

Minutes of the Cumberland Independent Hearing and Assessment Panel held in the Council Chambers, Auburn Civic Centre, 1 Susan Street Auburn on Wednesday, 9 November 2016.

PRESENT:

Ms. J. Walsh (Chairperson), Mr. B. Kirk, Mr. S. McDonald and Mr. P. Moulds AM.

IN ATTENDANCE:

Monica Cologna, Adan Davies, Nyambura Mwaniki, Theresa Southwell and Michael Wearne.

The meeting here opened at 11:45 a.m.

DECLARATIONS OF INTEREST – DECLARATIONS OF INTEREST – The following member of the Cumberland Independent Hearing and Assessment Panel declared an interest in the matters indicated:

Item C030/16 Mr. S. McDonald Mr. McDonald declared an interest as his place of employment (SJB Planning) has previously been involved in past Development Applications for 93 Auburn Road, Auburn and he did not take part in discussions or considerations for that site and Precinct 9 of the Auburn Town Centre Strategy.

Item C030/16 Mr. P. Moulds AM Mr. Moulds declared an interest as his place of employment (The Salvation Army) are the owners of 126-128 South Parade, Auburn and he did not take part in discussions or considerations for that site and Precinct 6 of the Auburn Town Centre Strategy.

ADDRESS BY INVITED SPEAKERS – No persons had made application to address the Cumberland Independent Hearing and Assessment Panel meeting.

The Chairperson enquired to those present in the Gallery as to whether there were any further persons who would like to address the Panel on a matter listed on the Business Paper.

The public part of the Cumberland Independent Assessment Panel meeting closed at 11.49 a.m.

The Panel retired to the Jack Lang Room for consideration of the matters listed on the Business Paper and made its determinations as follows:

C030/16 – AUBURN AND LIDCOMBE TOWN CENTRES STRATEGY

Resolved unanimously that the Cumberland Independent Hearing and Assessment Panel (CIHAP) recommend:

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

For: Ms. J. Walsh (Chairperson), Mr. B. Kirk, Mr. S. McDonald and Mr. P. Moulds AM.

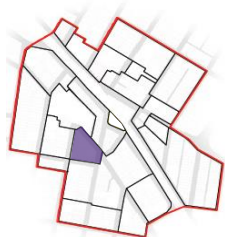
Against: Nil.

The meeting terminated at 2.35 p.m.

Signed:


Chairperson

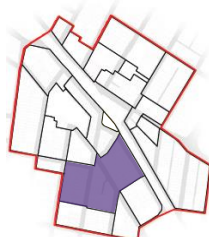
AUBURN TOWN CENTRE



Precinct 1	Current controls	Proposed controls	CIHAP Recommendation
Land bound by Queen St, Auburn Rd, Mary St and Harrow Rd	B4 Mixed Use FSR – 5:1 HOB – 49m	B4 Mixed Use FSR – 5:1 HOB – 76m	B4 Mixed Use FSR – 5:1 HOB – 60m



Precinct 2	Current controls	Proposed controls	CIHAP Recommendation
1 -13 Harrow Rd, 9 - 23 Mary St, 6 – 24 Park Rd Auburn	B4 Mixed Use FSR – 5:1 HOB- 38m	B4 Mixed Use FSR – 5:1 HOB- Part 76m, part 49m	B4 Mixed Use FSR – 5:1 HOB – Part 60m, part 49m



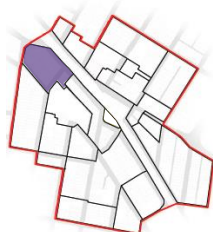
Precinct 3	Current controls	Proposed controls	CIHAP Recommendation
Irregular precinct from Harrow Rd to Kerr Pde, centred on Auburn Rd and Queen St Auburn	B4 Mixed Use FSR - 5:1 HOB- Mostly 38m, with a 36m component	B4 Mixed Use FSR - 5:1 HOB- 60m	B4 Mixed Use FSR - 5:1 HOB- 55m



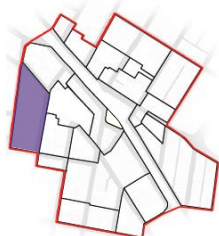
Precinct 4	Current controls	Proposed controls	CIHAP Recommendation
Auburn Central	B4 Mixed Use FSR – 3.75:1 HOB – 49m	No change	No change



Precinct 5	Current controls	Proposed controls	CIHAP Recommendation
South Pde	B4 Mixed Use FSR – 2.4:1 HOB – 18m	No change	No change

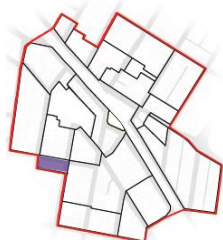


Precinct 6	Current controls	Proposed controls	CIHAP Recommendation
Land bound by Queen St Alice St, South Pde and Vales Lne Auburn	B4 Mixed Use FSR – 5:1 HOB – 38m	B4 Mixed Use FSR – 3:1 HOB – 38m	B4 Mixed Use FSR – 3:1 HOB – 38m



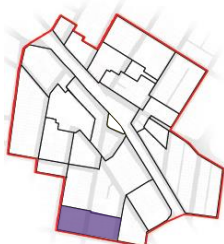
Precinct 7	Current controls	Proposed controls	CIHAP Recommendation
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Block bound by Mary St, Park Rd, Queen St and Alice St.	B4 Mixed Use FSR – 3:1 HOB – 27m	No change	No change
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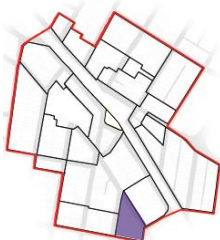
Precinct 8	Current controls	Proposed controls	CIHAP Recommendation
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Seven lots fronting Mary St	B4 Mixed Use FSR – 5:1 HOB - 38m	B4 Mixed Use FSR - 3:1 HOB - 38m	B4 Mixed Use FSR - 3:1 HOB - 32m
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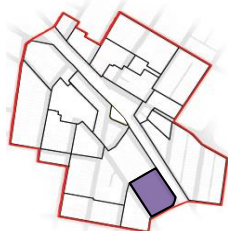
Precinct 9	Current controls	Proposed controls	CIHAP Recommendation
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18 Harrow Rd, 1-9 Beatrice St, 93 - 125 Auburn Rd, 72 Auburn Rd, Auburn	B4 Mixed Use FSR – 5:1 HOB – 38m generally, with a component of 36m	B4 Mixed Use FSR – 5:1 HOB – 45m	B4 Mixed Use FSR – 5:1 HOB – 45m
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Precinct 10	Current controls	Proposed controls	CIHAP Recommendation
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Land bound by Queen St, Beatrice St and Susan St, Auburn	B4 Mixed Use FSR – 3:1 HOB – 27m	No change	No change
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Precinct 11	Current controls	Proposed controls	CIHAP Recommendation
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9 Marion St, 3-19 Queen St, 8-24 Kerr Pde, Auburn	B4 Mixed Use FSR – 3:1 HOB – 27m	B4 Mixed Use FSR – 3:1 HOB – 38m	B4 Mixed Use FSR – 3:1 HOB – 32m
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Precinct 12	Current controls	Proposed controls	CIHAP Recommendation
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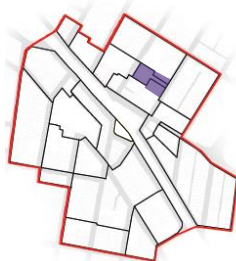
Land bound by the railway, Auburn Rd and Kerr Pde, Auburn	B4 Mixed Use FSR – 2.4 HOB – 18m	No Change	No Change
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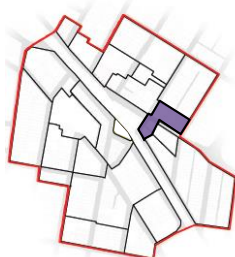
Precinct 13	Current controls	Proposed controls	CIHAP Recommendation
Land bound by the railway, Auburn Rd and Kerr Pde Auburn	B4 Mixed Use FSR – 5:1 HOB – 38m	B4 Mixed Use FSR – 5:1 HOB –60m <i>Except for sites to the east of Precinct 15. See 'Precinct 15, 13, 18'</i>	B4 Mixed Use FSR – 5:1 HOB –55m <i>Except for sites to the east of Precinct 15. See 'Precinct 15, 13, 18'</i>



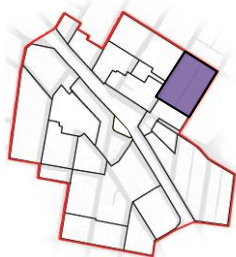
Precinct 14	Current controls	Proposed controls	CIHAP Recommendation
12- 20 Northumberland Rd, 97 - 119 Rawson St, 3 - 9 Macquarie Rd Auburn	B4 Mixed Use FSR – 5:1 HOB – 38m	B4 Mixed Use FSR – 5:1 HOB - 60m	B4 Mixed Use FSR – 5:1 HOB - 55m



Precinct 15, 13, 18	Current controls	Proposed controls	CIHAP Recommendation
15 9-17 Northumberland Rd Auburn Within Precinct 13 - 6-10 Station Rd Auburn Within Precinct 18 - 14 Station Rd Auburn only	B4 Mixed Use FSR – 5:1 HOB – 38m	B4 Mixed use FSR – 5:1 HOB – 38m Retain existing controls-defer consideration of consultant's recommended controls till relevant studies are completed and Council has made a decision about Council owned land.	B4 Mixed use FSR – 5:1 HOB – 38m Retain existing controls-defer consideration of consultant's recommended controls till relevant studies are completed and Council has made a decision about Council owned land.



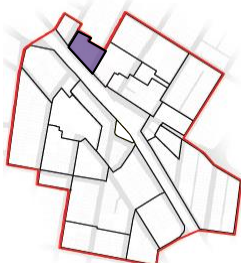
Precinct 16	Current controls	Proposed controls	CIHAP Recommendation
1-5 Station Rd 35 – 45 Rawson St, 4A – 6 Dartbrook Rd, Auburn	B4 Mixed Use FSR – 3.6:1 HOB- 32m	B4 Mixed Use FSR – 3.6:1 HOB- 45m	B4 Mixed Use FSR – 3.6:1 HOB- 38m



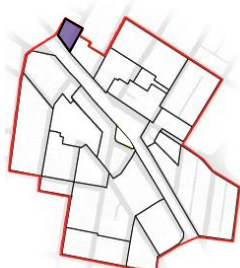
Precinct 17	Current controls	Proposed controls	CIHAP Recommendation
Land bound by Dartbrook Rd, Hall St, Station Rd and the laneway, Auburn	R4 High Density Residential FSR – 1.7:1 2.1:1 for corners HOB – 18m 20m for corners	R4 High Density Residential FSR - 2:1 HOB - 38m	R4 High Density Residential FSR - 2:1 HOB - 20m



Precinct 18	Current controls	Proposed controls	CIHAP Recommendation
14-34 Station St, 22 – 36 and 35 Northumberland Rd, 11 -17 Macquarie Rd, 48 Hall St Auburn	B4 Mixed Use FSR -3.6:1 (with one lot at 5:1) HOB- 32m for all but one lot at 38m	B4 Mixed Use FSR – 3.6 :1 HOB- 38m <i>Except for 14 Station Rd Auburn. See 'Precinct 15, 13, 18'</i>	B4 Mixed Use FSR – 3.6 :1 HOB- 38m <i>Except for 14 Station Rd Auburn. See 'Precinct 15, 13, 18'</i>



Precinct 19	Current controls	Proposed controls	CIHAP Recommendation
Lot fronting Rawson St and between Macquarie and Gibbons St Auburn	R4 High Density Residential FSR - 3:1 HOB – 32m	No change	No Change



Precinct 20	Current controls	Proposed controls	CIHAP Recommendation
Land bound by Gibbons St, Verona St, Karrabah Rd and Rawson St Auburn	R3 Medium Density Residential FSR for sites <1300m ² -0.75:1 1300m ² <1800m ² - 0.8:1 ≥1800m ² - 0.85:1 HOB - 9m	<i>As per Parramatta Rd Urban Transformation Strategy.</i> R4 High Density Residential FSR – 3:1 HOB – 45m Extend the controls to adjoining land identified with an FSR of 3:1 (ie west to 175 Rawson St and 12 Verona St.	Removed from Auburn Town Centre Strategy and to be considered as part of the Parramatta Rd Urban Transformation Strategy implementation.



Precinct 21	Current controls	Proposed controls	CIHAP Recommendation
Between Rawson St, Dartbrook Rd, Gellibolu Pde, laneway	R4 High Density Residential FSR - 1.7:1 2.1:1 at corners HOB 18m 20m at corners	B4 Mixed Use FSR - 2:1 HOB - 20m To protect Gellibolu Precinct	B4 Mixed Use FSR - 2:1 HOB - 20m To protect Gellibolu Precinct



Precinct 22	Current controls	Proposed controls	CIHAP Recommendation
Gellibolu Precinct - Containing Gallipoli Mosque	R2 Low Density Residential No FSR HOB -9m	R3 Medium Density Residential FSR - 0.75:1 HOB - 9m Prepare a precinct study as recommended by the consultant	R3 Medium Density Residential FSR - 0.75:1 HOB - 9m Prepare a precinct study as recommended by the consultant

LIDCOMBE TOWN CENTRE



Precinct 1	Current controls	Proposed controls	CIHAP Recommendation
Land bound by Bridge St Tooheys Lane and Joseph St Lidcombe	B4 Mixed Use FSR – 5:1 HOB – 36m	B4 Mixed Use FSR – 5:1 HOB – 70m	B4 Mixed Use FSR – 5:1 HOB – 60m



Precinct 2	Current controls	Proposed controls	CIHAP Recommendation
1-23 Joseph St, 46 – 68 Railway St, Lidcombe	B4 Mixed Use FSR - 5:1 HOB - 32m	B4 Mixed Use FSR - 5:1 HOB - 60m	B4 Mixed Use FSR - 5:1 HOB - 55m



Precinct 3	Current controls	Proposed controls	CIHAP Recommendation
Irregular precinct between Olympic Drive and Raphael St	B4 Mixed Use FSR – 5:1 HOB – 32m and 36m ('Westella' site)	B4 Mixed Use FSR – 5:1 HOB - 60m fronting Railway St, -60m for 'Westella' site, -50m for northern part of Marsden St precinct (fronting Railway St), -38m for rest of precinct 3, with potential increase to 45m where it does not result in overshadowing of the park. <i>Alternatively</i> CIHAP/Council may consider reducing the FSR for the part of Precinct 3 north of the park.	B4 Mixed Use FSR – 5:1 HOB - 55m fronting Railway St, -55m for 'Westella' site, -45m for northern part of Marsden St precinct (fronting Railway St), -38m for rest of precinct 3.



Precinct - not in study	Current controls	Proposed controls	CIHAP Recommendation
Land north of Freitas Lane	R4 High Density Residential FSR 1.7:1 and 2:1 HOB 18m and 20m	R4 High Density Residential FSR 2:1 HOB 20m	R4 High Density Residential FSR 2:1 HOB 20m



Precinct 4	Current controls	Proposed controls	CIHAP Recommendation
Land bound by Mark St, James St, Raphael St Marsden St and the RE1 zoned land to the south	B4 Mixed Use RE1 Public Recreation For B4 component: FSR - 5:1 HOB -32m	B4 Mixed Use RE1 Public Recreation For B4 component: FSR 5:1 HOB 38m	B4 Mixed Use RE1 Public Recreation For B4 component: FSR 5:1 HOB 38m



Precinct 5	Current controls	Proposed controls	CIHAP Recommendation
Part of 5 Being 2-6 Taylor St, 29 – 33 Joseph St Lidcombe	B4 Mixed Use FSR - 5:1 HOB - 32m	RE1 Public Recreation No HOB or FSR	RE1 Public Recreation No HOB or FSR



Precinct 6	Current controls	Proposed controls	CIHAP Recommendation
2-10 Kerrs Rd, 46 -74 Joseph St Lidcombe	B4 Mixed Use FSR - 5:1 HOB – 32m	B4 Mixed Use FSR - 5:1 HOB – 38m	B4 Mixed Use FSR - 5:1 HOB – 38m



Precinct 7	Current controls	Proposed controls	CIHAP Recommendation
Between Olympic Dr, Kerrs Rd, Raymond St East and existing B4 zoned land	R2 Low Density Residential No FSR HOB - 9m	R4 High Density Residential FSR - 2:1 HOB - 20m	R4 High Density Residential FSR - 2:1 HOB - 20m



Precinct 8	Current controls	Proposed controls	CIHAP Recommendation
Irregular precinct between Church St and Doodson Ave centred on John St, Lidcombe	B4 Mixed Use FSR - 5:1 HOB - 32m and 36m	B4 Mixed Use FSR - 5:1 HOB – 76m - Dooley’s site, 70m closer to station, south of Mary St, 50m north of Mary and Board Streets.	B4 Mixed Use FSR - 5:1 HOB – 60m - Dooley’s site, 55m closer to station, south of Mary St, 50m north of Mary and Board Streets.



Precinct 9	Current controls	Proposed controls	CIHAP Recommendation
1-5A Church St, 13 – 25 Board St Lidcombe	B4 Mixed Use FSR – 5:1 HOB – 60m	B4 Mixed Use FSR – 5:1 HOB – 76m	B4 Mixed Use FSR – 5:1 HOB – 60m



Precinct 10	Current controls	Proposed controls	CIHAP Recommendation
2-28 Board St, 1 -29 Ann St Lidcombe	R4 High Density Residential FSR – 1:7:1 2:1 at corners HOB – 18m 20m at corners	B4 Mixed Use FSR – 3.5:1 HOB – 50m	B4 Mixed Use FSR – 3.5:1 HOB – 38m



Precinct 11	Current controls	Proposed controls	CIHAP Recommendation
Between Olympic Dr, Childs St, precinct 12 and Ann St Lidcombe	R4 High Density Residential FSR 1.7:1 with 2:1 at corners HOB 18m with 20m at corners	R4 High Density Residential FSR – 3:1 HOB – 38m	R4 High Density Residential FSR – 3:1 HOB – 32m



Precinct 12	Current controls	Proposed controls	CIHAP Recommendation
46 – 56 John St Lidcombe	B4 Mixed Use FSR – 5:1 HOB – 36m	B4 Mixed Use FSR – 5:1 HOB – 38m	B4 Mixed Use FSR – 5:1 HOB – 38m



Precinct 13	Current controls	Proposed controls	CIHAP Recommendation
58-68 John St Lidcombe	R4 High Density Residential FSR 1.7:1 with 2:1 at corners HOB 18m with 20m at corners	R4 High Density Residential FSR 2:1 HOB 20m	R4 High Density Residential FSR 2:1 HOB 20m



Precinct 14	Current controls	Proposed controls	CIHAP Recommendation
39 and 43 Church St and 7 Mary St, Lidcombe	B4 Mixed Use FSR - 5:1 HOB – 32m	B4 Mixed Use FSR – 5:1 HOB – 60m	B4 Mixed Use FSR – 5:1 HOB – 55m



Precinct 15	Current controls	Proposed controls	CIHAP Recommendation
Between the existing B4 land on the northern side of the railway, Doodson Ave, Frederick St and lots with boundaries that align roughly to Frederick St, as far as Church St.	R4 High Density Residential FSR – 1:7:1 2:1 at corners HOB – 18m 20m at corners	<i>South of Mary St</i> B4 Mixed Use FSR – 3.5:1 HOB – 50m <i>North of Mary St</i> R4 High Density Residential FSR - 3:1 HOB - 38m	<i>South of Mary St</i> B4 Mixed Use FSR – 3.5:1 HOB – 38m <i>North of Mary St</i> R4 High Density Residential FSR - 3:1 HOB - 32m



Precinct 16	Current controls	Proposed controls	CIHAP Recommendation
Between Frederick St, Mary St and including 13 – 29 Swete St Lidcombe	R3 Medium Density Residential FSR – 0.75:1 HOB – 9m	R4 High Density Residential FSR – 2:1 HOB – 20m	R4 High Density Residential FSR – 2:1 HOB – 20m