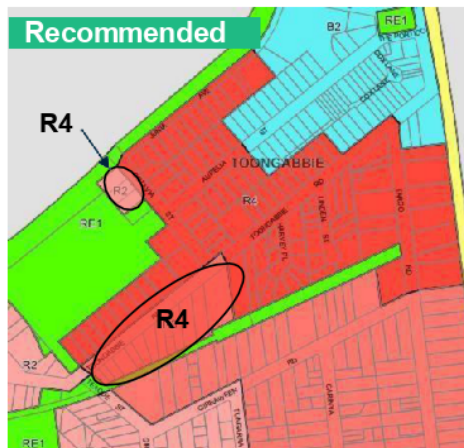
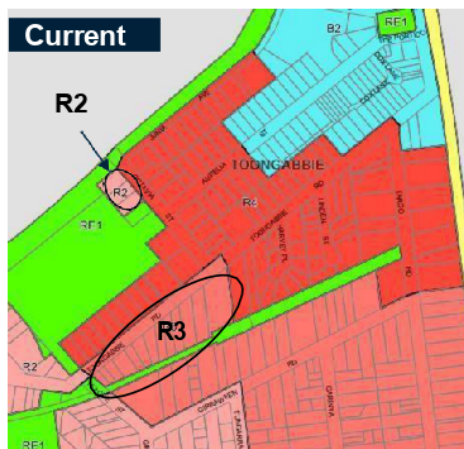
Recommended post-exhibition amendments to draft Cumberland LEP (Stream 1)

Ref.	Site address	Proposal	Reasons
S1.7	246-260 Woodville Road, 2-16 Lansdowne Street and 19 Highland Street, Guildford	Clarifications on planning controls applicable on site, consistent with development concept for site	Request from property owner, consistent with strategic intent and development outcomes for Merrylands East centre
S1.8	101-123 Parramatta Road and 58- 66 Adderley Street, Lidcombe	Include 'specialised retail premises' as an Additional Permitted Use on the Domayne holding	Minor impact with inclusion of additional permitted use, consistent with current land use activities and future plans for the site
S1.9	Lidcombe Hospital precinct	Identify three Nurses Quarters Buildings as individual heritage items	Request from property owner. Is in addition to existing State Heritage Listing and local heritage status of area
S1.10	Anglican church Lidcombe (cnr Mark & Taylor Streets, Lidcombe)	Include 'place of public worship' as an Additional Permitted Use	Request from property owner to support proposed development outcomes for the site, consistent with ongoing discussions on the matter

S1.1



Octavia Street and Toongabbie Road, Toongabbie



Existing Controls (HLEP 2013)	Submission	CLPP recommendation
Octavia St: R2 Height 9m FSR 0.5:1	Rezone to R4	Supported (with corresponding height and FSR)
Toongabbie Rd: R3 Height 9m FSR 0.7:1	Corresponding height and FSR	Supported (with corresponding height and FSR)

**Officer
recommendation
to Council for LEP
finalisation**

- **Octavia St: Rezone to R4 with 15m height and 1.2:1 FSR, consistent with adjoining R4 zone**
- **Toongabbie Rd: Rezone to R4 with 15m height and 1.2:1 FSR, consistent with adjoining R4zone**



55 Fox Hills Crescent, Toongabbie

Current



Existing Controls (HLEP 2013)	Submission	CLPP recommendation
RE2 Private Recreation	Permit 'health service facility' as an additional permitted use.	Supported

Recommended

Permit 'health service facility' as an **additional permitted use**



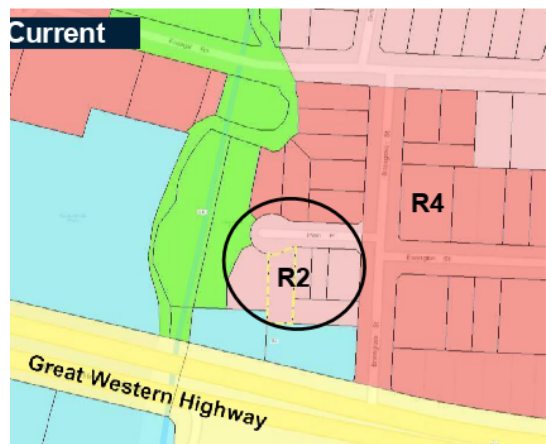
Officer recommendation to Council for LEP finalisation

- **Permit 'health service facility' as an additional permitted use for 55 Fox Hills Crescent, Toongabbie**

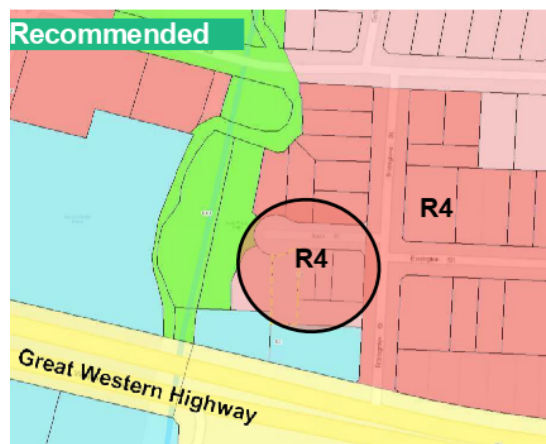


11-13 Bransgrove Street and 4-8 Irwin Place, Wentworthville

S1.3



Existing Controls (HLEP 2013)	Submission	CLPP recommendation
R2 Height 9m FSR 0.5:1	R4 Corresponding height and FSR	Supported Corresponding R4 height and FSR supported



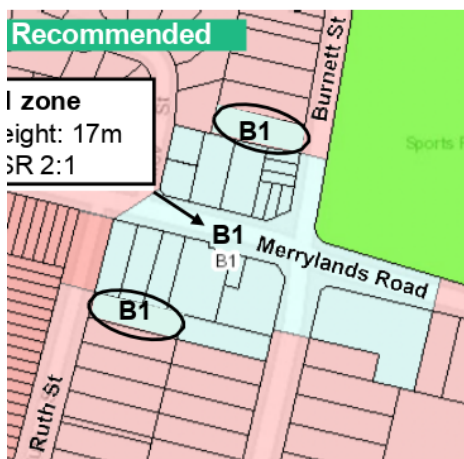
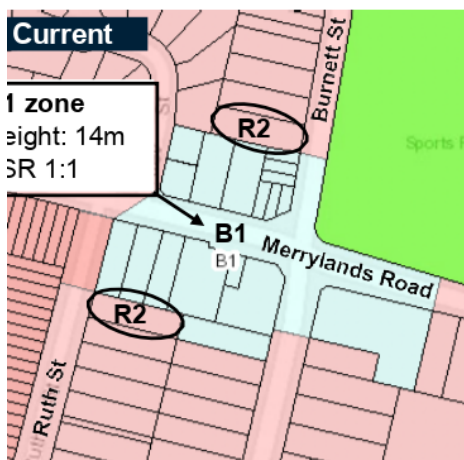
**Officer
recommendation
to Council for LEP
finalisation**

- **Rezone to R4 with 15m height and 1.5:1 FSR, consistent with the adjoining R4 zone**

S1.4



Merrylands Road, Burnett Street and Ruth Street, Merrylands



Existing Controls (HLEP 2013)	Submission	CLPP recommendation
6 Burnett St: R2 Height 9m FSR 0.5:1	Rezone to B1	Supported
2 Ruth St: R2 Height 9m FSR 0.5:1	Rezone to B1	Supported
B1 zone: Height 14m FSR 1:1	Height 17m FSR 2:1 (400-426 Merrylands Rd)	17m height and 2:1 FSR for B1 zone supported (including 2 Ruth St and 6 Burnett St)

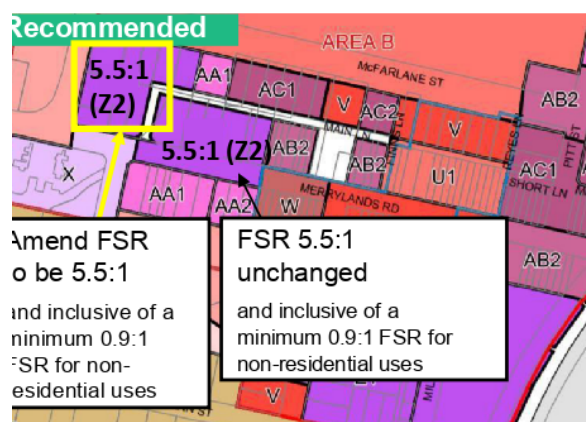
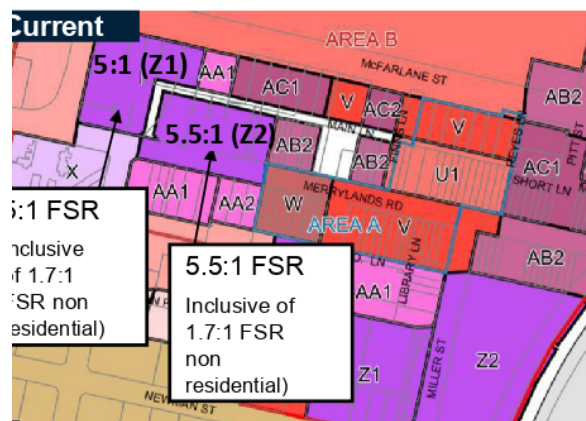
**Officer
recommendation to
Council for LEP
finalisation**

- Existing B1 zone: 17m height and 2:1 FSR at this location
- Rezone 6 Burnett St and 2 Ruth St to B1, with maximum height and FSR consistent with recommendation above

S1.5



233-249 Merrylands Road, Merrylands

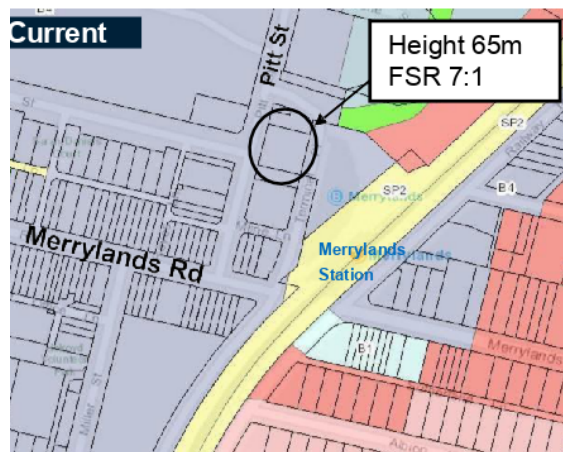


Existing Controls (HLEP 2013)	Submission	CLPP recommendation
<p>B4 Mixed Use SP2 Infrastructure</p> <p>Height 77m / 55m</p> <p>FSR 5:1 and 5.5:1 (split FSR)</p> <p>1.7:1 minimum requirement for non-residential uses</p>	<p>Apply a consistent FSR of 5.5:1 across sites, inclusive of a minimum 0.9:1 requirement for non- residential uses</p>	<p>Supported</p>
Officer Recommendation	<p>• Apply 5.5:1 FSR (across sites), inclusive of a minimum 0.9:1 requirement for non-residential uses</p>	

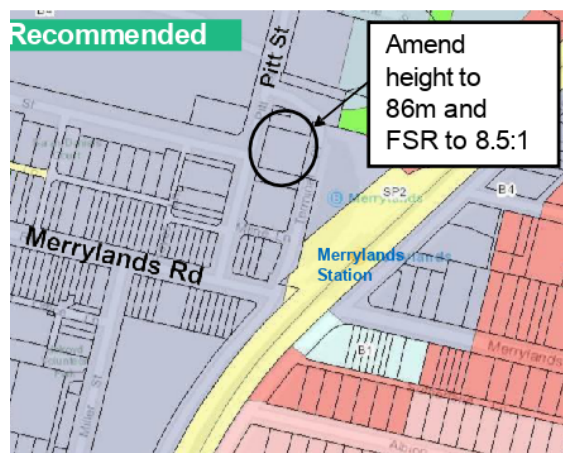
S1.6



242-252 Pitt St, Merrylands



Existing Controls (HLEP 2013)	Submission	CLPP recommendation
B4 Mixed Use	-	-
Height 65m	Height 86m	Supported
FSR 7:1	FSR 8.5:1	Supported



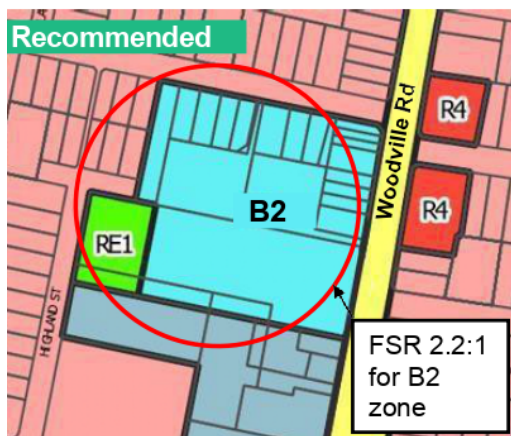
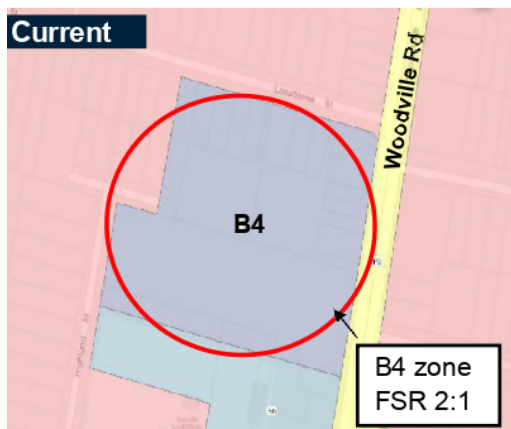
**Officer
recommendation
to Council for LEP
finalisation**

- Amend height to 86m (maximum)
- Amend FSR to 8.5:1 (maximum)

S1.7



246-260 Woodville Road, Merrylands



Existing Controls (PLEP 2011)	Submission	CLPP recommendation
B4 Mixed Use* <i>*Council resolved to rezone to B2/RE1 as part of CLEP</i>	Realign RE1 zone to align with park area in planning agreement	Supported
Height 31m	-	-
FSR 2:1	FSR 2.17:1	FSR 2.2:1 (support officer recommendation)
PLEP Clause 6.21 (winter gardens)	Carryover PLEP Clause 6.21	Supported

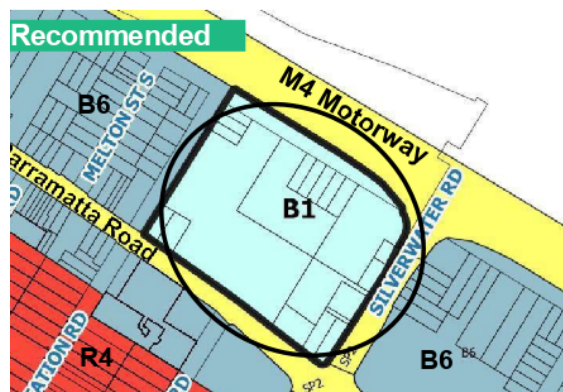
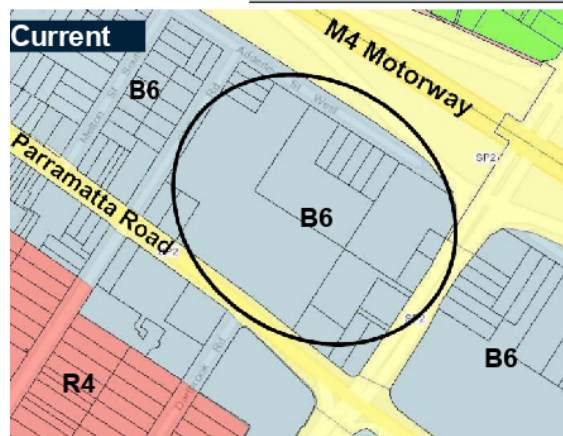
Officer recommendation to Council for LEP finalisation

- Correct mapping anomaly
- Rezone to B2 and RE1
- FSR 2.2:1 to cover B2 zone (no change to height) and no FSR on RE1 zone
- Carry over PLEP Clause 6.21



101-123 Parramatta Road and 58-66 Adderley Street, Lidcombe

S1.8



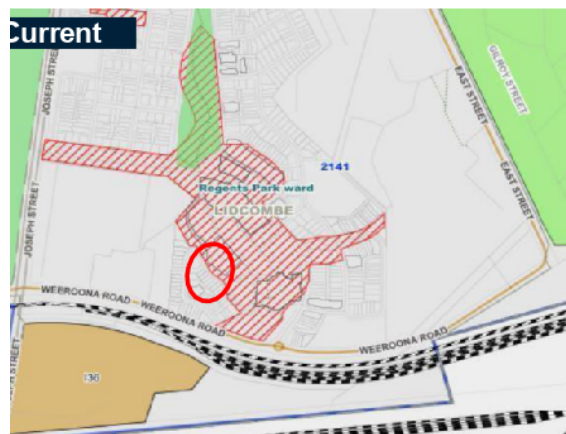
Existing Controls (ALEP 2010)	Submission	CLPP recommendation
B6 Enterprise Corridor	B1 Neighbourhood Centre	Supported (as exhibited)
Height N/A	Height 45m	
FSR 1:1	FSR 2:1	
	Permit 'specialised retail premises' as an additional permitted use	Supported
Officer recommendation to Council for LEP finalisation	<ul style="list-style-type: none"> • Permit 'specialised retail premises' as an additional permitted use • Zoning (B1), height (45m) and FSR (2:1) as exhibited 	

S1.9

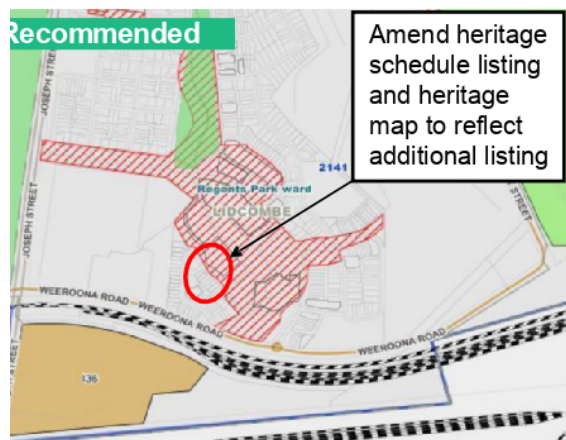


Lidcombe Hospital Precinct

Nurses quarters buildings



Existing Controls (ALEP 2010)	Submission	CLPP recommendation
State heritage listed and listed as conservation area in LEP	Individual LEP listing (nurses quarters buildings)	Supported



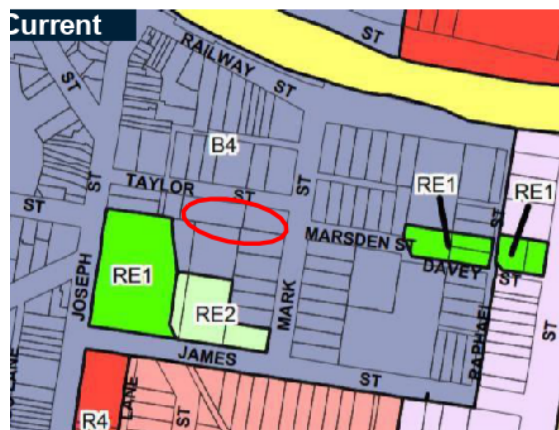
Officer recommendation to Council for LEP finalisation	<ul style="list-style-type: none"> Individual listing in LEP as part of Cumberland Heritage List
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S1.10

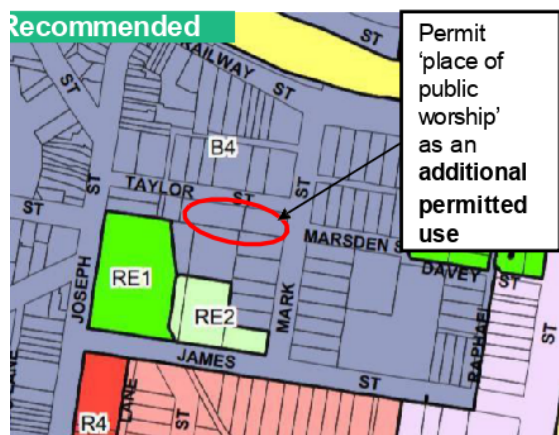


Corner Mark & Taylor Street, Lidcombe

Additional permitted use – Lidcombe Anglican Church



Existing Controls (ALEP 2010)	Submission	CLPP recommendation
B4 Mixed use	Permit places of public worship as an additional permitted use	Supported



Officer recommendation to Council for LEP finalisation	Permit places of public worship as an additional permitted use
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DOCUMENTS
ASSOCIATED WITH
REPORT C07/20-484

Attachment 2

Site specific requests – Stream 2
(consider as part of Council's
work program)

CUMBERLAND
CITY COUNCIL

Site specific requests – Stream 2

Consider in Council's future work program of planning reviews for centres and strategic corridors



Stream 2: Consider in future work program

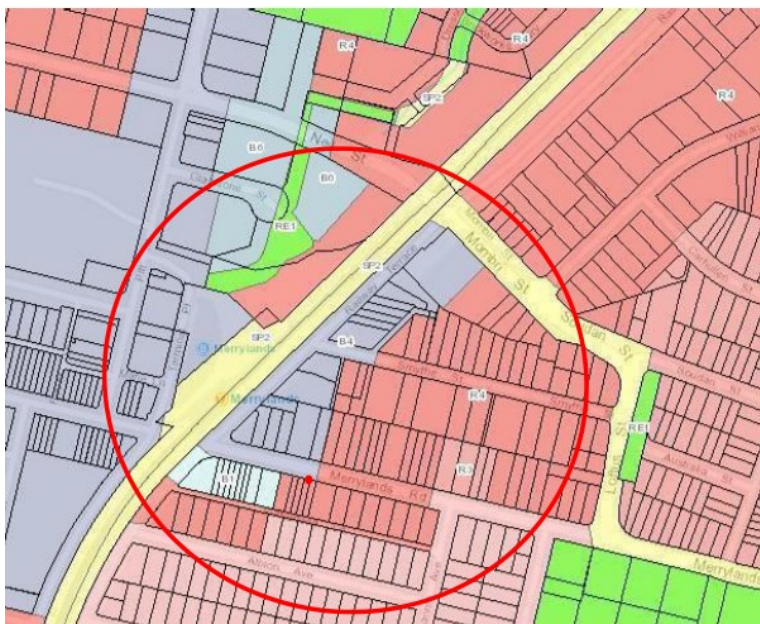
Proposed Strategic Centre – Merrylands

Site address	Proposal
Merrylands Town Centre	Apply consistent height and FSR controls to sites within similar radius of station
Merrylands Road, Merrylands	Extend design excellence to the southern side of Merrylands Road
348-350 Merrylands Road, Merrylands	Rezone from R2 to B4
Merrylands (East of Railway)	Increase height and FSR
1-38 Albion Avenue, Merrylands	Rezone from R2 to R4
87-91 Merrylands Road, Merrylands	Increase height and FSR
41-55 Merrylands Road and Smythe Street, Merrylands	Increase height and FSR



Merrylands Town Centre

Increase in height and FSR



Proposal	Current Controls (HLEP)	Proposed Controls
	Mix of R3, R4, B1 B4 and B6, SP2 Various HOB and FSR controls	Increased corresponding uplift in height and FSR
Submission	<p>Apply consistent height and FSR controls to sites within similar radius (eg. 200m) of station.</p> <p>Currently, within 200m of the railway station on the eastern side, bordered by Woodville Road into the CBD and with Granville Park alongside, there is an R4 zone that has a maximum FSR of 0.8:1 and a height limit of 11m. At the same time there are much higher limits applying to approved developments within the same general radius of the station. Council should fix inconsistencies.</p>	

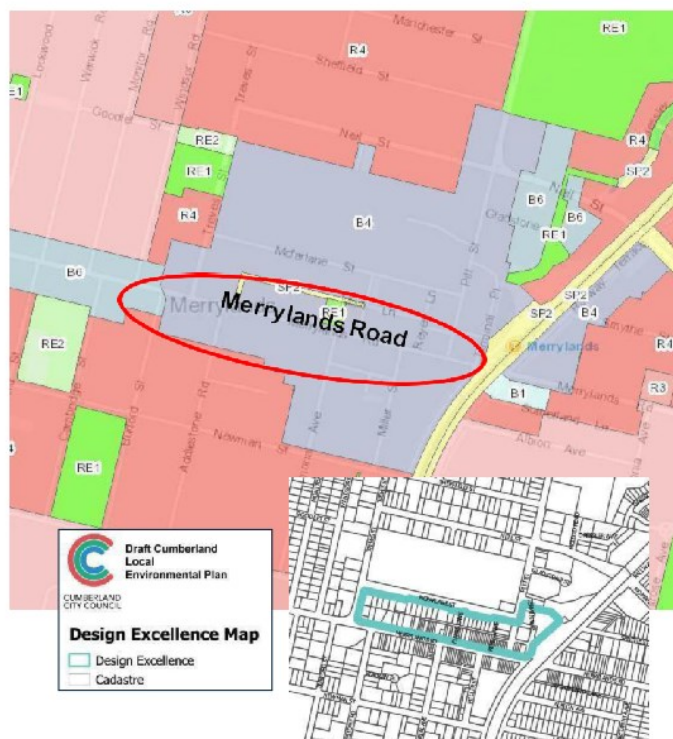
Officer recommendation to Council

Consider in future work program by Council



Merrylands Road, Merrylands

Extend design excellence to the southern side of Merrylands Road



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone B4 Mixed Use Height 65m FSR 3.5:1	Extend the boundary of Design Excellence to the southern side of Merrylands Road
Submission	Submitter requests an inclusion of the southern side of Merrylands Road for the boundary extension of Design Excellence in Merrylands town centre.	

Officer recommendation to Council

Consider in future work program by Council



348-350 Merrylands Road, Merrylands

Proposed rezoning – R2 to B4



Proposal	Current Controls (HLEP)	Proposed Controls
	R2 Low Density Residential Height 14m FSR 1.5:1	B4 Mixed Use
Submission	Submission from Think Planners on behalf of landowners. Submission requests B4 zone to reflect mixed use development on the site.	

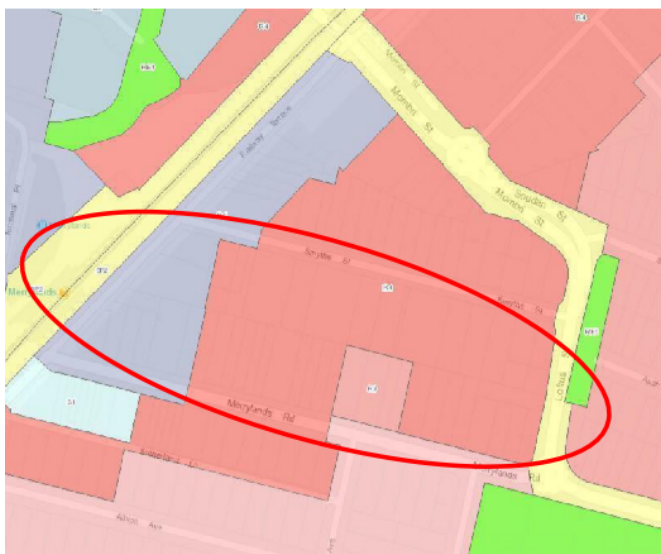
Officer recommendation to Council

Consider in future work program by Council



Merrylands (East of Railway)

Increase height and FSR



Proposal	Current Controls (HLEP)	Proposed Controls
	R3 Medium Density Residential R4 High Density Residential B4 Mixed Use Height 11m, 21m FSR 0.8:1, 0.6:1, 2:1	B4 with corresponding increase in height (max. 86m) and FSR (max. 4:1)
Submission	<p>Planning controls for this area should match western side of rail line, with gradual transition in height away from town centre, as suggested by the Draft Woodville Road Planning Strategy.</p> <p>Increasing these controls will help provide additional housing needed in the area resulting from Merrylands' growth as a Strategic Centre.</p>	

Officer recommendation to Council

Consider in future work program by Council



1-38 Albion Avenue, Merrylands

Proposed rezoning – R2 to R4



Proposal	Current Controls (PLEP)	Proposed Controls
	Zone: R2 Low Density Residential Height: 9m FSR: 0.5:1	Rezone rest of Albion Street from R2 to R4 to match the northern end of the street.
Submission	Rezone sites from R2 to R4, making it consistent with surrounding properties, adjacent and behind, to match the north of the street which is already zoned R4. A parking restriction sign has also been requested - referred to Council's Traffic engineering.	

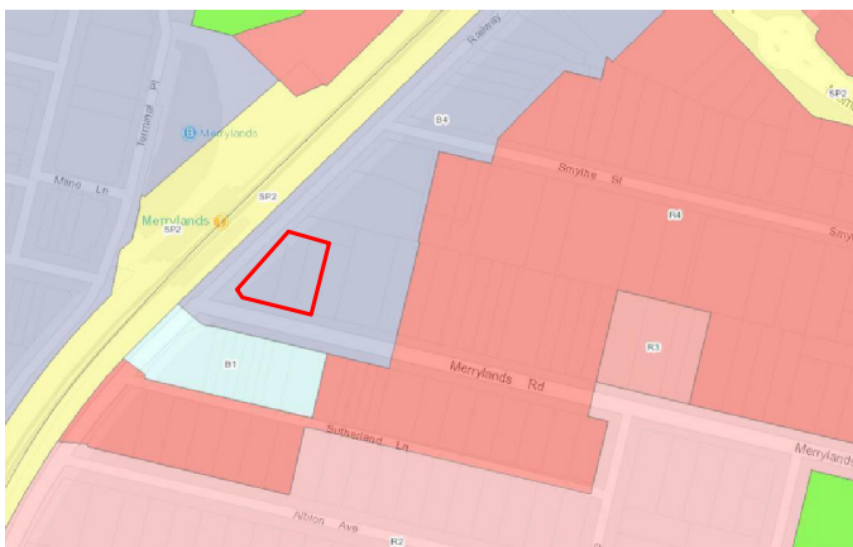
Officer recommendation to Council

Consider in future work program by Council



87-91 Merrylands Road, Merrylands

Increase height and FSR



Proposal	Current Controls (PLEP)	Proposed Controls
	Zone: B4 Mixed Use Height: 21m FSR: 2:1	Increase in height limit and FSR
Submission	The site is currently zoned for ground level shops and 5 levels of apartments. Recommends Council to encourage even higher level development on site given proximity to transport and amenities.	

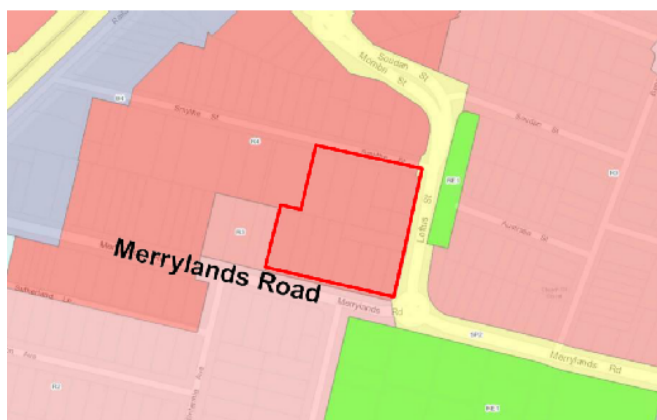
Officer recommendation to Council

Consider in future work program by Council



41-55 Merrylands Road and Smythe Street, Merrylands

Increase height and FSR



Proposal	Current Controls (PLEP)	Proposed Controls
	Zone: R4 High Density Residential	Increase in height limit and FSR
	Height: 11m	Allow for up to 15 level storey and,
	FSR: 0.8:1	FSR of 4:1
Submission	<p>Intention to amalgamate 41-55 Merrylands Roads and lots along Smythe Street to increase height limit and FSR.</p> <p>Owners had an initial meeting with Council staff and architects earlier this year for this proposed amalgamation of the area.</p> <p>Recommends Council to encourage higher FSR and higher level development to meet increased housing goals for forecasted population growth towards 2030.</p> <p>Located in proximate to Merrylands train station (within 400 metres) and amenity. The proposed changes to the area would enhance the current up grading of Granville Park, provide increased open space, provide community activity area within the buildings for various social activities.</p>	

Officer recommendation to Council

Consider in future work program by Council



Stream 2: Consider in future work program

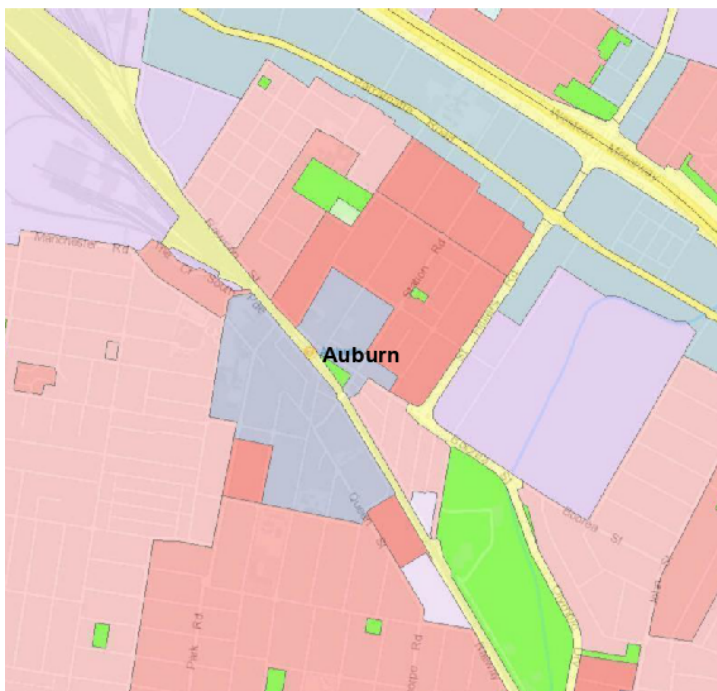
Principal Local Centres – Auburn, Lidcombe and Granville

Site address	Proposal
Auburn Town Centre	Increase density to support housing affordability
Gelibolu Parade, Auburn	Allow for mixed use development
27 and 29 Gelibolu Parade, Auburn	Rezone from R2 to B4
Lidcombe Town Centre	Amend planning controls to allow variation in height and permit residential development
7 Mary Street, Lidcombe	Increase height for site from proposed 38m to 55m
15-19 Childs Street and 16-20 Ann Street, Lidcombe	Increase height (max. 50m) and FSR (max. 5:1)
5 Olympic Drive, 14 & 24 Childs Street, Lidcombe	Increase height and FSR (max. 3:1)
8 Childs Street, Lidcombe	Increase height (max. 32m) and FSR (max. 3:1)
60-62A Joseph Street, Lidcombe	Increase height (max. 50m)
1A Mark Street, Lidcombe	Increase height and FSR
9 The Avenue, Granville	Rezone from R2 to R3/R4
Clyde Station and Myrtle Street, Clyde	Rezone from R2 to R3
2 Factory Street, Granville (Clyde)	Rezone from IN1 to B4



Auburn Town Centre

Increase density to support housing affordability



Proposal	Current Controls (ALEP)	Proposed Controls
	Mix of R2, R3, R4, B4	Zone R4 High Density Residential with corresponding uplift in height and FSR
Submission	Submitter requests Council to consider Auburn to provide more high density, high rise units that will help bring down the cost of living in Auburn, notes on the housing affordability. Comments made that Auburn is the place for many new migrants looking for the best transition into community for its multicultural life.	

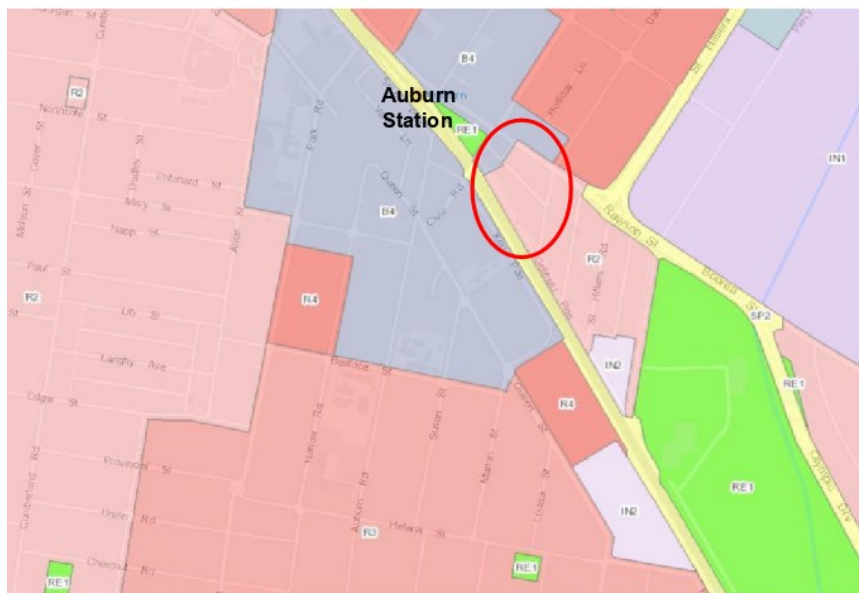
Officer recommendation to Council

Consider in future work program by Council



Gelibolu Parade, Auburn

Proposed rezoning – R2 to R4



Proposal	Current Controls (ALEP)	Proposed Controls
	Zone: R2 Low Density Residential, Height: 9m, FSR: N/A	Mixed Use (to allow ground level business development and high rise)
Submission	<p>Covers R2 zoned area on Gelibolu Parade between Station Road to Dartbrook Road and lands fronting Rawson St</p> <p>Seeks a rezoning of the area to allow for high rise and ground level business development.</p> <p>Situated in close proximity to Auburn railway station and other amenities.</p>	

Officer recommendation to Council

Consider in future work program by Council



27 and 29 Gelibolu Parade, Auburn

Proposed rezoning – R2 to B4



Proposal	Current Controls (ALEP)	Proposed Controls
	R2 Low Density Residential Height 9m	B4 Mixed Use with corresponding increase in height and FSR
Submission	<p>The rezoning of the land (from R2 currently) bounded by Rawson Street, Station Road, Gelibolu Parade and Dartbrook Road to B4 Mixed Use would be consistent with Council's strategic objective to better align the planning controls relating to zoning, height and floor space ratios across the Auburn Town Centre, thereby enabling a broader range of building design options to be realized. In addition, a rezoning of this area to B4 would be an extension of, and a transitional zone to, the Town Centre allowing better connectivity to residents within the higher density areas east of the railway line.</p>	

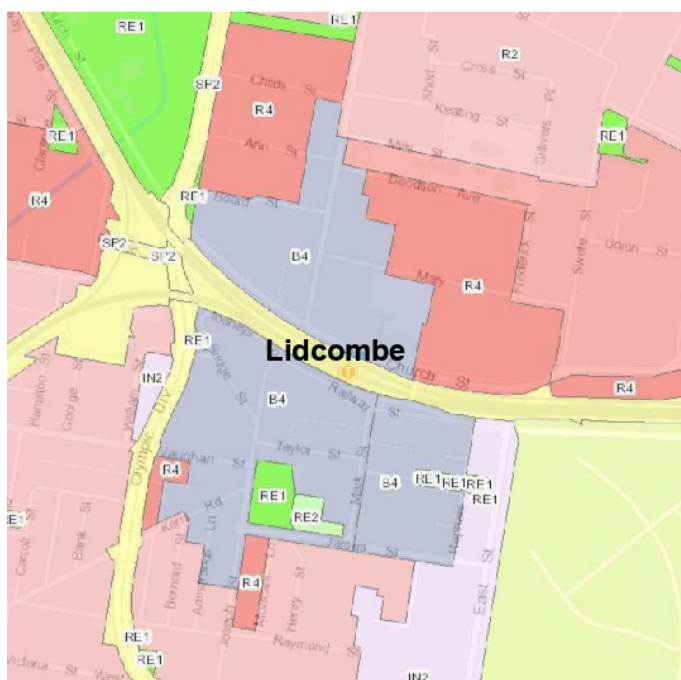
Officer recommendation to Council

Consider in future work program by Council



Lidcombe Town Centre

Encourage variation in height and FSR



Proposal	Current Controls (PLEP)	Proposed Controls
	B4 Mixed Use RE1 Public Recreation RE2 Private Recreation Height: 32m FSR: 5:1	Change planning controls to vary building height by 10% and FSR by 0.5:1.
Submission	The Submission is from Think Planners and recommends that planning controls for Lidcombe Town Centre should vary the building height by 10% and the FSR by 0.5:1 and/or introduce a unique provision in the LEP for larger land parcels that will be developed for 2 or more towers that encourages variations in height.	

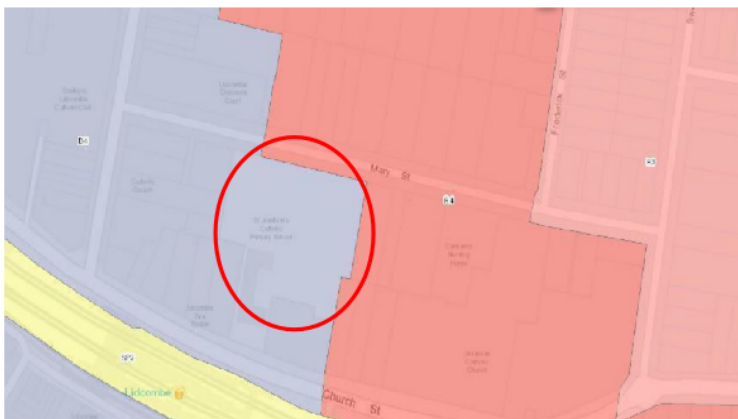
Officer recommendation to Council

Consider in future work program by Council



7 Mary Street, Lidcombe

Increase height



Proposal	Current Controls (HLEP)	Proposed Controls
	B4 Mixed Use Height 32m FSR 5:1	Increase HOB to 55m
Submission	<p>The Submissions is from Ethos Urban on behalf of the Catholic Archdiocese of Sydney in regards to 7 Mary Street, Lidcombe which the Archdiocese is proposing to redevelop. The submissions proposes increasing the proposed HOB to 55m as the already proposed 38m will not be enough to allow the site to reach the full proposed 5:1 FSR. The submitters have also offered to meet with council staff in person to discuss the matter further. The submissions has supporting documents attached.</p>	

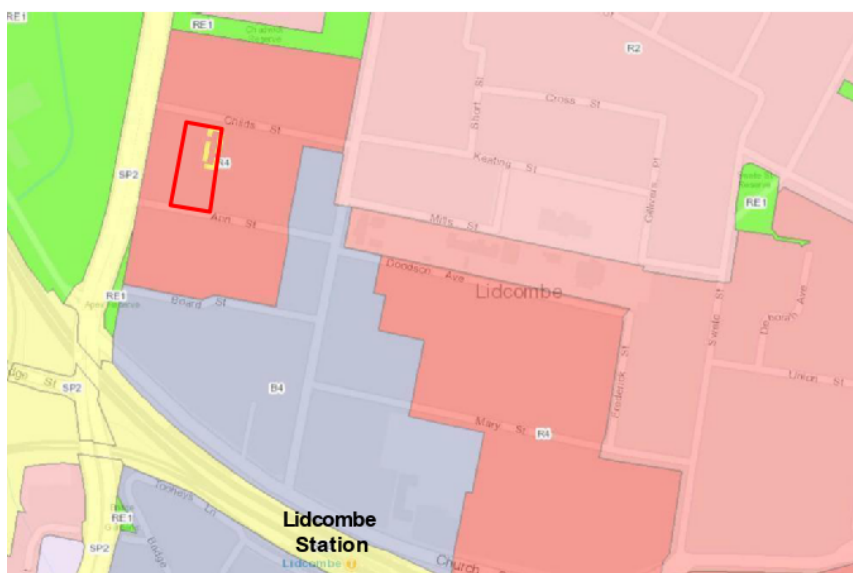
Officer recommendation to Council

Consider in future work program by Council



15-19 Childs Street and 16-20 Ann Street, Lidcombe

Increase height and FSR



Proposal	Current Controls (ALEP)	Proposed Controls
	Zone: R4 High Density Residential	Increase height limit to 50m,
	Height: 18m FSR: 1.7:1	FSR to 5:1
Submission	<p>Located in proximate to Lidcombe train station and town centre.</p> <p>The existing natural line (RE1 zoned Chadwick Reserve) separate higher density between R4 and RE1 zone. Height limit to 35m is not necessary for this site area.</p> <p>The proposed increased height and density is recommended to be consistent with other Precincts within Lidcombe.</p>	

Officer recommendation to Council

Consider in future work program by Council

The map shows the Lidcombe station area with various streets and land use zones. A red outline highlights a specific area on Chapel St. The map includes labels for streets such as Chapel St, Ave St, Bang St, Church St, and others. It also shows different land use zones in various colors (green, red, blue, yellow) and labels for specific areas like 'Lidcombe' and 'Lidcombe station'.

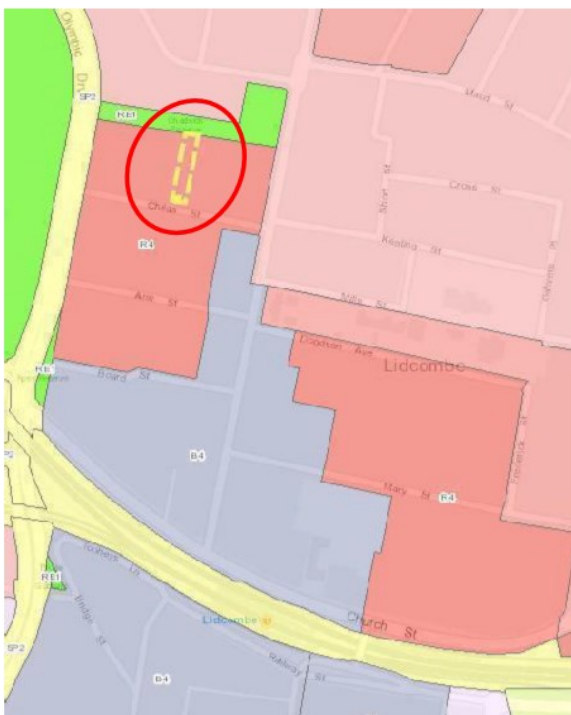
Proposal	Current Controls (ALEP)	Proposed Controls
	<p>Zone: R4 High Density Residential</p> <p>Height: 18m, 20m</p> <p>FSR:1.7:1, 2:1</p>	Request for higher FSR of 3:1 and increase in height limit
Submission	Request for upzoning of the site on the corners of Childs St and Olympic Drive (the Liberty Plains motel) for higher FSR 3:1 and increase in height limit, in align to the surrounding development.	

Officer recommendation to Council	Consider in future work program by Council
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8 Childs Street, Lidcombe

Increase height and FSR



Proposal	Current Control (ALEP)	Proposed Controls
Submission	R4	FSR: 3:1
	Height 18m	Height: 32m
	FSR 1.7:1	
<p>Submission from 8 Childs Street, but refers to entire northern side of Childs Street.</p> <p>Site is just outside Lidcombe TC boundary. South of street is within precinct 11 of Lidcombe TC strategy work.</p> <p>Proponent wants Council to apply the same HOB and FSR of Precinct 11 for entire Childs Street and make it uniform.</p>		

Officer recommendation to Council

Consider in future work program by Council



60-62A Joseph Street, Lidcombe

Increase height



Proposal	Current Controls (ALEP)	Proposed Controls
	Zone: B4 Mixed Use Height: 32m FSR: 5:1	Increase height limit to 50m
Submission	<p>Recommends an increase in height limit to 50m to reflect a more contemporary style of building and allow for development of a higher standard both in terms of architectural style, public domain outcomes, deep soil planting and potential through site links.</p> <p>Commented that a current FSR of 5:1 and height of 38m is a mismatch that would only permit development for short and wide buildings that have a high site coverage ratio.</p>	

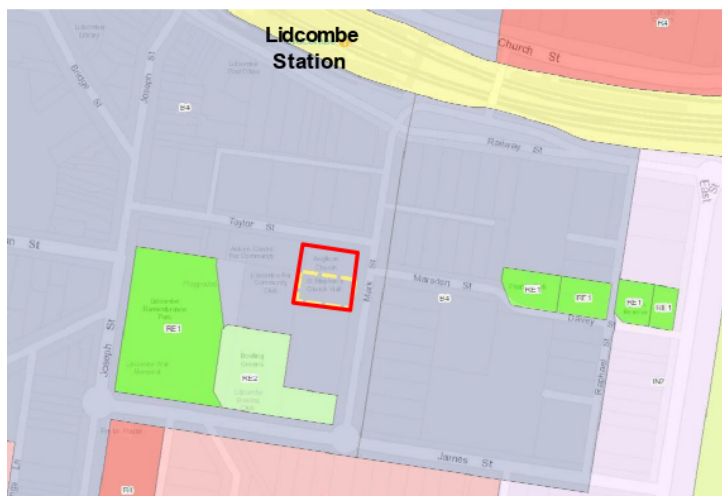
Officer recommendation to Council

Consider in future work program by Council



1A Mark Street, Lidcombe

Increase height and FSR



Proposal	Current Controls (ALEP)	Proposed Controls
	<p>Zone: B4 Mixed Use</p> <p>Height: 32m</p> <p>FSR: 5:1</p>	<p>Review of FSR and height limit to allow up to 15 storey development (in- part), and include place of public worship land use in B4 zoning.</p>
Submission	<p>Submitter provided a urban design study and open space investigation on the subject site and Lidcombe Remembrance Park precinct.</p> <p>Submitter commented that the existing planning control on the site would deliver a poor urban design outcome and could cast significant overshadowing on the Lidcombe Remembrance Park.</p> <p>The proposed part 5 storey and part 15 storey (with no change to FSR), would potentially deliver a range of benefits for its urban design and open spaces.</p> <p>Commented that the proposed outcome still falls under the general height hierarchy of the Lidcombe Town Centre and the taller tower addresses the Gateway location at the corner of Mark and Taylor Streets.</p>	

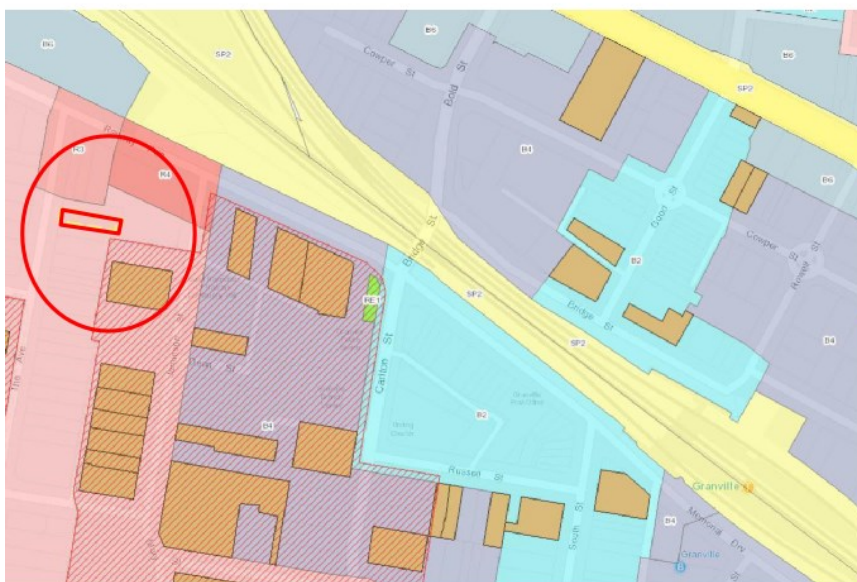
Officer recommendation to Council

Consider in future work program by Council



9 The Avenue, Granville

Proposed rezoning – R2 to R3/R4



Proposal	Current Controls (PLEP)	Proposed Controls
	<p>Zone: R2 Low Density Residential</p> <p>Height: 9m</p> <p>FSR: 0.5:1</p>	<p>R3 Medium Density Residential or R4 High Density Residential,</p> <p>Allow for town house or apartments development</p>
Submission	<p>There are high demand for local housing needs in Granville</p> <p>More housing need to be provided close to railway line for easy transportation</p> <p>Amalgamate smaller lots for a joint development would provide better neighbourhood look and feel, rather than irregular size of lands with house and unit mixed together.</p>	

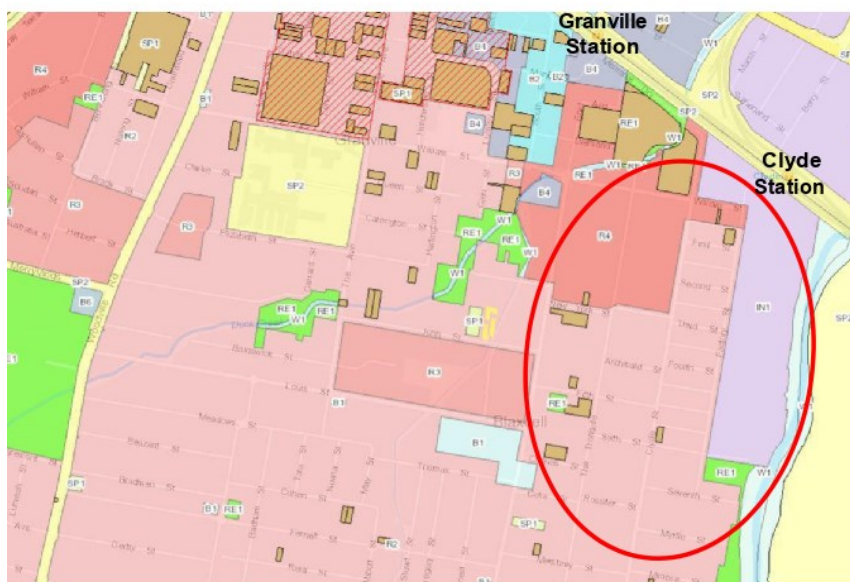
Officer recommendation to Council

Consider in future work program by Council



Clyde Station and Myrtle Street, Clyde

Proposed rezoning – R2 to R3



Proposal Summary	Current Controls (PLEP)	Proposed Controls
	Zone: R2Low Density Residential	R3 Medium Density Residential
	Height: 9m	
	FSR: 0.5:1	
Rationale/ Submission	<p>Would like to see a focus on areas in close proximity to bus services and train services.</p> <p>Particular attention to existing R2 zoned area in between Clyde Station and Myrtle Street.</p>	

Officer recommendation to Council

Consider in future work program by Council



2 Factory Street, Granville (Clyde)

Proposed rezoning – IN1 to B4



Proposal	Current Controls (PLEP)	Proposed Controls
	<p>Zone: IN1 General Industrial</p> <p>Height: 12m</p> <p>FSR:1:1</p>	<p>Mixed Use, and review of permissible land uses such as student accommodation, commercial, retail, office uses, educational and community uses</p>
Submission	<p>Submission outlines the previous support from Parramatta Council for change of zoning to mixed-use zoning but failed to gain gateway approval.</p> <p>At the time, JRPP noted potential for other uses, including commercial or a combined commercial/industrial use and for the future of land to take into findings of the draft Parramatta Employment Lands Study.</p> <p>Based on the Cumberland Council Employment Lands Study's acknowledgement of the constraints of the Clyde Industrial Area and its suggestion of a relationship with Granville TAFE to become an innovative learning precinct, the submissions requests Council to take priority early action to adopt a range of complementary land uses that could be applied to land at 2 Factory Street, Clyde to assist the broader transition of Clyde to an innovative and productive precinct.</p>	

Officer recommendation to Council

Consider in future work program by Council



Stream 2: Consider in future work program

Local Centres – Berala, Guildford, Pendle Hill and Regents Park

Site address	Proposal
Berala Town Centre and surrounds	Revisit the Berala village planning proposal and upzone where necessary to improve business
Wrights Avenue, Berala	Rezone from R2 to R3, and increase FSR and height
Marian Street precinct, Guildford	Rezone from R2/R3/R4 to R4, and increase FSR and height
33 Salisbury Road, Guildford	Rezone from R2 to R3, and increase FSR and height
Oxford Street, Marian Street, McArthur Street, and Woodstock Street, Guildford	Rezone from IN1 to R4, and increase FSR and height
Corner of McArthur Street, Marian Street and Woodstock Street, Guildford	Rezone from IN1 to R4, and increase FSR and height
Station Street, Guildford	Rezone from IN1 to R4, and increase FSR and height
Hawkesview Road, Guildford	Rezone from R2 to R4 or B4, and increase FSR and height
7 and 7a Billabong Street, Pendle Hill	Increase FSR on site
17 Amy Street, Regents Park	Rezone from R3 to B4, and increase in height



Berala Town Centre and surrounds

Revisit Berala Town Centre Planning Proposal



Proposal	Current Controls (PLEP)	Proposed Controls
	R2 Low Density Residential and R3 Medium Density Residential	Rezone parts Berala Town Centre to R3, R4 and B2
Submission	<p>The submissions is a petition from business owners in Berala TownCentre asking council to revisit the Berala village planning proposal and upzone where necessary to improve business.</p> <p>The Berala village planning proposal would see areas to the West of Woodburn Road rezoned from R2 and R3 to R4 and B2 and areas east of Woodburn Road rezoned from R2 and R3 to R3, R4 and B2. Specific information has been provided in the submission.</p>	

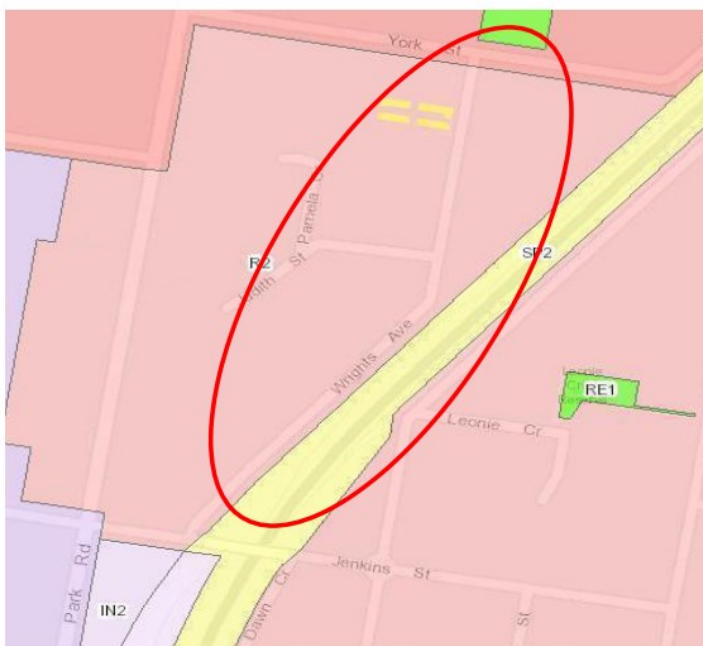
Officer recommendation to Council

Consider in future work program by Council



Wrights Avenue, Berala

Proposed rezoning – R2 to R3



Proposal	Current Controls (ALEP)	Proposed Controls
	R2 Low Density Residential Height: 9m	Rezone to R3 Medium Density Residential
Submission	Rezone both sides of Wrights Avenue, Berala to R3	

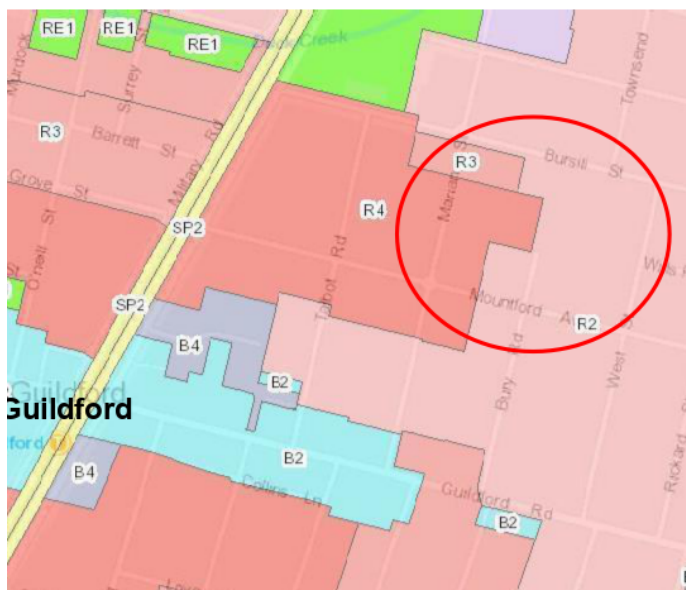
Officer recommendation to Council

Consider in future work program by Council



Marian Street Precinct, Guildford

Proposed rezoning – R2toR4



Proposal	Current Controls (HLEP)	Proposed Controls
	R2 Low Density Residential R3 Medium Density Residential R4 High Density Residential Height 9m, 11m, FSR 0.5:1, 0.6:1, 0.8:1,	Rezone to R4, change FSR to 1.5:1, change HOB to 17m
Submission	<p>Submission from Think Planners requests various changes to planning controls to facilitate redevelopment.</p> <p>The justification for these changes is that they align with the directions and strategies described in the Plan for Growing Sydney, the Metropolis of Three Cities – the Greater Sydney Region Plan and the Central City District Plan. The submission has supporting documents attached.</p>	

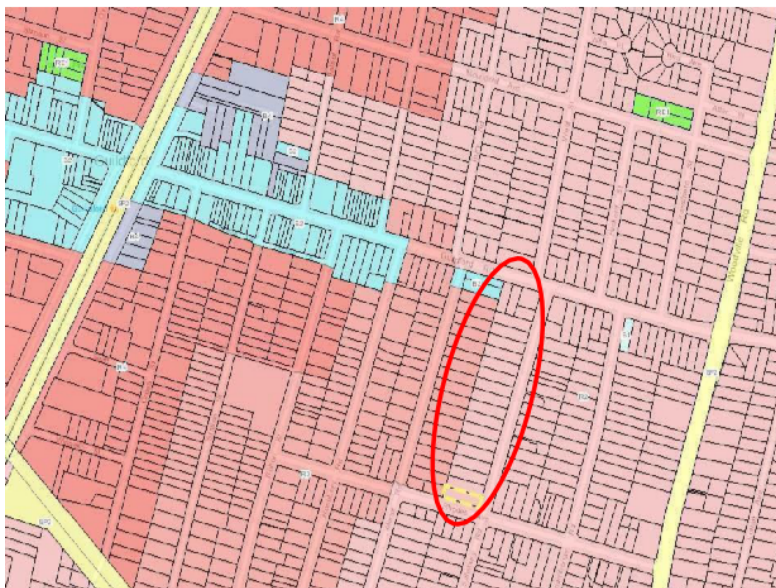
Officer recommendation to Council

Consider in future work program by Council



33 Salisbury Road, Guildford

Proposed rezoning – R2 to R3



Proposal	Current Controls (PLEP)	Proposed Controls
	R2 Low Density Residential Height 9m FSR 0.5:1	R3 Medium Density
Submission	Properties on Milner Rd which are directly behind are zoned R3.	

Officer recommendation to Council

Consider in future work program by Council



Oxford, Marian, McArthur and Woodstock Street, Guildford

Proposed rezoning – IN1 to R4



Proposal	Current Controls (PLEP)	Proposed Controls
	IN1 zone 1:1 FSR 12m HOB	R4 zone 38 HOB
Submission	Rezone from IN1 to R4, and increase HOB from 12m to 38m - allowing RFBs and multi-dwellings (townhouses) with different heights. Currently the site is a hardware, bathroom and kitchen wholesaler employing 10 staff.	

Officer recommendation to Council

Consider in future work program by Council



Marian, McArthur and Woodstock Street, Guildford

Proposed rezoning – IN1 to R4



Proposal	Current Controls (PLEP)	Proposed Controls
	IN1 zone 1:1 FSR 12m HOB	R4 zone 31 HOB
Submission	Rezone from IN1 to R4, and increase HOB from 12m to 31m - allowing RFBs with different heights. Currently the site is a product showroom for window and joinery manufacturing, employing 16 people.	

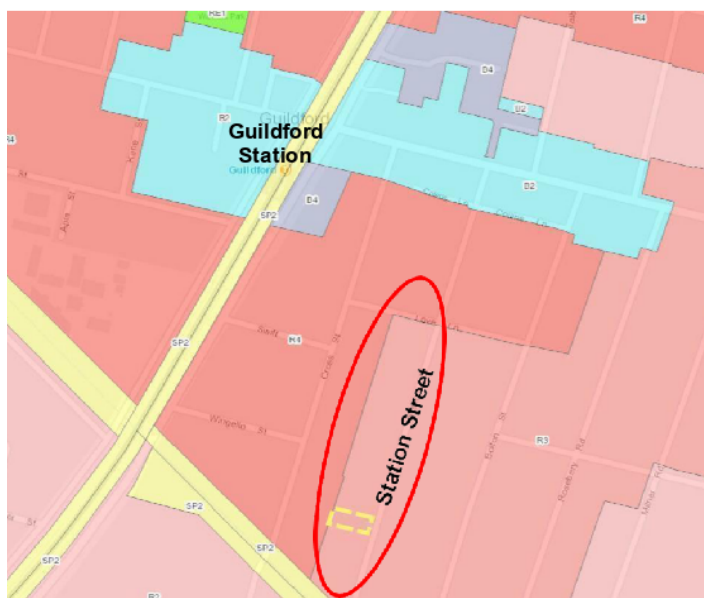
Officer recommendation to Council

Consider in future work program by Council



Station Street, Guildford

Proposed rezoning – IN1 to R4



Proposal	Current Controls (PLEP)	Proposed Controls
	Zone: IN1 General Industrial	R4 High Density Residential
	Height: 11m	15m
	FSR: 0.6:1	2:1
Submission	<p>The subject site is zoned R3 but the western half of the block is zoned to R4. A block of 30 apartment units being built directly on the rear of the subject site which the submitter concerns of privacy and disparity in zoning and density around the area.</p> <p>Noting on the site's proximity to local centres, Guildford train stations and Yennora and Woodpark industrial precinct.</p> <p>Comments made on the demand for housing in the area and noting on recognition of employment opportunity in the area that there should be ample housing for locals to live close to where they work.</p>	

Officer recommendation to Council

Consider in future work program by Council



Hawksview Road, Guildford

Proposed rezoning – R2 to R4 or B4



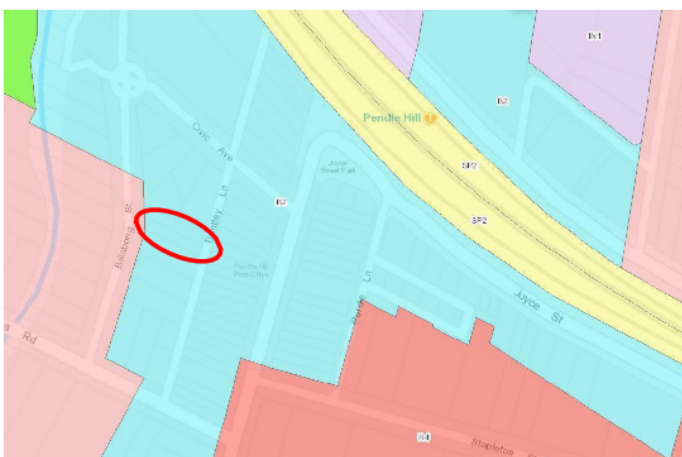
Proposal	Current Controls (HLEP)	Proposed Controls
	Mixed	Zone B4 Mixed Use with corresponding uplift in height and FSR
Submission	Rezone Hawksview Rd Guildford including customer's property (no address provided) to either R4 or B4 zoning, as it is opposite St Elias church and having both parking, and cafes/amenities underneath will benefit the area. 600m approx straight line distance from Guildford.	

Officer recommendation to Council

Consider in future work program by Council



7 and 7a Billabong Street, Pendle Hill Increase FSR



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone B2 Local Centre Height 17m FSR 2:1	Increase FSR to 3:1
Submission	Submitter requests that FSR be increased to 3:1 for 7 and 7a Billabong Street. It is in the town centre and within 160 meters of the station.	

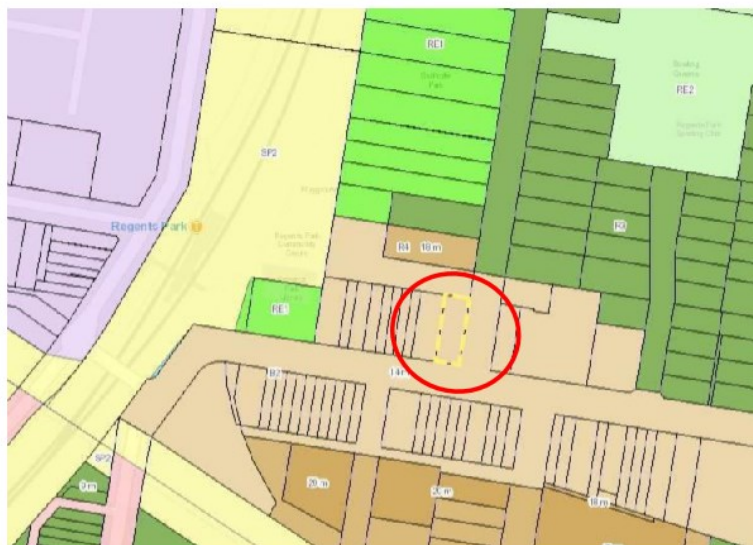
Officer recommendation to Council

Consider in future work program by Council



17 Amy Street, Regents Park

Increase in height



Proposal	Current Controls (ALEP)	Proposed Controls
	Zone R3 Medium Density Residential	Zone B4 Mixed Use with corresponding uplift in height and FSR
Submission	Proposal to increase the height limit of the property by 3m – to allow an additional floor. Additional parking is already provided, and an existing DA in place.	

Officer recommendation to Council

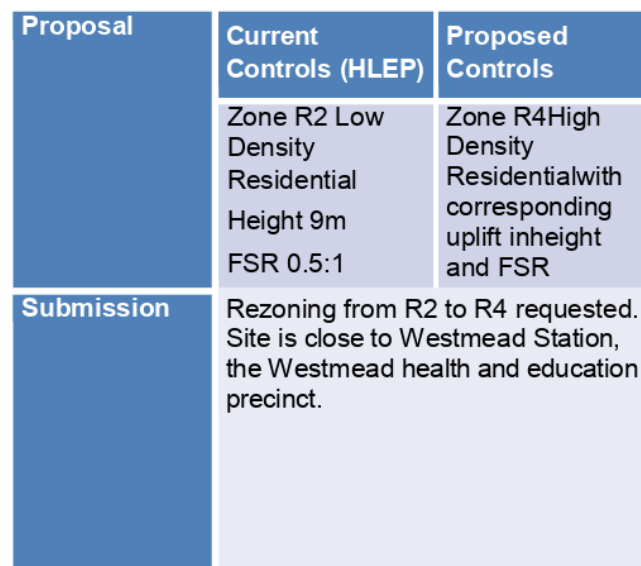
Consider in future work program by Council



Stream 2: Consider in future work program

Strategic Precinct–Westmead

Site address	Proposal
Area bounded by Hawkesbury Road, Alexandra Avenue, Grand Avenue and Bridge Road, Westmead	Rezone from R2 to R4, and increase FSR and height
79-87 Bridge Road, Westmead	Rezone from R2 to R4
Hawkesbury Road and Howe Street, Westmead	Rezone from R2/R3/B1 to R4
Pye Street and Good Street, Westmead	Rezone from R3 to R4
74 Hawkesbury Road, Westmead	Rezone from B1 to B4/R4

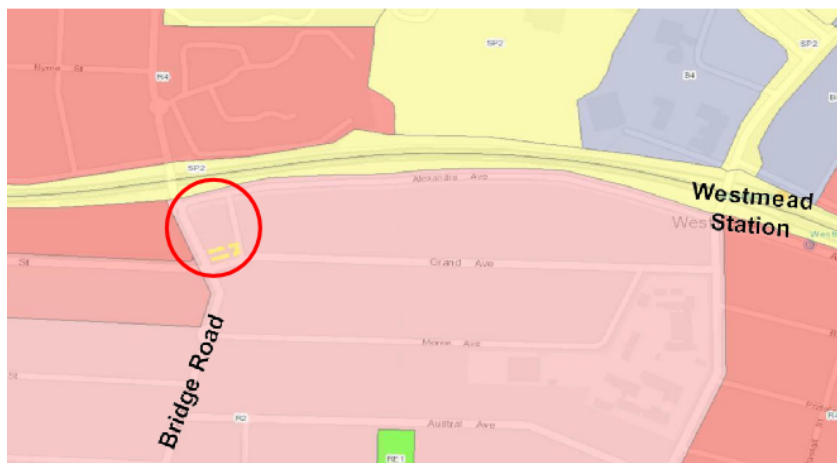


Consider in future work program by Council



79-87 Bridge Road, Westmead

Proposed rezoning – R2 to R4



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone: R2 Low Density Residential	R4 High Density Residential
	Height: 9m	
	FSR: 0.5:1	
Submission	<p>These lots are located on one block with a rear access lane. There are units across the railway and immediately across the road from these lots.</p> <p>Short walk (approx. 630m) to Westmead railway station, Westmead hospitals and local schools.</p>	

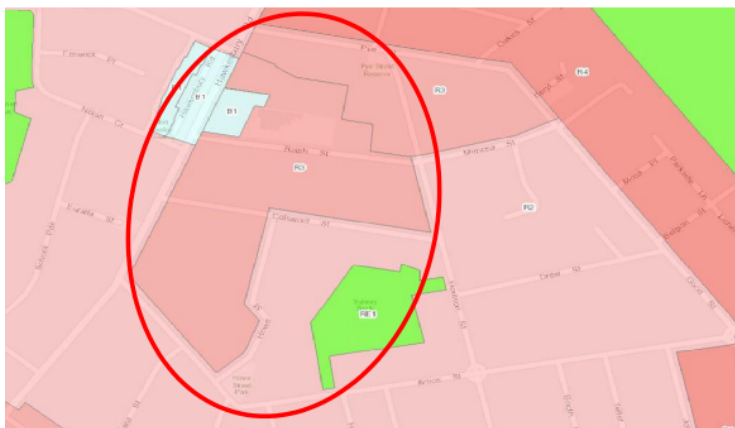
Officer recommendation to Council

Consider in future work program by Council



Hawkesbury Road and Howe Street, Westmead

Proposed rezoning – R2/R3/B1 to R4



Proposal	Current Controls (HLEP)	Proposed Controls
	Mix of R2 Low Density Residential, R3 Medium Density Residential and B1 Neighbourhood Centre	R4 High Density Residential Height: 15m FSR 1:1
Submission	<p>Located in proximate to Parramatta CBD and open space.</p> <p>Recommends Council to encourage higher density residential, affordable housing and business opportunities on this area in Westmead South.</p> <p>Rezoning to R4 would bring more residents into this area and bring back the businesses and community back to life with potential for new light rail. The Oakes Street shopping complex is experiencing vacant shops due to not enough density allowed in the area.</p>	

Officer recommendation to Council

Consider in future work program by Council



Pye Street and Good Street, Westmead

Proposed rezoning – R3 to R4



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone: R3 Medium Density Residential Height: 9m FSR: 0.7:1	R4 High Density Residential
Submission	Lots on the corner of Pye St and Good St are surrounded by units for many years. Developments around the area are transitioning to higher density. Short walk to Westmead railway station, Westmead hospitals, local schools, Parramatta CBD and Parramatta Park.	

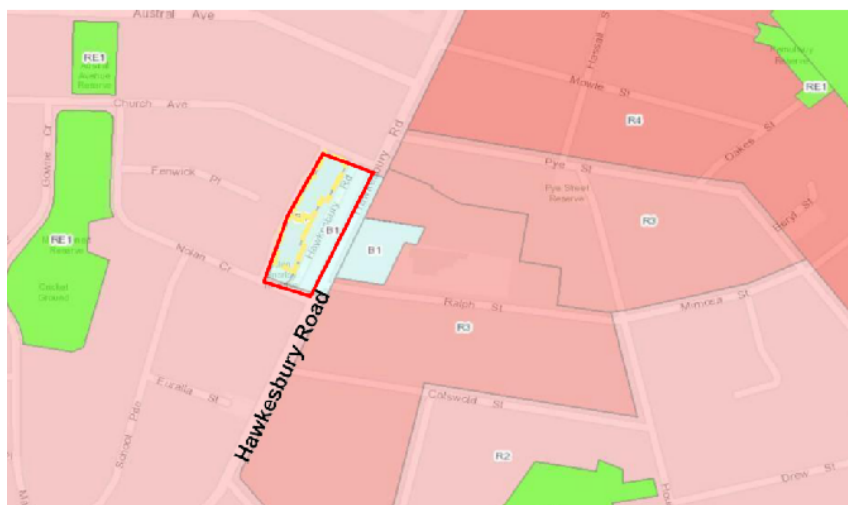
Officer recommendation to Council

Consider in future work program by Council



74 Hawkesbury Road, Westmead

Proposed rezoning – B1 to B4/R4



Proposal	Current Controls (HLEP)	Proposed Controls
	<p>Zone: B1 Neighbourhood Centre</p> <p>Height: 17m</p> <p>FSR: 2:1</p>	<p>B4 Mixed Use or R4 High Density Residential</p>
Submission	<p>Many of the owners have no intention to upgrade the existing (poor) condition and would like to redevelop the site entirely.</p> <p>The proposed development includes:</p> <ul style="list-style-type: none"> Acquiring a section of Hawkesbury Road fronting the subject site Demolish the existing shop top housing and redevelop with a greater FSR to include educational facility or centre-based multi-use shopping centre 	

Officer recommendation to Council

Consider in future work program by Council



Stream 2: Consider in future work program

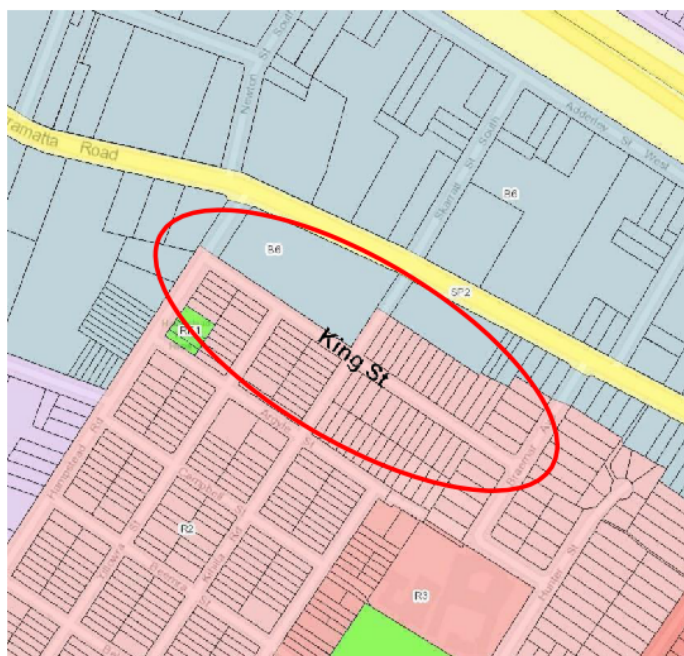
Strategic Corridor – Parramatta Road Corridor

Site address	Proposal
King Street, Auburn	Rezone from R2 to B1 or R3, and increase FSR and height
61 Macquarie Road, Auburn	Increase height (max. 28m) and FSR (max. 2.5:1)
81 Northumberland Road, Auburn	Increase height (max. 7 storeys) and FSR (max. 4:1)
92 Parramatta Road, Auburn	Allow mixed use activities in B6 zone
219 Parramatta Road, Auburn	Request for flexible land uses
54-68 Hampstead Road and 276-282 Parramatta Road, Auburn	Rezone from B6 to B1, and apply FSR incentives for certain uses
284-290 Parramatta Road, Auburn	Rezone from B6 to B1, and apply FSR incentives for certain uses
Parramatta Road and Jellicoe Street, Lidcombe	Allow mixed use activities in B6 zone
195-203 John Street, Lidcombe	Increase height and FSR
11-13 Fox Street, Holroyd	Rezone from IN2 to R3, and increase FSR and height
20 Crescent Street, Holroyd	Retain existing zoning of B5, rather than PRCUTS proposed zoning of RE1



King Street, Auburn

Proposed rezoning – R2 to B1 or R3



Proposal	Current Controls (ALEP)	Proposed Controls
	Zone R2 Low Density Residential Height 9m FSR N/A	Zone B1 Neighbourhood Centre or R3 Medium Density Residential with corresponding uplift in height and FSR
Submission	Submitter requests King Street, Auburn be rezoned to B1 or R3 to blend the building height and to bring more business into the area.	

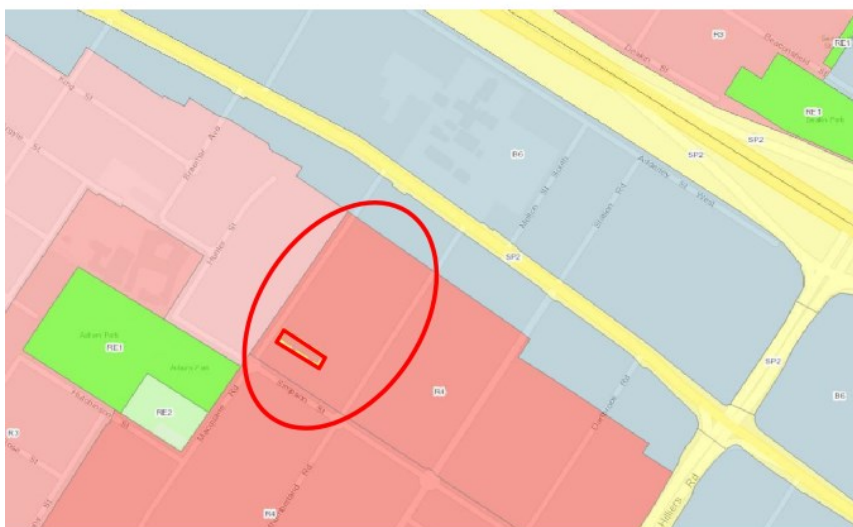
Officer recommendation to Council

Consider in future work program by Council



61 Macquarie Road, Auburn

Increase height and FSR controls



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone: R4 High Density Residential	Increase a maximum height of building
	Height 18m	28m
	FSR: 1.7:1	2.5:1
Submission	<p>Units in North Auburn are aged and having an ongoing maintenance issues. North Auburn needs flexible height and FSR controls so that the area becomes attractive to potential investors.</p> <p>Height increase to 21m-27m and zoning change to R4 are proposed to the area opposite (western side of Macquarie Road) to the subject site, under the PRCUTS.</p>	

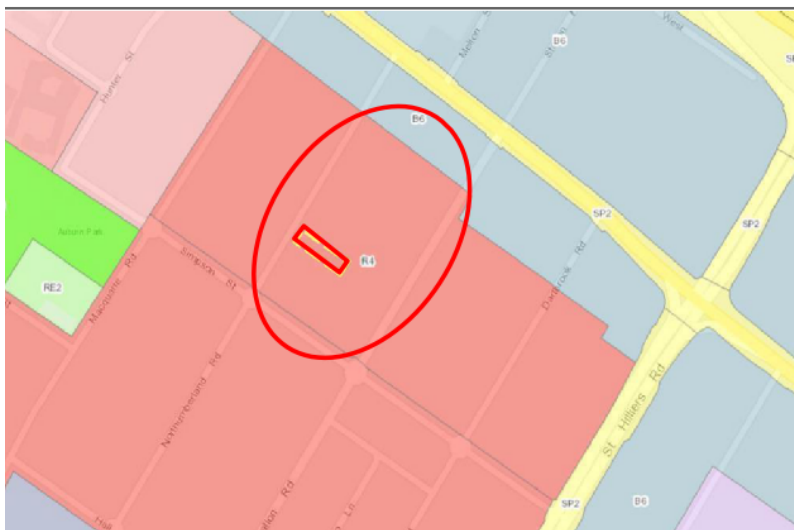
Officer recommendation to Council

Consider in future work program by Council



81 Northumberland Road, Auburn

Increase height and FSR controls



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone: R4 High Density Residential	Increase a maximum height of building
	Height: 18m	Up to 7storey
	FSR: 1.7:1	4:1
Submission	<p>Area in North Auburn is experiencing over crowded parking issues due to aged apartments and units with no basement parking spaces.</p> <p>Rubbish/littering has been an issue for these area due to separate unit blocks.</p> <p>The current 18m height limit and FSR of 1.7:1 offer no financial incentive for developers to purchase blocks of units and redevelopthearea.</p>	

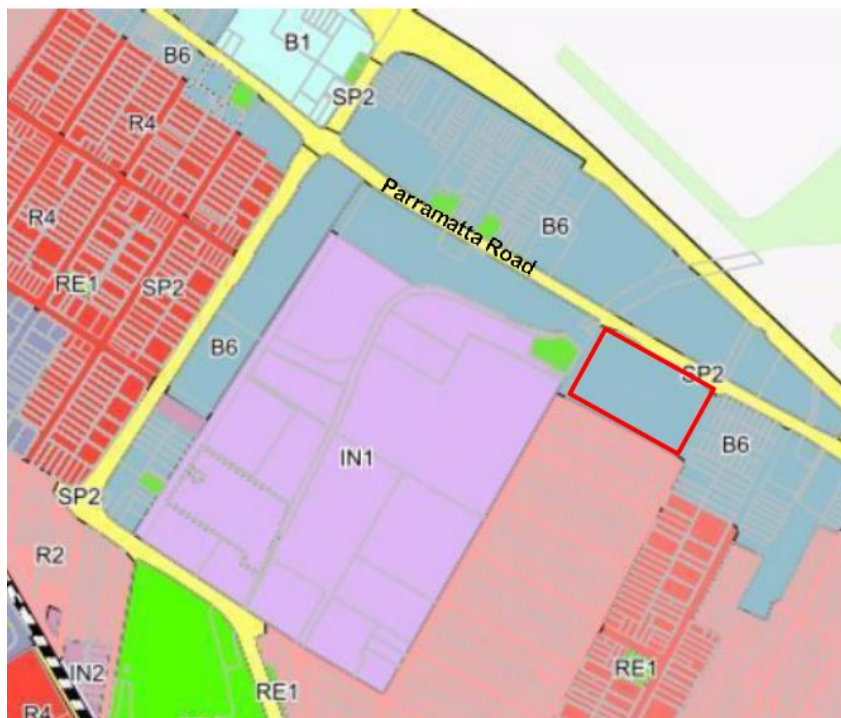
Officer recommendation to Council

Consider in future work program by Council



92 Parramatta Road, Auburn

Permit mixed use(residential)



Proposal	Current Controls (ALEP)	Proposed Controls (submission)
	Zone: B6 Enterprise Corridor Height: 27m FSR: 1:1	Request for mixed use (residential uses)
Submission	Submission requests that residential development be permitted – plans to redevelop site into a mixed use precinct	

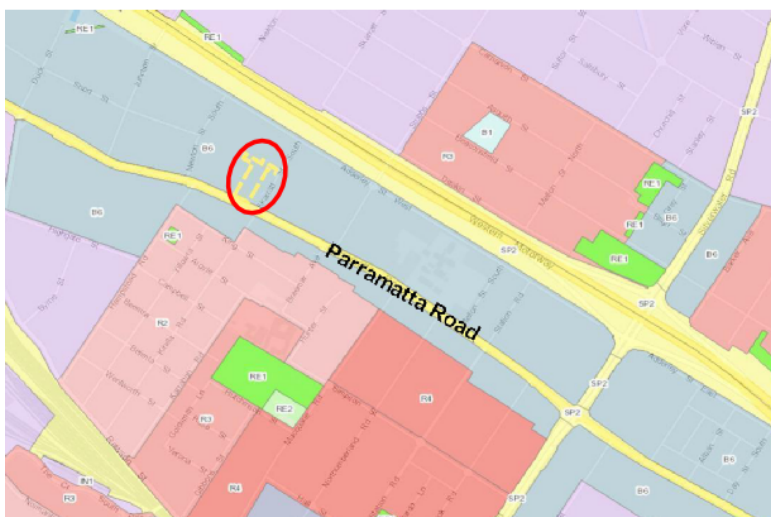
Officer recommendation to Council

Consider in future work program by Council



219 Parramatta Road, Auburn

Flexible land uses



Proposal	Current Controls (ALEP)	Proposed Controls
	<p>Zone: B6 Enterprise Corridor</p> <p>Height: 27m</p> <p>FSR: 1:1</p>	<p>Request for flexible land uses</p>
Submission	<p>Submission requests consideration of general retailing within the B6 zone to allow these types of businesses to operate adjoining other bulky goods retail outlets. This general retail space could be restricted to 15% of the floor area of the building to ensure existing commercial centres are protected.</p> <p>Submission notes that businesses along Parramatta Road have been struggling due to the impact of online retail shopping and notes that there is a need for purely bulky good retail areas to transform into viable and vibrant spaces.</p>	

Officer recommendation to Council

Consider in future work program by Council



54-68 Hampstead Road and 276-282 Parramatta Road, Auburn

Proposed rezoning – B6 to B1 and other controls



Proposal	Current Controls (ALEP)	Proposed Controls
	B6 Enterprise Corridor Height N/A FSR 1:1	B1 Neighbourhood Centre Apply existing 'Parramatta Road Precinct' boundary Continue height and FSR incentives
Submission	<p>Submitter requests following changes be considered:</p> <ol style="list-style-type: none"> 1. The 'Parramatta Road Precinct' boundary and Clause 4.4.(2B) continue to apply to the B6 zoned land along the Parramatta Road Corridor, 2. The incentives also apply, as they currently do, to the land subject to the zone change from B6 Enterprise Corridor to B1 Neighbourhood Centre 	

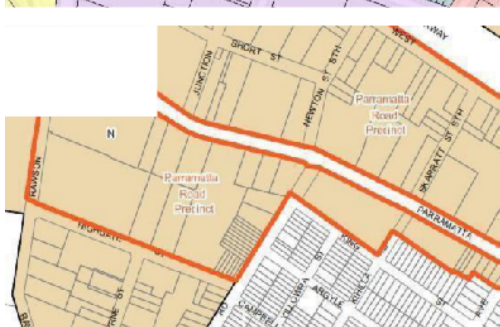
Officer recommendation to Council

Consider in future work program by Council



284-290 Parramatta Road, Auburn

Proposed rezoning – B6 to B1 and increase FSR



Proposal	Current Controls (ALEP)	Proposed Controls
	B6 Enterprise Corridor Height N/A FSR 1:1	B1 Neighbourhood Centre Increase FSR (max. 3:1) Retain existing permissible uses
Submission	<p>Apply consistent zoning and planning controls across entire site, including FSR increase to 3:1 (incentive as per Auburn LEP clause 4.4)</p> <p>Retain permissibility of current uses including office premises, specialised retail premises, vehicle sales or hire premises, and hardware and building supplies</p> <p>Submitter asserts that PRCUTS does not provide an appropriate response to site specific context and will not facilitate economically feasible redevelopment.</p>	

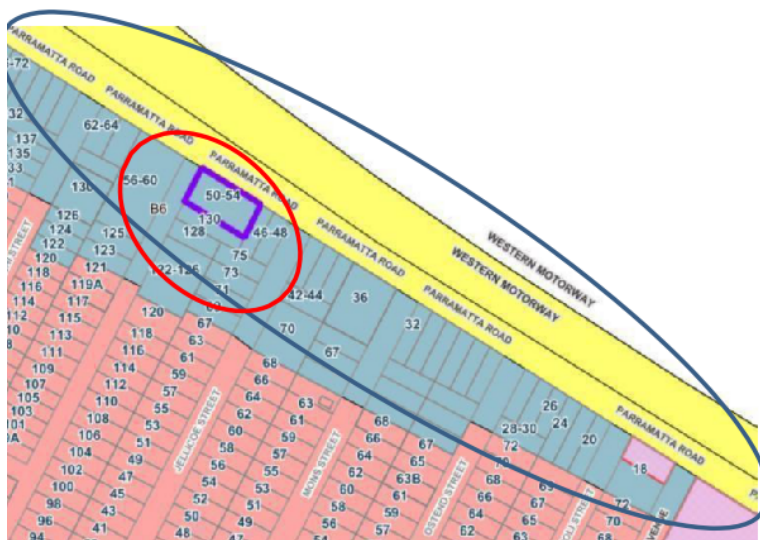
Officer recommendation to Council

Consider in future work program by Council



Parramatta Road and Jellicoe Street, Lidcombe

Allow residential in B6 zone



Proposal	Current Controls (ALEP)	Proposed Controls
	Zone: B6 Enterprise Corridor Height: NA FSR: 1:1	To allow mixed use in the B6 zone within the Parramatta Road corridor at Lidcombe.
Submission	Requests that mixed use (including shop-top housing/residential use) be permitted in the B6 zone within the Parramatta Road corridor at Lidcombe.	

Officer recommendation to Council

Consider in future work program by Council



195-203 John Street, Lidcombe

Increase height and FSR



Proposal	Current Controls (HLEP)	Proposed Controls
	B6 Enterprise Corridor Height NA FSR 1:1	Increase height and FSR
Submission	Request for development controls to support similar scale and density to the CarterStreet Precinct including the development of towers.	

Officer recommendation to Council

Consider in future work program by Council



11-13 Fox Street, Holroyd

Proposed rezoning – IN2 to R3



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone IN2 Light Industrial	R3, and FSR 1.5 to 1 and HOB 15m
Submission	<p>Requests site be rezoned to R3, and FSR 1.5 to 1 and HOB 15m, referencing PRCUTS.</p> <p>Submitter notes that a SEPP restriction on the site should not be a deterrent for keeping the same zone.</p>	

Officer recommendation to Council

Consider in future work program by Council



20 Crescent Street, Holroyd

Retain current zoning



Proposal	Current Controls (HLEP)	Proposed Controls
	<p>Zone: B5 Business Development</p> <p>Height: 15m</p> <p>FSR: 1:1</p>	<p>Does not agree with the PRCUTS recommended rezoning of the site to RE1.</p>
Submission	<p>Rezoning to RE1 is inappropriate for this site. If a buffer is required between the proposed R3 and B6, this can be addressed through appropriate setbacks or by a site-specific development control plan.</p> <p>The site does not provide direct access point to the Holroyd Sports Ground. A Becketts Creek runs between the site and the Holroyd Sports Ground. If access is required, a bridge to be constructed over A Becketts Creek.</p>	

Officer recommendation to Council

Consider in future work program by Council



Stream 2: Consider in future work program

Strategic Corridor – Woodville Road Corridor

Site address	Proposal
49-53 Woodville Road, Granville	Rezone from R2 to R4
81 Woodville Road, Granville	Rezone from R2 to B4
118 Woodville Road, Granville	Rezone from R2 to B4
Woodville Road Corridor, Granville	Rezone to B4
205 Woodville Road, Merrylands	Rezone from R2 to R4
12-14 Brady Street, Merrylands	Rezone from R2 to R4/B6
112-116 Elizabeth Street, Granville	Rezone from R3 to R4
131-135 Woodville Road, Granville	Rezone from R2 to R4
138 Woodville Road, Granville	Rezone from R3 to B4
280-290 Woodville Road, Guildford	Rezone from B6 to B4
283-289 Woodville Road, Guildford	Rezone to allow for both commercial and residential uses
345-347 Woodville Road, Guildford	Rezone from R2 to B4
459 Woodville Road, Guildford	Rezone from R2 to B4
524-528 Woodville Rd, Guildford	Rezone from R2 to R4
533 Woodville Rd, Guildford	Rezone to allow for townhouses or units
3 and 7 Mountford Avenue, Guildford	Rezone from RE1 to R2 and remove from the land reservation acquisition map



49-53 Woodville Road, Granville

Proposed rezoning – R2 to R4



Proposal	Current Controls (PLEP)	Proposed Controls
	Zone: R2 Low Density Residential Height: 9m FSR: 0.5:1	Rezone to R4 High Density Residential
Submission	Requests that 49,51 and 53 Woodville Road Granville and surrounding properties be rezoned to R4 or mixed use zoning. Sites are close to Parramatta CBD, Merrylands and Granville train stations.	

Officer recommendation to Council

Consider in future work program by Council
Note: CLPP advice that site specific rezonings along Woodville Road should be examined holistically as part of Stream 2 and given a high priority



81 Woodville Road, Granville

Proposed rezoning – R2 to B4



Proposal	Current Controls (PLEP)	Proposed Controls
	Mix of R2, R3, R4, B4 and B6	Zone B4 Mixed Use and corresponding uplift in height and FSR
Submission	Requests Woodville Road Corridor be zoned to B4 Mixed Use. Need for improvement along the corridor to make the community energetic and developing.	

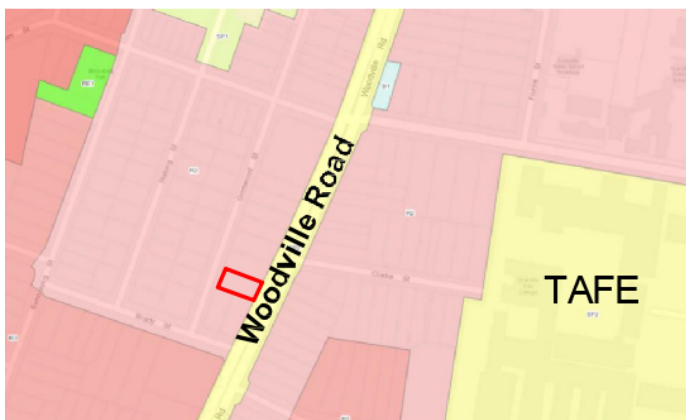
Officer recommendation to Council

Consider in future work program by Council
Note: CLPP advice that site specific rezonings along Woodville Road should be examined holistically as part of Stream 2 and given a high priority



118 Woodville Road, Granville

Proposed rezoning – R2 to R4



Proposal	Current Controls (PLEP)	Proposed Controls
	<p>Zone: R2 Low Density Residential</p> <p>Height: 9m</p> <p>FSR: 0.5:1</p>	<p>Zoning – R4 High Density Residential,</p> <p>as per Woodville Road Strategy</p>
Submission	<p>In 2001, the Woodville Road corridor was rezoned to allow for an increased residential density. In 2011, the corridor was rezoned back to a low density zoning (R2 Low Density Residential character under the PLEP 2011) to provide Council with sufficient time to conduct its planning study to inform a new strategy.</p> <p>In 2015, the former Parramatta City Council prepared the draft Woodville Road Planning Strategy.</p>	

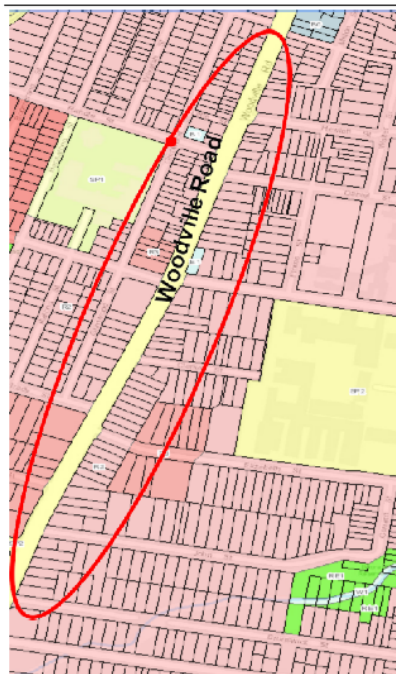
Officer recommendation to Council

Consider in future work program by Council
Note: CLPP advice that site specific rezonings along Woodville Road should be examined holistically as part of Stream 2 and given a high priority



Woodville Road Corridor, Granville

Proposed rezoning to B4



Proposal	Current Controls (PLEP)	Proposed Controls
Submission	Low Density	Zone B4 Mixed Use
	Supports the change of zoning of Woodville Rd Corridor, with request to rezone to B4 which will allow commercial shops and RFB development.	

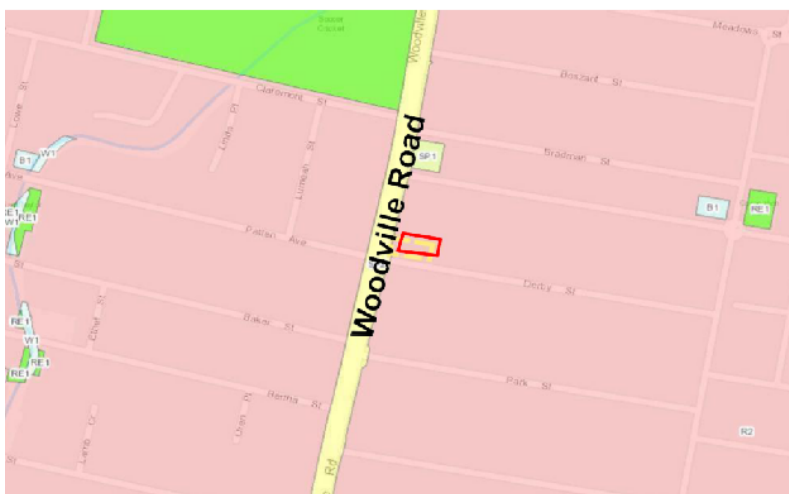
Officer recommendation to Council

Consider in future work program by Council
Note: CLPP advice that site specific rezonings along Woodville Road should be examined holistically as part of Stream 2 and given a high priority



205 Woodville Road, Merrylands

Proposed rezoning – R2 to R4



Proposal	Current Controls (PLEP)	Proposed Controls
	<p>Zone: R2 Low Density Residential</p> <p>Height: 9m</p> <p>FSR: 0.5:1</p>	<p>R4 High Density Residential,</p> <p>as per Woodville Road Strategy</p>
Submission	<p>In 2001, the Woodville Road corridor was rezoned to allow for an increased residential density.</p> <p>IN 2011, the corridor was rezoned back to a low density zoning (R2 Low Density Residential character under the PLEP 2011) to provide Council with sufficient time to conduct its planning study to inform a new strategy.</p> <p>In 2015, the former Parramatta City Council prepared the draft Woodville Road Planning Strategy.</p>	

Officer recommendation to Council

Consider in future work program by Council
Note: CLPP advice that site specific rezonings along Woodville Road should be examined holistically as part of Stream 2 and given a high priority



12-14 Brady Street, Merrylands

Proposed rezoning – R3 to R4 or B6



Proposal	Current Controls (PLEP)	Proposed Controls
	Zone: R3Medium Density Residential	Rezone to R4/B6
	Height: 11m	
	FSR: 0.6:1	
Submission	Both properties are located one block of land from the corner of Woodville Rd and Brady St.	

Officer recommendation to Council

Consider in future work program by Council
Note: CLPP advice that site specific rezonings along Woodville Road should be examined holistically as part of Stream 2 and given a high priority



112-116 Elizabeth Street, Granville

Proposed rezoning – R3 to R4



Proposal Summary	Current controls (PLEP)	Proposed controls
	Zone: R3 Medium Density Residential	Rezone to R4 High Density Residential
	Height: 11m	
	FSR: 0.6:1	
Rationale/ Submission	Request for Council to rezone 112, 114 and 116 Elizabeth Street Granville to R4, as these properties are within walking distance of Granville Train Station.	

Officer recommendation to Council

Consider in future work program by Council
Note: CLPP advice that site specific rezonings along Woodville Road should be examined holistically as part of Stream 2 and given a high priority



131-135 Woodville Rd, Granville

Proposed rezoning – R2 to R4



Proposal Summary	Current Controls (PLEP)	Proposed Controls
	Zone: R2 Low Density Residential Height: 9m FSR: 0.5:1	R4 High Density Residential, as per the Woodville Road Strategy
Background - Woodville Road corridor	<p>In 2001, the Woodville Road corridor was rezoned to allow for an increased residential density. In 2011, the corridor was rezoned back to a low density zoning (R2 Low Density Residential character under the PLEP 2011) to provide Council with sufficient time to conduct its planning study to inform a new strategy.</p> <p>In 2015, the former Parramatta City Council prepared the draft Woodville Road Planning Strategy.</p>	

Officer recommendation to Council

Consider in future work program by Council
Note: CLPP advice that site specific rezonings along Woodville Road should be examined holistically as part of Stream 2 and given a high priority



138 Woodville Road, Granville

Proposed rezoning – R3 to B4



Proposal Summary	Current Controls (ALEP)	Proposed Controls
	Zone R3 Medium Density Residential	Zone B4 Mixed Use with corresponding uplift in height and FSR
Submitter's Rationale	Request for Council to rezonethis site to mixed use. Submission details issues associated with Woodville Road, changing development and increased traffic.	

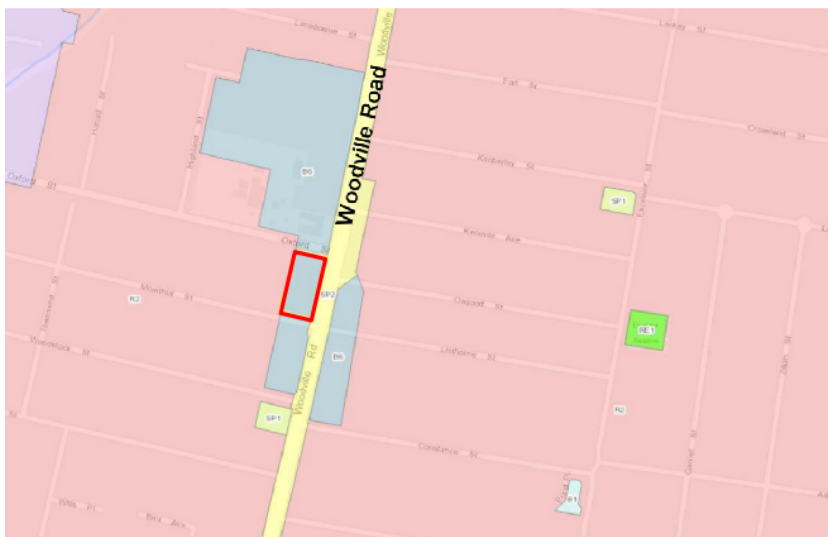
Officer recommendation to Council

Consider in future work program by Council
Note: CLPP advice that site specific rezonings along Woodville Road should be examined holistically as part of Stream 2 and given a high priority



280-290 Woodville Road, Guildford

Proposed rezoning – B6 to B4



Proposal	Current Controls (PLEP)	Proposed Controls
	Zone: B6 Enterprise Corridor Height: 12m FSR: 1.5:1	B4 Mixed Use and allow flexible land uses to include 'shops'
Submission	Request for a rezoning of the site (ALDI) to B4 Mixed Use, to support the new local centre, to align with the recommendations of the draft Woodville Road Planning Strategy. And ensure the land use 'shops' be included in this site for the new LEP.	

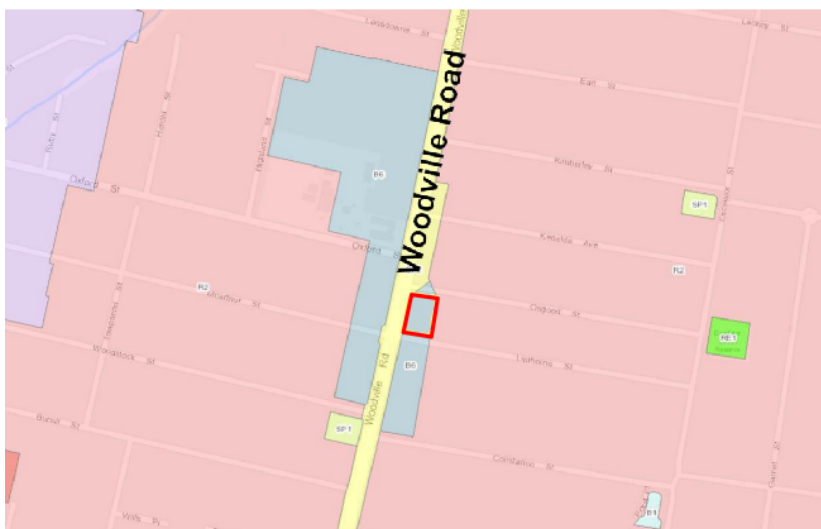
Officer recommendation to Council

Consider in future work program by Council
Note: CLPP advice that site specific rezonings along Woodville Road should be examined holistically as part of Stream 2 and given a high priority



283-289 Woodville Road, Guildford

Proposed rezoning – B6 to B4



Proposal	Current Controls (PLEP)	Proposed Controls
	<p>Zone: B6 Enterprise Corridor</p> <p>Height: 12m</p> <p>FSR: 1.5:1</p>	<p>Appropriate zoning to allow both commercial and residential uses</p> <p>Height – up to 15 storeys</p>
Submission	<p>Seeking a rezoning of sites to allow constructing both commercial and residential building up to 15 storeys,</p> <p>Would like to see both Granville and Guildford be evolving as the current Town Hall and Wynyard.</p>	

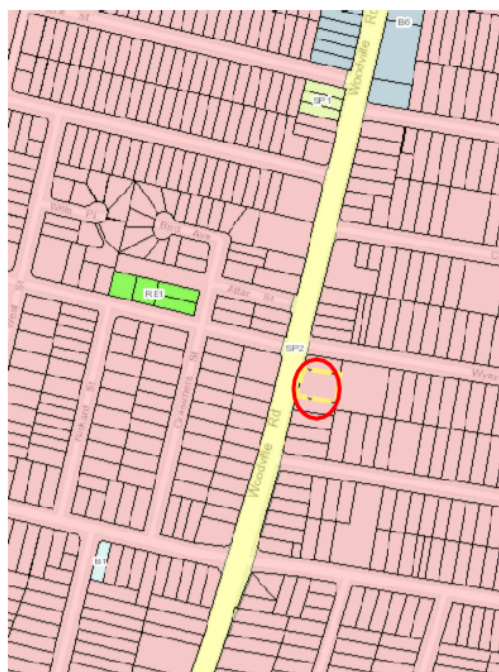
Officer recommendation to Council

Consider in future work program by Council
Note: CLPP advice that site specific rezonings along Woodville Road should be examined holistically as part of Stream 2 and given a high priority



345-347 Woodville Road, Guildford

Proposed rezoning – R2 to B4



Proposal	Current Controls (PLEP)	Proposed Controls
	Zone: R2Low Density Residential Height: 9m FSR: 0.5:1	Rezone to B4 with corresponding increase in height and FSR
Submission	Rezone to Mixed Use to reflect existing development. Request to rezone this land to B4 as this would help improve the aesthetics of this corridor as currently there is a mix of old houses and 'multi use buildings' and shops.	

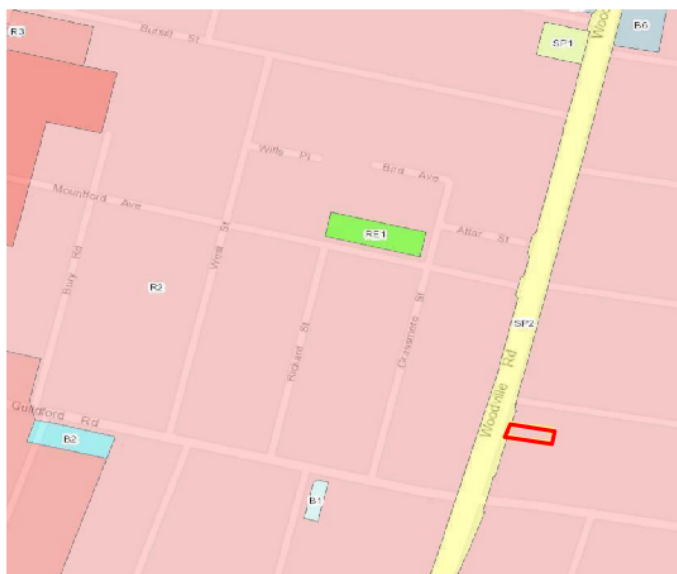
Officer recommendation to Council

Consider in future work program by Council
Note: CLPP advice that site specific rezonings along Woodville Road should be examined holistically as part of Stream 2 and given a high priority



459 Woodville Road, Guildford

Proposed rezoning – R2 to B4



Proposal Summary	Current Controls (PLEP)	Proposed Controls
	Mix of R2, R3, R4, B4 and B6	Zone B4 Mixed Use and corresponding uplift in height and FSR
Rationale/ Submission	Woodville Road needs more commercial activities and shop top apartments to provide renewal of the area.	

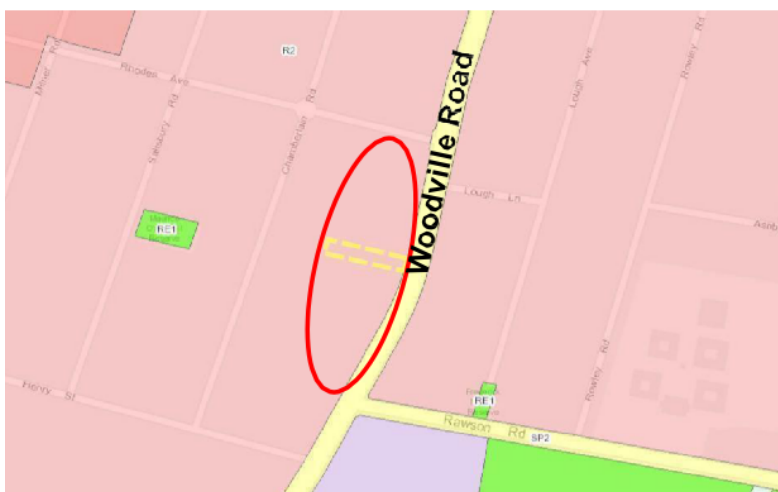
Officer recommendation to Council

Consider in future work program by Council
Note: CLPP advice that site specific rezonings along Woodville Road should be examined holistically as part of Stream 2 and given a high priority



524-528 Woodville Rd, Guildford

Proposed rezoning – R2 to R4



Proposal	Current Controls (PLEP)	Proposed Controls
	<p>Zone: R2 Low Density Residential</p> <p>Height: 9m</p> <p>FSR: 0.5:1</p>	R4 High Density Residential, as per Woodville Road Strategy
Submission	<p>Rezone land to reflect the draft Woodville Road Planning Strategy.</p> <p>This area is close to Guildford Library, shops, bus and trains.</p> <p>Rezoning the corridor to R4 would allow old houses in this corridor to be redeveloped and match existing 5 storey RFBs</p>	

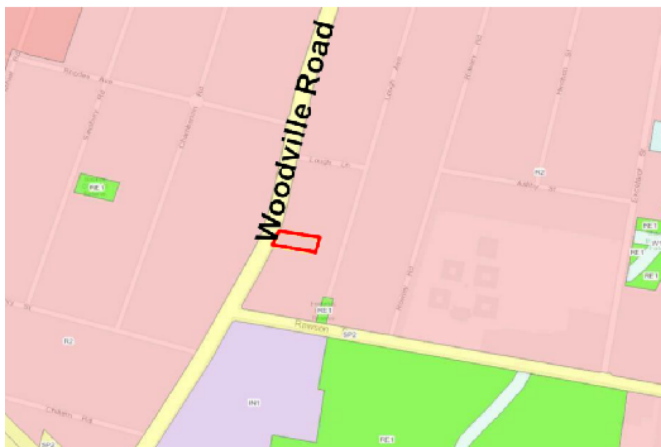
Officer recommendation to Council

Consider in future work program by Council
Note: CLPP advice that site specific rezonings along Woodville Road should be examined holistically as part of Stream 2 and given a high priority



533 Woodville Rd, Guildford

Proposed rezoning – R2 to R4



Proposal	Current Controls (PLEP)	Proposed Controls
	<p>Zone: R2 Low Density Residential</p> <p>Height: 9m</p> <p>FSR: 0.5:1</p>	<p>Appropriate zoning to allow townhouses or units for a consistent approach with surrounding development. (Currently experiences a lack of privacy.)</p>
Submission	<p>In 2001, the Woodville Road corridor was rezoned to allow for an increased residential density.</p> <p>IN 2011, the corridor was rezoned back to a low density zoning (R2 Low Density Residential character under the PLEP 2011) to provide Council with sufficient time to conduct its planning study to inform a new strategy.</p> <p>In 2015, the former Parramatta City Council prepared the draft Woodville Road Planning Strategy.</p>	

Officer recommendation to Council

Consider in future work program by Council

Note: CLPP advice that site specific rezonings along Woodville Road should be examined holistically as part of Stream 2 and given a high priority



3 and 7 Mountford Avenue, Guildford

Proposed rezoning – RE1 to R2



Proposal	Current Controls (PLEP)	Proposed Controls
	Zone: RE1 Public Recreation Height: N/A FSR: N/A	R2 Low Density Residential and, Remove from the Land Reservation Acquisition map
Submission	<p>Currently zoned RE1 since 2011 When the PLEP 2011 came into force the property was identified for potential acquisition for open space in Parramatta section 94 Contributions Plan 2004. It was noted that areas of Guildford located west of Woodville Road were deficient in open space.</p> <p>Cumberland Council inherited a planning proposal from the former Parramatta Council seeking to rezone these 4 parcels of land (3, 7 Mountford Avenue, 13, 15 Grassmere Street) from RE1 to R2, to correspond with their removal from the Land Reservation Acquisition map.</p>	

Officer recommendation to Council

Consider in future work program by Council



Stream 2: Consider in future work program

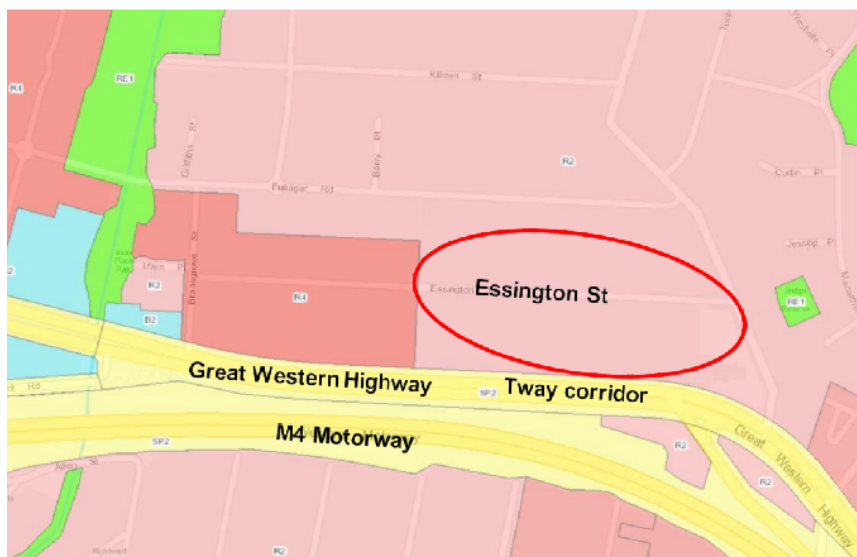
Strategic Corridor – T-wayCorridor

Site address	Proposal
Essington Street, Wentworthville	Rezone from R2 to R4
Perry Street to Fullagar Road, Wentworthville	Rezone from R2 to R4, and increase FSR and height
2-4 Monash Street, Wentworthville	Rezone from R2 to R4
242-278 Great Western Highway, Wentworthville	Rezone from R2 to R3 or R4, and increase FSR and height
326-336 Great Western Highway, Wentworthville	Rezone from B2 to B4, and allow for greater density and a mix of building heights



Essington Street, Wentworthville

Proposed rezoning – R2 to R4



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone: R2Low Density Residential Height: 9m FSR: 0.5:1	R4 High Density Residential
Submission	Request for rezoning of the remaining half of Essington Street strip to R4 or allow for medium to high density housing. Comments made on the surrounding area in vicinity is redeveloping for high rise residential buildings.	

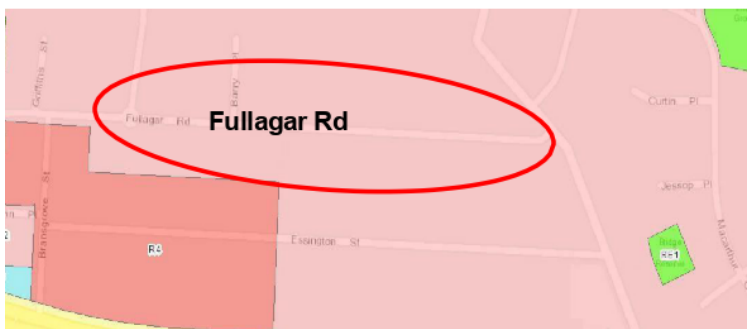
Officer recommendation to Council

Consider in future work program by Council



Perry Street to Fullagar Road, Wentworthville

Proposed rezoning – R2toR4



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone R2 Height 9m FSR 0.5:1	Rezone to R4, Increase HOB to 20m
Submission	Submitter believes properties from Perry Street to Fullagar Road should be included in the Wentworthville Centre Planning Proposal and be rezoned to High-density residential and business with at least 20m height.	

Officer recommendation to Council

Consider in future work program by Council



2-4 Monash Street, Wentworthville

Proposed rezoning – R2toR4



Proposal	Current Controls (HLEP)	Proposed Controls
Submission	Zone: R2Low Density Residential	R4 High Density Residential
	Height: 9m	
	FSR:0.5:1	
	Request for a rezoning of No.2 and No.4 Monash St. to R4 High Density Residential. Comments made on the location of the site being proximity to Merrylands and Parramatta and key transport corridor - site located one street back from the Great Western Highway and access to local amenities (schools) and retail precincts.	

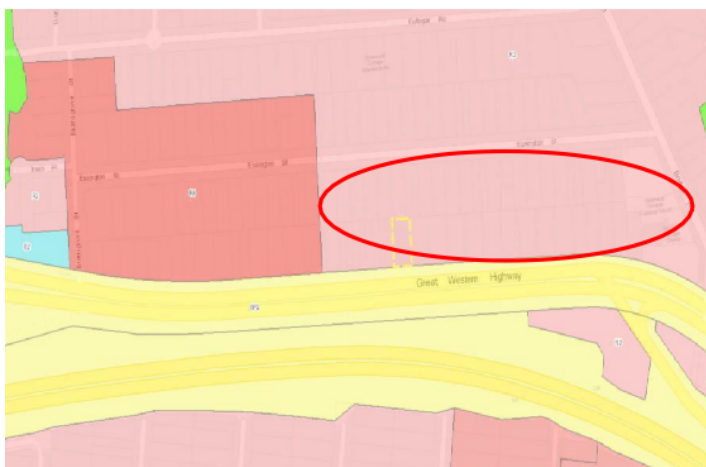
Officer recommendation to Council

Consider in future work program by Council



242-278 Great Western Highway, Wentworthville

Proposed rezoning – R2 to R3 or R4



Proposal	Current Controls (HLEP)	Proposed Controls
Submission	R2	R3/R4
	Request to rezone 270 Great Western Hwy, Wentworthville to be rezoned to R3 or R4 - in the last R4 rezoning council included houses on Great western highway from Bransgrove Street, up to house no 280. However, on same Great Western Highway, approximately twenty properties from 242 to 278 have been left as low-density zoning. These houses are old and not in a good condition, have good access to transport and are isolated at the moment as R2 lots amongst higher densities.	

Officer recommendation to Council

Consider in future work program by Council



326-336 Great Western Highway, Wentworthville

Proposed rezoning – B2 to B4



Proposal	Current Controls (HLEP)	Proposed Controls
	<p>Zone: B2 Local Centre</p> <p>Height: 17m, 23m</p> <p>FSR: 2.2:1</p>	<p>Mixed Use and recognise the key site for greater density with building heights at between 6-8 stories.</p>
Submission	<p>Recommends Council to recognise the evolving urban character of this key site area.</p> <p>Commented that the longer term evolution of the site will move from a single retail use into a more multi-faced land use development, whilst maintaining a key retail function.</p> <p>Opportunity for additional housing, employment and local services.</p>	

Officer recommendation to Council

Consider in future work program by Council

DOCUMENTS
ASSOCIATED WITH
REPORT C07/20-484

Attachment 3

Site specific requests – Stream 3
(consider as future applicant-
initiated planning proposal)



CUMBERLAND
CITY COUNCIL

Site specific requests – Stream 3

Further review of future planning proposal
if submitted to Council as an owner-initiated
planning proposal

Stream 3: Consider as future planning proposal

Site address	Proposal
Corner of Greystanes Road and Great Western Highway, Greystanes	Rezone from R3 to R4, and increase FSR and height
Great Western Highway and Crosby Street, Greystanes	Rezone from R2 to R4
395-397 Great Western Highway, Greystanes	Add 'Tourist & Visitor Accommodation', 'Function Centre' to permissible uses
431-433 Great Western Highway, Greystanes	Rezone from B5 to B6, and allow for flexible land uses
431-433 Great Western Highway and 12 Berith Road, Greystanes	Rezone from B5 to B4 or R4
10-12 Berith Road, Greystanes	Rezone from B5 to B6 to permit residential development
477 Great Western Highway, Greystanes	Increase FSR and height on site
Great Western Highway, Greystanes	Rezone from R2 to R3
528-530 Great Western Highway, Pendle Hill	Rezone from R2 to R3/R4, and increase in FSR and height
546-548 Great Western Highway, Pendle Hill	Rezone from R2 to R3
Emert Street, Wentworthville	Rezone from R2/R3 to R4
15 Mildred Street, Wentworthville	Rezone from R3 to R4
Stapleton Street, Wentworthville	Rezone from R3 to R4
128 Dunmore Street, Wentworthville	Rezone from R3 to R4
50 Smith Street, Wentworthville	Request for flexible land uses
19 Friend Street, South Wentworthville	Rezone from R2 to R3

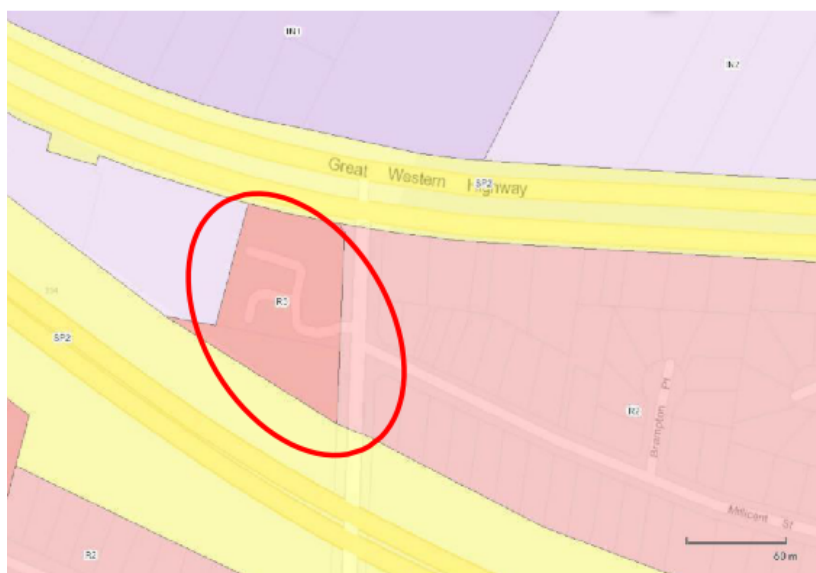
Stream 3: Consider as future planning proposal

Site address	Proposal
Goodlet Street, Clarence Street and Windsor Road, Merrylands	Rezone from R2 to R4
16-20 Malvern Avenue, Merrylands	Rezone from R2 to R3
16 Hilltop Road, Merrylands	Rezone from R3 to B1
Palmer Street, Frank Street and Albert Street, Guildford West	Rezone from R3 to R3/R4
97-99 Fairfield Road, Guildford	Rezone from R2 to R3/R4
John Street, Granville (northern side)	Rezone from R2 to R3, and increase FSR and height
Park Road between Mary Street and Edgar Street, Auburn	Rezone from R2 to B4
Auburn Road between Helena Street and Beatrice Street, Auburn	Rezone from R3 to B4
90A Auburn Road, Auburn	Rezone from R3 to R4
94-100 Auburn Road, Auburn	Rezone from R3 to B4, and increase FSR and height
102-126 Francis Street, Lidcombe	Rezone from R2 to R3
12 George Street, and generally around George Street, Albert Street and Hamilton Lane, Lidcombe	Rezone from R2 to R3/R4, and increase FSR and height
42-44 Boorea Street, Lidcombe	Include additional permitted uses, and increase FSR and height
1 Wilfred Street, Lidcombe	Rezone from R2 to R4
31 Birnie Avenue, Lidcombe	Rezone from IN1 to mixed use



Corner of Greystanes Road and Great Western Highway, Greystanes

Proposed rezoning – R3 to R4



Proposal	Current Controls (HLEP)	Proposed Controls
	R3 Medium Density Residential Height 9m FSR 0.7:1	R4 with corresponding increase in height and FSR (max. 2:1)
Submission	Requests corner of Greystanes Rd and Great Western Highway, Greystanes, be rezoned from R3 to R4, and FSR to be increased to 2:1 or higher. Rationale is that this will complement the new 24 hr. 7/11 petrol station and Mac Donald's while also improving the aesthetics of the area.	

Officer recommendation to Council

Further review as future planning proposal if submitted to Council



Great Western Highway and Crosby Street, Greystanes

Proposed rezoning – R2 to R4



Proposal	Current Controls (HLEP)	Proposed Controls
	<p>Zone: R2 Low Density Residential</p> <p>Height: 9m</p> <p>FSR: 0.5:1</p>	<p>Rezone R2 to R4</p>
Submission	<p>Noise from GWH and M4 has a significant impact on low and medium density housing. New high rise buildings built under current controls would better alleviate noise, pollution and environmental issues. Mixed business should also be allowed.</p> <p>Also raised in early consultation.</p>	

Officer recommendation to Council

Further review as future planning proposal if submitted to Council



395-397 Great Western Highway, Greystanes

Additional permitted use



Proposal	Existing (HLEP)	Proposed
	Zone: B5 Business Development Height: 15m FSR: 1:1	Add 'Tourist and Visitor Accommodation' , 'Function Centre' to permissible uses
Submission	Requests 'Tourist and Visitor Accommodation', 'Function Centre' (currently prohibited under HLEP2013) be added as a permissible use, as Submitter believes that there is a demand for such usage in the area and the property has all the potential to do so.	

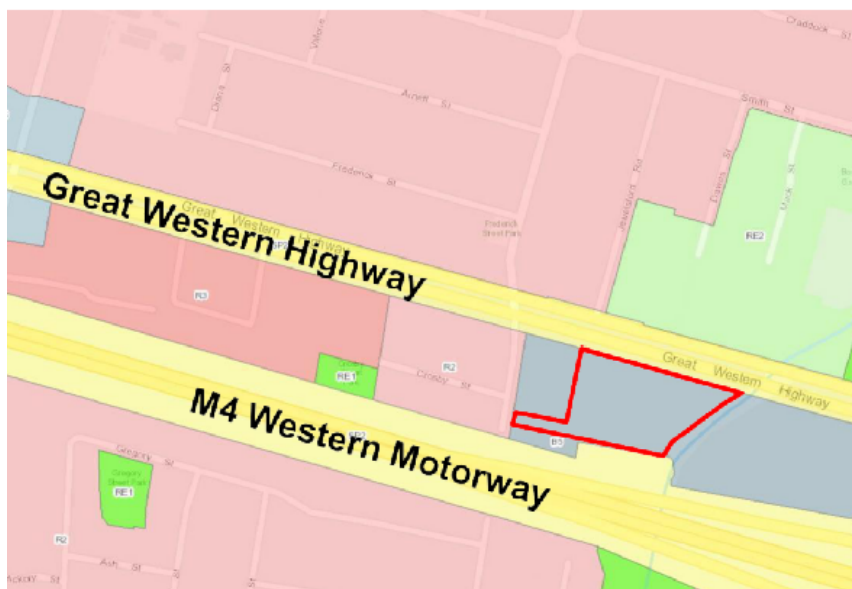
Officer recommendation to Council

Further review as future planning proposal if
submitted to Council



431-433 Great Western Highway, Greystanes

Proposed rezoning – B5 to B6



Proposal Summary	Current Controls (HLEP)	Proposed Controls
	Zone: B5 Business Development, Height: 20m, FSR: 1:1	B6 Enterprise Corridor Allow flexible land uses
Rationale/ Submission	<p>Requests rezoning from B5 Business Development to B6 Enterprise Corridor to allow a greater variety of land uses on the site, including opportunities for a mixture of compatible business, light industrial, and residential land uses.</p> <p>There has been an increase in residential development along this Great Western Highway corridor.</p> <p>The location of the site presents an ideal opportunity for Council to intensify development and increase housing and jobs.</p>	

Officer recommendation to Council

Further review (additional non-residential uses) as future planning proposal if submitted to Council



431-433 Great Western Highway and 12 Berith Road, Greystanes

Proposed rezoning – B5 to B4 or R4



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone B5 Business Development Height 20m FSR 1:1	B4 or R4 with corresponding increase in height (max. 70m) and FSR (max. 10:1)
Submission	Mixed use zoning (B4 or B6 with R4) and maximum height of building ranging between 50 to 70m and FSR up to 10:1.	

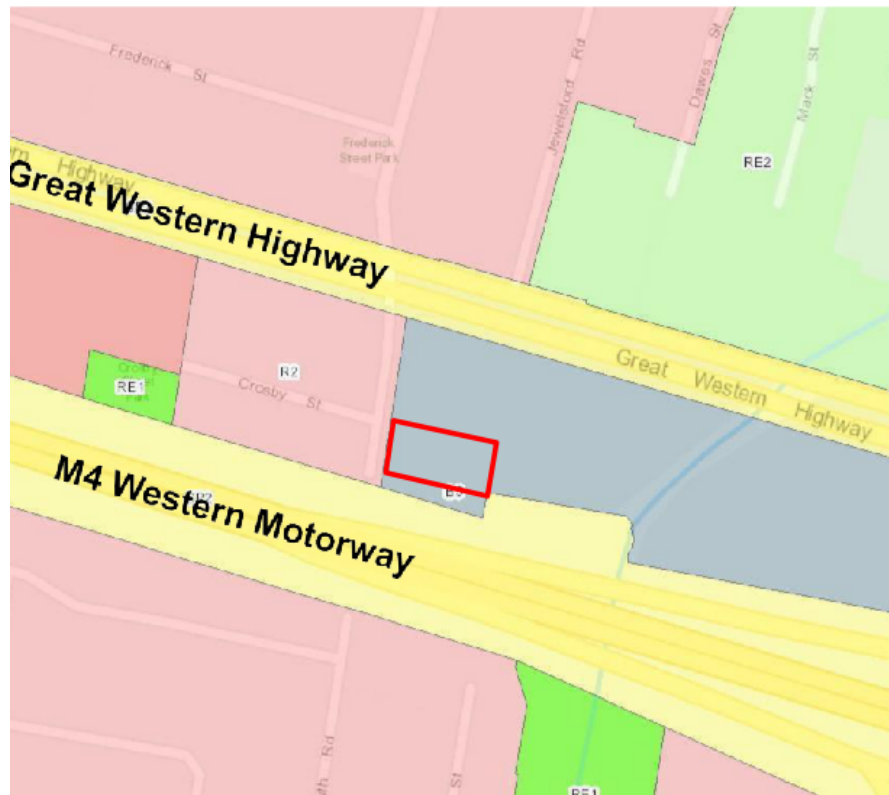
Officer recommendation to Council

Further review as future planning proposal if submitted to Council



10-12 Berith Road, Greystanes

Proposed rezoning – B5 to B6



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone B5 Business Development Height 20m FSR 1:1	Zone B6 or to appropriate zoning for residential development
Submission	Submitter requests the subject site be zoned from B5 to B6 (or to appropriate zoning that allows for residential development). Comments that a rezoning to B6 (or to allow residential development) would make it beneficial to the area, local business and local facilities available.	

Officer recommendation to Council

Further review as future planning proposal if submitted to Council



477 Great Western Highway, Greystanes

Increase height and FSR



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone R3 Medium Density Residential Height 9m FSR 0.7:1	Increase FSR to 2:1 and HOB to 17m
Submission	Submitter requests that FSR be increased to 2:1 and HOB be increased to 17m for properties located at 477 Great Western Highway.	

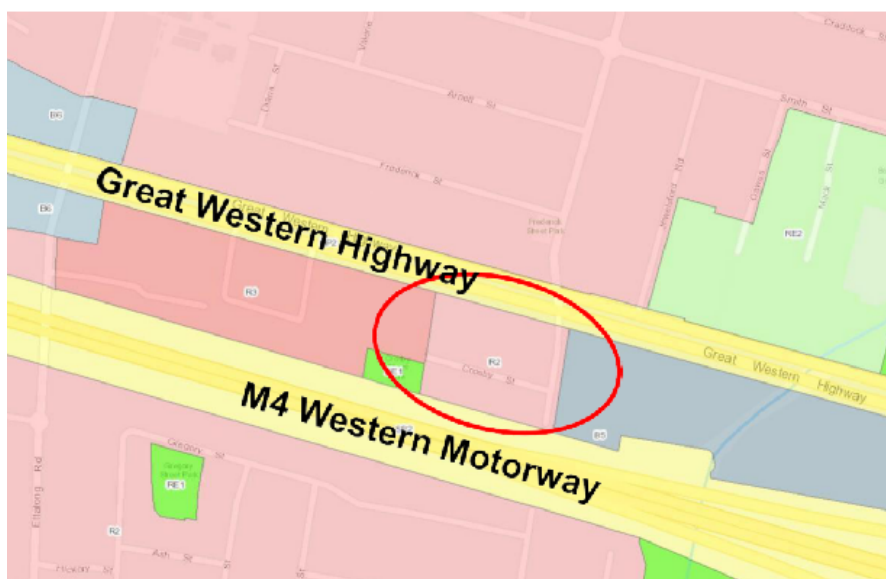
Officer recommendation to Council

Further review as future planning proposal if submitted to Council



Great Western Highway, Greystanes

Proposed rezoning – R2 to R3



Proposal	Existing Controls (HLEP)	Proposed Controls
	Zone: R2 Low Density Residential, Height: 9m, FSR: 0.5:1	R3 Medium Density Residential
Submission	<p>In 2015, Council has rezoned block of land that borders on the Great Western Highway, Ettalong Road to R3 but has left out this part of block to R2, next to B5 zone.</p> <p>Submitter claims that since the time of rezoning of surrounding area, there has been and is ongoing extensive development, i.e. apartments, town houses, villas and duplexes.</p> <p>Further, with the recent changes to minimum lot size for dual occupancies, this has put owners at a financial disadvantage to sell or redevelop on this R2 zoned area.</p>	

Officer recommendation to Council

Further review as future planning proposal if submitted to Council



528-530 Great Western Highway, Pendle Hill

Proposed rezoning – R2 to R4



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone R2 Low Density Residential Height 9m FSR 0.5:1	Zone R4 High Density Residential with corresponding uplift in height and FSR
Submission	Request for R3/R4 rezoning to permit 3-4 storey RFB and match what is already being built/have been approved near/adjoining the site. Rezoning will also complement B6 nearby. Additional justification provided in detail.	

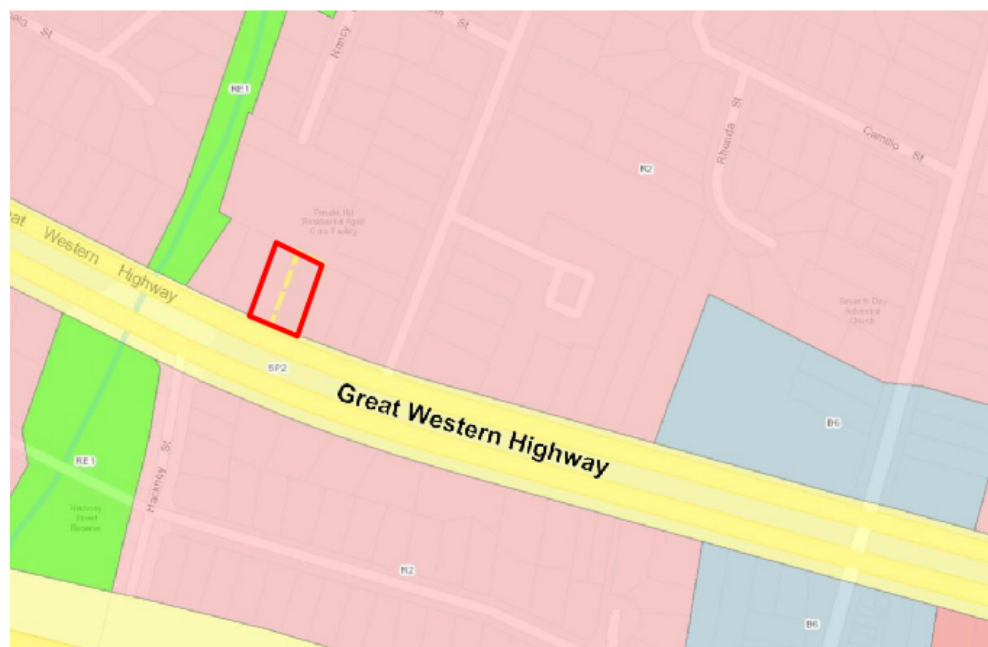
Officer recommendation to Council

Further review as future planning proposal if submitted to Council



546-548 Great Western Highway, Pendle Hill

Proposed rezoning – R2 to R3



Proposal	Current Controls (HLEP)	Proposed Controls
	<p>Zone: R2 Low Density Residential</p> <p>Height: 9m</p> <p>FSR: 0.5:1</p>	<p>R3 Medium Density Residential</p>
Submission	<p>Seeking a rezoning of the amalgamated site No. 546-548 to R3 Medium Density Residential zone.</p> <p>Developments in vicinity of the site have changed to medium density (townhouses and villas). The subject site is serviced by a range of amenities at a close proximity including childcare, aged care, primary and high schools.</p>	

Officer recommendation to Council

Further review as future planning proposal if submitted to Council



Emert Street, Wentworthville

Proposed rezoning – R2/R3 to R4



Proposal	Current Controls (HLEP)	Proposed Controls
	Mix of R2 Low Density Residential and, R3 Medium Density Residential Height 9m FSR 0.5:1 (R2) or 0.7:1 (R3)	R4 High Density Residential with corresponding increase in height and FSR
Submission	<p>Requests both sides of Emert St from the northern end to the southern end, be rezoned to R4. Emert St is an extra-wide level street with large blocks of land suitable for further development. Short distance from Wentworthville CBD/train station/social infrastructures/ Parramatta CBD/ Blacktown City and is serviced by many public transport services.</p> <p>Recommends Council to initiate an action to maximise the development opportunities including affordable and diverse housing options.</p>	

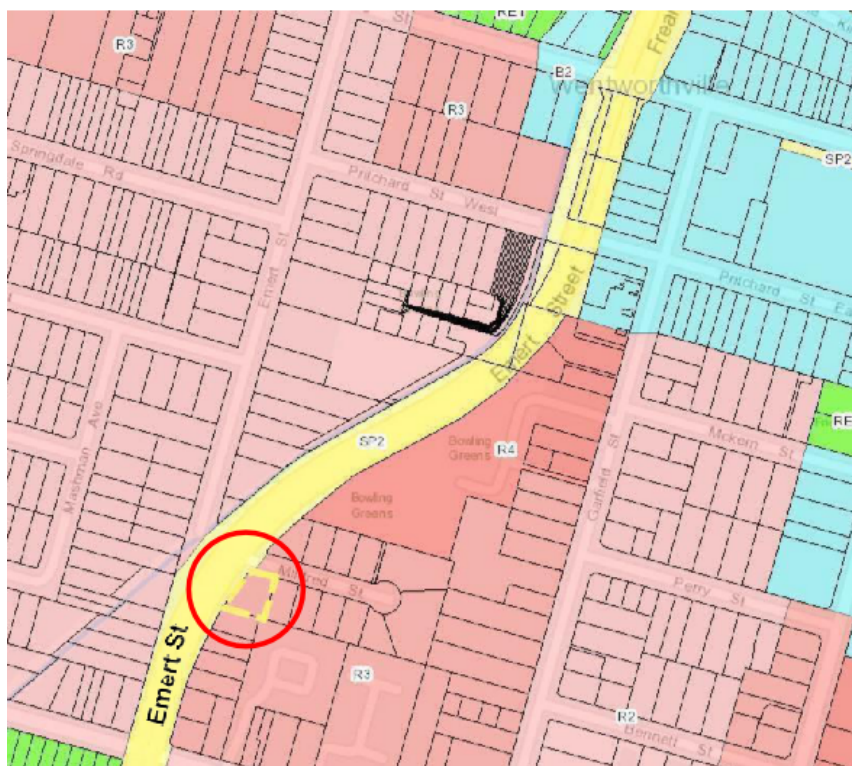
Officer recommendation to Council

Further review as future planning proposal if submitted to Council



15 Mildred Street, Wentworthville

Proposed rezoning – R3 to R4



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone R3 Medium Density Residential Height 9m FSR 0.7:1	Zone R4 High Density Residential Or change: Minimum lot size from 900m to 700-800m and Minimum lot frontage from 20m, to 16-17m
Submission	Requests the minimum lot size of 900sqm in R3 zone be decreased to 700-800sqm and reduce a minimum frontage to 16-17m from 20m. Also recommends Council consider rezoning this R3 area to R4. Concerns that the current controls only benefit developers when it comes to negotiating the land value.	

Officer recommendation to Council

Further review as future planning proposal if submitted to Council



Stapleton Street, Wentworthville

Proposed rezoning – R3 to R4



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone: R3 Medium Density Residential	R4 High Density Residential
	Height: 9m	
	FSR: 0.7:1	
Submission	<p>Request for rezoning of the remaining half of Stapleton Street strip to R4.</p> <p>Comments raised that Stapleton Street is located in vicinity of public open spaces available (Wentworthville Pool and public parks) and a short walking distance to local shops and both Pendle Hill and Wentworthville stations. Stapleton Street is used as a main walking thoroughfare by commuters and is protected from main roads making it safe for families to walk along.</p>	

Officer recommendation to Council

Further review as future planning proposal if submitted to Council



128 Dunmore Street, Wentworthville

Proposed rezoning – R3 to R4



Proposal	Current Controls (HLEP)	Proposed Controls
	<p>Zone: R3 Medium Density Residential</p> <p>Height: 9m</p> <p>FSR:0.7:1</p>	R4 High Density Residential
Submission	<p>Request for rezoning of the site and surrounding precinct in Dunmore St to R4 High Density Residential. Noting of the site's proximity to the Wentworthville CBD, Parramatta CBD, M4, Wentworthville train station, Westmead hospital and in vicinity of local amenities.</p> <p>Commented on the need of affordable housing and low maintenance quality new housing for local seniors, close to public transport options.</p>	

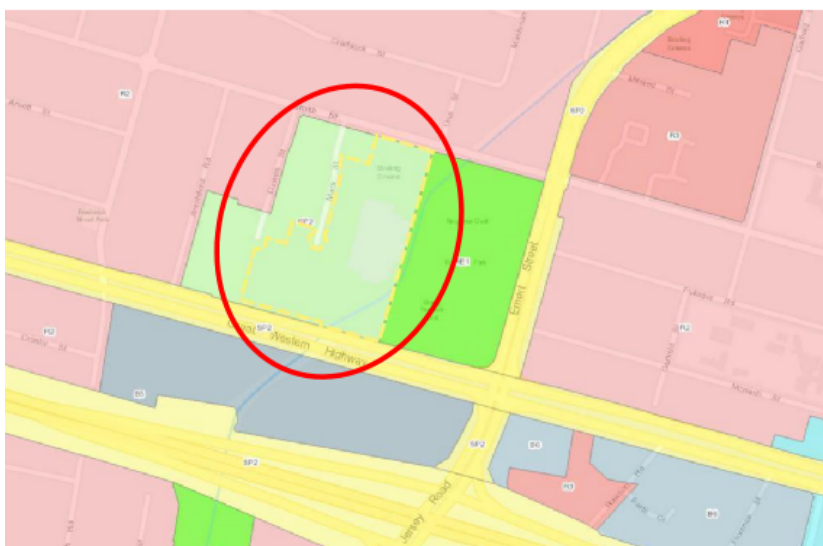
Officer recommendation to Council

Further review as future planning proposal if submitted to Council



50 Smith Street, Wentworthville

Request for flexible land uses



Proposal	Current Controls (HLEP)	Proposed Controls
	<p>Zone: RE2 Private Recreation</p> <p>Height: 23m</p> <p>FSR: N/A</p>	Request for flexible land uses
Submission	<p>Site is Wentworth Leagues Club</p> <p>Submission notes the range of current permitted uses and built form controls must not be reduced, and the range of permitted uses provides a supply zoned land capable of supporting additional employment generating land uses.</p> <p>Opportunity to work with Council to review the appropriateness of current zones (including permissible uses and built form controls), particularly on adjacent R2 land. Adding Senior Housing as a permitted use could be an option</p>	

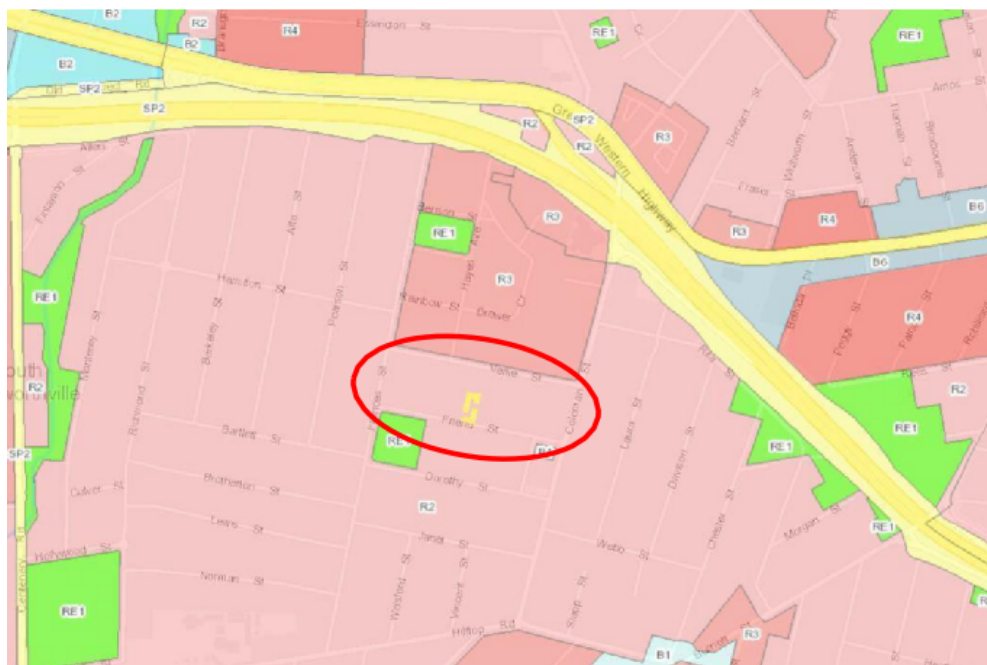
Officer recommendation to Council

Further review as future planning proposal if submitted to Council



19 Friend Street, South Wentworthville

Proposed rezoning – R2 to R3



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone: R2 Low Density Residential	R3 Medium Density Residential
	Height: 9m	
	FSR: 0.5:1	
Submission	Request for rezoning of the area to allow a development of town houses with increased building heights.	
	Rezoning to allow high rises would fit into this modern society and there will be opportunity for their children to live in close to them.	

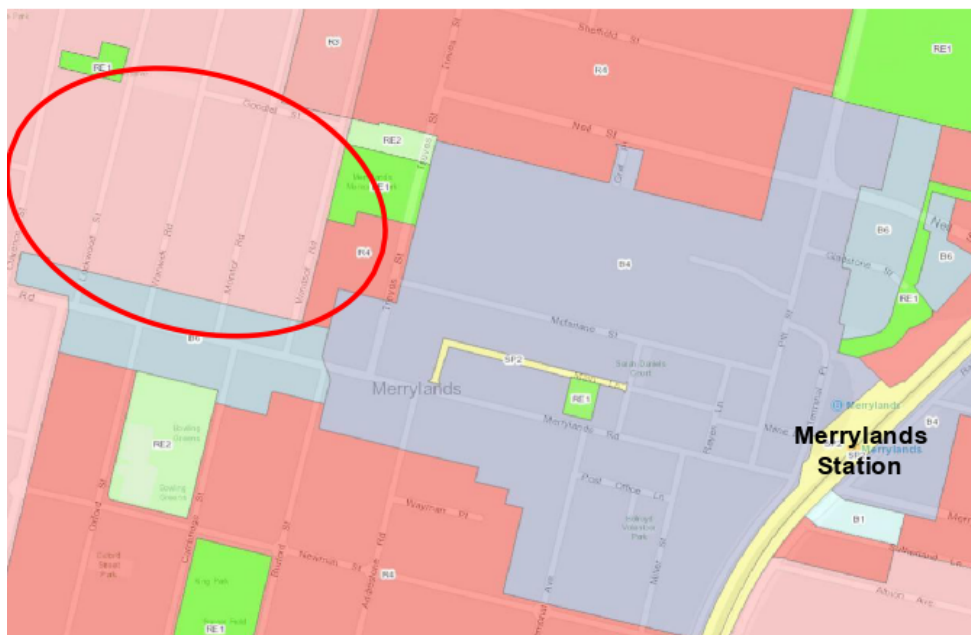
Officer recommendation to Council

Further review as future planning proposal if submitted to Council



Goodlet Street, Clarence Street and Windsor Road, Merrylands

Proposed rezoning – R2 to R4



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone: R2 Low Density Residential	R4 High Density Residential
	Height: 9m	
	FSR: 0.5:1	
Submission	Request for rezoning the northern side of Merrylands Road, area bounded by Goodlet St, Clarence St and Windsor Road to R4. Higher density in the area would be good near the Merrylands CBD.	

Officer recommendation to Council

Further review as future planning proposal if submitted to Council



16-20 Malvern Ave, Merrylands

Proposed rezoning – R2 to R3



Proposal	Current Controls (PLEP)	Proposed Controls
	R2 Low Density Residential Height: 9m FSR: 0.5:1	R3 Medium Density Residential
Submission	<p>Request to allow town house development and for the area to be consistent with previous LEP/DCP for the immediate area of, Claremont St, Malvern Ave, Albion St, Baker St and Pattern Ave and other surrounding streets.</p> <p>Development of these three sites with 2000 sqm block will contribute to the housing needs of the local area, that are less than 400m from Merrylands train station and 150m from bus transport.</p>	

Officer recommendation to Council

Further review as future planning proposal if submitted to Council



16 Hilltop Road, Merrylands

Rezone from R3 to B1



Proposal	Current Controls (HLEP)	Proposed Controls (submission)
	R3 Medium Density Residential	B1 Neighbourhood Centre with corresponding height and FSR
Submission	Request rezoning from R3 to B1 with corresponding height and FSR	

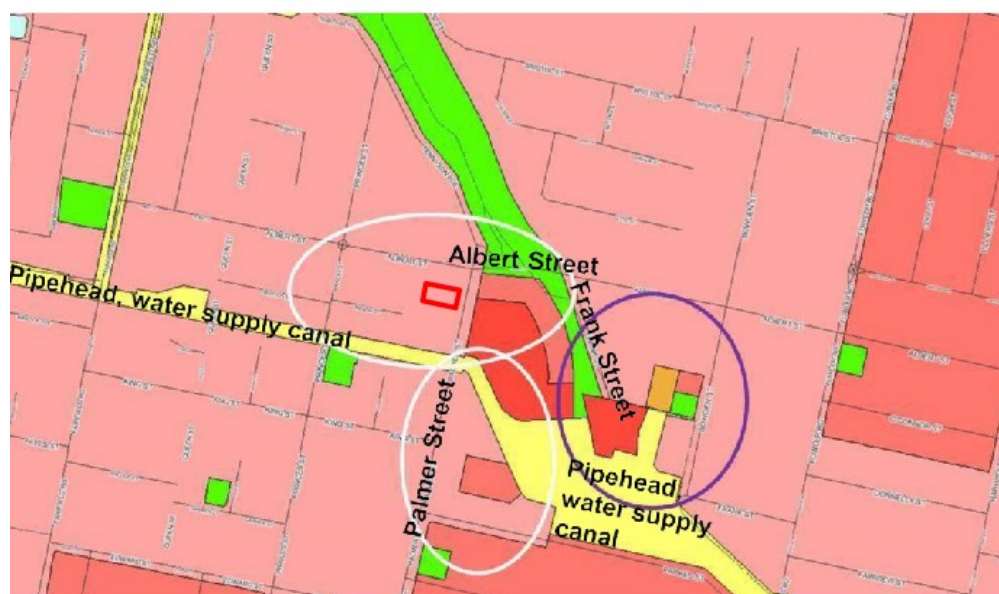
Officer recommendation to Council

Further review as future planning proposal if submitted to Council



Palmer Street, Frank Street and Albert Street, Guildford West

Proposed rezoning – R2 to R3/R4



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone: R2 Low Density Residential	R3 Medium Density Residential or,
	Height: 9m	R4 High Density Residential
	FSR: 0.5:1	
Submission	Resident wants rezoning of their land and surrounding lands to R3 R4, similar to development under DA2017/52/1. (DA-52/2017: Subdivision of land into 5 lots and development of 5 storey residential flat buildings and 2 storey town houses.)	

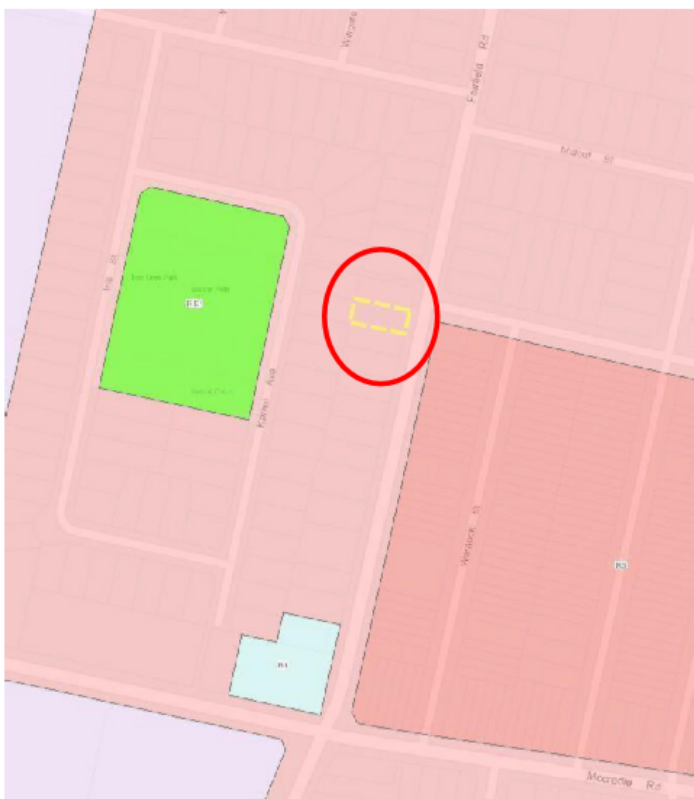
Officer recommendation to Council

Further review as future planning proposal if submitted to Council



97-99 Fairfield Road, Guildford

Proposed rezoning – R2 to R3 and R4



Proposal	Current Controls (HLEP)	Proposed Controls
	R2 Low Density Height 9m FSR 0.5:1	Zone R3/R4 – Medium and High Density Residential with allow multi- dwellings and RFBs
Submission	Proposed rezoning to allow units and/or townhouses, to replicate the eastern side which is already zoned Medium density. There is also front and rear access from Tom Uren Park which would make it favourable to build townhouses and high rise units surrounding the park. Site is also close to shops and public transport.	

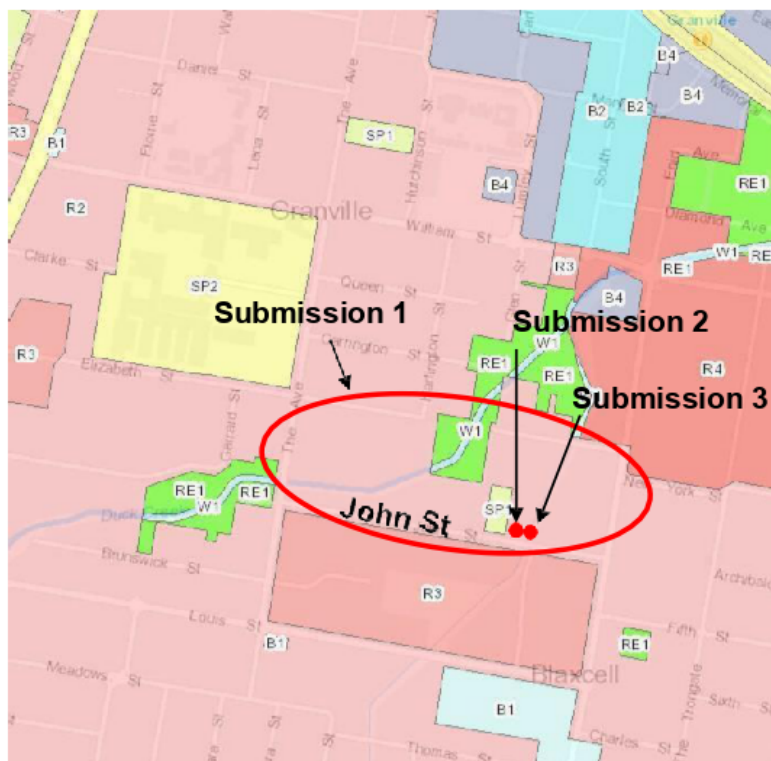
Officer recommendation to Council

Further review as future planning proposal if submitted to Council



John Street (northern side), Granville

Proposed rezoning - R2 to R3/R4



Proposal	Current Controls (PLEP)	Proposed Controls
	Zone R2 Low Density Residential Height 9m FSR 0.5:1	Zone R3 Medium Density (or R4) Residential with corresponding uplift in height and FSR
Submission	3 submissions Submission 1: Inconsistent zoning; southern side is R3. Rezoning will assist with dwelling target. Submission 2: 13-15 John St (R4/R3); comparable with other properties Submission 3: 17-19 John St (R4/R3)	

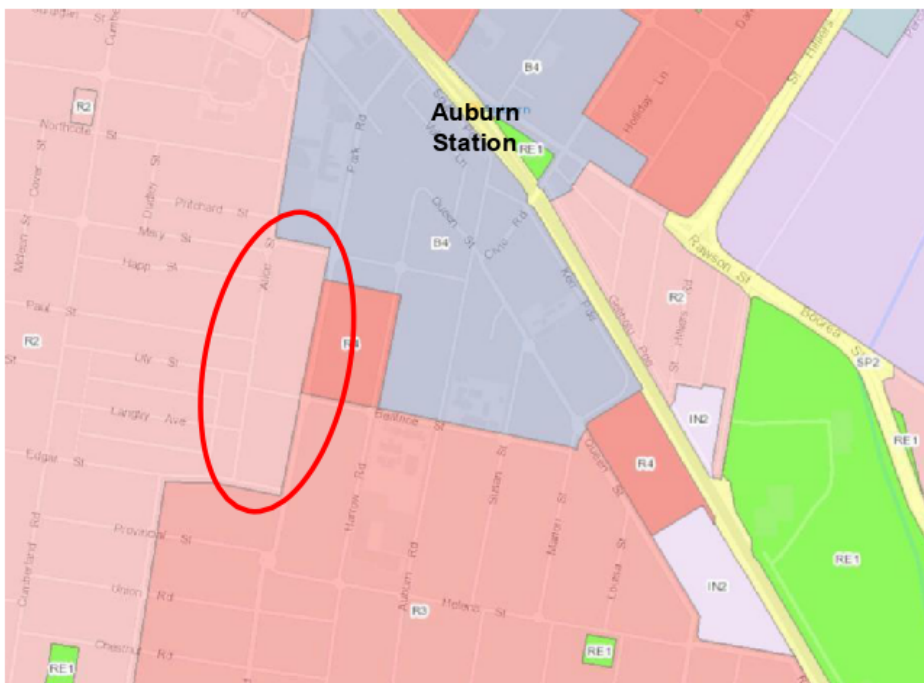
Officer recommendation to Council

Further review as future planning proposal if submitted to Council



Park Road between Mary Street and Edgar Street, Auburn

Proposed rezoning – R2 to B4



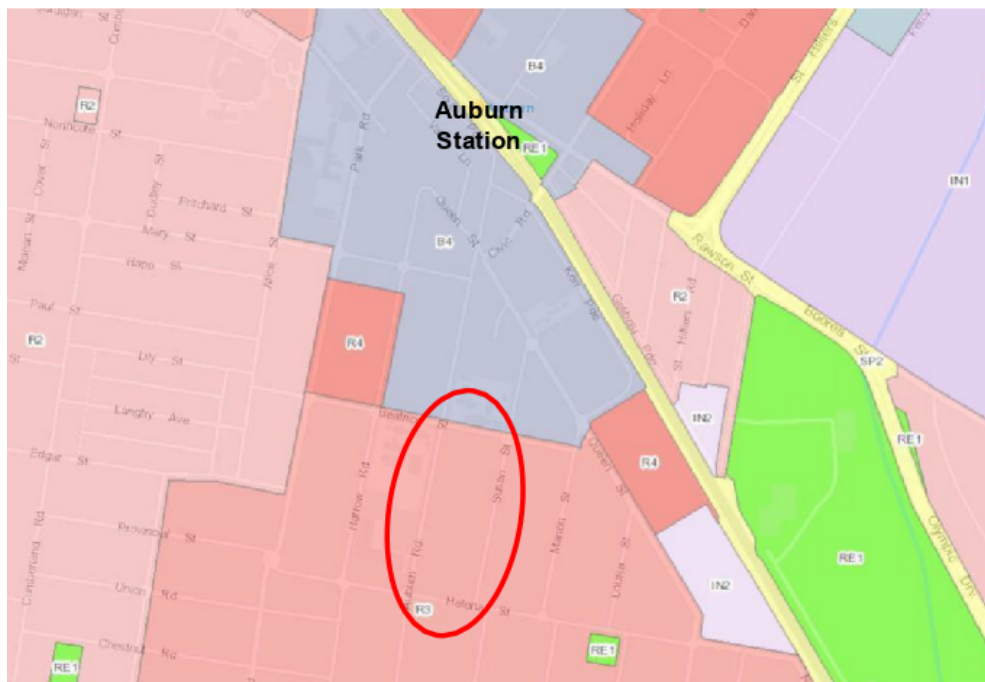
Proposal	Current Controls (ALEP)	Proposed Controls
	Zone: R2 Low Density Residential, Height: 9m, FSR: N/A	Mixed Use (to allow ground level business development and high rise)
Submission	Seeks a rezoning of the area to allow for high rise and ground level business development. Situated in close proximity to Auburn railway station and other amenities.	

Officer recommendation to Council

Further review as future planning proposal if submitted to Council



Auburn Road between Helena Street and Beatrice Street, Auburn Proposed rezoning – R3 to B4



Proposal	Current Controls (ALEP)	Proposed Controls
	Zone: R3 Medium Density Residential, Height: 9m, FSR: 0.75:1	Mixed Use (to allow ground level business development and high rise)
Submission	Seeks a rezoning of the area to allow for high rise and ground level business development. Situated in close proximity to Auburn railway station and other amenities.	

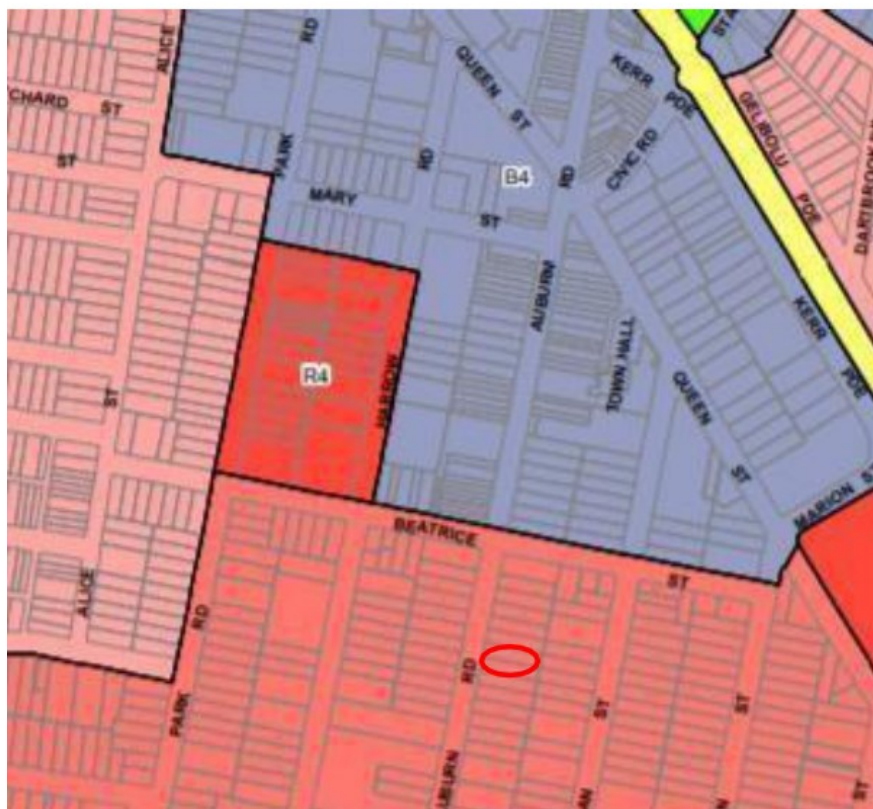
Officer recommendation to Council

Further review as future planning proposal if submitted to Council



90A Auburn Road, Auburn

Rezone from R3 to R4



Proposal	Current Controls (HLEP)	Proposed Controls (submission)
	R3 Medium Density Residential	R4 High Density Residential with corresponding increase in height and FSR
Submission	Submission from Harvest Indonesian Church of Christ	

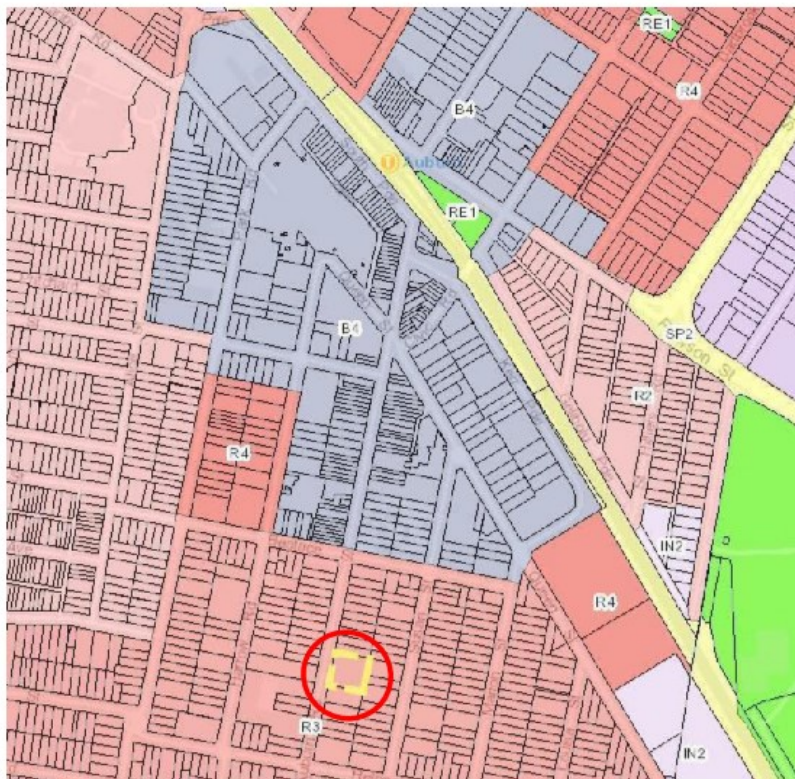
Officer recommendation to Council

Further review as future planning proposal if submitted to Council



94-100 Auburn Road, Auburn

Proposed rezoning – R3 to B4



Proposal	Current Controls (ALEP)	Proposed Controls
	Zone R3 Medium Density Residential Height 9m FSR 0.75:1	Zone B4 Mixed Use with corresponding uplift in height and FSR
Submission	B4 will assist Council to achieve housing targets. Subject of a previous planning proposal but rezoning did not proceed.	

Officer recommendation to Council

Further review as future planning proposal if submitted to Council



102-126 Francis Street, Lidcombe

Proposed rezoning – R2 to R3



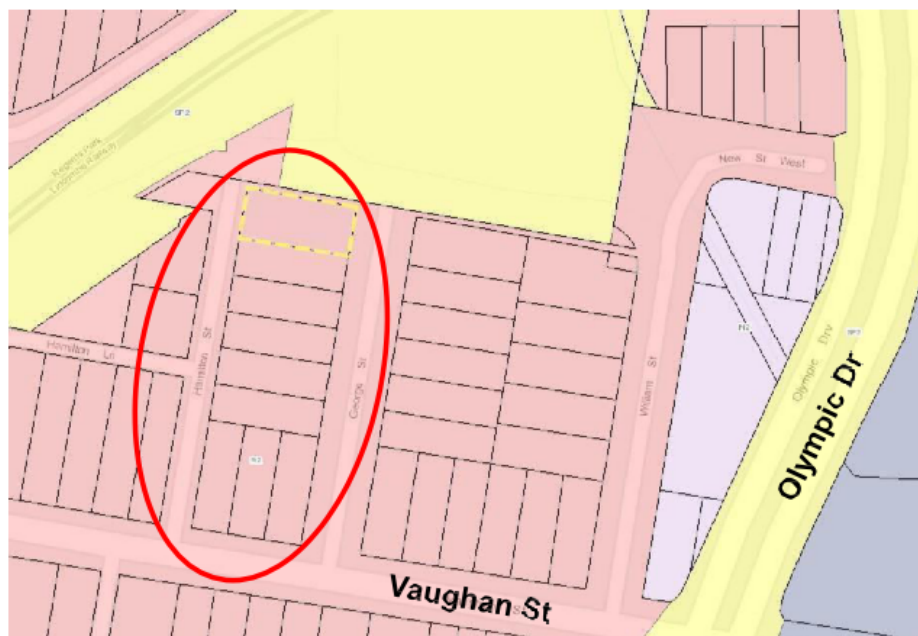
Proposal	Current Controls (ALEP)	Proposed Controls
	Zone: R2 Low Density Residential Height: 9m, FSR: N/A	R3 Medium Density Residential
Submission	<p>This section of lands (102-126 Frances St) is the only section remaining on R2 zoning.</p> <p>Submitter claims that there are no significant differences from the rest of the street's R3 zoning sections, and owners are very keen to understand why this particular section of the street is still on R2 zoning.</p>	

Officer recommendation to Council

Further review as future planning proposal if submitted to Council



12 George Street (Albert Street - Hamilton Lane), Lidcombe Proposed rezoning – R2 to R3/R4



Proposal	Current Controls (ALEP)	Proposed Controls
	Zone R2 Low Density Residential	Zone R3 Medium Density or R4 High Density Residential with corresponding uplift in height and FSR
Submission	Area is close to the station.	

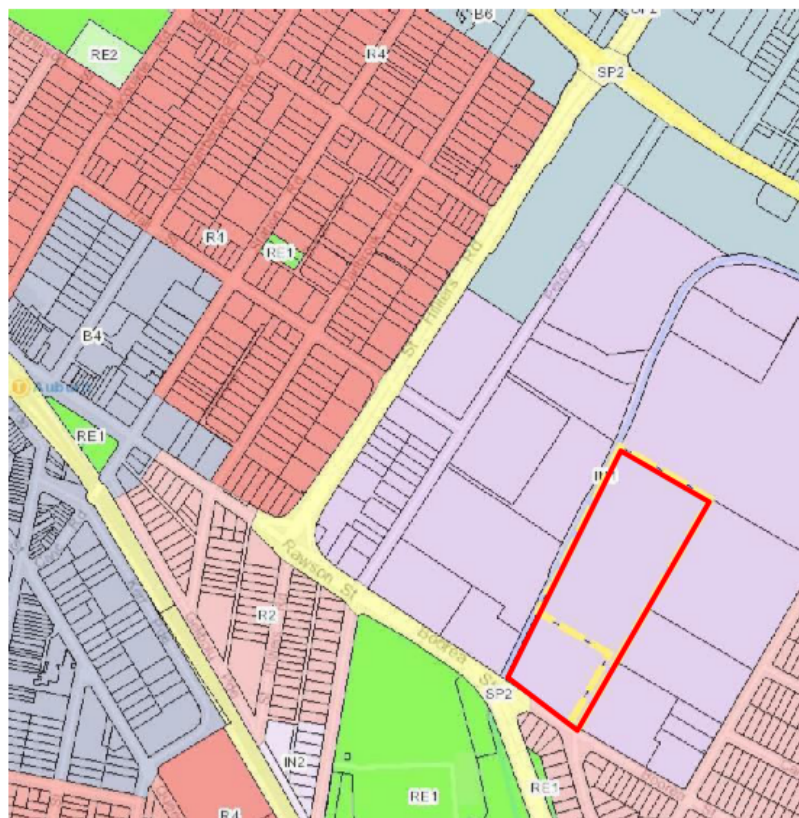
Officer recommendation to Council

Further review as future planning proposal if submitted to Council



42-44 Boorea Street, Lidcombe

Additional land uses, heights, FSR



Proposal	Current Controls (ALEP)	Proposed Controls
	Zone IN1 General Industrial Height N/A FSR 1:1	Additional land uses, HOB- N/A or 38m, FSR 1.5:1
Submission	Seeks an expanded range of land uses permitted (including childcare, office premises, health services facilities, and retail premises). Requests increased/ no maximum building height limit and increased FSR.	

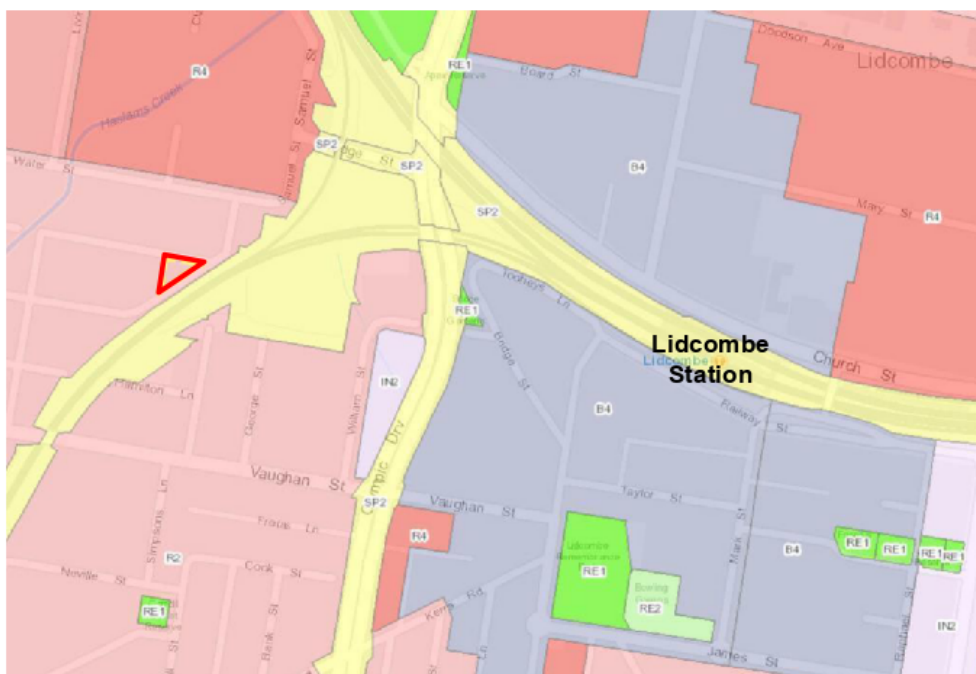
Officer recommendation to Council

Further review as future planning proposal if submitted to Council



1 Wilfred Street, Lidcombe

Proposed rezoning – R2 to R4



Proposal	Current Controls (ALEP)	Proposed Controls
	Zone: R2 Low Density Residential Height: 9m FSR:N/A	R4 High Density Residential
Submission	Request for rezoning of the site in align to surrounding zoning. Commented on the site's proximity to Lidcombe station and there are 4 storey level buildings in vicinity. The site was zoned 2b in around 1999 and was rezoned to 2a.	

Officer recommendation to Council

Further review as future planning proposal if submitted to Council



31 Birnie Avenue, Lidcombe

Proposed rezoning – IN1 to mixed use



Proposal	Current Controls (ALEP)	Proposed Controls
	<p>Zone: IN1 General Industrial</p> <p>Height: N/A</p> <p>FSR: 1:1</p>	<p>Request for a flexible land uses (Mix of employment uses, diversity of dwellings, open spaces and other amenity)</p>
Submission	<p>Submission notes that the Goodmans Lidcombe Business Park (one of their assets), is well positioned for a future higher order mix of uses and requests that Council identify the Lidcombe Business Park as a 'future investigation area' to enable consideration of alternative, more appropriate uses to that of the existing large format warehouse uses at the site.</p>	

Officer recommendation to Council

Further review as future planning proposal if submitted to Council
 Proposal will need to align with Council's Employment and Innovation Land Strategy and State government policy

DOCUMENTS
ASSOCIATED WITH
REPORT C07/20-484

Attachment 4

Site specific requests – Stream 4
(no further action at this time)



CUMBERLAND
CITY COUNCIL

Site specific requests – Stream 4
No further action at this time



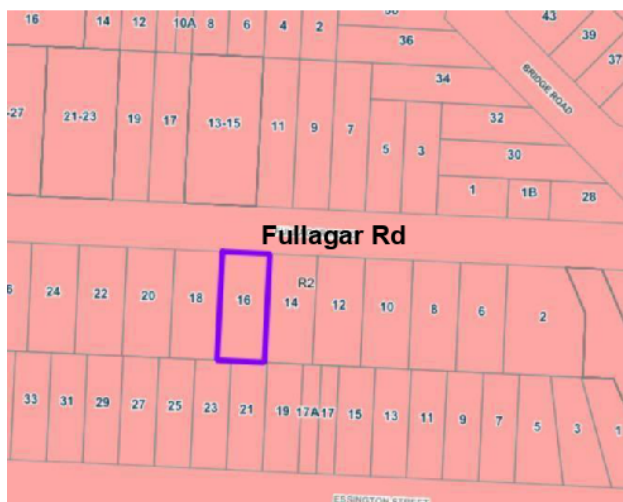
Stream 4: No further action at this time

Site address	Proposal
16 Fullagar Road, Wentworthville	Delisting of existing heritage item
152 William Street, Granville	Delisting of existing heritage item
Area bounded by Hawkesbury Road, Alexandra Avenue, Hassell Street and Bailey Street	Show Sydney Metro station box on zoning map
18-20 McFarlane Street, Merrylands	Objection to recent changes in height controls
Planning control change request	Apply a foreshore building line across both sides of the Duck River
Auburn – Lidcombe area	Reintroduce FSR controls for R2 Low Density Residential zoning in the former Auburn LGA
Lot 2066/ DP1151368 Driftway Drive, Pemulwuy	Rezone from R3/R4/E2 to E2
83-85 Francis Street, Lidcombe	Rezone from RE1 to R3
74-78 John Street, Lidcombe	Rezone from RE1 to Residential
103-105 Chelmsford Road, South Wentworthville	Rezone from R2 to R3



16 Fullagar Road, Wentworthville

Proposed de-listing of heritage item



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone: R2 Low Density Residential Height: 9m FSR: 0.5:1	De-listing the heritage status of 16 Fullagar Road, Wentworthville.
Submission	<p>The submission seeks de-listing of 16 Fullagar Road, Wentworthville, which was purchased in 1993. The submitter has been trying to get the property de-listed of its heritage status (given in 1991) two years before they purchased it, however this information was never disclosed (and not on 149 Certificate at the time). In 2001 an application was submitted to have the property demolished but was rejected by Council at the time. The submitter indicates family health issues which have been exacerbated by the ongoing battle to have this property de-listed. Asks that council delist the property, or pay for the repairs, or buy it from them.</p>	

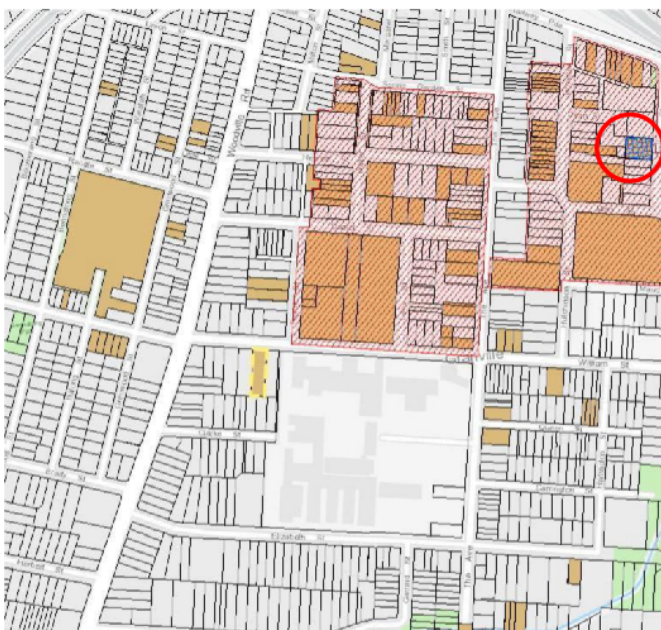
Officer recommendation to Council

No further action at this time. Heritage status to be retained. Heritage study prepared to inform Cumberland Heritage List reconfirmed heritage significance of the property



152 William Street, Granville

Request de-listing of heritage item



Proposal	Current Controls (PLEP)	Proposed Controls
	Listed as a local general heritage item Single storey residence Significance: Local	De-list the property
Submission	<p>Heritage De-listing Request: due to incidents caused by recent extreme weather conditions, included falling debris that caused safety concerns. Also, due to the age and overall condition of the property, issues such as structural and roof integrity, mould and asbestos. In addition, the feasibility to re-instate the building to environmental and heritage building standards expected will be financially prohibitive in comparison to a knock-down and re-build scenario. Submitter has attached photos showing the house condition.</p>	

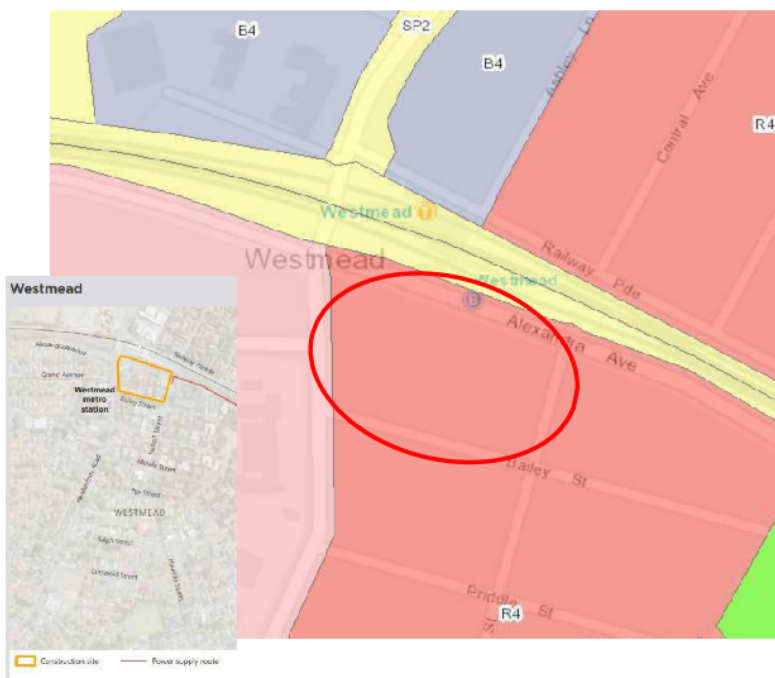
Officer recommendation to Council

No further action at this time. Heritage status to be retained. Heritage study prepared to inform Cumberland Heritage List reconfirmed heritage significance of the property



Hawkesbury Road, Alexandra Avenue, Hassell Street and Bailey Street, Westmead

Show Metro West station area on zoning map



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone R4 High Density Residential Height 15m FSR 1.2:1	Show 'Sydney Metro West station box' area on the zoning map
Submission	Zoning map to show the proposed station box area for Sydney Metro West - the area bounded by Hawkesbury Road, Alexandra Ave, Hassell St and Bailey Street.	

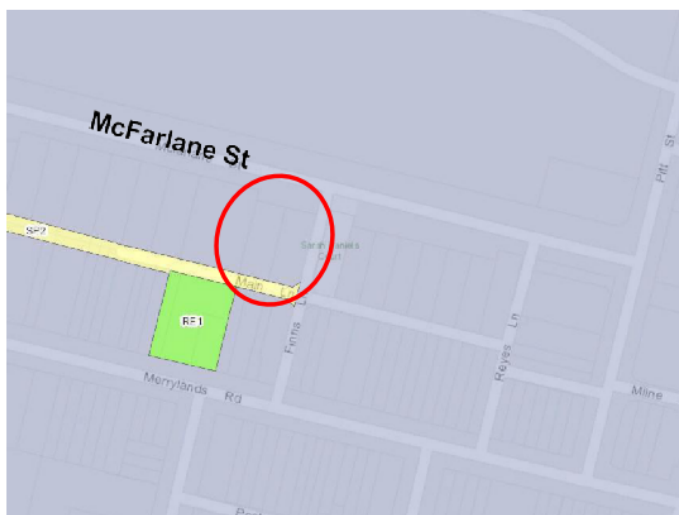
Officer recommendation to Council

No further action at this time. Metro corridor and stations identified for planning protection under draft amendment to the State Environmental Planning Policy (Infrastructure)



18-20 McFarlane Street, Merrylands

Objection to recent changes to height controls



Proposal Summary	Current Controls (HLEP)	Proposed Controls
	Zone B4 Mixed Use Height 77m FSR 8.5:1	Objection to the removal of the maximum height restrictions
Rationale/ Submission	Objects to the LEP's removal of the maximum height restrictions for the area and incorporation of much higher heights in the DCP. The submission has supporting documents attached.	

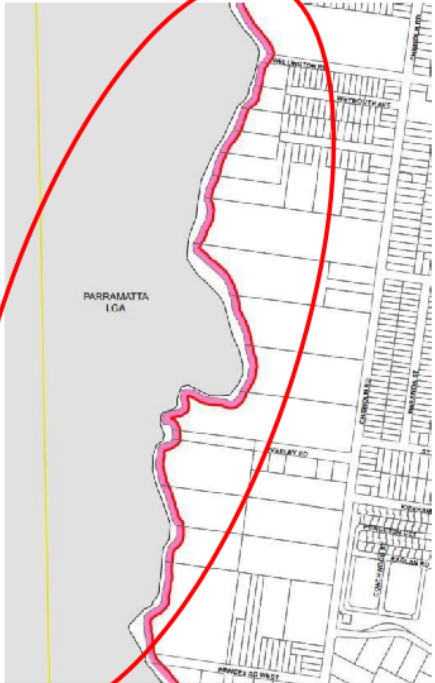
Officer recommendation to Council

No further action at this time. Changes to height controls already in place for some time, and are used by applicants for development applications



Planning Control change request

Apply foreshore building line on both sides of Duck River



Proposal	Current controls (ALEP)	Proposed Controls
	Foreshore building line applies to eastern side of Duck River, and part of western side	Apply FBL on both sides of Duck River
Submission	Apply a foreshore building line on both sides of Duck River to ensure setback from buildings.	

Officer recommendation to Council

No further action at this time. Separate studies required to confirm the need and scope of a foreshore building line at this location.



Auburn-Lidcombe Area

Reintroduce FSR for R2 zone



Proposal	Current Controls (ALEP)	Proposed Controls
	Zone: R2 Low Density Residential Height: 9m FSR:	Reinstate FSR for R2 zones in the Auburn-Lidcombe area to pre-2010.
Submission	Submitter believes the FSR for R2 zones in the Lidcombe-Auburn area should be reinstated to what they were before they were changed by the previous Auburn council in 2010.	

Officer recommendation to Council

No further action at this time. Separate studies required to confirm the need and scope of FSR changes for development in R2 Low Density Residential zone.

 **Lot 2066/ DP1151368 Driftway Drive, Pemulwuy**
Proposed rezoning – R3/R4/E2 to E2



Proposal	Current Controls (HLEP)	Proposed Controls
	Zone: R3 Medium Density Residential, R4 High Density Residential, E2 Environmental Conservation Height: 11m, 12.5m, FSR: 0.85:1, 0.7:1	E2 Environmental Conservation
Submission	Currently zoned as both residential and environmental conservation. Recommends a rezoning to E2 Environmental Conservation	

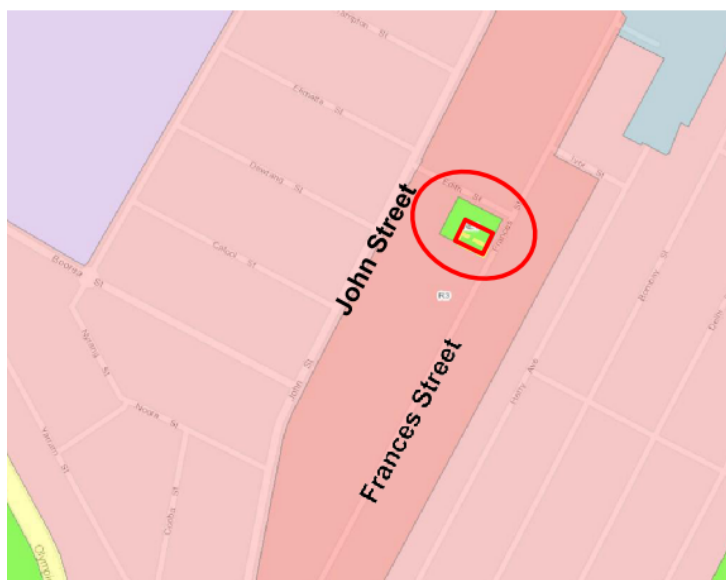
Officer recommendation to Council

No further action at this time. Subdivision approved for residential development.



83-85 Francis Street, Lidcombe

Proposed rezoning – R2 to R3



Proposal	Current Controls (ALEP)	Proposed Controls
	Zone: RE1 Public Recreation	R3 Medium Density Residential
Submission	<p>In 1993, the current was rezoned by Council to RE1 zoning to develop into an open space for the area.</p> <p>Submitter claims that they had multiple meetings over the course of the last ten years with the former Auburn Council and the current Cumberland Council, but have not reached a verdict or was provided any timeline of when this acquisition would occur.</p> <p>Due to the current zoning and its restriction for future development, they were not allowed to perform major renovations or rebuild.</p> <p>Seeks Council to review and amend the zoning of their sites in align to surrounding residential uses.</p>	

Officer recommendation to Council

No further action at this time. Recently advised that land is required for open space. Reconfirm alignment with Council's Open Space and Recreation Strategy.



74-78 John Street, Lidcombe

Rezone from RE1 to Residential



Proposal	Current Controls (HLEP)	Proposed Controls (submission)
	RE1 Public Recreation	Permit residential uses, or broaden scope of recreation uses
Submission	Requests that 74, 76 and 78 John Street Lidcombe be removed from the Land Reservation Acquisition Map	

Officer recommendation to Council

No further action at this time.
Council previously resolved to retain the RE1 zone for these properties (C12/19-304 Open Space Acquisition Review – 74,76 & 78 John Street Lidcombe – 4 December 2019)

103-105 Chelmsford Road, South Wentworthville

Proposed rezoning – R2 to R3



Proposal	Current Controls (HLEP)	Proposed Controls
	<p>Zone: R2 Low Density Residential</p> <p>Height: 9m</p> <p>FSR: 0.5:1</p>	<p>R3 Medium Density Residential, or</p> <p>Allow 'multi dwelling housing' similar to town houses adjacent to the subject site</p>
Submission	<p>Intention to subdivide the land for multi dwelling housing.</p> <p>The amalgamated land adjacent to the subject site was developed for town houses under Zone 2(a) of the Holroyd LEP 1991. At that time, multi dwelling housing was permitted with consent, provided that minimum site dimensions were achieved.</p>	

Officer recommendation to Council

No further action at this time. Advice provided recently that spot rezoning would not be supported.

DOCUMENTS
ASSOCIATED WITH
REPORT C07/20-484

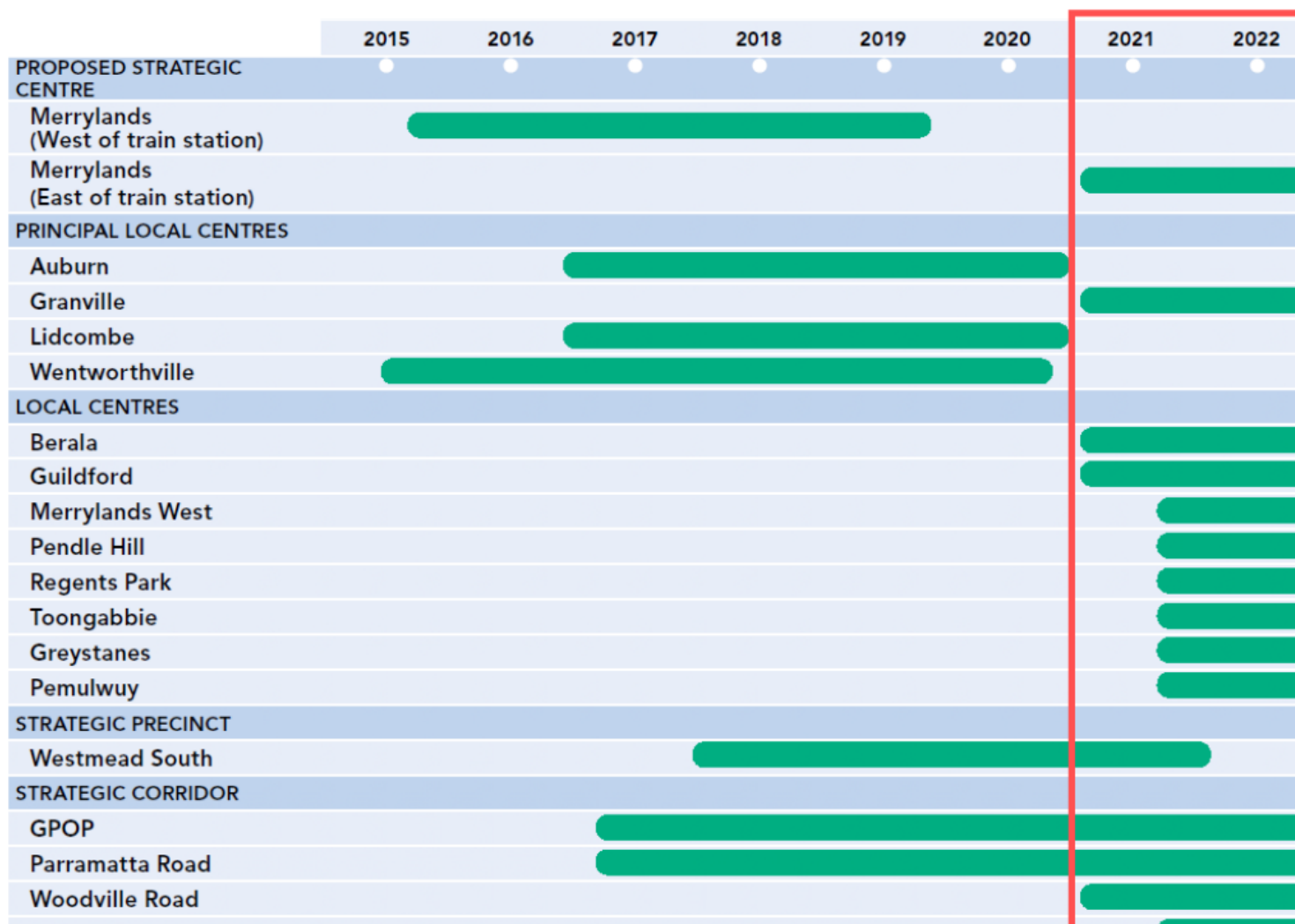
Attachment 5

Strategic planning work program -
key centres and strategic
corridors



Strategic planning work program

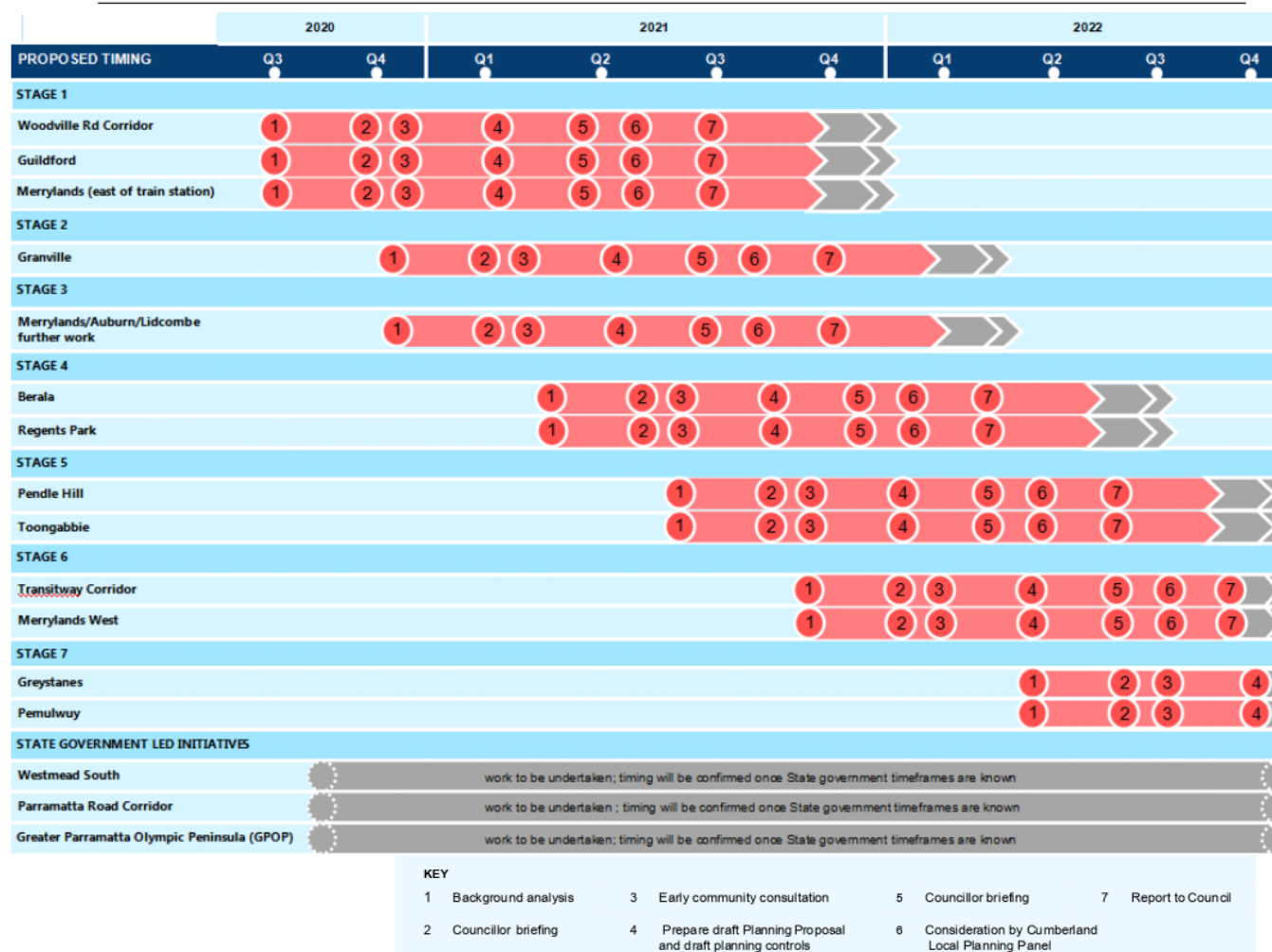
Cumberland City's key centres and corridors – high level program





Strategic planning work program

Cumberland City's key centres and corridors – indicative detail



Item No: C07/20-485

CUMBERLAND CITY COUNCIL - FUTURE COMPANION ANIMAL MANAGEMENT REQUIREMENTS

Responsible Division: Works & Infrastructure
Officer: Director Works & Infrastructure
File Number: HC-11-14-3/03
Community Strategic Plan Goal: *A safe accessible community*

SUMMARY

Council previously considered a report during the Ordinary Meeting of 15 May 2019, in relation to Cumberland City Council's future companion animal management requirements (Item No. C05/19-96).

This report now presents the outcome of Council's interactions with Blacktown City Council, where subsequent negotiations failed to reach mutually suitable terms in establishing a financially sustainable agreement regarding Council's future companion animal management requirements.

An alternative solution has therefore been reached with Hawkesbury City Council, to secure Cumberland's future companion animal management requirements.

RECOMMENDATION

That Council:

- 1. Enter into a contract with Hawkesbury City Council to utilise their Companion Animal Shelter, in accordance with Section 55(3)(c) of the *Local Government Act 1993*; and**
- 2. Delegate authority to the General Manager for the purpose of executing the contract and any associated documents.**

REPORT

At the Ordinary Council meeting of 15 May 2019, closed session report C05/19-96 Cumberland Council – Future Companion Animal Management Requirements was considered by Council. That report resulted in the following resolution:

"That Council:

- 1. Note that Options 1, 2 and 3 are not financially sustainable options for Council based on current budget and expenditure levels.*

2. *Delegate to the General Manager to liaise further with Blacktown City Council to reach suitable terms to establish an agreement to meet Council's future companion animal management requirements.*
3. *Continue to explore alternative options as outlined in the report."*

Several discussions have since occurred between Blacktown City Council and Cumberland City Council, regarding the new Animal Rehoming Centre and proposed financial contributions that Blacktown City Council were seeking. This dialogue included financially sustainable options that Cumberland City Council put forward for consideration (in principle), which unfortunately were not accepted by Blacktown City Council. A further fee increase to continue using the existing Animal Holding Facility was also implemented by Blacktown City Council in July 2019, resulting in a budget overspend for this area for the current financial period.

An email was sent to all Councillors on 11 June 2020 (attached) advising of this outcome and that Council's staff would be entering into contract negotiations with Hawkesbury City Council, for the potential future use of their facility located at Mulgrave. These negotiations have been successful, with an agreement (in-principle) being reached that will allow Council to access a long-term animal holding and rehoming options that is financially and operationally viable.

Entering into a contract with Hawkesbury City Council would be subject to a tender exemption as specified under section 55 (3)(C) of the Local Government Act 1993. To ensure that the handling of Council's future companion animal management requirements is undertaken in a financially responsible and sustainable manner, it is recommended that the General Manager be delegated to execute the contract with Hawkesbury City Council.

COMMUNITY ENGAGEMENT

Information will be updated on Council's webpage regarding a transition from the Blacktown Animal Holding Facility to the Hawkesbury Companion Animal Shelter. In addition, other community engagement mechanisms such as the use of social media messaging will be sought via Council's Communications Team.

POLICY IMPLICATIONS

There are no policy implications for Council Associated with this report.

RISK IMPLICATIONS

There are no risk implications for Council associated with this report.

FINANCIAL IMPLICATIONS

The cost of the contract as proposed by Hawkesbury City Council is predicted to be approximately \$400,000 per year, for a 3-year period (total = \$1,200,000). These funds are currently allocated within Council's budget and no additional funds are envisaged to be required.

Based upon the increased fees charged by Blacktown City Council for continued use of their current and future facilities, use of the Hawkesbury City Council Companion Animal Shelter is estimated to save Council approximately \$600,000 per annum.

CONCLUSION

Based on the factors and considerations outlined within this report, it is recommended that the proposal received from to Hawkesbury City Council provides the best financial and operational outcome in relation to Cumberland City Council's future companion animal management requirements. It is therefore recommended that delegation be granted to the General Manager for the purpose of executing the contract with Hawkesbury City Council, as attached to this report.

ATTACHMENTS

1. Hawkesbury City Council Animal Shelter Contract (confidential)
2. Email to Councillors from Director Peter Fitzgerald - Negotiations into Animal Holding Facility (confidential)

Item No: C07/20-486

CUMBERLAND TRAFFIC COMMITTEE - MINUTES OF THE ELECTRONIC MEETING HELD ON 3 JUNE 2020

Responsible Division: Works & Infrastructure
Officer: Director Works & Infrastructure
File Number: T-28-02/08
Community Strategic Plan Goal: *A safe accessible community*

SUMMARY

This report presents the minutes of the Cumberland Traffic Committee Electronic Meeting of 3 June 2020.

RECOMMENDATION

That:

- 1. The minutes of Part 1 Items of the Cumberland Traffic Committee electronic meeting of 3 June 2020, be received and noted; and**
- 2. The minutes of Part 2 Items of the Cumberland Traffic Committee electronic meeting on 3 June 2020, be received and recommendations contained therein be approved.**

REPORT

Due to COVID-19 restrictions, the Cumberland Traffic Committee meeting scheduled for 3 June 2020 was conducted electronically. The agenda for the electronic meeting was sent to all members, requesting feedback and concurrences to be returned to Council.

In accordance with the Cumberland Local Traffic Committee Terms of Reference, approved by Council on 20 May 2020 (Min. 694 - C05/20-443), the following Part 1 items have been approved under delegated authority, Item CTC-20-082 to 087, 089 to 094 and 098 to 100.

The minutes of the electronic meeting are presented for Council's approval of Part 2 items. The following Part 2 items require Council approval; Item CTC-20-088, CTC-20-095 to 097 and CT-20-101.

COMMUNITY ENGAGEMENT

Community consultation will occur in accordance with the recommendations of each report.

POLICY IMPLICATIONS

There are no policy implications for Council associated with this report.

RISK IMPLICATIONS

There are no risk implications for Council associated with this report.

FINANCIAL IMPLICATIONS

The expenditure of funds associated with implementing the recommendations not approved under delegated authority will be included in the Council's Traffic facility construction program.

ATTACHMENTS

1. Agenda of the Cumberland Traffic Committee meeting of 3 June 2020 [↓](#)
2. Minutes of the Cumberland Traffic Committee Meeting of 3 June 2020 [↓](#)

DOCUMENTS
ASSOCIATED WITH
REPORT C07/20-486

Attachment 1

Agenda of the Cumberland Traffic
Committee meeting of 3 June
2020

An Electronic meeting of the Traffic Committee will be held on Wednesday, 3 June 2020.

ORDER OF BUSINESS

- 1. Apologies**
- 2. Declarations of Interest**
- 3. Confirmation of Previous Minutes**
- 4. Summary of Reports..... 3**
- 5. Reports**
 - CTC-20-082 Bartlett Street and Alto Street, South Wentworthville –
Proposed Parking Restriction and Line Marking 25
 - CTC-20-083 Bartlett Street and Berkeley Street, South Wentworthville –
Proposed Parking Restriction and Line Marking 31
 - CTC-20-084 Bartlett Street and Richmond Street, South Wentworthville –
Proposed Parking Restriction and Line Marking 37
 - CTC-20-085 Laneway, Mays Hill – Proposed Parking Restrictions 43
 - CTC-20-086 Louis Street, Merrylands - Proposed 'No Stopping'
Restrictions 57
 - CTC-20-087 Louis Street, Merrylands - Proposed Part Time 'No Parking'
Restrictions 63
 - CTC-20-088 58 Bolton Street, Guildford – Proposed Relocation of the
Existing Raised Threshold 69
 - CTC-20-089 Chetwynd Road, Guildford - Proposed Modification to the
Existing 'No Stopping' Restrictions 75
 - CTC-20-090 Raphael Street, Lidcombe – Additional Signage For One-
Way Street 81
 - CTC-20-091 Clyde Street, Fourth Street and Archibald Street, Granville –
Proposed Parking Restriction and Line Marking 87
 - CTC-20-092 Water Street, Auburn – Road Safety Concerns 93
 - CTC-20-093 Cumberland Road and Lily Street, Auburn – Proposed
Parking Restriction and Line Marking..... 99
 - CTC-20-094 Bangor Street and Avenel Street, Guildford – Proposed
Parking Restrictions 105
 - CTC-20-095 Kirk Avenue, Guildford – Request for Speed Humps 111
 - CTC-20-096 Blaxcell Street and Redfern Street, South Granville –
Proposed Pedestrian Fencing and 'No Stopping'
Restrictions 115

CTC-20-097 Church Street, Lidcombe – Proposed Guard Rail and Bollards	121
CTC-20-098 Mills Street, Lidcombe – Proposed Conversion of '2P' Parking Spaces to '15'min Parking Opposite Lidcombe Public School	131
CTC-20-099 Merrylands Road, Greystanes – Application for 'Works Zone' Signage	137
CTC-20-100 Granville Multi-Purpose Community Centre – Proposed Signage in Enid Avenue	143
CTC-20-101 Military Road, Guildford - Proposed Traffic Calming Measures On The Approaches To The Existing 'Chicane'	148

6. Other Business

7. Next Meeting

The next meeting of the Traffic Committee is to be held on Wednesday, 5 August 2020.

Summary of Reports

Item #	Title	Electorate				Police Area Command (PAC)	
		Fairfield	Granville	Prospect	Auburn	Cumberland	Auburn
CTC-20-082	Bartlett Street and Alto Street, South Wentworthville – Proposed Parking Restriction and Line Marking		x			x	
CTC-20-083	Bartlett Street and Berkeley Street, South Wentworthville – Proposed Parking Restriction and Line Marking		x			x	
CTC-20-084	Bartlett Street and Richmond Street, South Wentworthville – Proposed Parking Restriction and Line Marking		x			x	
CTC-20-085	Laneway, Mays Hill – Proposed Parking Restrictions		x			x	
CTC-20-086	Louis Street, Merrylands – Proposed 'No Stopping' Restrictions		x			x	
CTC-20-087	Louis Street, Merrylands – Proposed Part Time 'No Parking' Restrictions		x			x	
CTC-20-088	58 Bolton Street, Guildford – Proposed Relocation of the Existing Raised Threshold		x			x	
CTC-20-089	Chetwynd Road, Guildford – Proposed Modification to the Existing 'No Stopping' Restrictions		x			x	
CTC-20-090	Raphael Street, Lidcombe – Additional Signage For One-Way Street				x		x
CTC-20-091	Clyde Street, Fourth Street and Archibald Street, Granville – Proposed Parking Restriction and Line Marking		x			x	
CTC-20-092	Water Street, Auburn – Road Safety Concerns				x	x	
CTC-20-093	Cumberland Road and Lily Street, Auburn – Proposed Parking Restriction and Line Marking				x		x
CTC-20-094	Bangor Street and Avenel Street, Guildford – Proposed Parking Restrictions		x			x	
CTC-20-095	Kirk Avenue, Guildford – Request for Speed Humps		x			x	
CTC-20-096	Blaxcell Street and Redfern Street, South Granville – Proposed Pedestrian Fencing and 'No Stopping' Restrictions		x			x	
CTC-20-097	Church Street, Lidcombe – Proposed Guard Rail and Bollards				x		x
CTC-20-098	Mills Street, Lidcombe – Proposed Conversion of '2P' Parking Spaces to '15' min Parking Opposite Lidcombe Public School				x		x
CTC-20-099	Merrylands Road, Greystanes – Application for 'Works Zone' Signage			x		x	
CTC-20-100	Granville Multi-Purpose Community Centre – Proposed Signage in Enid Avenue		x			x	
CTC-20-101	Military Road, Guildford – Proposed Traffic Calming Measures On The Approaches To The Existing 'Chicane'	x				x	

Minutes of the Electronic Traffic Committee meeting held on Wednesday 01 April 2020.

The Face to Face meeting was replaced with an electronic meeting due to the COVID-19 crisis.

REPRESENTATIVES:

Cumberland Council -	Clr Paul Garrard - Chairman
Roads & Maritime Services (RMS) -	Ms Nazli Tzannes - <i>Concurrence received for all items except CTC-20-073</i>
Local Member for Auburn -	Clr George Campbell - <i>Concurrence for all relevant items received.</i>
Local Member for Fairfied -	<i>No comments or objections received.</i>
Local Member for Granville -	Mr Chris Worthington - <i>Concurrence for all relevant items received.</i>
Local Member for Prospect -	Clr Suman Saha - <i>Concurrence for all relevant items received.</i>
Auburn Police Area Command -	Const. Bartolo - <i>Concurrence for all relevant items received.</i>
Cumberland Police Area Command -	S/Const. Greg Close – <i>Concurrence for all relevant items received.</i>
Transit Systems –	Ms Hanna Shilling - <i>Concurrence for all relevant items received with comments on some items.</i>
Transdev -	<i>No comments</i>
CDBus -	<i>No comments</i>

APOLOGIES:

DECLARATIONS OF INTEREST

CONFIRMATION OF MINUTES

Summary of Reports

Item #	Title	Electorate				Police Area Command (PAC)	
		Fairfield	Granville	Prospect	Auburn	Cumberland	Auburn
CTC-20-042	Guildford Road and Bangor Street, Guildford - Proposed 'No stopping' signs		x			x	
CTC-20-043	Hilltop Road, Merrylands – Request for the installation of 'Bus Zone' signs		x			x	
CTC-20-044	Sheffield Street, Auburn - Request for Heavy Vehicle Ban				x		x
CTC-20-045	Warin avenue, Pemulwuy – Proposed 'No Stopping' signs			x		x	
CTC-20-046	Toongabbie Road, Girraween - Proposed 'No Stopping' restrictions associated with the Waste Recycling Facility development in Girraween.			x		x	
CTC-20-047	Clyde Street and Nobbs Street, South Granville – Proposed 'No Stopping' signs				x	x	
CTC-20-048	Sheahan Avenue, Guildford – Request for Speed Humps		x			x	
CTC-20-074	Heath Street, Merrylands - Request for speed humps		x			x	
CTC-20-049	Ironbark Crescent, Sussex Street & Cobden Parkes Crescent, Lidcombe - Intersection treatments				x		x
CTC-20-050	Tilba Road & Dudley street, Berala - Proposed 'No Stopping' signs and line marking				x		x
CTC-20-051	Oakleigh Avenue, South Granville – Removal of Redundant Children Crossing & associated signs				x		x
CTC-20-052	Cumberland Road, Greystanes - Request for Speed Humps			x		x	
CTC-20-053	Roseberry Road, Guildford - proposed '30Min Parking Restriction.		x			x	
CTC-20-054	Frances Street, South Wentworthville - Request for Speed Humps		x			x	
CTC-20-055	Hickory Street, Gregory street and Ash Street, Greystanes - proposed 'No Stopping' signs			x		x	
CTC-20-056	Byron Road, Guildford - Road Safety Concerns		x			x	
CTC-20-057	Auburn Road, Auburn – Proposed 'Bus Zone' signage at the bus stop opposite Al-Faisal College				x		x
CTC-20-058	Morris Street, Merrylands - Request for Speed Humps		x			x	
CTC-20-059	Excelsior Street, Guildford - request for a Pedestrian crossing				x	x	
CTC-20-060	Georges Avenue and Hayes Street, Lidcombe – Proposed 'No Stopping' signs				x		x
CTC-20-061	Georges Avenue and Beatrice Street, Lidcombe – Proposed 'No Stopping' signs & Line Marking				x		x
CTC-20-062	Georges Avenue, Lidcombe – Proposed Changes to existing 'No Parking' Restrictions				x		x

CTC-20-063	Grassmere Street, Guildford - Request for Speed Humps		x			x	
CTC-20-064	Hibiscus street & Dahlia Street, Greystanes - Proposed 'No Stopping' Signs and 'Bus Zones' Signs			x		x	
CTC-20-065	Fairfield Road, Yennora - "Keep Clear" Pavement Marking outside Yennora Fire Station	x				x	
CTC-20-066	Morris Street and Holdsworth Street, Merrylands - Proposed 'No Stopping' signs		x			x	
CTC-20-067	Morris Street and Harris Street, Merrylands - Proposed 'No Stopping' signs and line marking		x			x	
CTC-20-068	Morris Street and Davies Street, Merrylands - Proposed		x			x	
CTC-20-069	Rowley Road, Guildford - Speeding Concerns		x			x	
CTC-20-070	Main Avenue Avenue, Andrews Road and Herdsmans Avenue, Lidcombe - Intersection Treatments				x		x
CTC-20-072	Laneway in Lidcombe - Proposed "No Parking" Restrictions				x		x
CTC-20-073	Smith Street, Wentworthville - Proposed "No Parking" Restrictions		x			x	
CTC-20-075	Raleigh Street and Vulcan Street, Guildford - Proposed Treatment at the bend		x			x	
CTC-20-076	Lane Street & Dunmore Street, Wentworthville - Request for Speed Humps		x			x	

REPORTS

ITEM CTC-20-042 - GUILDFORD ROAD AND BANGOR STREET, GUILDFORD - PROPOSED 'NO STOPPING' SIGNS

RECOMMENDATION

The Cumberland Traffic Committee recommends that;

- i) The installation of 'No Stopping' signs and 'BB' line marking at the intersection of Guildford Road and Bangor Street, Guildford in accordance with the attached plan be approved.
- ii) The affected residents be notified of the outcome generally.

ITEM CTC-20-043 - HILLTOP ROAD, MERRYLANDS – REQUEST FOR THE INSTALLATION OF 'BUS ZONE' SIGNS

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of 'Bus Zone' signs and modification of existing edge line marking on Hilltop Road, Merrylands in accordance with the attached plan be approved; and
2. The affected residents be notified of the outcome generally.

Discussion:

Transit systems has supported the proposed 'Bus zone' signs.

ITEM CTC-20-044 - SHEFFIELD STREET, AUBURN - REQUEST FOR HEAVY VEHICLE BAN

RECOMMENDATION

The Cumberland Traffic Committee recommends that the request for making Sheffield Street, Auburn between Cumberland Road and Chisholm Road a light thoroughfare not be supported.

ITEM CTC-20-045 - WARIN AVENUE, PEMULWUY – PROPOSED 'NO STOPPING' SIGNS

RECOMMENDATION

The Cumberland Traffic Committee recommends that:

1. The installation of 'No Stopping' signs on Warin Avenue, Pemulwuy in accordance with the attached plan be approved.
2. Council notify adjacent properties of the resolution.

ITEM CTC-20-046 - TOONGABBIE ROAD, GIRRAWEE - PROPOSED 'NO STOPPING' RESTRICTIONS ASSOCIATED WITH THE WASTE RECYCLING FACILITY DEVELOPMENT IN GIRRAWEE.

RECOMMENDATION

The Cumberland Traffic Committee recommends that:

1. The 'No Stopping' restrictions in front of the proposed development at 224-232 Toongabbie Road, Girrawee in accordance with the attached plan be approved.
2. The applicant be notified of the outcome generally.

ITEM CTC-20-047 - CLYDE STREET AND NOBBS STREET, SOUTH GRANVILLE – PROPOSED 'NO STOPPING' SIGNS

RECOMMENDATION

The Cumberland Traffic Committee recommends that the installation of 'No Stopping' signs and 'BB' line at the intersection of Clyde Street and Nobbs Street, South Granville in accordance with the attached plan be approved.

ITEM CTC-20-048 - SHEAHAN AVENUE, GUILDFORD – REQUEST FOR SPEED HUMPS

RECOMMENDATION

The Cumberland Traffic Committee recommends that traffic calming devices not be provided in Sheahan Avenue, Guildford.

ITEM CTC-20-049 - IRONBARK CRESCENT, SUSSEX STREET & COBDEN PARKES CRESCENT, LIDCOMBE - INTERSECTION TREATMENTS

RECOMMENDATION

The Cumberland Traffic Committee recommends that the installation of 'Give Way' signs and 'BB' line marking at the T- intersections of Sussex Street/Cobden Parkes Crescent & Sussex Street/Ironbark Crescent, Lidcombe in accordance with the Plan CTC-20-051 be approved.

ITEM CTC-20-050 - TILBA ROAD & DUDLEY STREET, BERALA - PROPOSED 'NO STOPPING' SIGNS AND LINE MARKING

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of 'No Stopping' signs and 'BB' line marking at the intersection of Tilba Road and Dudley Street, Berala in accordance with the attached plan be approved; and
2. Council notify adjacent properties of the resolution.

Discussion:

Action:

ITEM CTC-20-051 - OAKLEIGH AVENUE, SOUTH GRANVILLE –
REMOVAL OF REDUNDANT CHILDREN CROSSING & ASSOCIATED
SIGNS

RECOMMENDATION

That the Traffic Committee recommends that:

1. The removal of existing children crossing facility and associated signage on Oakleigh Avenue in accordance with the attached plan be approved.
2. The extension of 'BB' centre line marking in accordance with the attached plan be approved; and
3. The Roads and Maritime service be requested to relocate the School Zone signs in Blaxcell street and Oakleigh Avenue appropriately.

ITEM CTC-20-052 - CUMBERLAND ROAD, GREYSTANES - REQUEST FOR SPEED HUMPS

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of speed cushions on the approaches to the pedestrian refuges on Cumberland Road, Greystanes be approved.
2. Final plan shall be forwarded to RMS for concurrence.
3. Council notify adjacent properties of the proposed installation of the speed cushions; and

4. **Council shall undertake traffic count and report back to traffic committee in April 2021 or 6 months after the installation of the speed cushions to assess the effectiveness of the speed cushions.**

Discussion:

Transit systems has indicated that the traffic calming devices be suitable for buses, as there are school and regular route services using Cumberland Rd.

Council officers comment: The speed cushions are 75mm high and are suitable on bus routes.

ITEM CTC-20-053 - ROSEBERRY ROAD, GUILDFORD - PROPOSED '30MIN PARKING RESTRICTION.

RECOMMENDATION

The Cumberland Traffic Committee recommends that the proposed modification to existing parking restrictions on Rosebery Street to '30min P, 8am – 6pm, Mon – Sat' in accordance with the attached plan be approved.

ITEM CTC-20-054 - FRANCES STREET, SOUTH WENTWORTHVILLE - REQUEST FOR SPEED HUMPS

RECOMMENDATION

The Cumberland Traffic Committee recommends that additional traffic calming devices not be provided in Frances Street, South Wentworthville.

ITEM CTC-20-055 - HICKORY STREET, GREGORY STREET AND ASH STREET, GREYSTANES - PROPOSED 'NO STOPPING' SIGNS

RECOMMENDATION

That the Traffic Committee recommends that:

1. **The installation of 'No Stopping' signs at the intersections of Hickory Street / Gregory Street and Ash Street / Gregory Street, Greystanes in accordance with the plan CTC-20-57 be approved; and**
2. **The affected residents be notified of the outcome generally.**

ITEM CTC-20-056 - BYRON ROAD, GUILDFORD - ROAD SAFETY CONCERNS

RECOMMENDATION

That the Traffic Committee recommends that:

1. The proposed speed humps on Byron Road, Guildford in accordance with the attached plan be approved.

ITEM CTC-20-057 - AUBURN ROAD, AUBURN – PROPOSED 'BUS ZONE' SIGNAGE AT THE BUS STOP OPPOSITE AL-FAISAL COLLEGE

RECOMMENDATION

The Cumberland Traffic Committee recommends that the installation of 'Bus Zone' signs on Auburn Road opposite to Al-Faisal College in accordance with the plan CTC-20-059 be approved.

ITEM CTC-20-058 - MORRIS STREET, MERRYLANDS - REQUEST FOR SPEED HUMPS

RECOMMENDATION

The Cumberland Traffic Committee recommends that;

1. Council undertake consultation with the residents of Morris Street, Merrylands to determine support or otherwise for speed humps and report back to Cumberland Traffic Committee.
2. Council request assistance from Highway Patrol to monitor the street for illegal and dangerous driving.

ITEM CTC-20-059 - EXCELSIOR STREET, GUILDFORD - REQUEST FOR A PEDESTRIAN CROSSING

RECOMMENDATION

The Cumberland Traffic Committee recommends that a pedestrian crossing on Excelsior Street outside property 187 Excelsior Street not be provided.

ITEM CTC-20-060 - GEORGES AVENUE AND HAYES STREET, LIDCOMBE – PROPOSED ‘NO STOPPING’ SIGNS

RECOMMENDATION

The Cumberland Traffic Committee recommends that:

- 1. The installation of ‘No Stopping’ signs and line marking at the intersection of Georges Avenue and Hayes Street, Lidcombe in accordance with the plan CTC-20-062 be approved.**
- 2. Council notify affected residents of the resolution.**

ITEM CTC-20-061 - GEORGES AVENUE AND BEATRICE STREET, LIDCOMBE – PROPOSED ‘NO STOPPING’ SIGNS & LINE MARKING

RECOMMENDATION

The Cumberland Traffic Committee recommends that:

- 1. The installation of ‘No Stopping’ signs and line marking at the intersection of Georges Avenue and Beatrice Street, Lidcombe in accordance with the attached plan be approved.**
- 2. Council notify affected residents of the resolution.**

ITEM CTC-20-062 - GEORGES AVENUE, LIDCOMBE – PROPOSED CHANGES TO EXISTING ‘NO PARKING’ RESTRICTIONS

RECOMMENDATION

The Cumberland Traffic Committee recommends that the conversion of existing “No Parking; Mon-Fri” signage on the southern side of Georges Avenue outside Coleman Park to “No Parking; 6:00AM – 10:00Am; 2:30PM-7:00PM; Mon-Fri” in accordance with the attached plan be approved.

ITEM CTC-20-063 - GRASSMERE STREET, GUILDFORD - REQUEST FOR SPEED HUMPS

RECOMMENDATION

The Cumberland Traffic Committee recommends that Council undertake consultation with the residents of Grassmere Street, Guildford to determine

support or otherwise for speed humps and report back to Cumberland Traffic Committee.

ITEM CTC-20-064 - HIBISCUS STREET & DAHLIA STREET, GREYSTANES - PROPOSED 'NO STOPPING' SIGNS AND 'BUS ZONES' SIGNS

RECOMMENDATION

The Cumberland Traffic Committee recommends that;

- 1. The installation of 'No Stopping' signs, 'Bus Zone' signs and 'BB' line marking at the intersection of Hibiscus Street and Dahlia Street, Greystanes in accordance with the attached plan be approved.**
- 2. Council notify adjacent properties of the resolution.**

Discussion:

Transit systems operating the bus route at this location have indicated that they support the proposed signage.

ITEM CTC-20-065 - FAIRFIELD ROAD, YENNORA - "KEEP CLEAR" PAVEMENT MARKING OUTSIDE YENNORA FIRE STATION

RECOMMENDATION

The Committee recommends that "Keep Clear" letters and transverse lines be painted on all lanes of Fairfield Road, Yennora in front of the Yennora Fire Station as per Plan CTC-20-067.

ITEM CTC-20-066 - MORRIS STREET AND HOLDSWORTH STREET, MERRYLANDS - PROPOSED 'NO STOPPING' SIGNS

RECOMMENDATION

The Cumberland Traffic Committee recommends that:

- 1. The installation of 'No Stopping' signs and line marking at the intersection of Morris Street and Holdsworth Street, Merrylands in accordance with the attached plan be approved; and**
- 2. Council notify affected residents of the resolution.**

ITEM CTC-20-067 - MORRIS STREET AND HARRIS STREET, MERRYLANDS - PROPOSED 'NO STOPPING' SIGNS AND LINE MARKING

RECOMMENDATION

The Cumberland Traffic Committee recommends that:

- 1. The installation of 'No Stopping' signs and line marking at the intersection of Morris Street and Harris Street, Merrylands in accordance with the attached plan be approved.**
- 2. Council notify affected residents of the resolution.**

ITEM CTC-20-068 - MORRIS STREET AND DAVIES STREET, MERRYLANDS - PROPOSED

RECOMMENDATION

The Cumberland Traffic Committee recommends that:

- 1. The installation of 'No Stopping' signs and line marking at the intersection of Morris Street and Davies Street, Merrylands in accordance with the attached plan be approved.**
- 2. Council notify affected residents of the resolution.**

ITEM CTC-20-069 - ROWLEY ROAD, GUILDFORD - SPEEDING CONCERNS

RECOMMENDATION

The Cumberland Traffic Committee recommends that Council undertake consultation with the residents of Rowley Road, Guildford to determine support or otherwise for speed humps and report back to Cumberland Traffic Committee.

ITEM CTC-20-070 - MAIN AVENUE, ANDREWS ROAD AND HERDSMANS AVENUE, LIDCOMBE – INTERSECTION TREATMENTS

RECOMMENDATION

The Cumberland Traffic Committee recommends that the installation of 'BB' line marking at the intersections of Main Avenue, Andrews Road & Herdsmans Avenue, Lidcombe in accordance with the Plan CTC-20-072 be approved.

ITEM CTC-20-072 - LANEWAY IN LIDCOMBE - PROPOSED "NO PARKING" RESTRICTIONS

RECOMMENDATION

The Cumberland Traffic Committee recommends that:

1. The proposed 'No Parking' & 'No Stopping' restrictions in the laneway in accordance with the attached plan be approved.
2. 'No Entry' signs be installed in the laneway in accordance with the attached plan be approved.
3. The No Parking signs on Taylor Street either side of the laneway be replaced with 'No Stopping' signs.
4. The existing 'No Stopping' sign on Mark Street south of the Laneway be extended by 6m.
5. Council notify adjacent properties of the Council resolution.

ITEM CTC-20-073 - SMITH STREET, WENTWORTHVILLE – PROPOSED 'NO PARKING' RESTRICTIONS

RECOMMENDATION

The Cumberland Traffic Committee recommends that:

- i) The installation of 'No Stopping' signs in Smith Street in accordance with the attached amended plan be approved.
- ii) The adjacent property be notified of Council's resolution.

Discussion:

The RMS representative indicated that if sight distance is an issue, it's probably best to extend the No Stopping to avoid unsafe situation.

The plan has been amended accordingly.



AMENDED PLAN AFTER THE CTC COMMENTS



ITEM CTC-20-074 - HEATH STREET, MERRYLANDS - REQUEST FOR SPEED HUMPS

RECOMMENDATION

The Cumberland Traffic Committee recommends that traffic calming devices not be provided in Heath Street, Merrylands.

ITEM CTC-20-075 - RALEIGH STREET AND VULCAN STREET, GUILDFORD – PROPOSED TREATMENT AT THE BEND

RECOMMENDATION

The Cumberland Traffic Committee recommends that;

- i) The installation of 'No Stopping' signs and 'BB' line marking at the intersection of Raleigh Street and Vulcan Street, Guildford in accordance with the attached plan be approved.
- ii) Council notify adjacent properties of the resolution.

ITEM CTC-20-076 - LANE STREET & DUNMORE STREET, WENTWORTHVILLE – REQUEST FOR SPEED HUMPS

RECOMMENDATION

The Cumberland Traffic Committee recommend that the report be received and no further action be taken at this stage.

GENERAL BUSINESS

Nil

NEXT MEETING

Next Meeting 3 June 2020 at 9:30am

Minutes of the Extraordinary Traffic Committee meeting held as Electronic Meeting on Thursday 30 April 2020.

REPRESENTATIVES:

Cumberland Council -	Clr Paul Garrard - Chairman
Roads & Maritime Services (RMS) -	Ms Nazli Tzannes - <i>Concurrence for all items received</i>
Local Member for Auburn - <i>items</i>	Clr George Campbell - <i>Concurrence for all relevant items received.</i>
Local Member for Granville -	Mr Chris Worthington - <i>Concurrence for all relevant items received.</i>
Local Member for Prospect -	No items in the State Electorate.
Local Member for Fairfield -	No items in the State Electorate.
Auburn Police Area Command -	Const. Bartolo - <i>Concurrence for all relevant items received.</i>
Cumberland Police Area Command -	S/Const. Greg Close – <i>Concurrence for all relevant items received.</i>
State Transit Authority -	Mr Egwin Herbert - <i>Concurrence for all items received</i>
Transit Systems –	<i>No comments</i>
Transdev -	Mr Steve Babbage - <i>Concurrence for all items received</i>
CDBus -	<i>No comments</i>

APOLOGIES:**DECLARATIONS OF INTEREST****CONFIRMATION OF MINUTES****SUMMARY OF REPORTS**

Summary of Reports

Item #	Title	Electorate				Police Area Command (PAC)	
		Fairfield	Granville	Prospect	Auburn	Cumberland	Auburn
EECTC-20-077	Mary Street, Lidcombe – Request from Lidcombe Medical Centre at 28/1-3 Mary Street				×		×
EECTC-20-078	9-19 Mary Street, Auburn - Proposed "Works Zone" on Harrow Road				×		×
EECTC-20-079	Percy Street, Auburn - Proposed "No Stopping" restrictions at the corner of Rawson Street				×		×
EECTC-20-080	Soudan Street & William Street, Merrylands – Proposed 'No Stopping' Signs and Line Marking at the corner		×			×	
EECTC-20-081	Blaxcell Street, South Granville – Proposed improvements to the existing pedestrian refuge by NSW Land and Housing Corporation at the corner of Aubrey Street		×			×	

REPORTS

ITEM EECTC-20-077 - MARY STREET, LIDCOMBE – REQUEST FROM LIDCOMBE MEDICAL CENTRE AT 28/1-3 MARY STREET

RECOMMENDATION

That the Traffic Committee recommends that:

1. The three (3) existing “1P, 8:30am-6:00pm, Mon-Fri, 8:30am-12:30pm, Sat” be changed to “P15MIN, 8:00am-6:00pm, Monday-Friday, 8:00am- 4:00pm, Sat, 8:00am-2:30pm Sun” adjacent to 1-3 Mary Street, Lidcombe; and
2. The existing “1P” signs be reinstated by the end of August 2020 or before as deemed necessary.

ITEM EECTC-20-078 - 9-19 MARY STREET, AUBURN - PROPOSED “WORKS ZONE” ON HARROW ROAD

RECOMMENDATION

That the Traffic Committee recommends that:

1. The 24m long ‘1/2 Hour Parking’ zone in Harrow Road outside the street frontage of the construction site at 9-19 Mary Street, Auburn be replaced by ‘Works Zone, 7:00AM – 6:00PM, Monday – Friday, 8:00AM – 4:00PM, Saturday’ restrictions subject to Council’s standard conditions for a period of 26 weeks and subsequent extension if required, as per the attached plan; and
2. The existing ‘1/2 Hour Parking’ zone be re-instated once ‘Works Zone’ is not required.

ITEM EECTC-20-079 - PERCY STREET, AUBURN - PROPOSED “NO STOPPING” RESTRICTIONS AT THE CORNER OF RAWSON STREET

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of a ‘No Stopping’ sign on the western side of Percy Street approach to Rawson Street, Auburn in accordance with the attached plan be approved; and
2. The adjacent property be notified of Council’s resolution.

ITEM EECTC-20-080 - SOUDAN STREET & WILLIAM STREET, MERRYLANDS –
PROPOSED 'NO STOPPING' SIGNS AND LINE MARKING AT THE CORNER

RECOMMENDATION

That the Traffic Committee recommends that:

- 1. The installation of 'No Stopping' signs and line marking at the roundabout of Soudan Street (Mombri Street) and William street in accordance with the attached plan be approved; and**
- 2. The adjacent property be notified of Council's resolution.**

ITEM EECTC-20-081 - BLAXCELL STREET, SOUTH GRANVILLE – PROPOSED
IMPROVEMENTS TO THE EXISTING PEDESTRIAN REFUGE BY NSW LAND AND
HOUSING CORPORATION AT THE CORNER OF AUBREY STREET

RECOMMENDATION

That the Traffic Committee recommends that:

- 1. The proposed improvements to the existing pedestrian refuge and associated signs and line marking on Blaxcell Street at its intersection with Aubrey Street be approved;**
- 2. The NSW Land & Housing Corporation submit final construction plans for the pedestrian refuge to Council's Engineering & Traffic Section for approval prior to construction; and**
- 3. The adjacent properties be notified by NSW Land & Housing Corporation of Council's resolution.**

Discussion:

RMS representative indicated that the the refuge islands be designed to Australian Standards.

GENERAL BUSINESS

The following general business was raised:

NEXT MEETING

Next Meeting 3 June 2020 at 9:30am

Item No: CTC-20-082

**BARTLETT STREET AND ALTO STREET, SOUTH WENTWORTHVILLE –
PROPOSED PARKING RESTRICTION AND LINE MARKING**

Responsible Division: Works & Infrastructure
Officer: Traffic Engineer
File Number: 961
Electorate: *Granville*
Police Area Command (PAC): *Cumberland*

SUMMARY

Council has received a request from a local resident for the installation of 'No Stopping' signs at the intersection of Bartlett Street and Alto Street, South Wentworthville.

This report outlines the outcome of the investigation into this matter.

RECOMMENDATION

That the Traffic Committee recommends that:

1. **The installation of 'No Stopping' signs and 'BB' line marking at the intersection of Bartlett Street and Alto Street, South Wentworthville in accordance with the attached plan be approved.**

i)

The affected residents be notified of the outcome generally.

REPORT

Council has received a request from a local resident for the installation of 'No Stopping' signs at the intersection of Bartlett Street and Alto Street due to vehicles parking too close to the intersection and restrict traffic flow movement and sight distance.

Council's Officers have investigated the request and found that there are no 'No Stopping' signs at this intersection. Both streets are local streets and Alto Street is a narrow street with approximately 9.5m wide.

It was observed that vehicles tend to park close to the corner on Alto Street and Bartlett Street creating safety concerns.

The installation of 'No Stopping' signs at the intersection of Bartlett Street and Alto Street would strengthen the Road Rules requirements at the intersection and stop vehicles from parking too close to the intersection. It would improve sight distance for exiting vehicles. The 'No Stopping' zones in Alto Street have been extended to 13m

which is more than the 10m statutory requirement to allow for the narrow road and 10m 'BB' line marking. In addition, the installation of 'BB' line marking would keep motorists on the left hand side of the traffic lane in the narrow street.

Based on the above, the installation of parking restrictions and 'BB' line marking would improve road safety for all road users at this intersection.

COMMENTS

"[Insert comments here]"

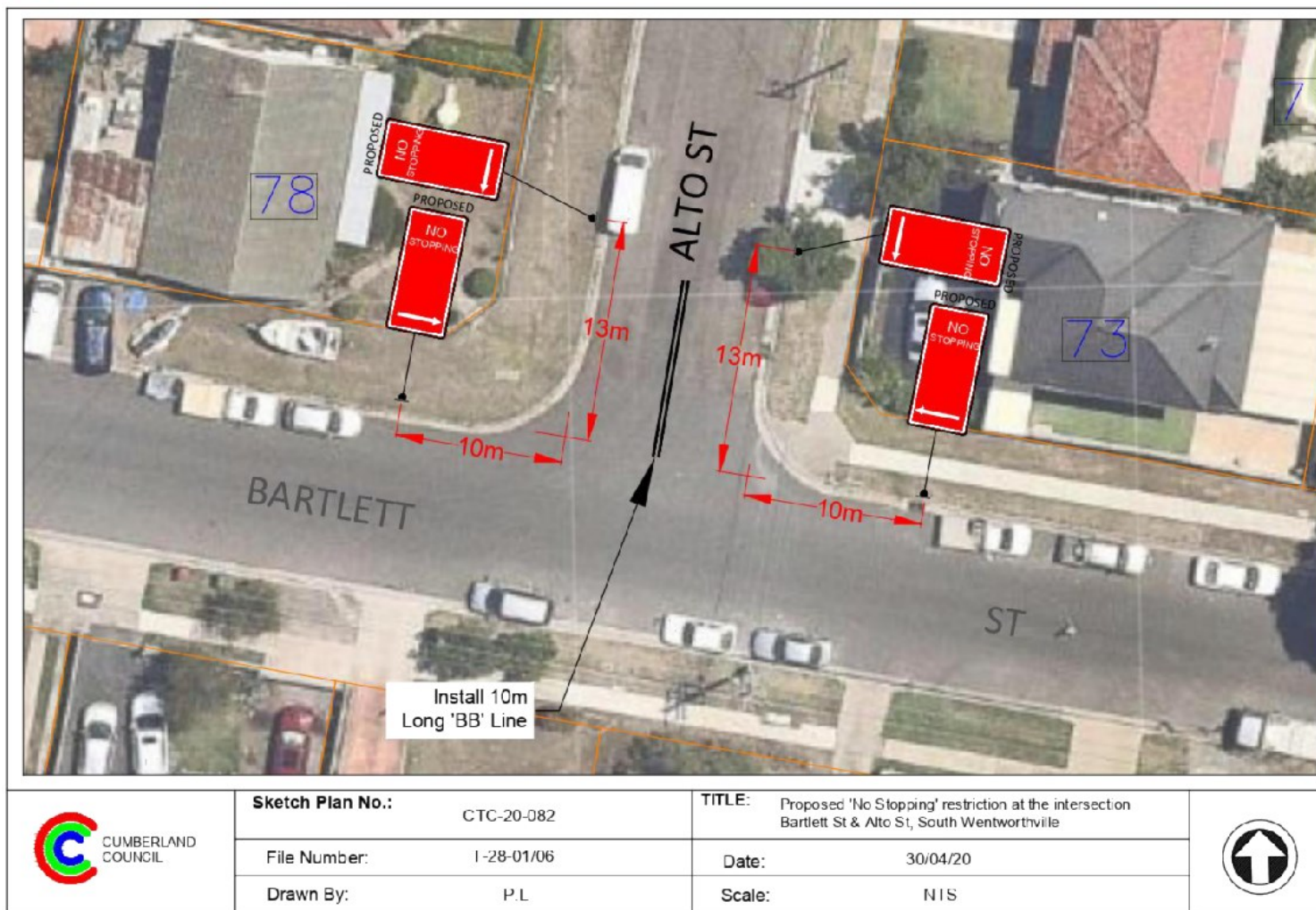
ATTACHMENTS

1. Bartlett St & Alto St, South Wenworthville - Proposed 'No Stopping' Restrictions

DOCUMENTS ASSOCIATED WITH REPORT CTC-20-082

Attachment 1

Bartlett St & Alto St, South
Wenworthville - Proposed 'No
Stopping' Restrictions



Item No: CTC-20-083

**BARTLETT STREET AND BERKELEY STREET, SOUTH WENTWORTHVILLE –
PROPOSED PARKING RESTRICTION AND LINE MARKING**

Responsible Division: Works & Infrastructure
Officer: Traffic Engineer
File Number: 961
Electorate: *Granville*
Police Area Command (PAC): *Cumberland*

SUMMARY

Council has received a request from a local resident for the installation of 'No Stopping' signs at the intersection of Bartlett Street and Berkeley Street, South Wentworthville.

This report outlines the outcome of the investigation into this matter.

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of 'No Stopping' signs and 'BB' line marking at the intersection of Bartlett Street and Berkeley Street, South Wentworthville in accordance with the attached plan be approved.
- i)
2. The affected residents be notified of the outcome generally.

REPORT

Council has received a request from a local resident for the installation of 'No Stopping' signs at the intersection of Bartlett Street and Berkeley Street due to vehicles parking too close to the intersection and restricting traffic flow movement and sight distance.

Council's Officers have investigated the request and found that there are no 'No Stopping' signs at this intersection. Both streets are local streets with approximate width of 11.5 to 12m.

The installation of 'No Stopping' signs at intersection of Bartlett Street and Berkeley Street would strengthen the Road Rules requirements at the intersection and stop vehicles from parking too close to the intersection. It would improve sight distance for exiting vehicles. In addition, the installation of 'BB' line marking would keep motorist on the left hand side of the traffic lane.

Based on the above, the installation of parking restrictions and 'BB' line marking would improve road safety for all road users at this intersection.

COMMENTS

"[Insert comments here]"

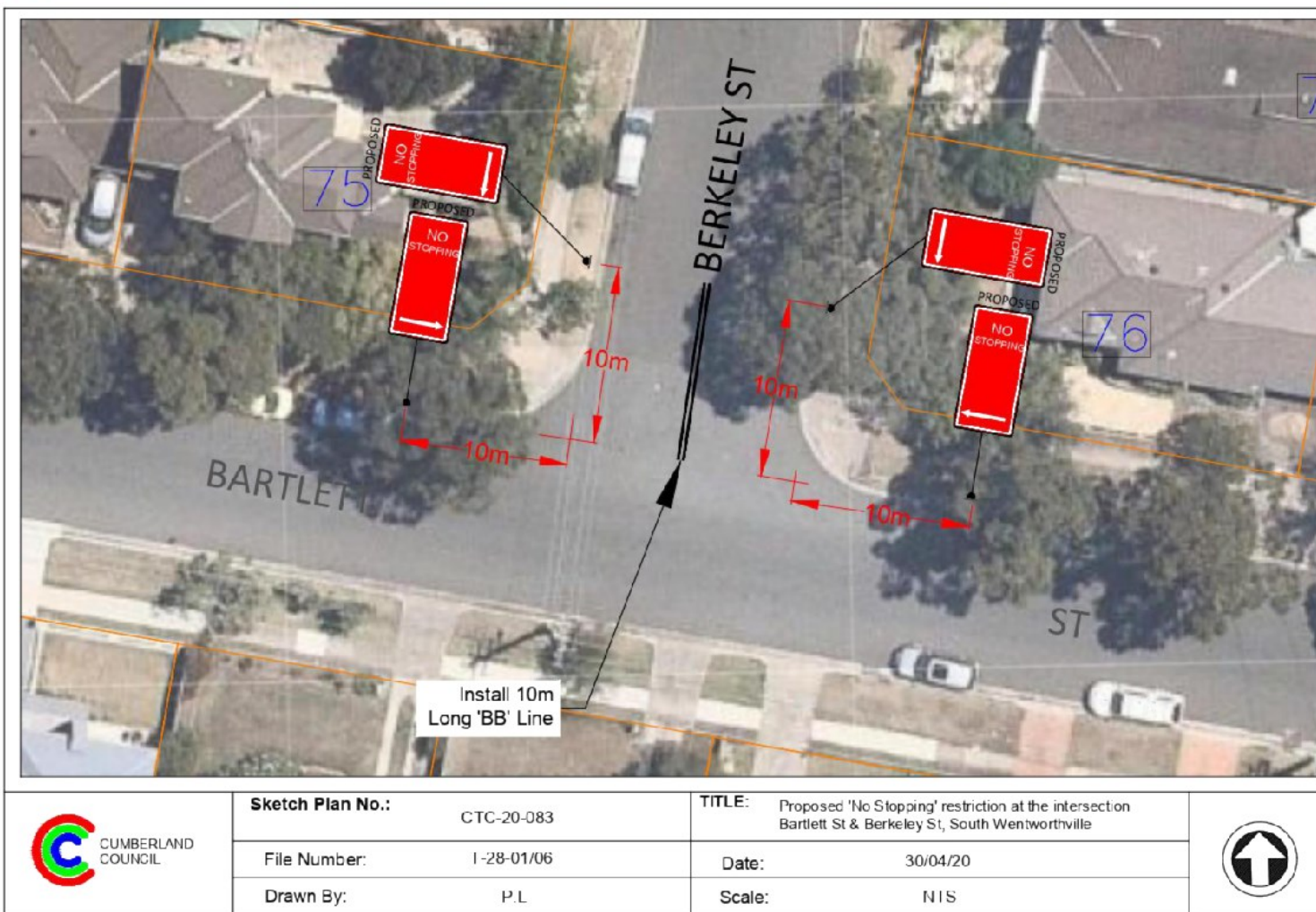
ATTACHMENTS

1. Bartlett St & Berkeley St, South Wenworthville - Proposed 'No Stopping' restrictions

DOCUMENTS ASSOCIATED WITH REPORT CTC-20-083

Attachment 1

Bartlett St & Berkeley St, South
Wenworthville - Proposed 'No
Stopping' restrictions



Item No: CTC-20-084

**BARTLETT STREET AND RICHMOND STREET, SOUTH WENTWORTHVILLE –
PROPOSED PARKING RESTRICTION AND LINE MARKING**

Responsible Division: Works & Infrastructure
Officer: Traffic Engineer
File Number: 961
Electorate: *Granville*
Police Area Command (PAC): *Cumberland*

SUMMARY

Council has received a request from a local resident for the installation of 'No Stopping' signs at the intersection of Bartlett Street and Richmond Street, South Wentworthville.

This report outlines the outcome of the investigation into this matter.

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of 'No Stopping' signs and 'BB' line marking at the intersection of Bartlett Street and Richmond Street, South Wentworthville in accordance with the attached plan be approved.
- i)
2. The affected residents be notified of the outcome generally.

REPORT

Council has received a request from a local resident for the installation of 'No Stopping' signs at the intersection of Bartlett Street and Richmond Street due to vehicles parking too close to the intersection and restrict traffic flow movement and sight distance.

Council's Officers have investigated the request and found that there are no 'No Stopping' signs at this intersection. Both streets are local streets.

The intersection is approximately within 450m of Hilltop Public school and Ted Burge Sportsground and vehicles tend to park at the intersection at times.

The installation of 'No Stopping' signs at the intersection of Bartlett Street and Richmond Street would strengthen the Road Rules requirements at the intersection and stop vehicles from parking too close to the intersection. It would improve sight distance requirement. In addition, the installation of 'BB' line marking would keep motorist on the left hand side of the traffic lane.

Based on the above, the installation of parking restrictions and 'BB' line marking on Bartlett Street would improve road safety for all road users at this intersection.

COMMENTS

"[Insert comments here]"

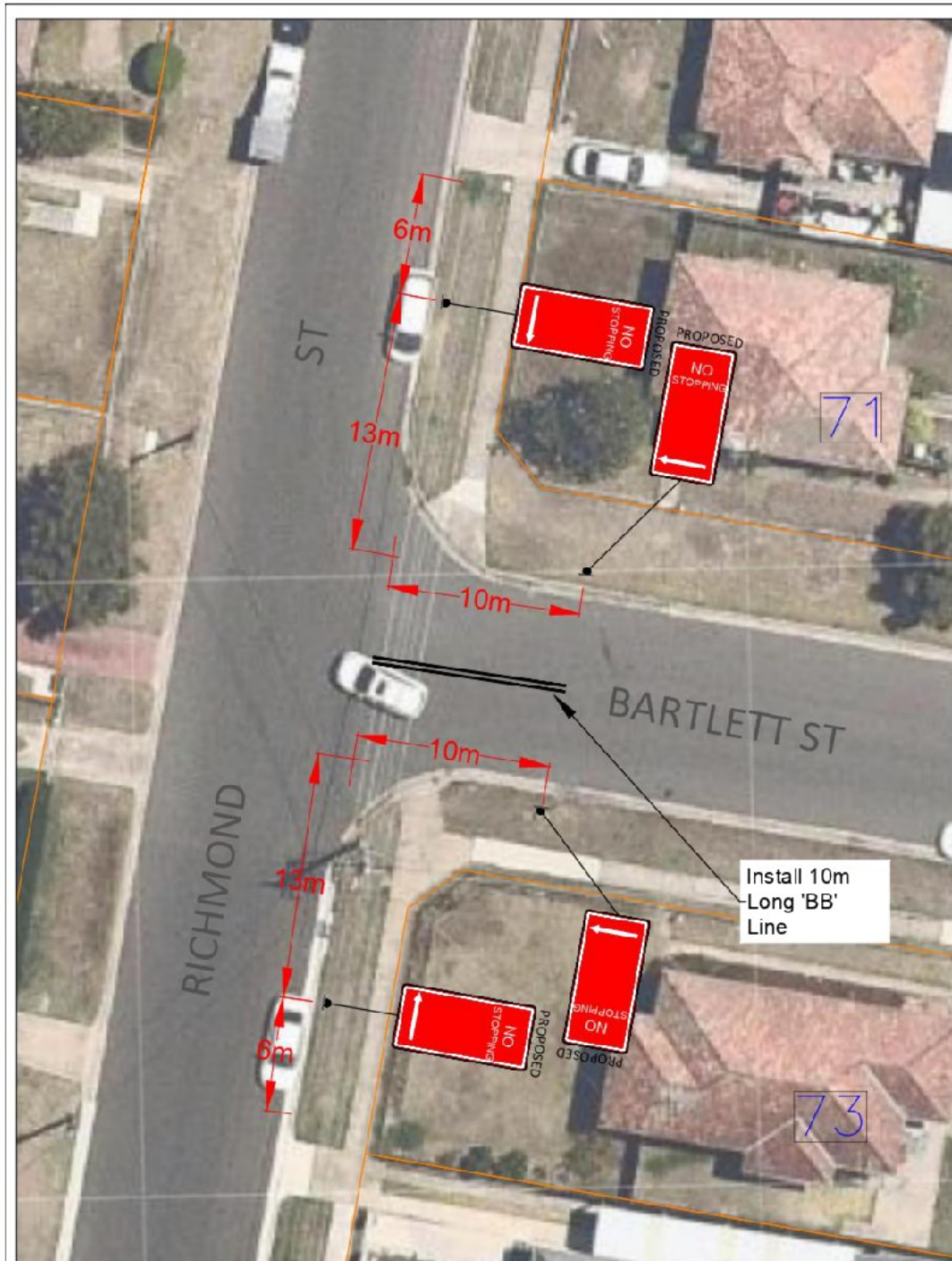
ATTACHMENTS



1. Bartlett St & Richmond St, South Wenworthville - Proposed 'No Stopping' restrictions

DOCUMENTS ASSOCIATED WITH REPORT CTC-20-084

Attachment 1

Bartlett St & Richmond St, South
Wenworthville - Proposed 'No
Stopping' restrictions



 CUMBERLAND COUNCIL	Sketch Plan No.:	TITLE:	
	CTC-20-084	Proposed 'No Stopping' restriction at the intersection Bartlett St & Richmond St, South Wentworthville	
	File Number: T-28-01/06	Date: 01/05/20	
	Drawn By: P.L.	Scale: NTS	

Item No: CTC-20-085

LANEWAY, MAYS HILL – PROPOSED PARKING RESTRICTIONS

Responsible Division: Works & Infrastructure
Officer: Traffic Engineer
File Number: HC-24-01-3/02
Electorate: Granville
Police Area Command (PAC): Cumberland

SUMMARY

Council has received complaints from local residents / motorists regarding parking issues within laneway between Belinda Place and Patricia Street, Mays Hill.

This report outlines the outcome of the investigation into this matter.

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of 'No Stopping and No Parking' signs in the Laneway between Belinda Place and Patricia Street, Mays Hill in accordance with the attached plan be approved.
- i)
2. The affected residents be notified of the outcome generally.

REPORT

Laneway between Belinda Place and Patricia Street, Mays Hill is a local laneway that runs in an east-west direction, it has a width of approximately 4m with parking restriction applies on both sides of the laneway.

Council has received complaints from local residents / motorists regarding parking issues within laneway between Belinda Place and Patricia Street, Mays Hill.

Council's Officers have investigated the matter and the investigation revealed that the traffic flow will be restricted due to vehicles being parked within the laneway. It should be noted that parking within the laneway is illegal as it will not provide sufficient width (3.0m) for passing vehicles in accordance with Road Rules. To resolve this issue, it is recommended to install parking restrictions on both sides of the lane.

COMMENTS

"[Insert comments here]"

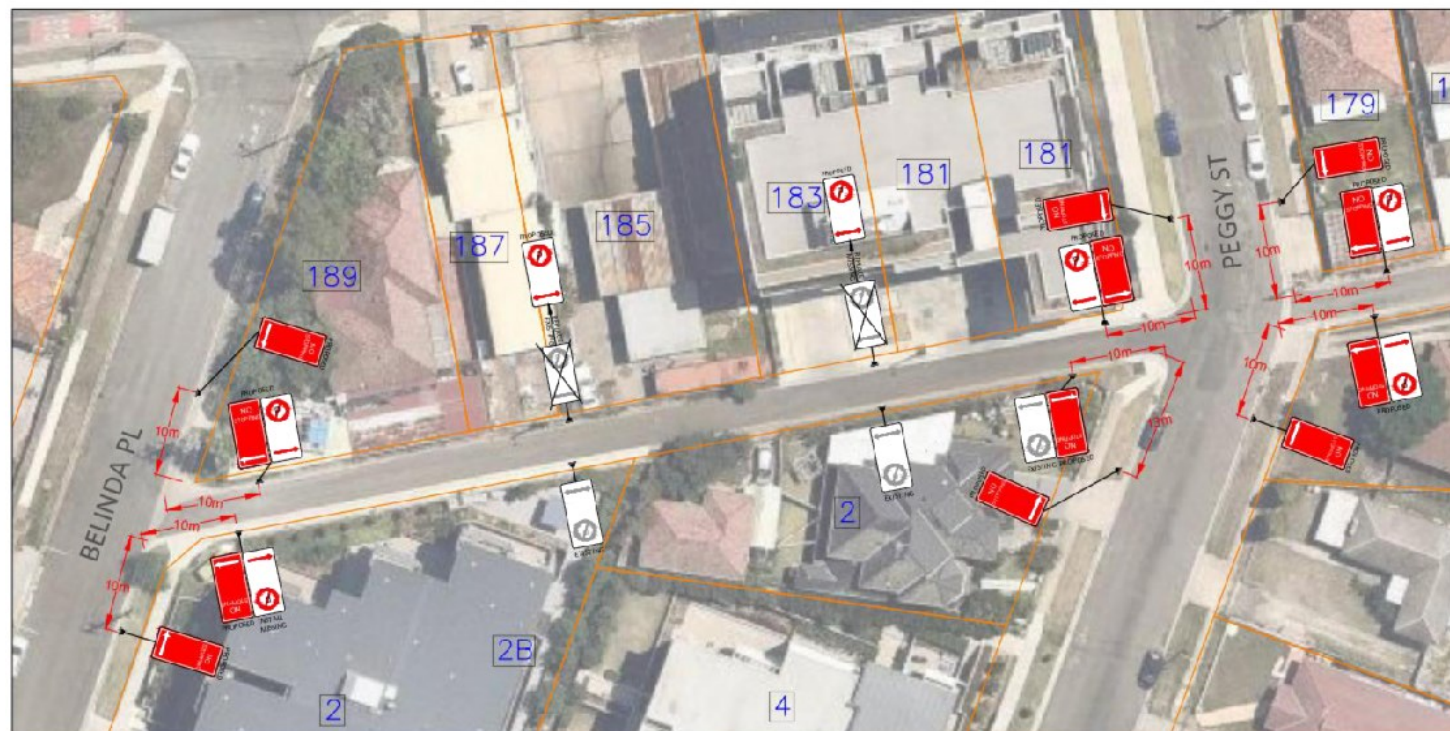
ATTACHMENTS



1. Plan 1 of 3 – Laneway, Mays Hill – Proposed parking restriction
2. Plan 2 of 3 – Laneway, Mays Hill – Proposed parking restriction
3. Plan 3 of 3 – Laneway, Mays Hill – Proposed parking restriction

DOCUMENTS ASSOCIATED WITH REPORT CTC-20-085

Attachment 1

Plan 1 of 3 – Laneway, Mays Hill
– Proposed parking restriction



	Sketch Plan No.:	CTC 20 085A	TITLE:	Proposed parking restrictions in the Laneway between Belinda Pl and Peggy St, Mays Hill	
	File Number:	T-28-01/06	Date:	01/05/20	
	Drawn By:	P.L	Scale:	NIS	

DOCUMENTS ASSOCIATED WITH REPORT CTC-20-085

Attachment 2

Plan 2 of 3 – Laneway, Mays Hill
– Proposed parking restriction



CUMBERLAND
COUNCIL

Sketch Plan No.:

CTC 20 085B

File Number:

T-28-01/06

Drawn By:

P.L

TITLE:

Proposed parking restrictions in the Laneway
between Peggy St and Patricia St, Mays Hill

Date:

01/05/20

Scale:

NIS





DOCUMENTS ASSOCIATED WITH REPORT CTC-20-085

Attachment 3

Plan 3 of 3 – Laneway, Mays Hill – Proposed parking restriction



 <p>CUMBERLAND COUNCIL</p>	Sketch Plan No.:	CTC 20 085C	TITLE:	Proposed parking restrictions in the Laneway between Patricia St and Robillard St, Mays Hill	
	File Number:	T-28-01/06	Date:	01/05/20	
	Drawn By:	P.L	Scale:	NIS	

Item No: CTC-20-086

LOUIS STREET, MERRYLANDS - PROPOSED 'NO STOPPING' RESTRICTIONS

Responsible Division: Works & Infrastructure
Officer: Traffic Engineer
File Number: HC-24-01-3/02
Electorate: Granville
Police Area Command (PAC): Cumberland

SUMMARY

Council has received a request from motorists to improve traffic flow on the southern side of Louis Street, Merrylands at existing signalised intersection with Woodville Road.

This report outlines the outcome of the investigation into this matter.

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of 'No Stopping' signs and line marking on Louis Street, Merrylands in accordance with the attached plan be approved.
- i)
2. The affected residents / businesses be notified of the outcome generally.

REPORT

Council has received a request from motorists to improve traffic flow on the southern side of Louis Street, Merrylands at existing signalised intersection with Woodville Road.

Council's Officers have investigated the request and the investigation revealed that the traffic queue on the southern side of Louis Street is extending on the right hand side lane due to unrestricted on-street parking spaces. To increase the traffic capacity on the southern side of Louis Street, it is recommended to extend existing parking restrictions and lane line marking which would improve traffic flow / road network at this intersection.

The 'No Stopping' extension is across the canal frontage. Beyond this extension, peak period "No Parking" restrictions are proposed for a distance of 42 m which is included in a separate report; CTC-20-087.

COMMENTS

"[Insert comments here]"

ATTACHMENTS



1. Plan – Louis Street, Merrylands – Proposed extension of 'No Stopping' signs and lane line marking

DOCUMENTS ASSOCIATED WITH REPORT CTC-20-086

Attachment 1

Plan – Louis Street, Merrylands –
Proposed extension of ‘No
Stopping’ signs and lane line
marking



 CUMBERLAND COUNCIL	Sketch Plan No.: CTC 20 086	TITLE: Proposed 'No Stopping' restrictions in Louis St, Merrylands	
	File Number: T-28-01/06	Date: 12/05/20	
	Drawn By: P.L	Scale: NIS	

Item No: CTC-20-087

LOUIS STREET, MERRYLANDS - PROPOSED PART TIME 'NO PARKING' RESTRICTIONS

Responsible Division: Works & Infrastructure
Officer: Traffic Engineer
File Number: HC-24-01-3/02
Electorate: Granville
Police Area Command (PAC): Cumberland

SUMMARY

Council has received a request from motorists to improve traffic flow on Louis Street, Merrylands at existing signalised intersection with Woodville Road.

This report outlines the outcome of the investigation into this matter.

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of part time 'No Parking' signs on Louis Street, Merrylands in accordance with the attached plan be approved.
- i)
 2. The affected residents / businesses be notified of the outcome generally.

REPORT

Council has received a request from motorists to improve traffic flow on the southern side of Louis Street, Merrylands at existing signalised intersection with Woodville Road.

Council's Officers have investigated the request and the investigation revealed that the traffic queue on the southern side of Louis Street is extending on the right hand side lane due to existing unrestricted on-street parking spaces. It should be noted that the extension of 'No Stopping' restrictions by 19m is proposed in the previous item CTC-20-086.

To increase the traffic capacity on the southern side of Louis Street, it is recommended to install parking restrictions particularly during peak hours. In this regards, the proposed part time 'No Parking, 6:30am – 9:30am & 2:30pm – 7pm, MON – FRI' restrictions would improve traffic flow / road network at this intersection.

COMMENTS

"[Insert comments here]"

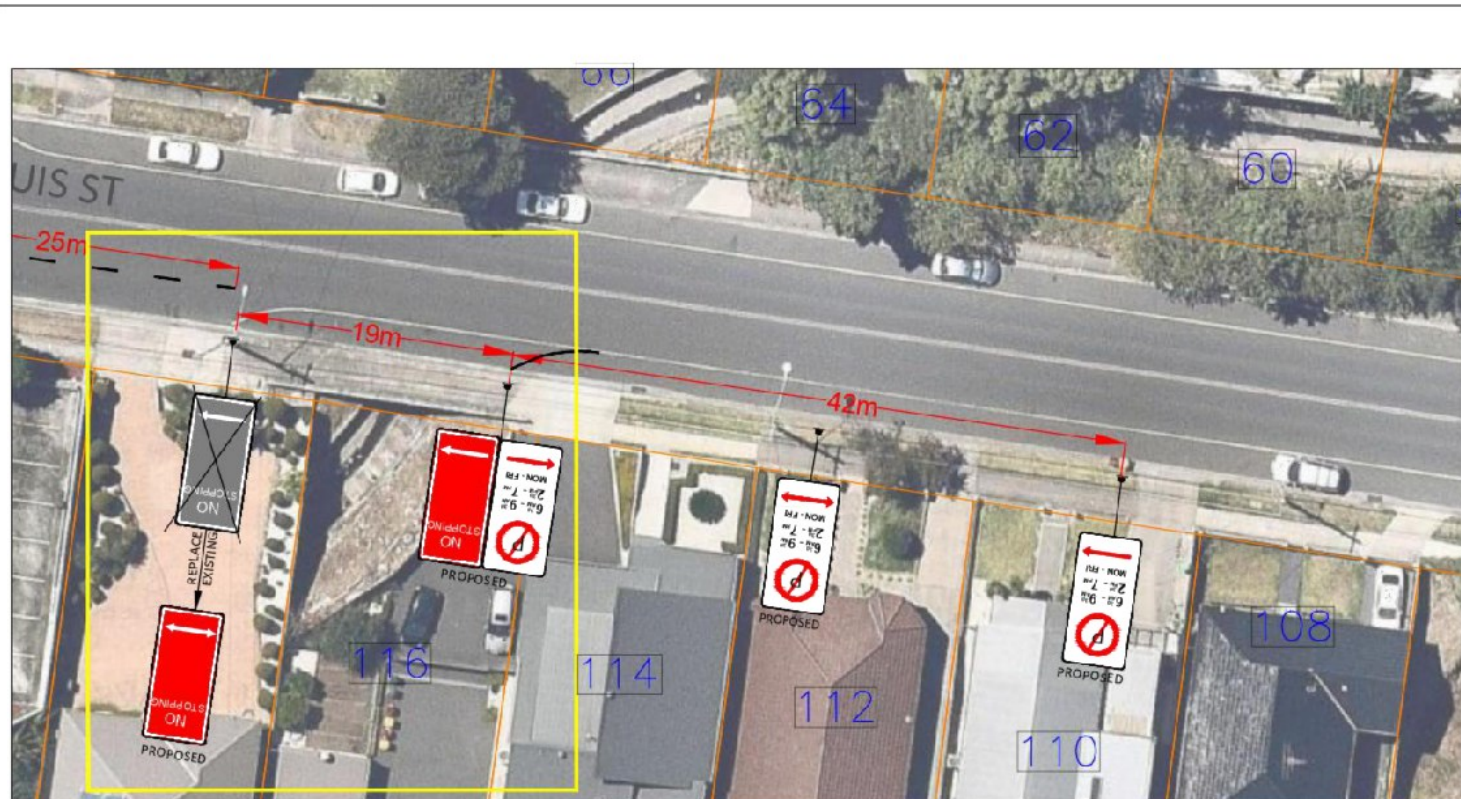
ATTACHMENTS

1. Plan – Louis Street, Merrylands – Proposed part times 'No Parking' signs



DOCUMENTS ASSOCIATED WITH REPORT CTC-20-087

Attachment 1

Plan – Louis Street, Merrylands –
Proposed part times ‘No Parking’
signs



Refer to Plan No. CTC-20-086

 <p>CUMBERLAND COUNCIL</p>	Sketch Plan No.:	CTC 20 087	TITLE:	Proposed 'No Parking' restrictions in Louis St, Merrylands	
	File Number:	T-28-01/06	Date:	12/05/20	
	Drawn By:	P.L	Scale:	NIS	

Item No: CTC-20-088

58 BOLTON STREET, GUILDFORD – PROPOSED RELOCATION OF THE EXISTING RAISED THRESHOLD

Responsible Division: Works & Infrastructure
Officer: Traffic Engineer
File Number: T-28-01/06
Electorate: *Granville*
Police Area Command (PAC): *Cumberland*

SUMMARY

Council has received detailed design for the relocation of a speed hump in front of the property at 58-60 Bolton Street, Guildford.

RECOMMENDATION

The Cumberland Traffic Committee recommends that:

- 1. The proposed relocation of the speed hump in Bolton Street, Guildford in accordance with the attached plan be approved.**
- 2. The cost associated with the relocation of the speed hump and associated signs shall be borne by the developer at no cost to Council.**

REPORT

Council has received detailed design of the proposed relocation of the speed hump in Bolton Street to satisfy the Condition of Consent related to the proposed development at 58-60 Bolton Street, Guildford. The development is associated with the DA-2019/309 to construct a housing development comprising 8 dwellings over a basement carpark. The existing speed hump (raised threshold) is located in front of the proposed driveway therefore it is conditioned to be relocated subject to traffic committee and Council approval.

Council has received the detailed design of the proposed relocation of the speed hump for Traffic Committee consideration.

The threshold will be relocated approximately 2.5m from the edge of the existing threshold and 1.5m from the proposed driveway. The relocation of the device centre to centre is 6.5m.

The general spacing of the raised thresholds in Bolton Street is within acceptable limits.

The developer has obtained signed concurrence from the opposite properties.

COMMENTS

"[Insert comments here]"

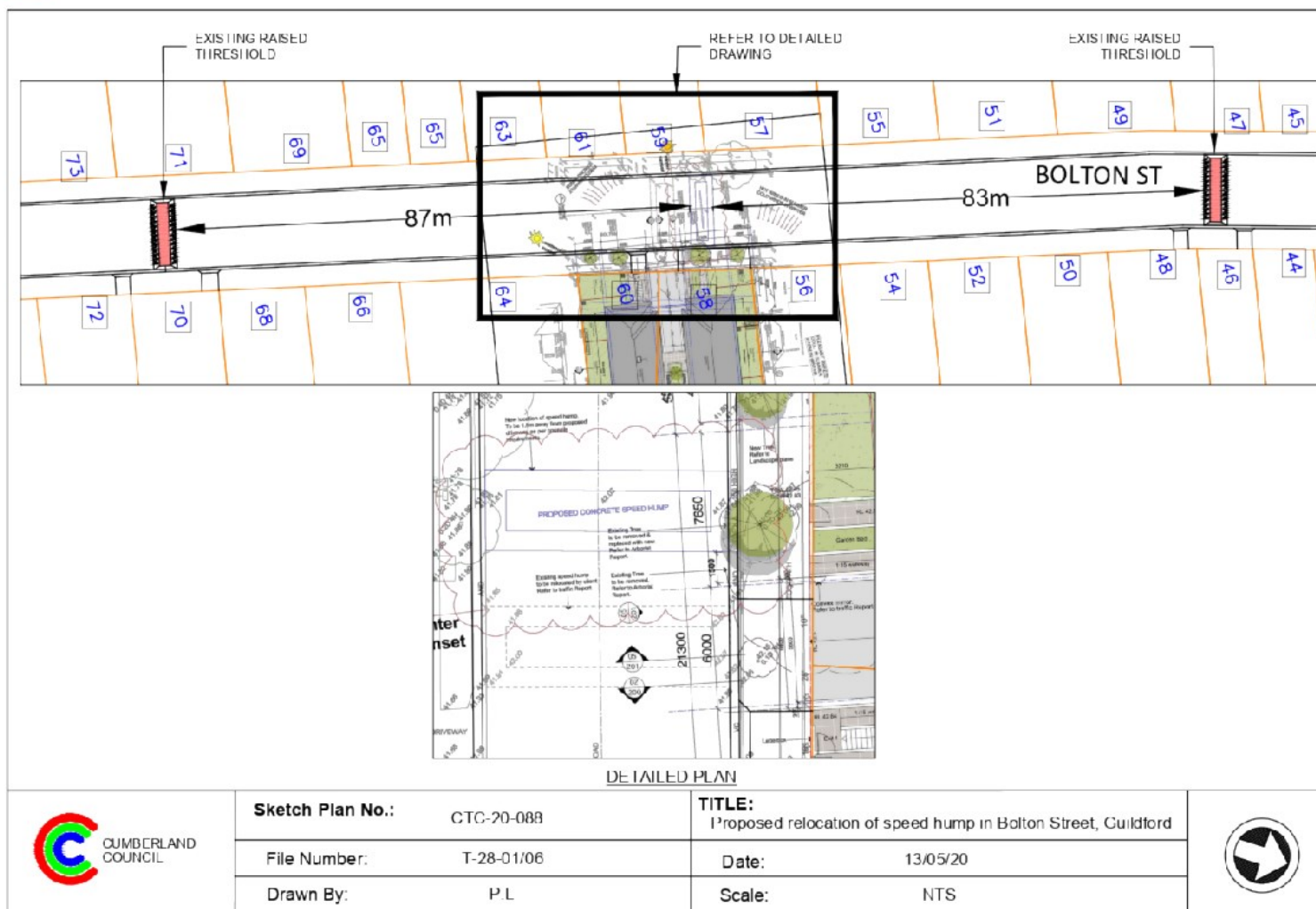
ATTACHMENTS

1. Plan – Bolton Street, Guildford – Proposed relocation of the speed hump

DOCUMENTS ASSOCIATED WITH REPORT CTC-20-088

Attachment 1

Plan – Bolton Street, Guildford –
Proposed relocation of the speed
hump



Item No: CTC-20-089

CHETWYND ROAD, GUILDFORD - PROPOSED MODIFICATION TO THE EXISTING 'NO STOPPING' RESTRICTIONS

Responsible Division: Works & Infrastructure
Officer: Traffic Engineer
File Number: 1551
Electorate: *Granville*
Police Area Command (PAC): *Cumberland*

SUMMARY

Council has received requests from motorists and residents to improve traffic flow on the western side of Chetwynd Road, Merrylands at the existing signalised intersection with Hawksview Street.

This report outlines the outcome of the investigation into this matter.

RECOMMENDATION

That the Traffic Committee recommends that:

1. The proposed modification of the existing restrictions to 'No Stopping, 6am – 9:30am & 2:30pm – 7pm, MON - FRI' signs on Chetwynd Road, Guildford in accordance with the attached plan be approved.
- i)
2. The affected residents / businesses be notified of the outcome generally.

REPORT

Council has received requests from motorists and residents to improve traffic flow on the western side of Chetwynd Road, Merrylands at existing signalised intersection with Hawksview Street.

Council's Officers have investigated the request and the investigation revealed that there are currently part time 'No Stopping, 6am – 9am, MON –FRI' parking restrictions on the western side of Chetwynd Road, south of the existing 'No Stopping' zone at the Hawksview Street traffic lights. However, a site inspection indicated that the traffic queue on the western side of Chetwynd Road is extending on the middle lane, due to unrestricted on-street parking spaces during PM peak hours.

To increase the traffic capacity on the western side of Chetwynd Road, it is recommended to modify existing restrictions from part time 'No Stopping, 6am – 9am, MON –FRI' to part time 'No Stopping, 6am – 9:30am & 2:30pm – 7pm, MON –FRI' which would improve traffic flow / road network at this intersection.

COMMENTS

"[Insert comments here]"

ATTACHMENTS

1. Plan – Chetwynd Road, Guildford – proposed modification to existing 'No Stopping' signs

DOCUMENTS ASSOCIATED WITH REPORT CTC-20-089

Attachment 1

Plan – Chetwynd Road, Guildford
– proposed modification to
existing ‘No Stopping’ signs



Item No: CTC-20-090

RAPHAEL STREET, LIDCOMBE – ADDITIONAL SIGNAGE FOR ONE-WAY STREET

Responsible Division: Works & Infrastructure
Officer: Traffic Engineer
File Number: T-28-01/06
Electorate: *Auburn*
Police Area Command (PAC): *Auburn*

SUMMARY

Council officers have observed vehicles driving illegally in the one-way street, Raphael Street, Lidcombe.

This report outlines the outcome of the investigation into this matter.

RECOMMENDATION

That the Traffic Committee recommends that:

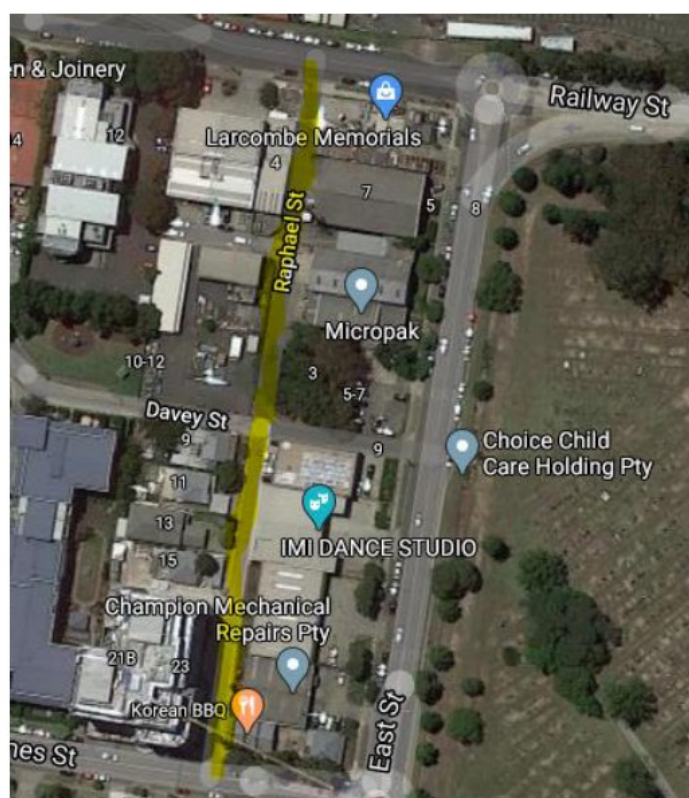
- 1. The installation of 'No Entry' signs and a 'No Left Turn' sign on the James Street end of Raphael Street, Lidcombe in accordance with the attached plan be approved.**

REPORT

Council officers have observed vehicles driving illegally in the one-way street, Raphael Street, Lidcombe.

Raphael Street is a local street running north-south linking Railway Street and James Street, Lidcombe. Raphael Street is approximately 4.5m wide and signposted one-way in southbound direction.

The map below shows the location of Raphael Street, Lidcombe.



There are no 'No Entry' signage on the James Street end of Raphael Street. Also, vehicles travelling eastbound in James Street could only see the one-way sign almost after the start of turning left.

It is proposed to install 'No Entry' signs and a 'No Left Turn' sign on the James Street end of Raphael Street. The signage is to strengthen the existing one-way arrangement.

COMMENTS

"[Insert comments here]"

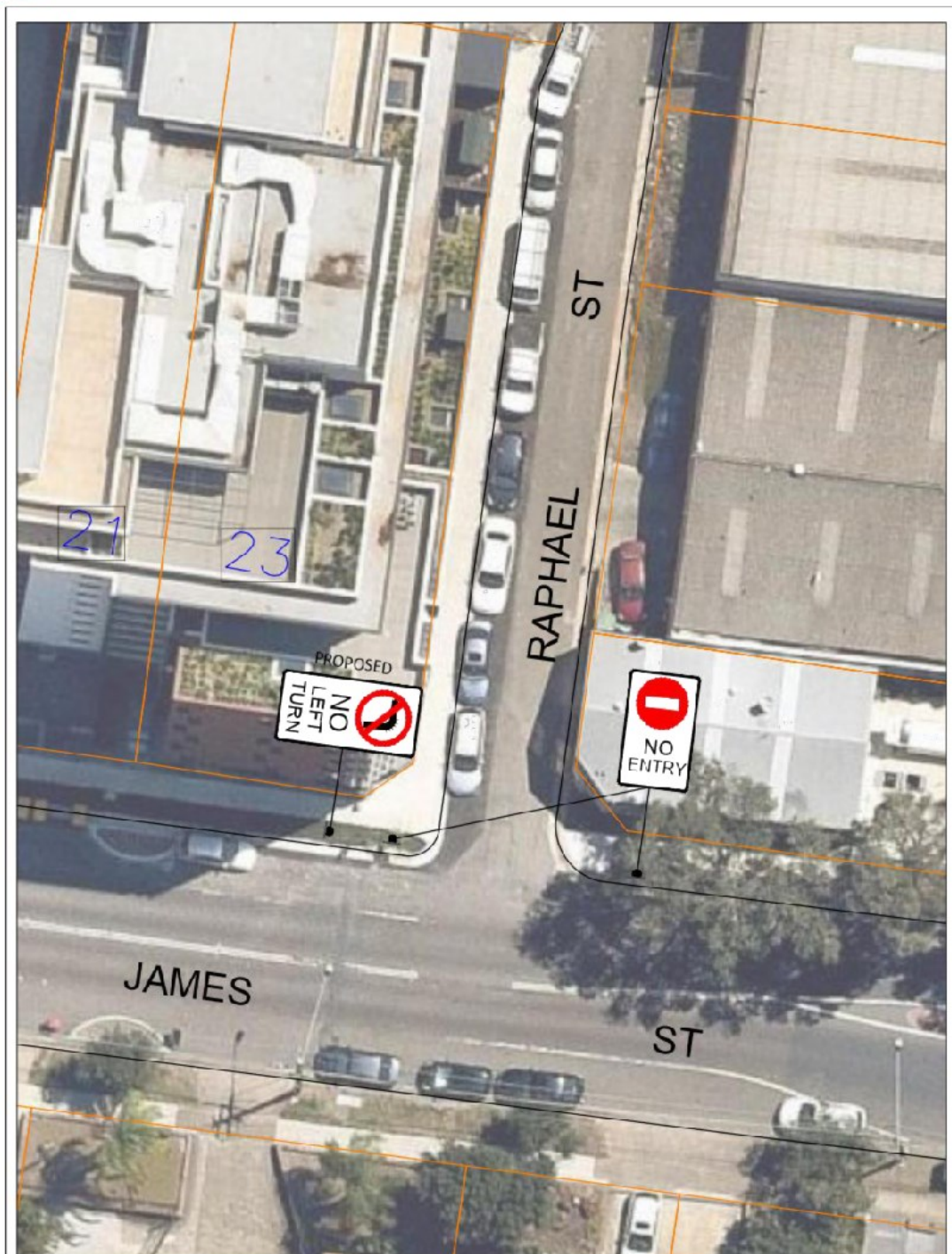
ATTACHMENTS



1. Raphael St, Lidcombe - Proposed 'No Entry' & 'No Left Turn' Signs

DOCUMENTS ASSOCIATED WITH REPORT CTC-20-090

Attachment 1

Raphael St, Lidcombe - Proposed
'No Entry' & 'No Left Turn' Signs



 CUMBERLAND CITY COUNCIL	Sketch Plan No.:	TITLE:	
	CTC-20-100	Proposed 'No Entry' signs in Raphael St at the intersection with James St, Lidcombe	
	File Number: S3160-04	Date: 28/05/20	
	Drawn By: P.L.	Scale: NIS	

Item No: CTC-20-091

**CLYDE STREET, FOURTH STREET AND ARCHIBALD STREET, GRANVILLE –
PROPOSED PARKING RESTRICTION AND LINE MARKING**

Responsible Division: Works & Infrastructure
Officer: Traffic Engineer
File Number: T-28-01/06
Electorate: Granville
Police Area Command (PAC): Cumberland

SUMMARY

Council has received a request from motorists for the installation of 'No Stopping' signs at the intersections of Clyde Street with Fourth Street and Archibald Street, Granville.

This report outlines the outcome of the investigation into this matter.

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of 'No Stopping' signs and 'BB' line marking at the intersections of Clyde Street with Fourth Street and Archibald Street, Granville in accordance with the attached plan be approved.
- i)
2. The affected residents/business be notified of the outcome generally.

REPORT

Council has received a request from motorists for the installation of 'No Stopping' signs at the intersections of Clyde Street with Fourth Street and Archibald Street, Granville.

Council's Officers have investigated the request and found that there are no 'No Stopping' signs at the above intersections.

It was observed that vehicles tend to park close to the corner at these intersections creating safety concerns.

Clyde Street is a regional road carrying over 16,000 vehicles per day.

The installation of 'No Stopping' signs at the intersections of Clyde Street with Fourth Street and Archibald Street would strengthen the Road Rules requirements at the intersections and stop vehicles from parking too close to the intersections. It would

improve sight distance for vehicles exiting the side roads into Clyde Street. In addition, the installation of 'BB' line marking in Archibald Street would keep motorist on the left hand side of the traffic lane in the street.

Based on the above, the installation of parking restrictions and 'BB' line marking would improve road safety for all road users at this intersection.

COMMENTS

"[Insert comments here]"

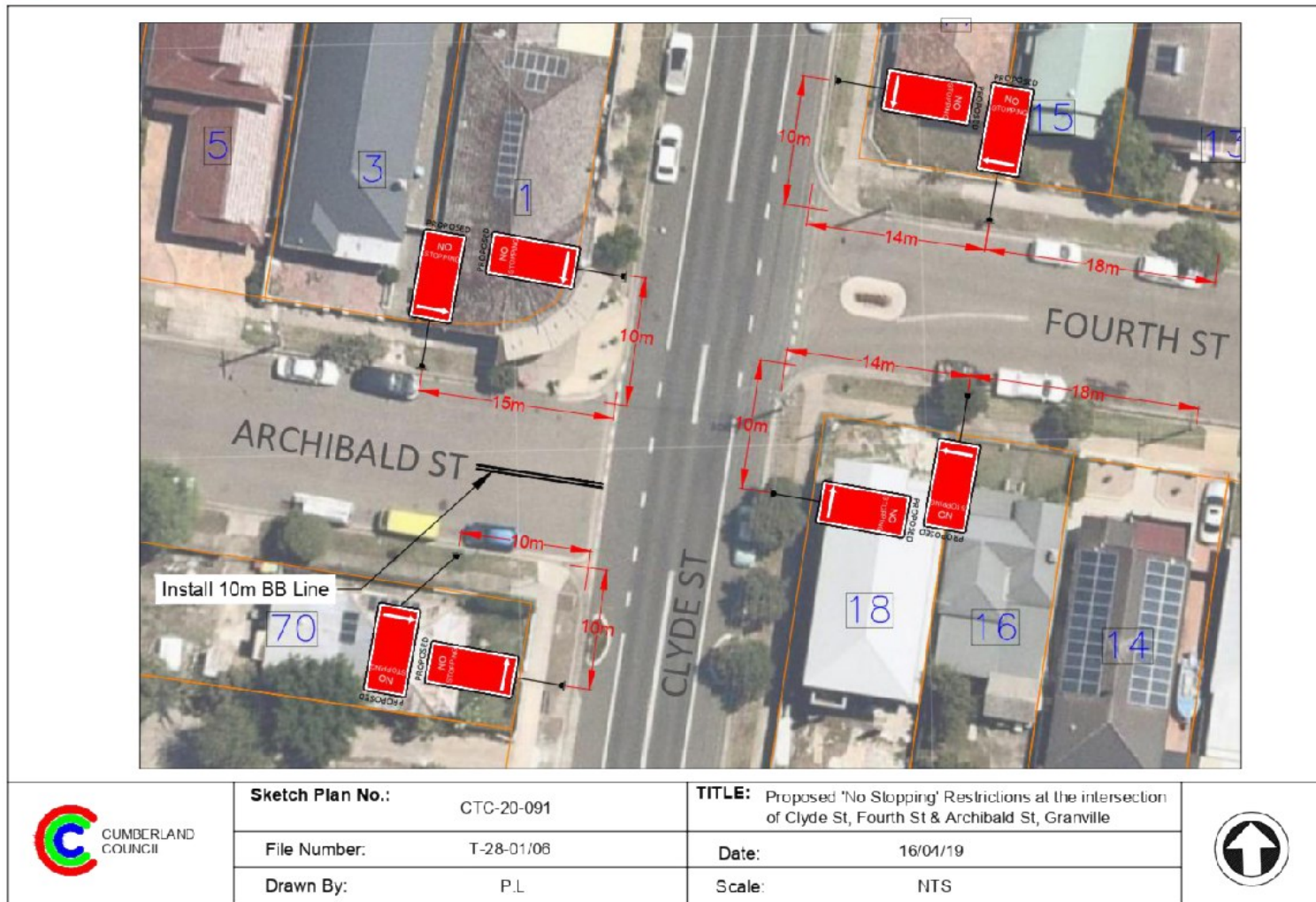
ATTACHMENTS

1. Plan – Clyde Street, Fourth Street and Archibald Street, Granville – Proposed 'No Stopping' restrictions and line marking.

DOCUMENTS ASSOCIATED WITH REPORT CTC-20-091

Attachment 1

Plan – Clyde Street, Fourth Street
and Archibald Street, Granville –
Proposed ‘No Stopping’
restrictions and line marking.



Item No: CTC-20-092

WATER STREET, AUBURN – ROAD SAFETY CONCERNS

Responsible Division: Works & Infrastructure
Officer: Traffic Engineer
File Number: T-28-01/06
Electorate: *Auburn*
Police Area Command (PAC): *Cumberland*

SUMMARY

Council received safety concerns from a resident regarding the intersection of Water Street and Dudley Street in Auburn.

This report deals with the investigation undertaken by Council.

RECOMMENDATION

The Cumberland Traffic Committee recommends that;

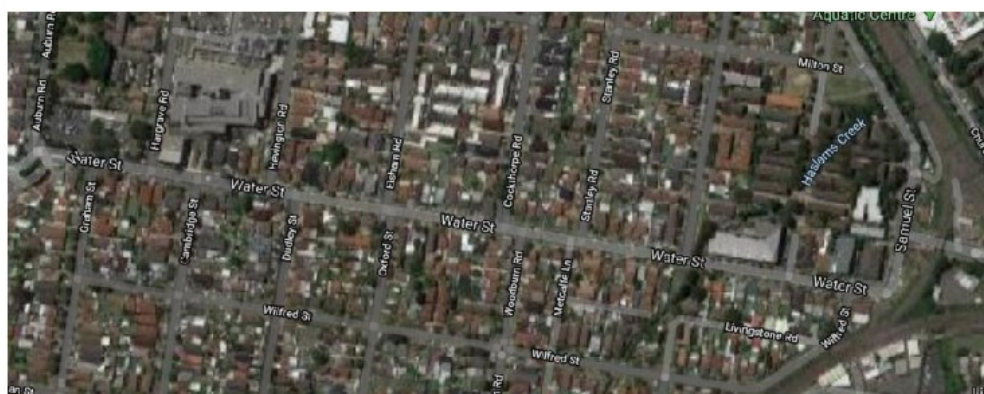
- 1. The proposed line marking treatment in Water Street between Hargrave Road and Dudley Street, Auburn be approved.**

REPORT

Council received safety concerns from a resident regarding the intersection of Water Street and Dudley Street in Auburn.

Water Street is approximately 900m long and runs in an east – west direction. Water Street, Samuel Street and Bridge Street forms a link between Auburn Road and Olympic Drive. There are several side streets in Water Street, the map below shows the location.

Water Street provides access to Auburn Hospital Precinct via Hargrave Road and Hevington Road.



Dudley Street is a local road that runs in a north-south direction, it has a width of approximately of 12.5m with a 50 km/h speed limit signpost. Parking permitted on both sides of the road. There are existing “No Stopping” restrictions at the intersection of Water Street and Dudley Street. Water Street has “BB” centre line marking between the Roundabout intersection with Auburn Road and Hargrave Road. There are also edge line markings along the full length of Water Street.

According to the Crash Data, there was one (1) reported accident at the intersection of Water Street and Dudley Street in the 5 year period ending June 2019. This accident is indicated as an injury accident with Rum Code (13) ‘Right Near’ which was caused by a vehicle turning right from Dudley Street.

In the same 5 year period, Council officers also noticed there were two (2) and one (1) reported accidents at the intersection of with Hevington Road and Hargrave Road respectively.

Based on the Crash Data, Traffic calming devices at the intersections are not warranted. However, it is proposed to provide ‘BB’ centre line marking in Water Street at the intersections with Hargrave Road, Cambridge Street, Hevington Road and Dudley Street which would improve safety at these intersections.

Council is proposing to undertake speed counts in Water Street near Dudley Street to assess the speeds of traffic in that section of Water Street for further analysis once the COVID situation eases.

COMMENTS

"[Insert comments here]"

ATTACHMENTS



1. Water Street between Hargrave Road and Dudley Street, Auburn - Proposed Line Marking Treatment at Intersections

DOCUMENTS ASSOCIATED WITH REPORT CTC-20-092

Attachment 1

Water Street between Hargrave
Road and Dudley Street, Auburn -
Proposed Line Marking
Treatment at Intersections



 <p>CUMBERLAND CITY COUNCIL</p>	Sketch Plan No.:	CTC-20-092	TITLE:	Proposed 'BB' line marking in Water St, Auburn	
	File Number:	S1970-04	Date:	16/04/19	
	Drawn By:	P I	Scale:	NTS	

Item No: CTC-20-093

CUMBERLAND ROAD AND LILY STREET, AUBURN – PROPOSED PARKING RESTRICTION AND LINE MARKING

Responsible Division: Works & Infrastructure
Officer: Traffic Engineer
File Number: HC-24-01-3/02
Electorate: *Auburn*
Police Area Command (PAC): *Auburn*

SUMMARY

Council has received a request from a local resident for the installation of 'No Stopping' signs at the intersection of Cumberland Road and Lily Street, Auburn.

This report outlines the outcome of the investigation into this matter.

RECOMMENDATION

That the Traffic Committee recommends that:

1. **The installation of 'No Stopping' signs and 'BB' line marking at the intersection of Cumberland Road and Lily Street in accordance with the attached plan be approved.**
- i)
2. **The affected residents be notified of the outcome generally.**

REPORT

Council has received a request from a local resident for the installation of 'No Stopping' signs at the intersection of Cumberland Road and Lily Street due to vehicles parking too close to the intersection and restrict traffic flow movement and sight distance.

Council's Officers have investigated the request and found that there are no 'No Stopping' signs at this intersection. A site inspection indicated that vehicles tend to park close to the corner on Cumberland Road and Lily Street which creates safety concerns.

Both Cumberland Road and Lily Street are local streets and Cumberland Road functions as a collector road. There are centre line and edge line markings in Cumberland Road.

The installation of 'No Stopping' signs at the intersection of Cumberland Road and Lily Street would strengthen the Road Rules requirements at the intersection and stop

vehicles from parking too close to the intersection. It would improve sight distance for exiting vehicles. In addition, the installation of 'BB' line marking in Lily Street would keep motorists on the left hand side of the traffic lane in the street.

Based on the above, the installation of parking restrictions and 'BB' line marking would improve road safety for all road users at this intersection.

COMMENTS

"[Insert comments here]"

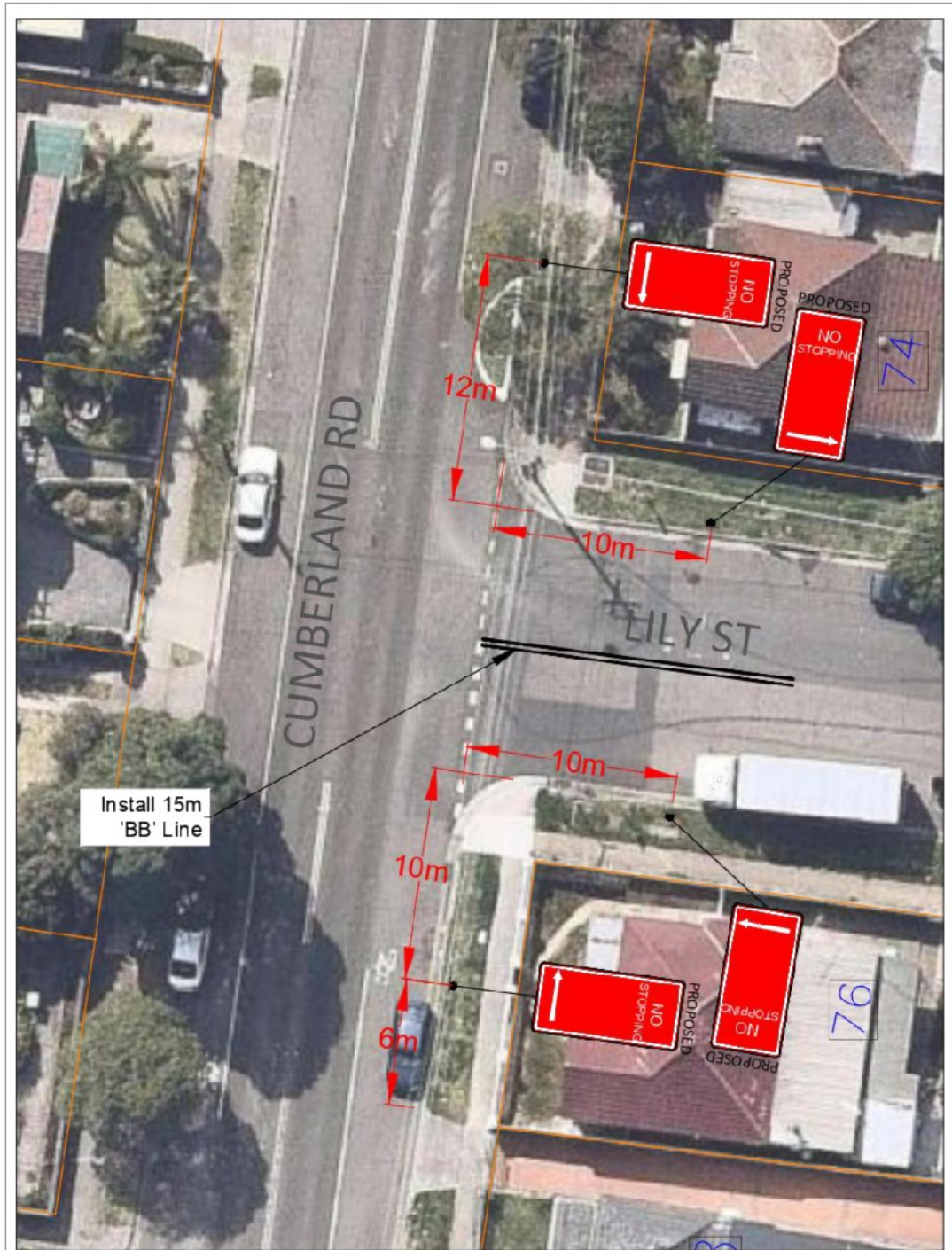
ATTACHMENTS



1. Plan – Cumberland Road and Lily Street, Auburn – Proposed parking restriction and line marking

DOCUMENTS ASSOCIATED WITH REPORT CTC-20-093

Attachment 1

Plan – Cumberland Road and Lily
Street, Auburn – Proposed
parking restriction and line
marking



 CUMBERLAND COUNCIL	Sketch Plan No.: CTC-20-093	TITLE: Proposed 'No Stopping' restrictions at the intersections of Lily St & Cumberland Rd, Auburn	
	File Number: S0720-04	Date: 17/04/20	
	Drawn By: P.L.	Scale: NTS	

Item No: CTC-20-094

BANGOR STREET AND AVENEL STREET, GUILDFORD – PROPOSED PARKING RESTRICTIONS

Responsible Division: Works & Infrastructure
Officer: Traffic Engineer
File Number: 268
Electorate: *Granville*
Police Area Command (PAC): *Cumberland*

SUMMARY

Council has received a request from a local resident for the installation of 'No Stopping' signs at the intersection of Bangor Street and Avenel Street, Guildford.

This report outlines the outcome of the investigation into this matter.

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of 'No Stopping' signs at the intersection of Bangor Street and Avenel Street, Guildford in accordance with the attached plan be approved.
- i)
2. The affected residents be notified of the outcome generally.

REPORT

Council has received a request from a local resident for the installation of 'No Stopping' signs at the intersection of Bangor Street and Avenel Street due to vehicles parking too close to the intersection and restricting traffic flow movement and sight distance.

Both Bangor Street and Avenel Street are local roads. Avenel Street west of Bangor Street is very narrow (approximately 4.5m), 45m long and ends in a cul-de-sac.

Council's Officers have investigated the request and found that there are no 'No Stopping' signs at this intersection.

The installation of 'No Stopping' signs at the intersection of Bangor Street and Avenel Street would strengthen the Road Rules requirements at the intersection and stop vehicles from parking too close to the intersection. The installation of 'No Stopping' signs would improve sight distance and road safety for all road users.

COMMENTS

"[Insert comments here]"

ATTACHMENTS

1. Plan – Bangor Street and Alevenel Street, Guildford – Proposed ‘No Stopping’ restrictions

DOCUMENTS ASSOCIATED WITH REPORT CTC-20-094

Attachment 1

Plan – Bangor Street and
Alevenel Street, Guildford –
Proposed ‘No Stopping’
restrictions



Item No: CTC-20-095

KIRK AVENUE, GUILDFORD – REQUEST FOR SPEED HUMPS

Responsible Division: Works & Infrastructure
Officer: Traffic Engineer
File Number: T-28-01/06
Electorate: *Granville*
Police Area Command (PAC): *Cumberland*

SUMMARY

- i)
- ii) Council has received speeding concerns in Kirk Avenue, Guildford. The resident has requested consideration for the installation of speed humps in the street.
- iii)
- iv) This report deals with the investigation undertaken by Council.

RECOMMENDATION

- v)
- vi) **The Cumberland Traffic Committee recommends that traffic calming devices not be provided in Kirk Avenue, Guildford.**

REPORT

- vii)
- viii) Council has received speeding concerns in Kirk Avenue, Guildford. The resident has requested consideration for the installation of speed humps in the street.
- ix)
- x) Kirk Avenue runs in north-south direction and links Guildford Road with Randolph Street and is approximately 305m long. Kirk Avenue is approximately 7 m wide. Kirk Avenue also provides access to Kirk Avenue Reserve at the corner of Sheahan Avenue.
- xi)
- xii) The map below shows the location of Kirk Avenue:
- xiii)



- xiv)
xv)
xvi) Council undertook traffic counts in February 2020.
xvii)

Traffic Count Data – Kirk Avenue, Guildford	
Average Daily Traffic (ADT)	621 Veh./day
85 th %tile speed	47.1 km/Hour
Median Speed	36.9 km/hour

- xviii)
xix) According to the Accident Database available, there were no midblock accidents reported in Kirk Avenue during the five year period ending June 2019.
xx)
xxi) As part of the review, an investigation was conducted to assess the feasibility of the installation of traffic calming devices on Kirk Avenue in accordance with the criteria set out in Council's Local Area Traffic Management (LATM) Policy.

xxii)

xxiii) The LATM assessments are summarised in the tables below:

xxiv) Table 1 – Kirk Avenue, Guildford – LATM Assessment Points

xxv)	Criteria	Maximum Score	Score Achieved
xxvi)	Traffic Study Data	45	5
xxvii)	Crash warrant in the last 5 years	15	0
xxviii)	Road Characteristics	35	11
xxix)	Community Support & other factors	5	5
xxx)	Total	100	21
xxxi)			

xxxii) The following table indicates the action to be taken according to the assessment points:

xxxiii) Table 2 – Action

Criteria	Action
>75	Report to HTC with a recommendation of providing traffic calming devices
61-75	Report to TC and discuss possibility of providing traffic calming devices
41-60	Council to review traffic data in 6 months
25-40	Monitor street and review traffic data after 12 months
<25	Do Nothing
Speed	That regardless of the total points scored, should the 85 th percentile speed exceed the posted speed limit by 5 km/h, the street be referred to the NSW Police for monitoring and/or enforcement.

xxxiv)

xxxv) Based on the above results, it is advised that traffic calming devices are not warranted in Kirk Avenue, Guildford in accordance with Council's approved LATM Policy.

The recorded 85th %tile speed of 47.1 km/hr. is well below the speed limit of 50km/hr.

COMMENTS

"[Insert comments here]"

ATTACHMENTS

Nil

Item No: CTC-20-096

BLAXCELL STREET AND REDFERN STREET, SOUTH GRANVILLE – PROPOSED PEDESTRIAN FENCING AND ‘NO STOPPING RESTRICTIONS

Responsible Division: Works & Infrastructure
Officer: Traffic Engineer
File Number: T-28-01/06
Electorate: *Granville*
Police Area Command (PAC): *Cumberland*

SUMMARY

Council has received requests from motorists for the installation of ‘No Stopping’ signs on Redfern Street and pedestrian fencing at the intersection of Blaxcell Street and Redfern Street, South Granville.

This report outlines the outcome of the investigation into this matter.

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of ‘No Stopping’ signs on Redfern Street at its intersection with Blaxcell Street, South Granville in accordance with the attached plan be approved.
- i)
2. The installation of a 25m long pedestrian fence on the north eastern corner of the intersection of Blaxcell Street and Redfern Street in accordance with the attached plan be approved.
- ii)
3. The affected residents be notified of the outcome generally.

REPORT

Council has received requests from motorists for the installation of ‘No Stopping’ signs on Redfern Street and pedestrian fencing at the intersection of Blaxcell Street and Redfern Street, South Granville.

The intersection of Blaxcell Street and Redfern Street is roundabout controlled. A pedestrian crossing is provided on the northern approach of Blaxcell Street.

Blaxcell Street and Redfern Street are local roads. Redfern Street is a narrow street with a width of approximately 9.7m. There is approximately 36m long ‘BB’ centre line

marked on Redfern Street. Any parking on Redfern Street approach within the centre line marking is illegal and will interfere with turning vehicles at the intersection.

Council proposes to install 'No Stopping' signs on both sides of Redfern Street to prevent any vehicles illegally parking in the narrow street.

Council has also received concerns about pedestrians crossing randomly at the intersection and not using the pedestrian crossing provided. This results in vehicles losing control to avoid hitting pedestrians. It is proposed to provide a 25m long pedestrian fence on the north eastern corner of the roundabout adjacent to the 'Blouza hall'.

COMMENTS

"[Insert comments here]"

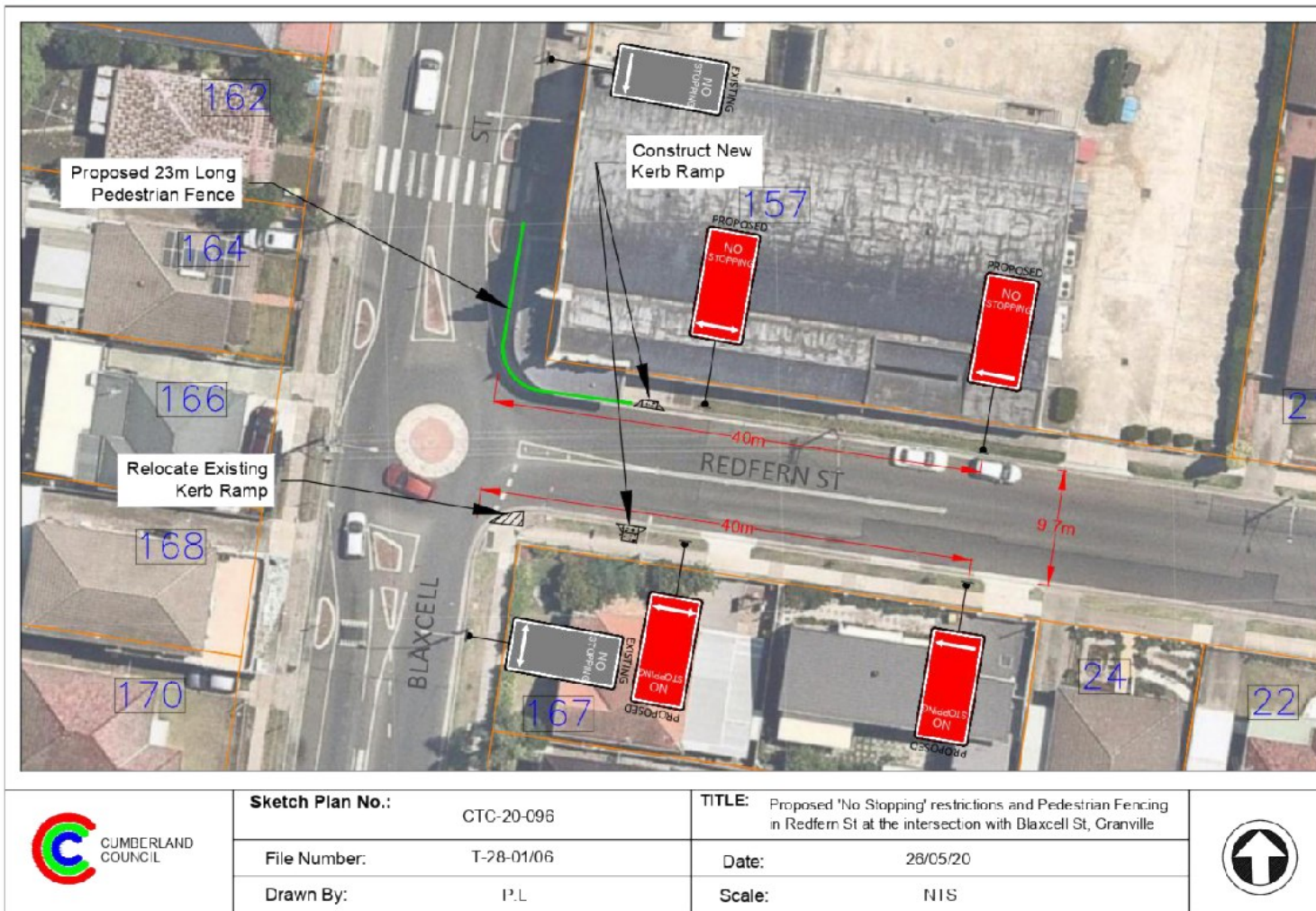
ATTACHMENTS

1. Plan – Intersection of Blaxcell Street and Redfern Street, South Granville – Proposed 'No Stopping' restrictions and pedestrian fencing

DOCUMENTS ASSOCIATED WITH REPORT CTC-20-096

Attachment 1

Plan – Intersection of Blaxcell
Street and Redfern Street, South
Granville – Proposed ‘No
Stopping’ restrictions and
pedestrian fencing



Item No: CTC-20-097

CHURCH STREET, LIDCOMBE – PROPOSED GUARD RAIL AND BOLLARDS

Responsible Division: Works & Infrastructure
Officer: Traffic Engineer
File Number: S0730-04
Electorate: Auburn
Police Area Command (PAC): Auburn

SUMMARY

Council has received the design plans from Sydney Trains to install guard rail along the Railway corridor and bollards on the northern side of the Sydney Trains access gate in Church Street, Lidcombe.

RECOMMENDATION

The Cumberland Traffic Committee recommends that:

1. The proposed guard rail and bollards in Church Street, Lidcombe in accordance with the attached plan be approved.
2. The cost associated with the installation and subsequent maintenance of the guard rail and bollards etc. shall be borne by Sydney Trains at no cost to Council.

REPORT

Sydney Trains alleges that there has been an increase in the number of Road Motor Vehicle incursions into the rail corridor over the past years. Therefore, to prevent vehicles entering the corridor, Sydney Trains proposes to install guard rail and bollards in Church Street in Lidcombe.

Council has received the detailed design of the proposed guard rail and bollards for Traffic Committee consideration.

The guard rail is proposed to be installed adjacent to the dish drain (spoon drain) which is within the road reserve. The guard rail would be at a varying distance from the back of the kerb (1.2metre min.). The railway side of the road reserve does not have any pedestrian footpath.

COMMENTS

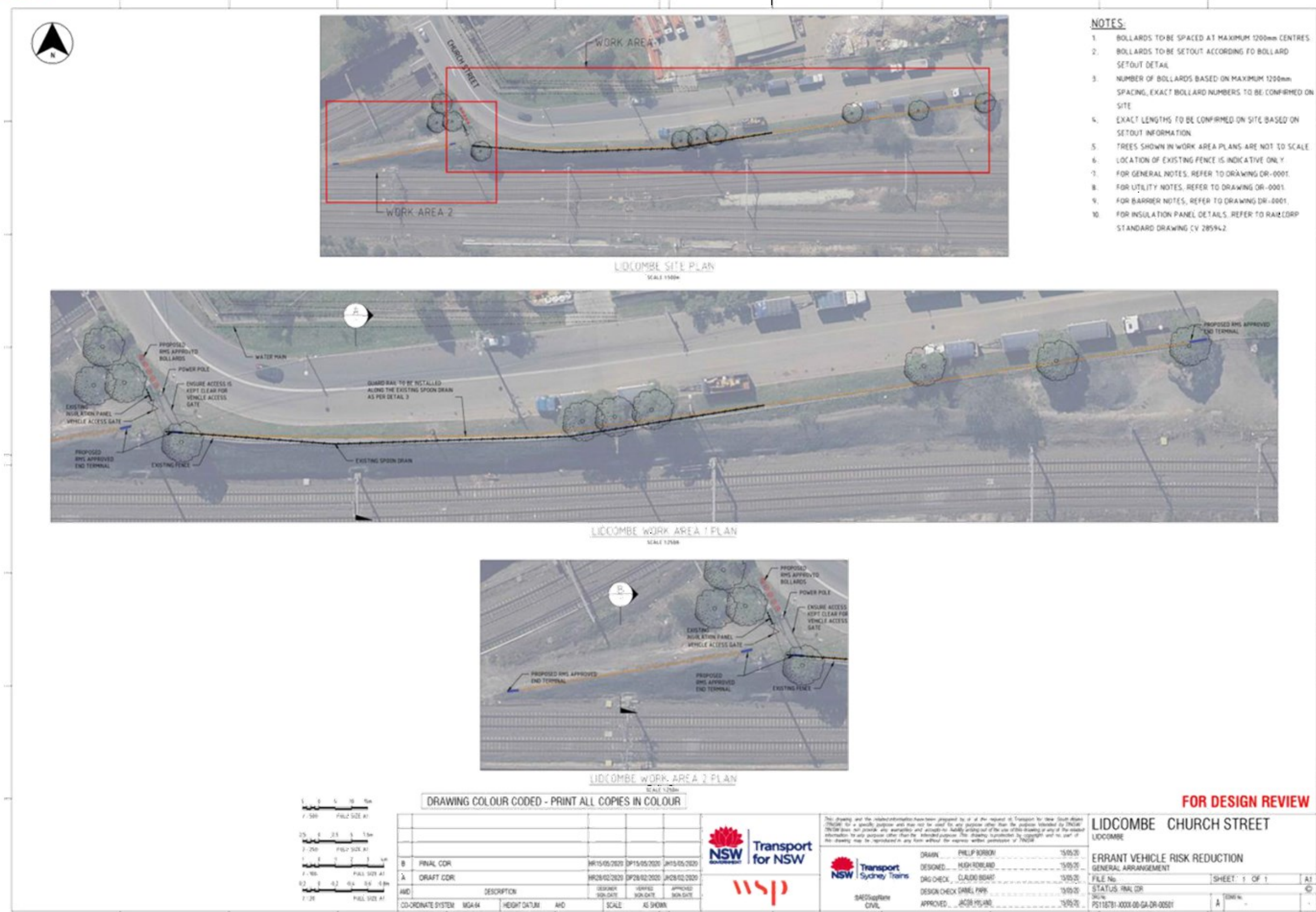
"[Insert comments here]"

ATTACHMENTS

1. Plan 1 - Church St, Lidcombe - Guard Rail sheet 1
2. Plan 2 - Church St, Lidcombe - Guard Rail sheet 2

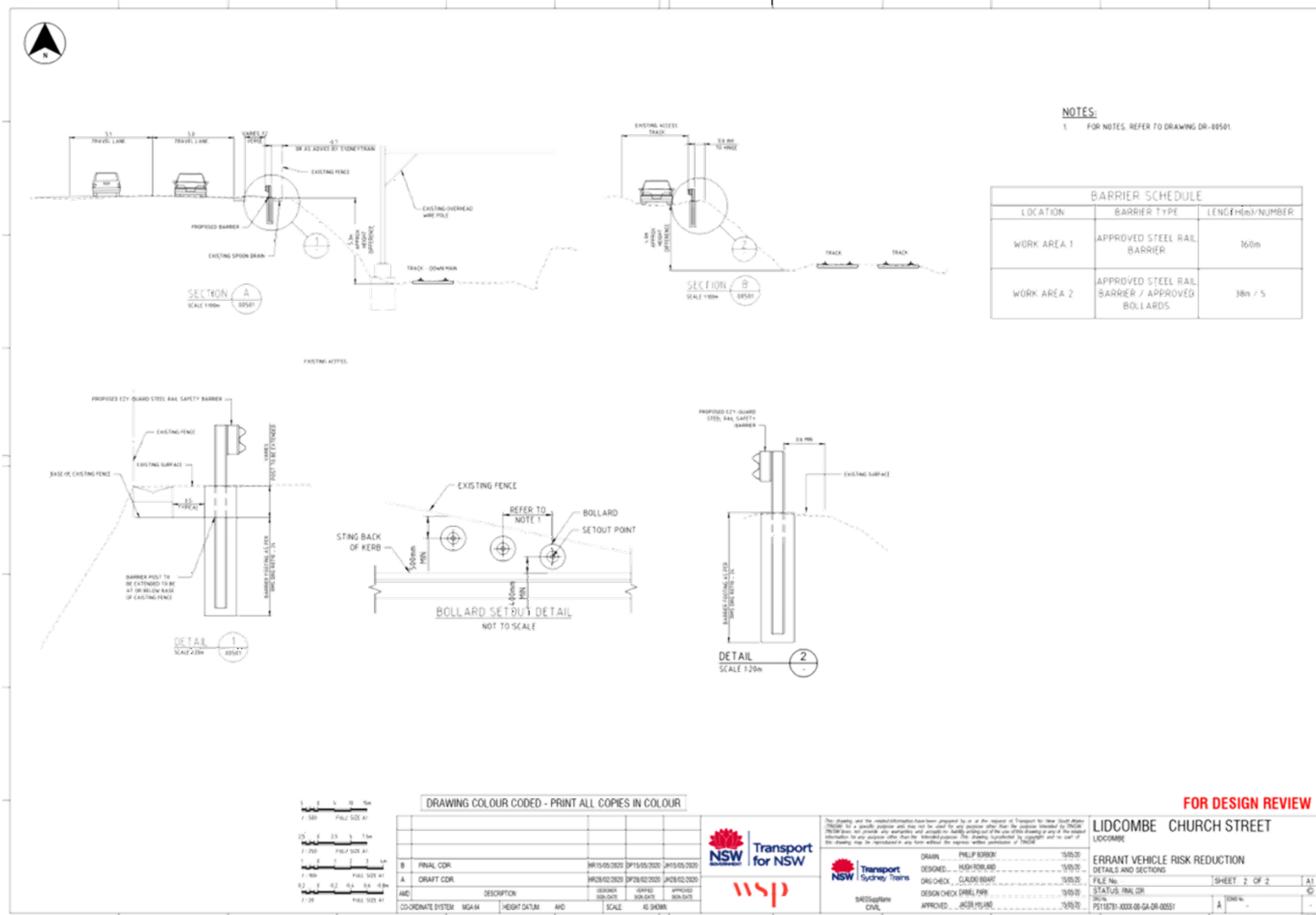
DOCUMENTS ASSOCIATED WITH REPORT CTC-20-097

Attachment 1 Plan 1 - Church St, Lidcombe - Guard Rail sheet 1



DOCUMENTS ASSOCIATED WITH REPORT CTC-20-097

Attachment 2 Plan 2 - Church St, Lidcombe - Guard Rail sheet 2



Item No: CTC-20-098

MILLS STREET, LIDCOMBE – PROPOSED COVERSION OF '2P' PARKING SPACES TO '15' MIN PARKING OPPOSITE LIDCOMBE PUBLIC SCHOOL

Responsible Division: Works & Infrastructure
Officer: Traffic Engineer
File Number: T-28-01/06
Electorate: *Auburn*
Police Area Command (PAC): *Auburn*

SUMMARY

Council has received requests from parents of the students of Lidcombe Public school to provide more drop off zones as 15 min parking which will assist the parents of small children to take them to school.

This report outlines the outcome of the investigation into this matter.

RECOMMENDATION

That the Traffic Committee recommends that:

1. The conversion of five existing '2P' 45 degree angle parking spaces in Mills street Lidcombe to '15' minute parking spaces in accordance with the attached plan be approved.
- i)
2. The school administration be notified of the outcome generally.

REPORT

Council has received requests from parents of the students of Lidcombe Public school to provide more drop off zones as 15 min parking which will assist the parents of small children to take them to school.

Lidcombe Public School is located in Mills Street which is one-way. School time 'No Parking' signs are provided in Mills Street, however, parents of small children wanting to walk the child to school after parking cannot do so. There are eight 15minute parallel parking spaces are provided in Mills Street, while on the opposite side, '2P' spaces are provided. Due to the high number of children in the school, parents find it difficult if they miss the 15 minute spaces as it will force to travel to John Street and come back.

It is considered appropriate to provide additional 15 minute parking spaces closer to the school to assist parents. It will also prevent parents illegally double parking around the school entrance.

COMMENTS

"[Insert comments here]"

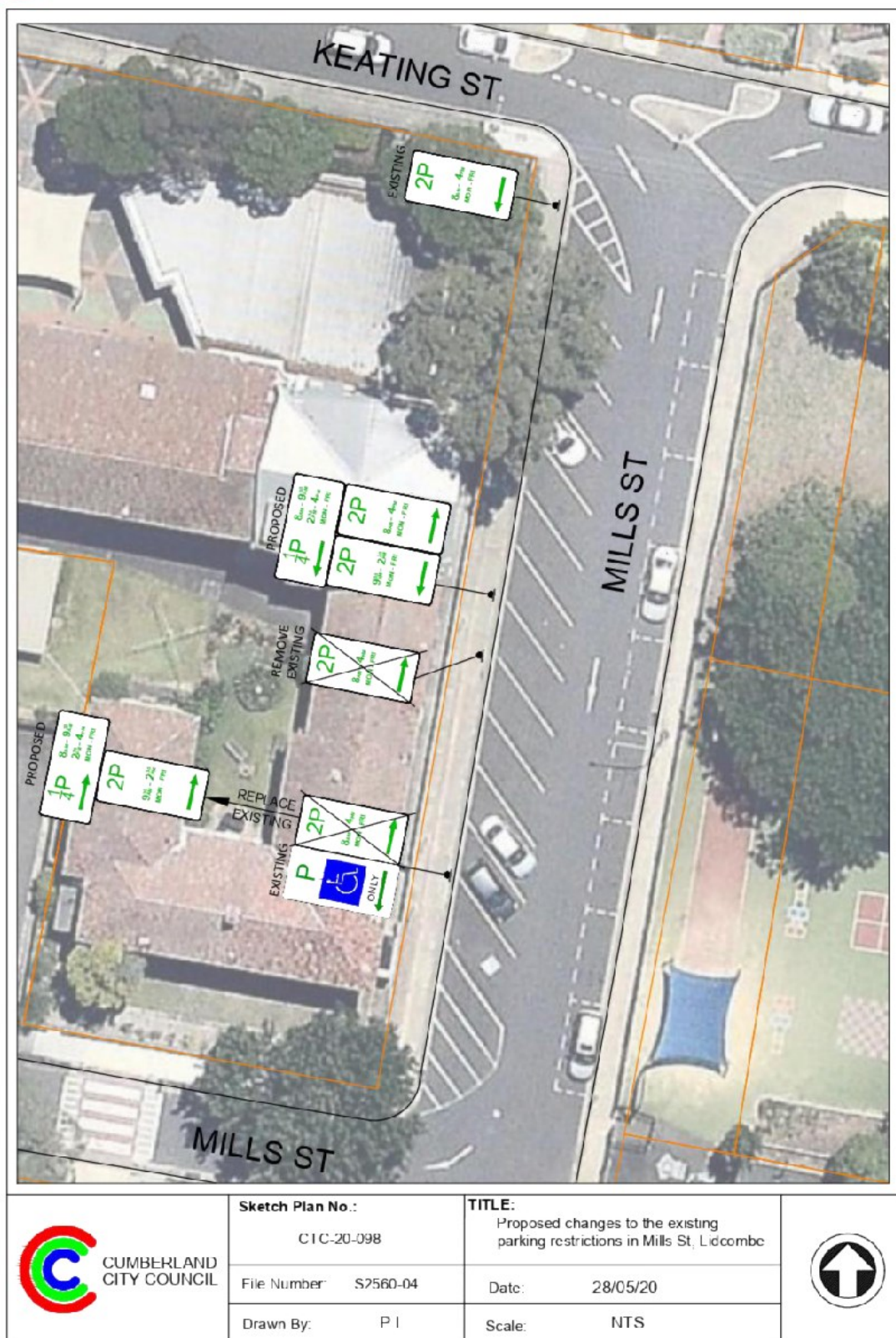
ATTACHMENTS

1. Plan – Mills Street , Lidcombe – Proposed 15minute parking spaces.

DOCUMENTS ASSOCIATED WITH REPORT CTC-20-098

Attachment 1

Plan – Mills Street , Lidcombe –
Proposed 15minute parking
spaces.



Item No: CTC-20-099

MERRYLANDS ROAD, GREYSTANES – APPLICATION FOR ‘WORKS ZONE’ SIGNAGE

Responsible Division: Works & Infrastructure
Officer: Traffic Engineer
File Number: T-28-01/06
Electorate: *Prospect*
Police Area Command (PAC): *Cumberland*

SUMMARY

Council has received an application for ‘Works Zone’ on Merrylands Road, Greystanes associated with the development at 781 Merrylands Road, Greystanes.

This report outlines the outcome of the investigation into this matter.

RECOMMENDATION

The Cumberland Traffic Committee recommends that:

- 1. The 10m long ‘Works Zone, 7:00am-6:00pm, Monday-Friday, 8:00am-4:00pm, Saturday’ restrictions be installed on Moree Avenue, Westmead fronting the development site subject to Council’s standard conditions for the period of 6 months and subsequent extension if required.**
- 2. The applicant be advised to pay the ‘Works Zone’ fees to Council as per the adopted Fees and Charges.**

REPORT

Council has received an application for “Works Zone” on Merrylands road, Greystanes associated with the development at 781 Merrylands Road, Greystanes. The proposed development involves reconstruction of Greystanes Public School.

The temporary “Works Zone” is approximately 20m in length and proposed to commence in early June 2020 for 6 months. The proposed time is between 7:00am to 6:00pm Monday to Friday and 8:00am to 4:00pm on Saturdays.

There will be a loss of 4 on-street parking spaces on the northern side of Merrylands Road, Greystanes during the operation of the “Works Zone”.

COMMENTS

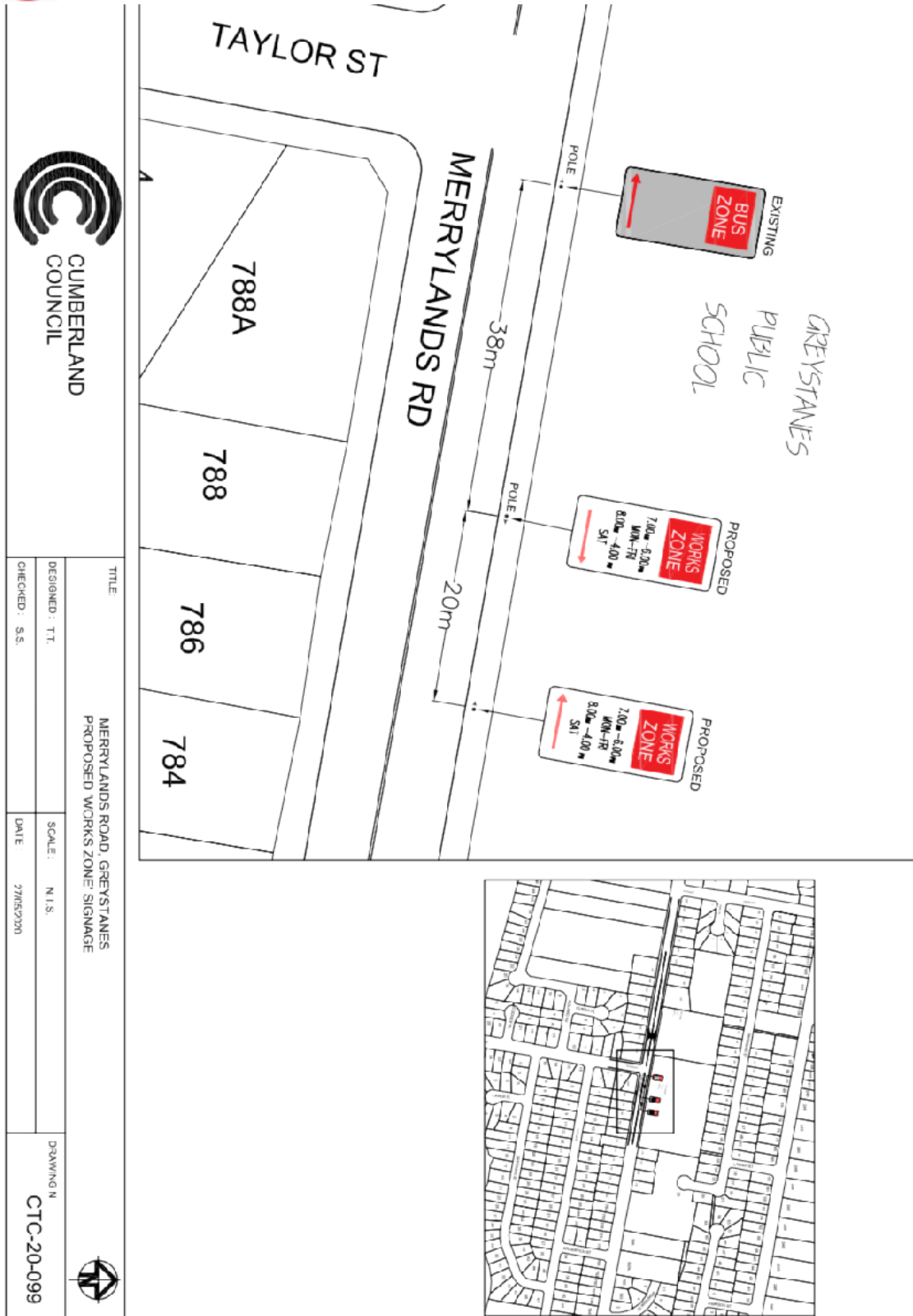
"[Insert comments here]"

ATTACHMENTS

1. Plan – Merrylands Road, Greystanes – Proposed Temporary 'Works Zone' signage

DOCUMENTS ASSOCIATED WITH REPORT CTC-20-099

Attachment 1 Plan – Merrylands Road, Greystanes – Proposed Temporary ‘Works Zone’ signage



Item No: CTC-20-100

GRANVILLE MULTI-PURPOSE COMMUNITY CENTRE – PROPOSED SIGNAGE IN ENID AVENUE

Responsible Division: Works & Infrastructure
Officer: Traffic Engineer
File Number: T-28-01/06
Electorate: Granville
Police Area Command (PAC): Cumberland

SUMMARY

Council has proposed to redevelop the complex comprising the Swimming Centre, Youth and Community Recreation Centre, War Memorial Complex and Memorial Pak in Granville at the corner of Memorial Drive and Enid Avenue to provide the Granville Multi-Purpose Community Centre.

This report details the parking restrictions required.

RECOMMENDATION

The Cumberland Traffic Committee recommends that the proposed 'No Parking' and 'No Stopping' signs in Enid Avenue, Granville in accordance with the attached plan be approved.

REPORT

Council has proposed to redevelop the complex comprising the Swimming Centre, Youth and Community Recreation Centre, War Memorial Complex and Memorial Pak in Granville at the corner of Memorial Drive and Enid Avenue to provide the Granville Multi-Purpose Community Centre.

Cumberland Traffic Committee previously considered a report (CTC-19-153) on the proposed raised threshold and pedestrian crossing and recommended approval.

Council has received further signage requirements for the Centre. It should be noted that the signage on Enid Avenue are changes to existing restrictions only. A 'No Parking' zone is provided in the existing '2P' and 'Accessible Parking' location.

The existing two accessible parking spaces do not conform to relevant Australian Standards and have been converted to part of the 'No Parking' zone for drop off and pick up. It should be noted that the Multi-Purpose Community Centre complex is

provided with eight (8) accessible parking spaces as part of the parking module provided for the complex.

COMMENTS

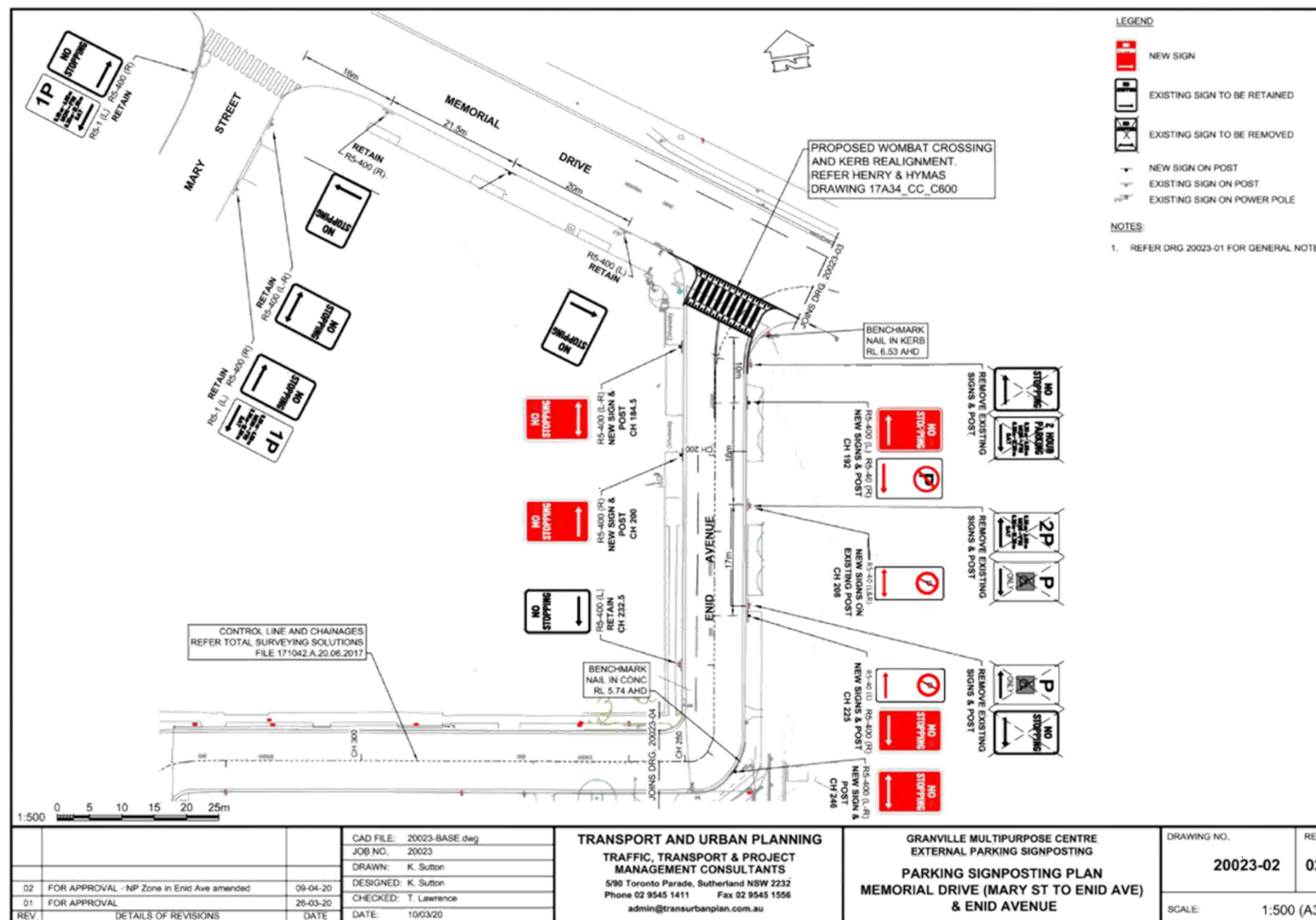
"[Insert comments here]"

ATTACHMENTS

1. Plan- Parking restrictions in Enid Avenue, Granville

DOCUMENTS ASSOCIATED WITH REPORT CTC-20-100

Attachment 1 Plan- Parking restrictions in Enid Avenue, Granville



Item No: CTC-20-101

MILITARY ROAD, GUILDFORD - PROPOSED TRAFFIC CALMING MEASURES ON THE APPROACHES TO THE EXISTING 'CHICANE'

Responsible Division:	Works & Infrastructure
Officer:	Team Leader Transportation
File Number:	T-28-01/06
Electorate:	<i>Fairfield</i>
Police Area Command (PAC):	<i>Cumberland</i>

SUMMARY

Council has received concerns regarding the 'chicane' previously installed on Military Road, Guildford.

This report details the consultation results.

RECOMMENDATION

That the Traffic Committee recommends that:

1. The traffic calming treatment incorporating speed cushions, line marking and signage at the existing 'chicane' on Military Road, Guildford be approved.
2. Council include the construction in a future Works Program.
3. The affected residents be notified of the outcome generally.

REPORT

Council has received concerns regarding the 'chicane' previously installed by Holroyd Council on Military Road, Guildford.

Military Road functions as a collector road and runs in a north-south direction parallel to the railway line. It carries over 3,650 vehicles per day.

The 'chicane' was built to slow traffic in Military Road.

Following further concerns received, lighting was improved at the 'chicane'.

Council has now received requests to remove the 'chicane' as speeding vehicles are losing control and crashing into the islands.

The map and street view below show the location of the 'chicane'.



According to the 'Centre for Road Safety' Accident Database, there were eight (8) reported accidents on Military Road between Carrington Road and Turner Street,

Guildford in the 5 year period ending June 2019. Out of these 8 accidents, four (4) were recorded as '*Road User Movement*' – RUM 64 - *Permanent obstruction*.

Following the accidents previously, lighting at the device was improved in 2015, however, there have been 5 accidents since then.

Council officers does not consider that removing the 'chicane' is appropriate as speeding occurs in the street resulting in accidents. Also, the location is close to Guildford Public School.

It is proposed to install a traffic calming treatment on the approaches to the 'chicane' to slow traffic. The treatment incorporates the following:

1. Speed cushions on the approaches.
2. Line marking with painted median on the approach to the concrete islands.
3. Appropriate signage including warning signs on the approaches.

The proposed treatment is shown in the attached plan.

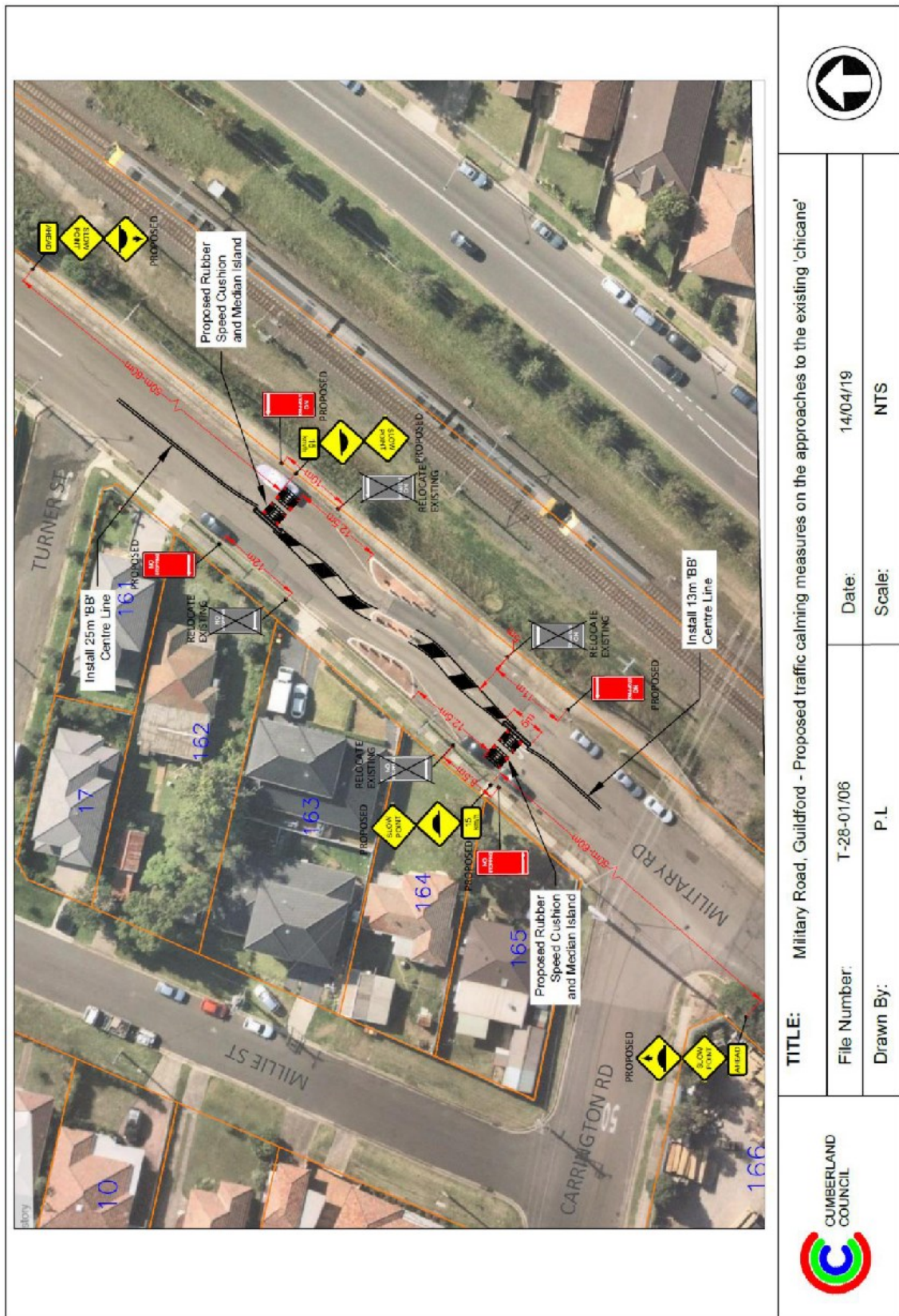
ATTACHMENTS

1. Plan – Military Road, Guildford - Proposed traffic calming measures on the approaches to the existing 'chicane'

DOCUMENTS ASSOCIATED WITH REPORT CTC-20-101

Attachment:

Plan - Military Road, Guildford -
Proposed traffic calming measures
on the approaches to the existing
'chicane'



**DOCUMENTS
ASSOCIATED WITH
REPORT C07/20-486**

Attachment 2

**Minutes of the Cumberland Traffic
Committee Meeting of 3 June
2020**

Minutes of the Electronic Traffic Committee meeting on Wednesday 03 June 2020.

PRESENT:

Cumberland City Council -	Clr Paul Garrard - Chairman
Roads & Maritime Services (RMS) -	Ms Nazli Tzannes - <i>Concurrence received for all items</i>
Local Member for Auburn -	Clr George Campbell - <i>Concurrence for all relevant items received.</i>
Local Member for Fairfield -	<i>No objections received.</i>
Local Member for Granville -	Mr Chris Worthington - <i>Concurrence for all relevant items received.</i>
Local Member for Prospect -	Clr Suman Saha – <i>No objections received.</i>
Auburn Police Area Command -	Const. Bartolo - <i>Concurrence for all relevant items received.</i>
Cumberland Police Area Command -	S/Const. Greg Close – <i>Concurrence for all relevant items received.</i>
Transdev -	Mr Steve Babbage – <i>Concurrence for all relevant items received.</i>
CDBus -	<i>No comments</i>
Transit Systems -	<i>No comments</i>

APOLOGIES:

Nil.

DECLARATIONS OF INTEREST

Nil.

CONFIRMATION OF MINUTES

The minutes of the previous Traffic Committee meeting were not confirmed during this meeting.

Summary of Reports

Item #	Title	Electorate				Police Area Command (PAC)	
		Fairfield	Granville	Prospect	Auburn	Cumberland	Auburn
CTC-20-082	Bartlett Street and Alto Street, South Wentworthville – Proposed Parking Restriction and Line Marking		x			x	
CTC-20-083	Bartlett Street and Berkeley Street, South Wentworthville – Proposed Parking Restriction and Line Marking		x			x	
CTC-20-084	Bartlett Street and Richmond Street, South Wentworthville – Proposed Parking Restriction and Line Marking		x			x	
CTC-20-085	Laneway, Mays Hill – Proposed Parking Restrictions		x			x	
CTC-20-086	Louis Street, Merrylands - Proposed 'No Stopping' Restrictions		x			x	
CTC-20-087	Louis Street, Merrylands - Proposed Part Time 'No Parking' Restrictions		x			x	
CTC-20-088	58 Bolton Street, Guildford – Proposed Relocation of the Existing Raised Threshold		x			x	
CTC-20-089	Chetwynd Road, Guildford - Proposed Modification to the Existing 'No Stopping' Restrictions		x			x	
CTC-20-090	Raphael Street, Lidcombe – Additional Signage For One-Way Street				x		x
CTC-20-091	Clyde Street, Fourth Street and Archibald Street, Granville – Proposed Parking Restriction and Line Marking		x			x	
CTC-20-092	Water Street, Auburn – Road Safety Concerns				x	x	
CTC-20-093	Cumberland Road and Lily Street, Auburn – Proposed Parking Restriction and Line Marking				x		x
CTC-20-094	Bangor Street and Avenel Street, Guildford – Proposed Parking Restrictions		x			x	
CTC-20-095	Kirk Avenue, Guildford – Request for Speed Humps		x			x	
CTC-20-096	Blaxcell Street and Redfern Street, South Granville – Proposed Pedestrian Fencing and 'No Stopping' Restrictions		x			x	
CTC-20-097	Church Street, Lidcombe – Proposed Guard Rail and Bollards				x		x
CTC-20-098	Mills Street, Lidcombe – Proposed Conversion of '2P' Parking Spaces to '15min' Parking Opposite Lidcombe Public School				x		x
CTC-20-099	Merrylands Road, Greystanes – Application for 'Works Zone' Signage			x		x	
CTC-20-100	Granville Multi-Purpose Community Centre – Proposed Signage in Enid Avenue		x			x	
CTC-20-101	Military Road, Guildford – Proposed Traffic calming measures on the approaches to the existing 'chicane'	x				x	

Items of the Electronic Traffic Committee meeting scheduled on 3 June 2020.

Part-1 – Items – Approved under Delegated Authority

Item #	Title
CTC-20-082	Bartlett Street and Alto Street, South Wentworthville – Proposed Parking Restriction and Line Marking
CTC-20-083	Bartlett Street and Berkeley Street, South Wentworthville – Proposed Parking Restriction and Line Marking
CTC-20-084	Bartlett Street and Richmond Street, South Wentworthville – Proposed Parking Restriction and Line Marking
CTC-20-085	Laneway, Mays Hill – Proposed Parking Restrictions
CTC-20-086	Louis Street, Merrylands - Proposed 'No Stopping' Restrictions
CTC-20-087	Louis Street, Merrylands - Proposed Part Time 'No Parking' Restrictions
CTC-20-089	Chetwynd Road, Guildford - Proposed Modification to the Existing 'No Stopping' Restrictions
CTC-20-090	Raphael Street, Lidcombe – Additional Signage For One-Way Street
CTC-20-091	Clyde Street, Fourth Street and Archibald Street, Granville – Proposed Parking Restriction and Line Marking
CTC-20-092	Water Street, Auburn – Road Safety Concerns
CTC-20-093	Cumberland Road and Lily Street, Auburn – Proposed Parking Restriction and Line Marking
CTC-20-094	Bangor Street and Avenel Street, Guildford – Proposed Parking Restrictions
CTC-20-098	Mills Street, Lidcombe – Proposed Conversion of '2P' Parking Spaces to '15'min Parking Opposite Lidcombe Public School
CTC-20-099	Merrylands Road, Greystanes – Application for 'Works Zone' Signage
CTC-20-100	Granville Multi-Purpose Community Centre – Proposed Signage in Enid Avenue

The above Cumberland Traffic Committee (CTC) Part 1 items have been approved under delegated authority in accordance with the Terms of Reference of the Cumberland Traffic Committee approved by Council on 27 May 2020 (Min. 694 - C05/20-443).

Part-2 – Items for Council approval

Item #	Title
CTC-20-088	58 Bolton Street, Guildford – Proposed Relocation of the Existing Raised Threshold
CTC-20-095	Kirk Avenue, Guildford – Request for Speed Humps
CTC-20-096	Blaxcell Street and Redfern Street, South Granville – Proposed Pedestrian Fencing and 'No Stopping Restrictions
CTC-20-097	Church Street, Lidcombe – Proposed Guard Rail and Bollards
CTC-20-101	Military Road, Guildford – Proposed Traffic calming measures on the approaches to the existing 'chicane'

REPORTS - PART 1

ITEM CTC-20-082 - BARTLETT STREET AND ALTO STREET, SOUTH WENTWORTHVILLE – PROPOSED PARKING RESTRICTION AND LINE MARKING

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of 'No Stopping' signs and 'BB' line marking at the intersection of Bartlett Street and Alto Street, South Wentworthville in accordance with the attached plan be approved.
2. The affected residents be notified of the outcome generally.

ITEM CTC-20-083 - BARTLETT STREET AND BERKELEY STREET, SOUTH WENTWORTHVILLE – PROPOSED PARKING RESTRICTION AND LINE MARKING

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of 'No Stopping' signs and 'BB' line marking at the intersection of Bartlett Street and Berkeley Street, South Wentworthville in accordance with the attached plan be approved.
2. The affected residents be notified of the outcome generally.

ITEM CTC-20-084 - BARTLETT STREET AND RICHMOND STREET, SOUTH WENTWORTHVILLE – PROPOSED PARKING RESTRICTION AND LINE MARKING

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of 'No Stopping' signs and 'BB' line marking at the intersection of Bartlett Street and Richmond Street, South Wentworthville in accordance with the attached plan be approved.
2. The affected residents be notified of the outcome generally.

ITEM CTC-20-085 - LANEWAY, MAYS HILL – PROPOSED PARKING RESTRICTIONS

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of 'No Stopping and No Parking' signs in the Laneway between Belinda Place and Patricia Street, Mays Hill in accordance with the attached plan be approved.
2. The affected residents be notified of the outcome generally.

ITEM CTC-20-086 - LOUIS STREET, MERRYLANDS - PROPOSED 'NO STOPPING' RESTRICTIONS

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of 'No Stopping' signs and line marking on Louis Street, Merrylands in accordance with the attached plan be approved.
2. The affected residents / businesses be notified of the outcome generally.

ITEM CTC-20-087 - LOUIS STREET, MERRYLANDS - PROPOSED PART TIME 'NO PARKING' RESTRICTIONS

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of part time 'No Parking' signs on Louis Street, Merrylands in accordance with the attached plan be approved.
2. The affected residents / businesses be notified of the outcome generally.

ITEM CTC-20-089 - CHETWYND ROAD, GUILDFORD - PROPOSED MODIFICATION TO THE EXISTING 'NO STOPPING' RESTRICTIONS

RECOMMENDATION

That the Traffic Committee recommends that:

1. The proposed modification of the existing restrictions to 'No Stopping, 6am – 9:30am & 2:30pm – 7pm, MON - FRI' signs on Chetwynd Road, Guildford in accordance with the attached plan be approved.
2. The affected residents / businesses be notified of the outcome generally.

ITEM CTC-20-090 - RAPHAEL STREET, LIDCOMBE – ADDITIONAL SIGNAGE FOR ONE-WAY STREET

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of 'No Entry' signs and a 'No Left Turn' sign on the James Street end of Raphael Street, Lidcombe in accordance with the attached plan be approved.

ITEM CTC-20-091 - CLYDE STREET, FOURTH STREET AND ARCHIBALD STREET, GRANVILLE – PROPOSED PARKING RESTRICTION AND LINE MARKING

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of 'No Stopping' signs and 'BB' line marking at the intersections of Clyde Street with Fourth Street and Archibald Street, Granville in accordance with the attached plan be approved.
2. The affected residents/business be notified of the outcome generally.

ITEM CTC-20-092 - WATER STREET, AUBURN – ROAD SAFETY CONCERNS

RECOMMENDATION

The Cumberland Traffic Committee recommends that;

1. The proposed line marking treatment in Water Street between Hargrave Road and Dudley Street, Auburn be approved.

ITEM CTC-20-093 - CUMBERLAND ROAD AND LILY STREET, AUBURN –
PROPOSED PARKING RESTRICTION AND LINE MARKING

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of 'No Stopping' signs and 'BB' line marking at the intersection of Cumberland Road and Lily Street in accordance with the attached plan be approved.
2. The affected residents be notified of the outcome generally.

ITEM CTC-20-094 - BANGOR STREET AND AVENEL STREET, GUILDFORD –
PROPOSED PARKING RESTRICTIONS

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of 'No Stopping' signs at the intersection of Bangor Street and Avenel Street, Guildford in accordance with the attached plan be approved.
2. The affected residents be notified of the outcome generally.

ITEM CTC-20-098 - MILLS STREET, LIDCOMBE – PROPOSED COVERION OF '2P'
PARKING SPACES TO '15'MIN PARKING OPPOSITE LIDCOMBE PUBLIC SCHOOL

RECOMMENDATION

That the Traffic Committee recommends that:

1. The conversion of five existing '2P' 45 degree angle parking spaces in Mills street Lidcombe to '15' minute parking spaces in accordance with the attached plan be approved.
2. The school administration be notified of the outcome generally.

ITEM CTC-20-099 - MERRYLANDS ROAD, GREYSTANES – APPLICATION FOR
'WORKS ZONE' SIGNAGE

RECOMMENDATION

The Cumberland Traffic Committee recommends that:

- 1. The 10m long 'Works Zone, 7:00am-6:00pm, Monday-Friday, 8:00am-4:00pm, Saturday' restrictions be installed on Moree Avenue, Westmead fronting the development site subject to Council's standard conditions for the period of 6 months and subsequent extension if required.**
- 2. The applicant be advised to pay the 'Works Zone' fees to Council as per the adopted Fees and Charges.**

ITEM CTC-20-100 - GRANVILLE MULTI-PURPOSE COMMUNITY CENTRE – PROPOSED SIGNAGE IN ENID AVENUE

RECOMMENDATION

The Cumberland Traffic Committee recommends that the proposed 'No Parking' and 'No Stopping' signs in Enid Avenue, Granville in accordance with the attached plan be approved.

REPORTS - PART 2

ITEM CTC-20-088 - 58 BOLTON STREET, GUILDFORD – PROPOSED RELOCATION OF THE EXISTING RAISED THRESHOLD

RECOMMENDATION

The Cumberland Traffic Committee recommends that:

- 1. The proposed relocation of the speed hump in Bolton Street, Guildford in accordance with the attached plan be approved.**
- 2. The cost associated with the relocation of the speed hump and associated signs shall be borne by the developer at no cost to Council.**

ITEM CTC-20-095 - KIRK AVENUE, GUILDFORD – REQUEST FOR SPEED HUMPS

RECOMMENDATION

The Cumberland Traffic Committee recommends that traffic calming devices not be provided in Kirk Avenue, Guildford.

ITEM CTC-20-096 - BLAXCELL STREET AND REDFERN STREET, SOUTH GRANVILLE – PROPOSED PEDESTRIAN FENCING AND 'NO STOPPING' RESTRICTIONS

RECOMMENDATION

That the Traffic Committee recommends that:

1. The installation of 'No Stopping' signs on Redfern Street at its intersection with Blaxcell Street, South Granville in accordance with the attached plan be approved.
2. The installation of a 25m long pedestrian fence on the north eastern corner of the intersection of Blaxcell Street and Redfern Street in accordance with the attached plan be approved.
3. The affected residents be notified of the outcome generally.

ITEM CTC-20-097 - CHURCH STREET, LIDCOMBE – PROPOSED GUARD RAIL AND BOLLARDS

RECOMMENDATION

The Cumberland Traffic Committee recommends that:

1. The proposed guard rail and bollards in Church Street, Lidcombe in accordance with the attached plan be approved.
2. The cost associated with the installation and subsequent maintenance of the guard rail and bollards etc. shall be borne by Sydney Trains at no cost to Council.

LATE REPORT

ITEM CTC-20-101 - MILITARY ROAD, GUILDFORD - PROPOSED TRAFFIC CALMING MEASURES ON THE APPROACHES TO THE EXISTING 'CHICANE'

RECOMMENDATION

The Cumberland Traffic Committee recommends that:

1. The traffic calming treatment incorporating speed cushions, line marking and signage at the existing 'chicane' on Military Road, Guildford be approved.
2. Council include the construction in a future Works Program.
3. The affected residents be notified of the outcome generally.

GENERAL BUSINESS

Nil.

NEXT MEETING

Next Meeting 5 August 2020 at 9:30am

Item No: C07/20-487

NOTICE OF MOTION - SKATE PARK IN GREYSTANES

Councillor: Eddy Sarkis
File Number: SC486

SUMMARY

Pursuant to Notice, Councillor Sarkis submitted the following Motion.

NOTICE OF MOTION

That Council advise on previous reports with respect to a skate park in the Greystanes area as this has been ongoing for some years, identifying appropriate locations for the same.

RESOURCING IMPLICATIONS

If supported, this report can be prepared utilising existing staff resourcing

GENERAL MANAGER ADVICE

This matter has been previously consulted with the community extensively, with a number of reports provided to Council as a result.

ATTACHMENTS

Nil

Item No: C07/20-488

NOTICE OF MOTION - OUTDOOR GYMS

Councillor: Eddy Sarkis
File Number: SC486

SUMMARY

Pursuant to Notice, Councillor Sarkis submitted the following Motion.

NOTICE OF MOTION

That Council receive a report to introduce more outdoor gyms in the Cumberland LGA.

RESOURCING IMPLICATIONS

If supported, this report can be prepared utilising existing staff resourcing and will outline all cost implications as requested.

GENERAL MANAGER ADVICE

Nil.

ATTACHMENTS

Nil

Item No: C07/20-489

NOTICE OF MOTION - SIGNAGE

Councillor: Eddy Sarkis
File Number: SC486

SUMMARY

Pursuant to Notice, Councillor Sarkis submitted the following Motion.

NOTICE OF MOTION

That Council receive a report on the cost of updating all the signs on the cycle track to reflect Cumberland City Council.

RESOURCING IMPLICATIONS

If supported, this report can be prepared utilising existing staff resourcing and will outline all cost implications as requested.

GENERAL MANAGER ADVICE

Nil.

ATTACHMENTS

Nil

Item No: C07/20-490

NOTICE OF MOTION - ANIMAL DEFECATION

Councillor: Eddy Sarkis
File Number: SC486

SUMMARY

Pursuant to Notice, Councillor Sarkis submitted the following Motion.

NOTICE OF MOTION

That council receive a report on implementing and installing signs in the Cumberland LGA around recognised walking, biking and other routes regularly used by constituents as a means of exercise to remind pet owners of their responsibilities with respect to cleaning up animal defecation, as there has been a marked increase of this recently.

RESOURCING IMPLICATIONS

If supported, this report can be prepared utilising existing staff resourcing and will outline all cost implications as requested.

GENERAL MANAGER ADVICE

Nil.

ATTACHMENTS

Nil

Item No: C07/20-491

NOTICE OF MOTION - COMMUNITY SERVICE CENTRE

Councillor: Michael Zaiter
File Number: SC486

SUMMARY

Pursuant to Notice, Councillor Zaiter submitted the following Motion.

NOTICE OF MOTION

That Council be provided with a report regarding the feasibility of establishing a community service centre within an existing facility or otherwise, located in Wentworthville and any other local Centre that Council may deem appropriate.

RESOURCING IMPLICATIONS

If supported, this report will be prepared utilising existing staff resourcing and will outline all cost implications as requested.

GENERAL MANAGER ADVICE

If supported the report will identify the range of services and hours of operation proposed to be offered at the community service centre in order to effectively determine operational and staffing costs.

ATTACHMENTS

Nil

Item No: C07/20-492

NOTICE OF MOTION - COUNCIL OVERHEADS

Councillor: Ned Attie
File Number: SC486

SUMMARY

Pursuant to Notice, Councillor Attie submitted the following Motion.

NOTICE OF MOTION

That:

- 1. Council be provided with a report by the next ordinary meeting of Council regarding the cost rationale associated with the overheads for the 12 service areas of Council.**
- 2. The report outline why the costs associated with children's services was stated at the ordinary meeting of 17 June 2020 as approximately 15% of corporate expenses.**

RESOURCING IMPLICATIONS

This motion can be actioned utilising existing staff resourcing.

GENERAL MANAGER ADVICE

Nil.

ATTACHMENTS

Nil