

Item No: C09/20-555

PLANNING PROPOSAL - FRESH HOPE SITE, DUNMORE STREET, PENDLE HILL

Responsible Division: Environment & Planning
Officer: Director Environment & Planning
File Number: PP2020/0012
Community Strategic Plan Goal: *A resilient built environment*

SUMMARY

This planning proposal seeks to amend the Holroyd Local Environmental Plan 2013 for the Fresh Hope site at Dunmore Street, Pendle Hill, to:

- Rezone part of the site from R2 Low Density Residential and R3 Medium Density Residential to R4 High Density Residential and RE2 Private Recreation
- Amend the maximum height of building controls that apply to the site from 9 metres and 11 metres to 12.5 metres to 32 metres
- Amend the floor space ratio controls that apply to the site from 0.5:1, 0.7:1 and 0.85:1 to 0.85:1 and 1.5:1
- Introduce a Schedule 1 amendment to permit 'food and drink premises' and 'medical centre' as additional permitted uses.

The proposal has been placed on preliminary public exhibition (pre-Gateway), and was reported to the Cumberland Local Planning Panel in August 2020. The Panel supported the Council officer recommendation to proceed to a Gateway determination. The Panel also provided further advice for consideration as part of the planning proposal and this is outlined in the report.

It is recommended that the planning proposal be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination. Should a Gateway Determination be received, further work on a site specific Development Control Plan and Voluntary Planning Agreement will be undertaken.

RECOMMENDATION

That Council:

- 1. Endorse a planning proposal for the Fresh Hope site at Dunmore Street, Pendle Hill, that seeks to amend the Holroyd Local Environmental Plan 2013 to:**
 - a. Rezone part of the site from R2 Low Density Residential and R3 Medium Density Residential to R4 High Density Residential and RE2 Private Recreation**

- b. Amend the Height of Building control for the site from 9m and 11m to 12.5m and 32m
 - c. Amend the Floor Space Ratio control for the site from 0.5:1, 0:7:1 and 0.85:1 to 0.85:1 and 1.5:1
 - d. Amend Schedule 1 to permit 'food and drink premises' and 'medical centre' as additional permitted uses on the site.
2. Endorse that the planning proposal for the Fresh Hope site at Dunmore Street, Pendle Hill, be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination.
3. Prepare a site specific Development Control Plan and Voluntary Planning Agreement to derive public benefit, should a Gateway Determination be received.

REPORT

Background

The planning proposal request for the Fresh Hope site at Dunmore Street, Pendle Hill, was lodged in April 2020. The proposal seeks to facilitate the redevelopment of the site for a new and expanded seniors' housing development with a greater mix of land uses including a residential aged care facility, independent living units, affordable key worker housing, community facilities, allied health services and publicly accessible open space. This will be achieved by amending the *Holroyd LEP 2013*, to:

- Rezone part of the site from R2 Low Density Residential and R3 Medium Density Residential to R4 High Density Residential and RE2 Private Recreation
- Amend the maximum height of building controls that apply to the site from 9 metres and 11 metres to 12.5 metres to 32 metres
- Amend the FSR controls that apply to the site from 0.5:1, 0:7:1 and 0.85:1 to 0.85:1 and 1.5:1
- Introduce a Schedule 1 amendment to permit 'food and drink premises' and 'medical centre' as additional permitted uses on the site.

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



Figure 1 Planning Proposal Status

The site and its context

The site is located on the corner of Dunmore Street and Pendle Way, Pendle Hill. The site is rectangular in shape and comprises of ten lots, being Lots 1 and 2, 8-12 DP 24728, Lot 2 and 3 DP 5545208, Lot A DP 335578, Lot 472 DP 1204429, with a total area of 7.3Ha.

The site (as shown in Figure 2) is currently occupied by an existing senior's housing development that is operated by Fresh Hope Care and comprises of a residential aged care facility with capacity for 190 residents, 86 independent living units and a place of public worship (Pathways Community Church). There are six single-storey residential dwellings along Pendle Way that also form part of the site.

The site has a street frontage to Dunmore Street of approximately 330 metres and street frontage to Pendle Way of 220 metres. There are a number vehicular access points from Dunmore Street and Pendle Way into the site. A footpath provides pedestrian access from the bus stop on Pendle Way into the centre of the site.

The site has a fall of approximately 11.5m to the east along the north south axis, with the highest topographical point being at Dunmore House and the lowest point being at the corner of Dunmore Street and Pendle Way. There is also a fall to the Bonds Spinning Mills site.



Figure 2 The Subject Site

Local Context

The site is located approximately 300 metres from the Pendle Hill local centre and train station. Surrounding development includes:

- A mix of low density residential dwellings and low rise 3 storey residential flat buildings on Pendle Way.
- Low rise 3 storey residential flat buildings on Dunmore Street.
- Low density residential dwellings on Collins Street and Rowley Street.

The Bonds Spinning Mill site that adjoins the eastern boundary and comprises of industrial warehouse buildings, however, this will evolve into a high density residential living environment when redeveloped.

Regional Context

The site is located in the suburb of Pendle Hill which is 4.5 kilometres west of Parramatta CBD (refer to Figure 3) and 25 kilometres west of the Sydney CBD.

Wentworthville local centre and Wentworthville train station are located approximately 1.5 kilometres to the east. The Westmead Health and Education Precinct is located approximately 3 kilometres to the east.

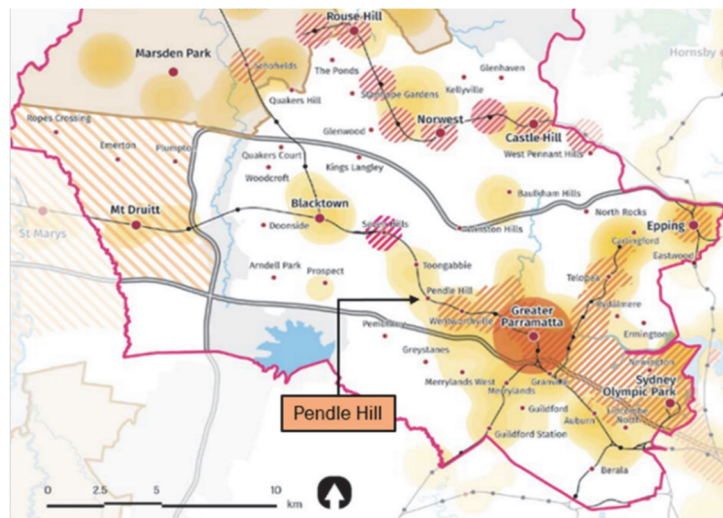


Figure 3 Regional Context

Planning Controls

Current Planning Controls

The site is zoned R2 Low Density Residential, R3 Medium Density Residential and R4 High Density Residential, Maximum Height of Building controls of 9m and 11m and Floor Space Ratio controls of 0.5:1, 0.7:1 and 0.85:1 applying across the site. The site contains two local heritage items: Dunmore House (I94) and Ashwood House, (I95). The adjoining Bonds Spinning Mills is identified as an archaeological site and includes a heritage item. These controls are shown graphically in Figures 4 to 7.

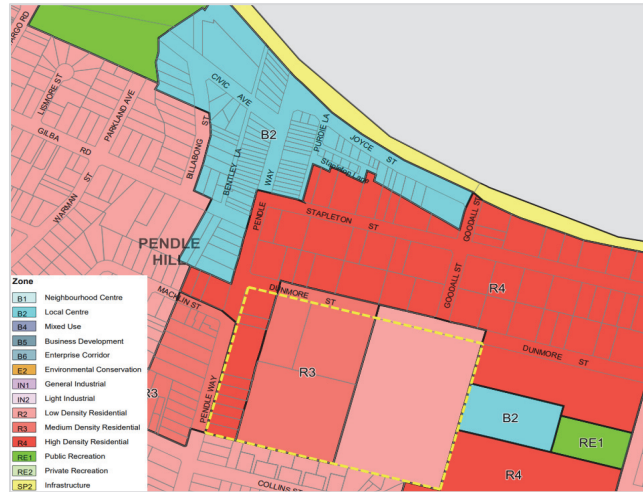


Figure 4 Current Land Zoning (LZN) Map

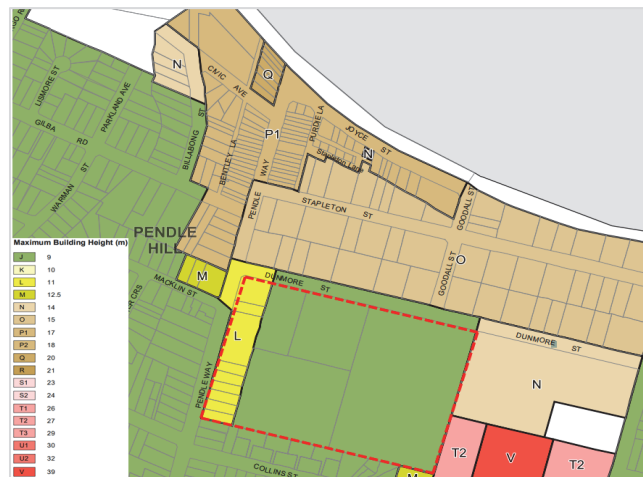


Figure 5 Current Floor Space Ratio (FSR) Map

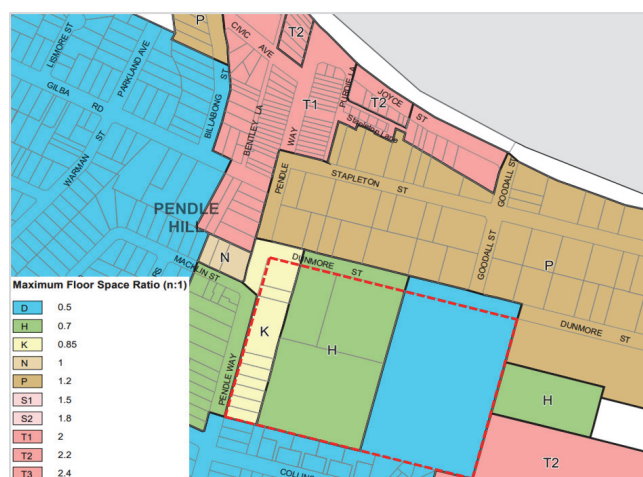


Figure 6 Current Height of Building (HoB) Map



Figure 7 Current Heritage Items

Planning Proposal Request

The Planning Proposal Request seeks to amend the *Holroyd LEP 2013* to:

- Rezone the site to R4 High Density Residential and RE2 Private Recreation
- Amend the maximum height of building controls to 12.5 metres and 32 metres
- Amend the FSR controls to 0.85:1 and 1.5:1
- Introduce a Schedule 1 amendment to permit 'food and drink premises' and 'medical centre'.

The changes to planning controls identified in the Planning Proposal Request is outlined in Figures 8 to 11.

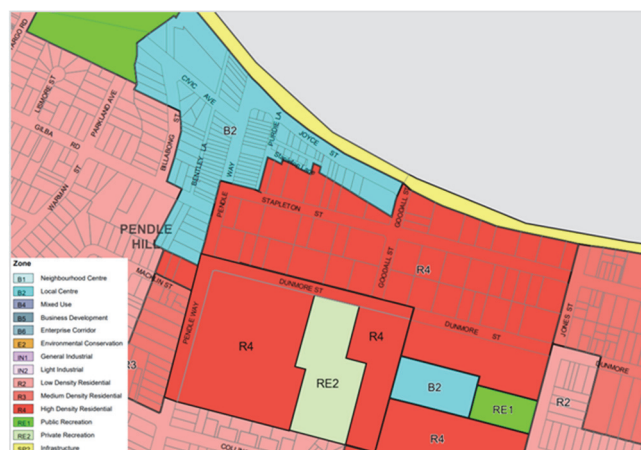


Figure 8 Proposed Land Use Zone (LZN) Map

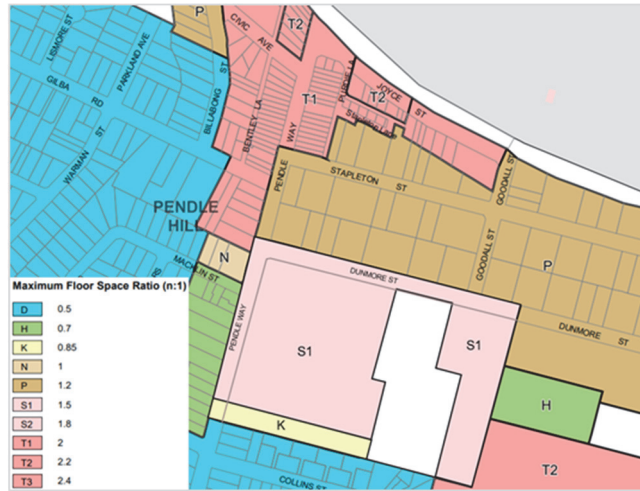


Figure 9 Proposed Floor Space Ratio (FSR) Map

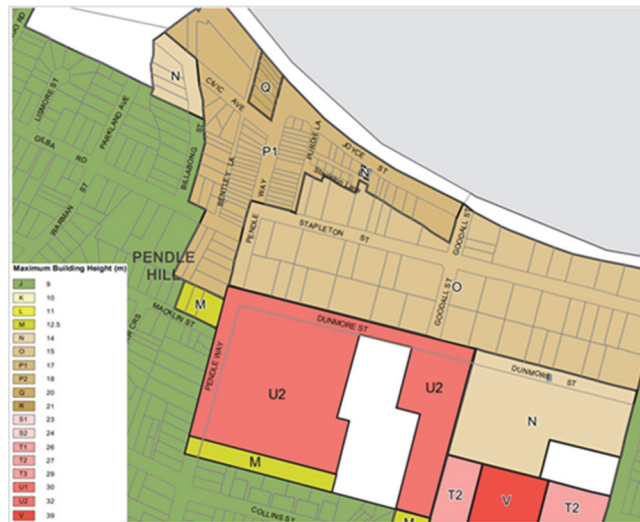


Figure 10 Proposed Height of Buildings (HoB) Map

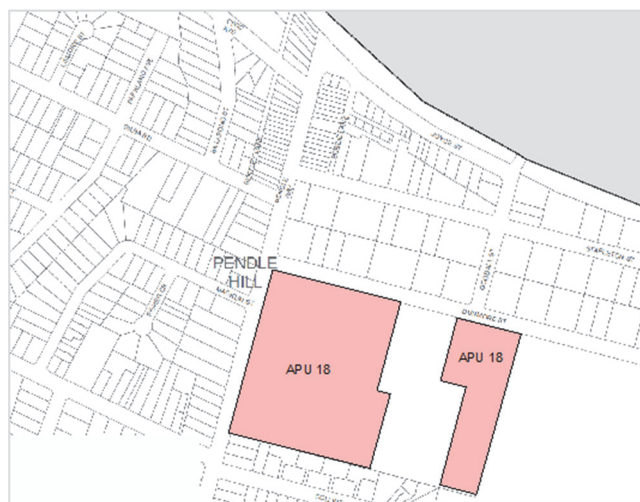


Figure 11 Additional Permitted Use (APU) Map

The intended outcome of the Planning Proposal is to facilitate redevelopment of the site for the purpose of a seniors living development, as outlined in the indicative masterplan provided in Figure 12, including:

- Buildings of up to 8 storeys in height, comprising an indicative total of 650 independent living units and affordable housing units and a 240-bed residential aged care facility
- Approximately 755 m² of community facilities floor space in the heritage listed Dunmore House and approximately 1,120 m² of non-residential floor space in the heritage listed Ashwood House
- Basement level car parking to meet the required car parking demand
- Approximately 51,709 m² (70% of the total site area) of open space (including publicly accessible communal and private open space), with the retention of significant vegetation on the site
- New publicly accessible spaces throughout the site featuring new or upgraded vehicle and pedestrian through-site links.



Figure 12 Indicative Masterplan

Advice from the Cumberland Local Planning Panel

The planning proposal was reported to the Cumberland Local Planning Panel on 12 August 2020. The Cumberland Local Planning Panel recommended that the Planning Proposal Request be reported to Council, seeking a resolution to forward a Planning Proposal to the Department of Planning, Industry and Environment for a Gateway Determination, subject to the following comments and considerations:

- a. The Panel is of the view that the Council should consider an RE1 zoning rather than RE2. However, should the Council be of the view that RE2 is more appropriate the Panel would urge the Council to require an easement for public access to this part of the site and the heritage buildings. In addition, the Panel is of the opinion that Dunmore House should be utilised as a community facility.
- b. Given that the detailed, peer reviewed design analysis accompanying the planning proposal responds to the site specific heritage and contextual conditions through a wide range of heights (generally between 4 and 8 storeys) across the site, it appears more appropriate to apply a range of heights in the LEP more reflective of this design approach, rather than a single height (reflecting the greatest identified height) across the whole site. This would appear to be more consistent with the approach taken for the adjoining Bonds site.

This is particularly the case given that the Panel was advised that it is intended that a site specific DCP will be prepared to accompany the planning proposal and there should be consistency between the LEP and DCP height controls.

Any such differentiated height controls should also trigger a review of the FSR standard to ensure there are no internal inconsistencies between the height and FSR standards across the various parts of the site.

The Panel is also of the view that a height limit of 32m is in excess of what is required for an 8 storey building.

Council officers have considered the advice from the Cumberland Local Planning Panel and the response is provided in Table 1.

Public Benefit Offer

The proponent has proposed a public benefit offer that may include:

- The provision of affordable housing for low or very low-income households, and/or
- The provision and ongoing maintenance of landscaping, public footpath linkages and public furniture within the publicly accessible open space, including the open space curtilage, and/or
- The refurbishment, ongoing maintenance and provision of community related uses at Dunmore House, and/or
- A substantial area of publicly accessible open space to be zoned RE2 Private Recreation and comprising Dunmore House and its curtilage.

Should Council endorse that the proposal proceed to a Gateway Determination, Council will negotiate a Voluntary Planning Agreement with the proponent to ensure that any public offer for the site maximises outcomes for the wider community and is consistent with the Cumberland Planning Agreements Policy.

Panel Advice	Council Officer Response
<p>Council to consider a RE1 Public Recreation zoning rather than the R2 Private Recreation zoning</p>	<ul style="list-style-type: none"> • The difference between the RE1 zoning and RE2 zoning is the ownership of the site, rather than the intended use of the site • The location of the recreation zoning is part of the heritage curtilage, which would restrict the type of embellishment that would be allowed • If a RE1 zoning was adopted, Council would be responsible for acquisition and ongoing maintenance, with associated financial impacts • Public access to this part of the site can be achieved under continued ownership by Fresh Hope as part of the Development Control Plan and/or Voluntary Planning Agreement
<p>Dunmore House should be utilised as a community facility</p>	<ul style="list-style-type: none"> • Council officers have already undertaken preliminary consideration of the use of Dunmore House as a community facility, and this can be further investigated should a Gateway Determination be received on the proposal • Access to Dunmore House as a community facility under continued ownership by Fresh Hope is possible through a Voluntary Planning Agreement. Council's existing booking mechanisms could be used should Dunmore House be available as a community facility
<p>Built form controls for the site</p>	<ul style="list-style-type: none"> • It is acknowledged that the former Bonds Spinning Mills site (which is adjacent to the site) has differentiated height controls in the LEP. However, the use of a site specific Development Control Plan to manage height provides a more flexible approach and is consistent with a recent planning proposal endorsed by Council for a similar type of development • The comments made by the Panel that a height limit of 32m is in excess of what is required for an 8 storey building is noted. In this case, aged care facilities require higher floor to floor heights to accommodate furnishings and the required equipment compared to normal residential uses. For an eight storey building on site, advice from Fresh Hope indicates that the ground floor and roof level are each 4.5m in height, with other levels each being 3.2m in height

Table 1 Council Officer Response to Cumberland Local Planning Panel Advice

Strategic Merit Assessment

There is strategic merit in progressing the proposal to the next phase of assessment based on the following grounds.

Economic and Social Benefits

- There are significant opportunities for aged care and retirement living in the Cumberland area, with unmet demand for 4,320 aged care beds and 2,110 retirement living dwellings by 2036. The proposed redevelopment's net addition of 50 aged care beds and approximately 564 dwellings contributes in meeting this forecast demand
- The proposed café is likely to complement rather than compete with similar nearby businesses. Economic analysis submitted to support the proposal predicts that 80% of all sales at the proposed café would be from within the proposed development. This indicates that the proposed development would not have an impact on the viability of nearby centres including Pendle Hill, the Bonds site and Wentworthville
- The proposed medical centre is likely to complement rather than compete with nearby businesses. The medical suites (or consulting rooms) at the proposed redevelopment will host visiting GPs and allied health professionals by appointment (usually organised by the facility's management on a set schedule) and as such will not be utilised by non-residents. This indicates a low level of impact on medical facilities in Pendle Hill and Wentworthville
- The retirement living and aged care facility would generate approximately 320 direct ongoing jobs, plus a further 290 indirect jobs located in the wider economy
- The proposal will involve the investment of hundreds of millions of dollars on site and support an estimated 140 full time equivalent direct construction-related jobs per year, and a further 430 full time equivalent indirect jobs elsewhere in the economy
- The proposal is likely to add approximately 930 new permanent residents to the area (excluding aged care residents) and 320 workers who can contribute to the local economy through spending in nearby centres including Pendle Hill, Wentworthville and the adjoining Bonds site.

Built Form

- The increase in scale and density of development on the site is balanced through the design and siting of the proposed buildings and the provision of appropriate setbacks and gradual height transitions.
- The proposed setbacks (particularly along Collins Street) will ensure an appropriate interface with the adjoining low density residential dwellings to the South. This will be achieved by providing a minimum of 6 metres for the first two storeys and a minimum of 8 storeys for the partial third storey. A 6m deep soil

planting zone has also been proposed to facilitate a 'green screen' along the southern boundary.

- The proposed site-specific development control plan provides certainty that the key elements of the masterplan will be implemented even if the site is sold to another owner, which is considered unlikely.

Heritage

- The established heritage curtilage around both Dunmore House and Ashwood House provides adequate separation between the indicative built forms to negate the impact of the change to the LEP controls (see Figure 13).



Figure 13 Existing Heritage Items and Curtilage

- The proposed incorporation of a through-site link to the former Bonds Spinning Mills site reinforces the historic relationship between the two sites.

Traffic

- The proposal is not expected to compromise the safety or function of the surrounding road network. On any weekday or Saturday peak hour, the site is expected to generate between 135 and 145 vehicle trips (90 to 100 more vehicle trips than the existing facility).

Greater Sydney Region Plan

The proposal is consistent with the following objectives of the Greater Sydney Region Plan:

- Objective 10 – Greater housing supply as the proposal will increase the supply of housing for aged care and people with a disability.
- Objective 11 – Housing is more diverse and affordable as the proposal will deliver accessible housing to a broad spectrum of seniors housing to cater for an ageing population.

Central City District Plan

The proposal is consistent with the following Planning Priorities of the Central City District Plan:

- Planning Priority C4 – Fostering healthy, creative, culturally rich and socially connected communities, as the site is well connected to a number of strategic and local centres by public transport.
- Planning Priority C5 – Providing housing supply, choice and affordability with access to jobs, service and public transport, as the proposal will contribute towards providing purpose built seniors housing to cater for an ageing population. The proposal will also increase the housing supply in the Cumberland area, assisting Council to meet its dwelling targets.
- Planning Priority C20 – Adapting to the impacts urban and natural hazards and climate change, as the master plan assists to mitigate the urban heat island effect by increasing tree canopy cover on the site.

Cumberland 2030: Our Local Strategic Planning Statement

The proposal is consistent with the following key Local Planning Priorities:

- Local Planning Priority 5 – Delivering housing diversity to suit changing needs, as the proposal will supply increase housing options for an ageing population.
- Local Planning Priority 6 – Deliver affordable housing suitable for the needs of all people at various stages of their lives, as the future redevelopment will incorporate a number of accommodation options to enable people from a variety of backgrounds and socio-economic status to age in place.

Recommended Planning Controls

A summary of the recommended planning controls for the proposal is provided in Table 2. This is based on a review of the proponent's proposed planning controls by Council officers, and advice from the Cumberland Local Planning Panel.

Planning Controls (<i>Holroyd LEP 2013</i>)	Existing Controls	Proponent proposed controls	Cumberland Local Planning Panel advice (August 2020)	Recommended planning controls
Zoning	R2 Low Density Residential R3 Medium Density Residential R4 High Density Residential	R4 High Density Residential RE2 Private Recreation	R4 High Density Residential Consider RE1 Public Recreation	R4 High Density Residential RE2 Private Recreation
Height of Building	9 metres 11 metres	12.5 metres 32 metres	Varied height controls that permit 4-8 storey development	12.5 metres 32 metres
Floor Space Ratio	0.5:1 0.7:1 0.85:1	0.85:1 1.5:1	0.85:1 1.5:1	0.85:1 1.5:1
Additional Permitted Uses	N/A	Food and drink premises Medical centre	Food and drink premises Medical centre	Food and drink premises Medical centre

Table 2 Recommended Planning Controls for Proposal

Next Steps

It is recommended that the planning proposal be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination.

Should the proposal proceed to a Gateway Determination, negotiations regarding the public benefit offer will be progressed and captured through a Voluntary Planning Agreement in accordance with Council's Planning Agreements Policy. A site specific Development Control Plan will also be prepared, with detailed controls on a range of items including building heights, building setbacks, recreation area and heritage.

COMMUNITY ENGAGEMENT

The Planning Proposal Request and supporting documents were exhibited for a period of 28 days, from 1 June 2020 to 29 June 2020 as required by Cumberland's Planning Proposal Notification Policy. Council received a total of 23 submissions, including one submission in support from a Member of Parliament, Dr. Hugh McDermott MP, 17 in support and 5 objecting. Key issues are summarised below:

In Support

- The proposal will significantly benefit the local community by increasing the supply of diverse housing options, facilitating intergenerational living

- The site will be a genuine community hub for onsite residents and the surrounding community to come together, minimising social isolation
- The sites close proximity to the train station will allow for increased mobility and access for the community
- The proposal will deliver 320 direct jobs in aged care and retirement living and 290 indirect jobs. The future construction will involve the investment of hundreds of millions of dollars and will provide direct construction-related jobs and indirect jobs in the community.

Opposed

- Pathways Community Church expressed strong opposition to any development that would remove the property and ministry without the due process of discussion and permission
- Proposed building heights and density, especially in relation to privacy, overshadowing, traffic, parking and noise
- Urban design consideration where a corridor created by the 2 storey high wall near Collins Street will create blind spot and lead to crime
- Traffic impacts for roundabouts at Pendle Way/Magowar Road/Collins Street and Dunmore Street/Jones Street
- Asbestos management during the redevelopment
- Concerns about the safety and security of residents by opening the site up to the public.

General

- Suggestion to relocate the entry/exit to Pendle Way
- Request for RE1 Public Recreation instead of RE2 Private Recreation to ensure public access, better integration and connectivity between the site and adjoining Bonds site
- Need for the protection and enhancement of views to and from Dunmore House
- Voluntary Planning Agreement needs to provide better public outcomes and should be similar to the Agreement for the Bonds site.

No significant issues were raised that would require Council not to consider requesting a Gateway Determination for the Planning Proposal. The concerns regarding landowner permission associated with the Planning Proposal have been responded to separately by Council.

The planning proposal relates to changes in planning controls and does not involve a detailed assessment of any buildings or structures on the site. Issues raised in

submissions, such as vehicular access, overshadowing, privacy and safety, will be considered and addressed as part of a future development application for the site.

Should Council endorse that the proposal proceed to a Gateway Determination, Council will negotiate a Voluntary Planning Agreement with the proponent to ensure that any public offer for the site maximises outcomes for the wider community and is consistent with the Cumberland Planning Agreements Policy.

POLICY IMPLICATIONS

Policy implications for Council are outlined in the main body of the report.

RISK IMPLICATIONS

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

FINANCIAL IMPLICATIONS

Should Council support a Gateway Determination for the proposal, a Voluntary Planning Agreement will be negotiated between Council and the applicant.

CONCLUSION

It is recommended that the Planning Proposal Request be reported to Council seeking a resolution that the Proposal be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination. This recommendation is made as:

- The proposal will increase the supply of seniors housing, residential aged care facilities and affordable key worker housing to meet forecast demand in the Cumberland area
- The proposal will lead to the creation of a vibrant on-site community with the inclusion of an additional 930 new permanent residents within the independent living units, affordable key worker housing units and the residential aged care facility
- The proposal has the potential for approximately 320 ongoing aged care and retirement living jobs on the subject site, with additional jobs generated throughout the wider local economy
- The proposal will support the provision of new allied health services to support the on-site population
- The proposal supports the retention and adaptive reuse of existing heritage buildings on the site, including the potential for Dunmore House to be provided for community related uses.

Should the proposal proceed to a Gateway Determination, negotiations regarding the public benefit offer will be progressed and captured through a Voluntary Planning Agreement in accordance with Council's Planning Agreements Policy. A site specific Development Control Plan will also be prepared.

ATTACHMENTS

1. Planning Proposal Request [□](#)
2. Minutes from CLPP meeting 12 August 2020 [□](#)
3. Economic Assessment [□](#)
4. Urban Design Report [□](#)
5. Urban Design Peer Review [□](#)
6. Transport Impact Assessment [□](#)
7. Aboriginal Heritage Due Diligence [□](#)
8. Historic Archaeology Assessment [□](#)
9. Heritage Impact Statement [□](#)
10. Preliminary Contamination Assessment [□](#)
11. Social Impact Assessment and Management Plan [□](#)
12. Summary of Submissions [□](#)

Min.838 Suspension of Standing Orders**Resolved (Sarkis/Garrard)**

That in accordance with Clause 8.2 of the Code of Meeting Practice, Council suspend standing orders to allow Items C09/20-555 and C09/20-560 to be brought forward for consideration at this time of the Meeting.

Min.839 C09/20-555 Planning Proposal - Fresh Hope Site, Dunmore Street, Pendle Hill**Resolved (Zaiter/Rahme)**

That Council:

1. Endorse a planning proposal for the Fresh Hope site at Dunmore Street, Pendle Hill, that seeks to amend the Holroyd Local Environmental Plan 2013 to:
 - a. Rezone part of the site from R2 Low Density Residential and R3 Medium Density Residential to R4 High Density Residential and RE2 Private Recreation
 - b. Amend the Height of Building control for the site from 9m and 11m to 12.5m and 32m
 - c. Amend the Floor Space Ratio control for the site from 0.5:1, 0.7:1 and 0.85:1 to 0.85:1 and 1.5:1
 - d. Amend Schedule 1 to permit 'food and drink premises' and 'medical centre' as additional permitted uses on the site.
2. Endorse that the planning proposal for the Fresh Hope site at Dunmore Street, Pendle Hill, be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination.
3. Should a gateway determination be received, Council prepare a draft site specific Development Control Plan and pursue discussions with the proponent as to possible terms of a Planning Agreement, noting the Council's desire to achieve public benefit by securing public rights of access over open ground within the proposed RE2 zoned land.
4. That in the development of a draft site-specific Development Control Plan, further consideration be given to the impact of this development on the residents located on the northern side of Collins Street including:
 - The proximity of any internal link road to the residents of Collins Street at the eastern end, noting the position of dwellings very close to the boundary,
 - The setback for any buildings on the southern and south eastern boundary, noting that the setback for buildings on the southern boundary of the adjoining Bonds site is 12 metres,
 - The built form adjoining the precinct's southern boundary, which should be separated into distinct, separate buildings to avoid the creation of a continuous boundary edge condition, and

- The height of any building in the south east corner of the site (marked C2 on the indicative masterplan).

The Motion moved by Councillor Zaiter seconded by Councillor Rahme on being Put was declared CARRIED.

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

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

Councillor(s) Against the Motion: Nil

Councillors Attie and Sarkis left the Meeting at 7:14pm prior to the consideration of this item.

Min.840 C09/20-560 Notice of Motion - Cumberland Local Environmental Plan

Motion Attie/Zaiter

That Council:

1. Note the additional submissions received from various local stakeholders for the new Cumberland Local Environmental Plan.
2. Endorse the following additional site specific planning controls to be included in the new Cumberland Local Environmental Plan;
 - a) 2 Ruth Street and 6 Burnett Street Merrylands – Increase Height to 17m and FSR to 2:1 in line with the adjacent B1 Zoning Controls as adopted at the ordinary meeting of council 15 July 2020.
 - b) 68 McArthur Street Guildford to be zoned R4 with FSR of 1.5:1 and HOB of 21m.
 - c) 32-34 Marian Street and 2A Bury Road Guildford to be zoned R4 with FSR of 1.7:1 and HOB of 21m.
 - d) 27-29 Gelibolu Parade Auburn to be zoned B4 with FSR of 5:1 and HOB of 45m.
 - e) 7-10 Wayman Place Merrylands to have FSR of 3.5:1 and HOB of 38m.
 - f) 90A-100 Auburn Road Auburn to be zoned B4 with FSR of 3:1 and HOB of 32m
3. Delete clause 6.12 of the new Cumberland Local Environmental Plan as adopted at the ordinary meeting of Council on 15 July 2020 because it is unnecessary in light of (a) the proposal to permit residential flat buildings in the B2 and B4 zones and (b) to the extent that ground floor commercial premises are proposed, town planning objectives for street activation and the location of car parking can be addressed by Development Control Plan provisions.
4. Council review and provide a further report to Council on the adequacy of controls in the Cumberland Development Control Plan going to street activation, car parking location and setbacks for both commercial premises and residential flat buildings within the B2 and B4 zones.