

Medium Density Zoning Planning Proposal

Responsible Department:	Environmental and Planning Services
Executive Officer:	Director of Environmental & Planning Services
File Number:	INFOC/19 - BP14/784
Delivery Program Code:	5.1.1 Oversee the land use planning, design and compliance framework for managing and facilitate appropriate development 8.1.1 Oversee and implement Council's Residential Development Strategy and appropriate housing opportunities through land use planning 8.2.1 Ensure housing growth is focused around centres and planning controls do not compromise housing affordability 10.4.1 Maintain and enhance opportunities for community input into planning processes
Previous Items:	COTW017-13 - Medium Density Residential Housing Zone Review - Closed Council - 24 Sep 2013 6.30 p.m. COTW022-13 - Medium Density Residential Housing Zone Review - Planning Proposal - Closed Council - 19 Nov 2013 6.30 pm

Note: Under the provisions of the Local Government Act 1993 Councillors are reminded that they should determine whether the Medium Density Rezoning Proposal (with a consequential change in permissible uses), the subject of this report, affects land which they (or persons in a relationship to them) have a propriety interest in, or land adjoining, adjacent to or in proximity to land which they (or persons in a relationship to them) have a propriety interest, and consider whether they should make a pecuniary interest declaration, take no part in discussion or voting, and leave the meeting, or whether interests are so remote or insignificant as to not influence their impartial decision-making duties.

Summary:

During April and May this year, Council undertook public exhibition of the Medium Density Zoning Proposal (MDZP). The purpose of this report is to detail and consider the submissions received during the exhibition and provide recommendations in responding to matters raised. The report proposes the adoption of the revised MDZP and subsequent submission to the Department of Planning and Environment for finalisation. Two changes are recommended relating to the maximum height limit and FSR of 11-19 Centenary Road and 15 Wyreema Street, Merrylands West. The report also recommends the inclusion of additional local traffic works into the Holroyd Section 94 Plan 2013.

Report:***Background***

At its meeting on 10 April 2012, as part of its consideration of the exhibition of Draft Holroyd LEP 2012 (as it was then known), Council resolved (CCL082-12 Resolution 2) to:

“undertake a Medium Density Housing Review to investigate and consider additional areas suitable for medium density housing, and that the review includes the locations identified.”

In addition, Council resolved to consider options for land owned by NSW Housing (CCL082-12 Resolution 3.60).

Council endorsed this project as a priority in the Delivery Program and Operational Plan for 2013/14:

“8.1.1.2 – Undertake a medium density housing review to identify housing opportunities”.

At its meeting on 24 September 2013, Council resolved to endorse the project scope and investigation areas for the Review. Council also resolved that *“following completion of the investigation and assessment, the findings of the Review and recommendations for land to be included in a Planning Proposal for rezoning to R3 Medium Density Residential be reported to Council.”*

A Councillor workshop on the work carried out and preliminary findings was held on 28 October 2013.

A review of the 18 areas identified for investigation was undertaken and 15 of these areas were identified as being suitable for rezoning, and Council resolved to *“forward a Planning Proposal for additional R3 Medium Density Residential zoned areas to the Department of Planning and Infrastructure for gateway determination and public consultation”* at its meeting of 19 November 2013.

The Planning Proposal was submitted to the (then) Department of Planning and Infrastructure (DP&I) on 24 December 2013 and the Gateway Determination was issued on 23 February 2014.

Council conducted a public exhibition of the Proposal for 45 days (6.5 weeks) from Wednesday, 26 March 2014 to Friday 9 May 2014. Over 3,000 property owners in or adjoining the proposed medium density precincts were notified in writing. The exhibition period was initially intended to conclude on 23 April but was extended to

allow more time for public comment. During this time, Council conducted two (2) public information sessions on the Proposal, which were attended by over 70 people in total. These were held on Wednesday, 3 April 2014 and Saturday 5 April 2014.

Responses to Submissions

Approximately 66 written submissions were received during the exhibition period for the MDZP. The L5 – Cotswold Street precinct received the largest proportion of submissions and approximately 15% of all submissions did not identify a specific a precinct or made general comments. Across all precincts, approximately one third of submissions were in support of the Proposal, one third stated their objection to the proposal and the remaining third were neutral or seeking a variation to the Proposal for particular precincts, including the extension of precinct boundaries and consideration for isolated properties to be included in the rezoning. A table of submissions received is attached to this report and copies of all submissions are provided under separate cover.

Responses from Sydney Water and the NSW Department of Education and Communities were received and are detailed in a separate section later in the report.

Submissions from nine of the 15 precincts raised the issue of traffic and / or parking impacts. In response, a traffic consultant was engaged at this stage to undertake a Local Traffic Study for these precincts. The findings of this study are presented in each of the relevant precinct sections.

The following section provides detailed responses to submissions made during the exhibition period of the MDZP. Submissions are dealt with on a precinct basis and each section includes a summary of submissions, details of the issues raised, a response to the issues raised and a recommendation.

H3 – Brewer Crescent, South Wentworthville

Two submissions were received relating to this precinct, one objection and one in general support of the Proposal.

Matters Raised

One submission was received from a property owner adjacent to the precinct, who objected to the Proposal and raised the issues of inadequate access to the main roads other than from Frances Street and Verlie Street. The submission indicated that both streets are already congested and further development will cause this to become a major traffic issue.

The other submission was made by a community housing provider, who supported the Proposal in general. The submission stated the opinion that areas with high concentrations of social housing are suited to increased densities. The submission suggested that Council should introduce requirements on all future applications under the State Environmental Planning Policy (Affordable Rental Housing) 2009 that they require registered partnerships between developers and community housing providers to help ensure that these properties are occupied by tenants most in need of this form of accommodation. The submission also suggested that Council should support the establishment of a social housing policy.

Response

It is acknowledged that access into the Brewer Crescent precinct is limited and as such entries need to be well managed should the area be redeveloped for medium density housing.

The Local Traffic Study, prepared by an independent traffic consultant, recognised that during peak times there is a steady flow of traffic southbound along Coleman Street and heavy right turns into Verlie Street, increasing the difficulty of turning right out of Verlie Street. The study noted that a rezoning to medium density residential would exacerbate this problem, however, recommended traffic improvements that could alleviate these issues. These improvements consist of line-marking intersections and adding small traffic islands to improve definition of priority movements at the Frances Street/Hamilton Street intersection and providing a median storage area at the Coleman Street/Verlie Street intersection to allow a staged right-turn action.

Other potential improvements include the creation of cycle routes along Verlie and Hamilton streets that connect with the existing facility at Monterey Street, and defining parking lanes on Frances Street to reduce the likelihood of vehicle parking too far away from the kerb and obstructing the path of travelling vehicles.

In relation to the community housing provided submission it is noted that Council has generally supported the occupation of affordable housing (in accessible locations) by those most in need and requirements for developer-community housing providers are appropriate for further consideration.

While it is noted that traffic issues in this precinct would be exacerbated if medium density development occurred, there are measures that can be taken to improve these issues and therefore it is recommended that the medium density residential zone be retained as exhibited.

Recommendation

Proceed with the proposed R3 Medium Density Residential zone for this precinct as exhibited.

H4 – Campbell Place, Merrylands

No submissions were received relating to this precinct.

Recommendation

Proceed with the proposed R3 Medium Density Residential zone as for this precinct exhibited.

L1 – Franklin Street, Mays Hill

Nine submissions were received in relation to this precinct, one of which contained 9 individual signatures objecting to the Proposal. Three of the submissions were in support of the Proposal.

Matter Raised

The submissions objecting to the Proposal raised the following issues:

- An increase in traffic and parking issues as a result of the increase in residents. The local streets are already used as a 'rat run' by people avoiding the congested Burnett Street and accessing Parramatta and exiting Banks and Napier Streets is already difficult. Drivers are repeatedly ignoring street signs and pose a safety risk to the public. The laneway isn't suitable for using as an access to properties. It is too small and won't allow for safe parking and it has no gazetted name, street lighting or services.
- There will be an increase in the amount of rubbish being dumped in the area, including items such as mattresses and TVs as well as general littering.
- Noise will increase if there are more people living in villas and townhouses.
- There is already crime occurring in the area and this will increase if the area is rezoned and more people live there.
- The heritage and character of the area will change. There are a number of heritage listed homes and those that have a similar character. The rezoning will risk their preservation and encourage demolition of the older, well maintained properties in the area. The MDZP isn't in keeping with the character of the area.

- There is a lack of open space in the area. Jones and Freame parks are already heavily utilised and the rezoning will put further pressure on them. Council should be encouraging development that provides green space, not car spaces.
- The LEP is very new and were thought to be long term planning controls. The predicted dwelling increase in this precinct is concerning and implies that nearly all of the existing dwellings would need to be redeveloped for villas and townhouses. This estimate is extremely unlikely to occur as there are too many established houses. The precinct is not a reliable source for meeting the strategic objectives and will contribute less than estimated in achieving a higher percentage of medium density housing.
- The rezoning appears reactionary and devoid of the due planning process. The assessment summary appears to only address suitability of development at a strategic level and is developer oriented.
- Council should undertake a study to account for the social and environmental quality of life.
- The minimum subdivision size for lots should be reduced from 200m² to 150m² as it looks more proportional for terrace style development.

Response

The Local Traffic Study observed the Franklin Street precinct during peak times and noted that while there would be some additional traffic generated by the rezoning; the overall impacts on the area would be minimal. Limited 'rat-running' in local streets was noted and the Great Western Highway/Burnett Street signalised intersection provided gaps for side street entry and exit to and from Burnett Street. Some improvements were suggested for the precinct, however, including line-marking to formalise parking lanes and identify where right turns are permitted and create a right turn ban from Burnett Street into Banks Street.

An increase in population would be expected to generate a higher potential generation of rubbish and service levels would increase accordingly. In relation to noise generation, Holroyd Development Control Plan (DCP) 2013 contain controls designed to maintain residential amenity appropriate to the density and location and every application assessed by Council must consider the likely impacts of that development on the surrounding area.

With any increase housing and population (whether infill or greenfield), while the potential incidence of crime within an area might increase, the individual likelihood of being the subject of crime would not necessarily increase. As the proposal is for

medium density housing it is not anticipated the incidence of crime would be substantially different, and Council's development controls will ensure that new buildings and their surrounds are designed in accordance with the NSW Crime Prevention Through Environmental Design (CPTED) principles.

There are three heritage listed items within the precinct and it is appreciated that these homes contribute to the desirable character of the area. It is possible for redevelopment to occur that is in a sympathetic manner to these items and Council's DCP contains controls that prevent the significance of these items being compromised by new development occurring either within the property or adjacent. Regardless of heritage listing status, all new development is required to consider the existing character and streetscape of the location and this is taken into consideration when assessing development applications.

The provision of open space within this precinct scored well on the assessment summary as Jones Park and Mays Hill reserve immediately adjoin the precinct to the north and south. Mays Hill already has a relatively high provision of open space compared to other suburbs in the Holroyd LGA. Further, Council's Section 94 Development Contribution Plan also identifies new recreation areas and upgrade works for existing open spaces to be funded by development for the additional people.

Council's citywide LEP was introduced in August 2013 and it is not uncommon for amendments to be made to new planning instruments soon after implementation. As part of the adoption of the new LEP, Council resolved to undertake a review of its medium density zone to identify areas that could potentially be rezoned from low density residential to medium density residential. The review took place in late 2013 and as a result, the Franklin Street Precinct was identified as being suitable for rezoning due to its proximity to Parramatta, accessibility to transport and services, and potential for terrace housing and townhouses. The estimated additional housing yields do not represent the entire precinct developing, however the Proposal would form part of Council's long term approach of increasing the amount of medium density residential zoned land to allow for the provision of a mix of housing types to meet the communities housing needs.

It is not anticipated that the quality of life will be significantly negatively affected should the rezoning of this area proceed. Social analysis and environmental constraints assessment was undertaken as part of the review process, which are detailed within the attached assessment summaries, and due to the nature of this proposal (i.e. existing urban land) a full environmental impact study (which considers matters such as soil suitability for urban development or potential impacts on threatened or endangered species) is not considered necessary.

According to Council's system, the laneway connecting Burnett Street and Steele Street, parallel to Banks Street, is named Banks Lane and the laneway between Burnett Street and Franklin Street, parallel to Napier Street and the Great Western Highway, is named Napier Lane. Both are approximately 6 metres in width, which is a sufficient space for allowing vehicular access to properties and the provision of services and infrastructure.

The minimum lot size detailed in the Proposal is consistent with that of the NSW Housing Code and it is not proposed to reduce it further.

While there concerns raised by some residents within the precinct, most concerns raised could be addressed through the application of Holroyd's Development Control Plan and implementation of recommended traffic upgrade works.

Information on school availability was provided from the Department of Education and Communities and is detailed within this report.

Recommendation

Proceed with the proposed R3 Medium Density Residential zone for this precinct as exhibited.

L2 – Centenary Road, Merrylands West

Four submissions were received in relation to this precinct. Two submissions were in support of the Proposal, and two raised objection.

Matters Raised

Two submissions received raised the following concerns:

- The projected impacts are flawed in stating that noise, congestion and air quality will only be slightly impacted by the rezoning.
- Increased traffic, car parking demand and risk of accidents.
- Availability of child care.
- Impact on quality of life.
- Privacy will be affected because of the 9m height limit.

The St Vincent de Paul Society made a submission relating to the precinct generally and their site at 11-19 Centenary Road & 15 Wyreema Street. In relation to the precinct

excluding their property, the submission stated a general support for the rezoning but suggested an increase in the FSR to 1.2:1, which would generate a site coverage of approximately 60% for two storey development. The submissions also suggested a reduced minimum lot size between 250m² and 300m² across the precinct as this would facilitate two dwellings on a lot for detached dwellings and encourage a greater mixture of medium density development.

In relation to the St Vincent de Paul site specifically, a change in the building height limit from 9 metres to 11 metres to permit 3 storey development, an increase in the FSR from 0.7:1 to 1.5:1 and an increase in the minimum lot size to 1200m² was requested. The justification given for these increases is that the land immediately to the south has a height limit of 15m, and so would provide an appropriate transition between the R4 zone and R2 zone and maintain consistency with a medium density zone if the third storey was integrated into the roof form. The larger minimum lot size would ensure a maximum of three parcels were able to be developed separately and that an appropriate scale of development is produced on the site.

Response

In relation to the general concerns raised across the precinct, while it is acknowledged that air and noise pollution levels would potentially increase with any increased housing (whether infill or greenfield), it is not anticipated that the impacts will be significant given that it is existing urban residential land and Building and Sustainability Index (BASIX) targets must be met for any new housing. The implementation of controls in Council's Development Control Plan (DCP) and Building Code of Australia requirements should ensure that quality of life will not be significantly affected. The proposed building height limit of 9 metres is identical to what is currently permitted under the R2 Low Density Residential zone and is therefore not expected to result in building height impacts as a result of the zone change.

This precinct is located with close proximity to the Merrylands West centre with good access to public transport, cycling and shopping facilities. It is noted that this a busy centre at present and any increase in population will have some impact on traffic levels and parking demands and that some minor 'rat running' does occur through the local streets due to congestion on Sherwood Road and Merrylands Road. The traffic study noted that a minor increase in traffic levels would result from medium density development occurring in this precinct and has recommended works that could potentially ameliorate these issues. Council also has a strategy for the management of traffic on Merrylands Road and works to ameliorate impacts will be implemented as required.

Council is aware that child care services are in high demand within Holroyd and availability is limited, however, Council does have plans for two additional Council-

operated centres in the future and encourages the establishment of other centres by permitting them in most areas subject to appropriate location and design.

In relation to the St Vincent de Paul Society property at 11-19 Centenary Road and 15 Wyreema Street, it is acknowledged that the size of this site could potentially have the capacity to accommodate a slightly higher form of density than typically permitted in the R3 zone. An increase minimum lot size to the suggested 1200m² would be inconsistent with any R4 High Density zone within Holroyd, let alone an R3 Medium Density zone, and unnecessary to achieve the desired subdivision outcome. An increase in height from 9 metres to 11 metres to allow a third storey and an increase in the FSR to 0.85:1 is considered to be suitable given the nature of the site. An increase above 0.85 to 1.5:1 as requested is considered excessive for an R3 zone and is more akin to a high density zone.

With regard to the remainder of the precinct, an increase in FSR to 1.2:1 and reduction in the minimum lot size to 250m² is not considered necessary in order to achieve the desired built form and density of this precinct. It is not anticipated that the changes proposed for the St Vincent de Paul site would require further public consultation; however, this decision is ultimately at the discretion of the Department of Planning and Environment's Review Panel if included in the amended Planning Proposal submitted to the State Government.

Recommendation

Proceed with the proposed R3 Medium Density Residential zone for this precinct.

Increase the maximum building height for 11-19 Centenary Road and 15 Wyreema Street to 11 metres.

Increase the FSR for 11-19 Centenary Road and 15 Wyreema Street to 0.85:1.

Retain the minimum lot size, maximum height of buildings and FSR for the remainder of properties within the precinct as exhibited.

L3 – Crosby Street, Greystanes

One submission was received in relation to this precinct in support of the rezoning as there is existing medium density development in the precinct.

Response

The high proportion of medium density development existing in the Crosby Street precinct was a primary reason for its inclusion in the Proposal. Considering the existing

dwelling stock and absence of objection to the rezoning proceeding with the proposed R3 zone is recommended.

Recommendation

Proceed with the proposed R3 Medium Density Residential zone for this precinct as exhibited.

L5 – Cotswold Street, Westmead

Fifteen submissions were received in relation to this precinct. Seven (7) submissions objected to the Proposal, five (5) supported the Proposal with one submission containing seven signatures, and three (3) were seeking a variation.

Matters Raised

Submissions received in support of the Proposal stated the precinct's proximity to Parramatta and the flexibility in permissible development types as reasons for their support.

The submissions received objecting to the Proposal raised the following matters:

- There is already a high proportion of high density residential zoned land in Westmead.
- Loss of character.
- Amenity impacts.
- No vision for the suburb.
- Increased pressure on local primary schools.
- Increase in traffic.
- Need for the rezoning- what is the motivation.
- The LEP is only recent; the rezoning is not very strategic.
- Infrastructure.
- Sufficient information wasn't provided.

- Information sessions were a formality.
- Assessment summary didn't include a traffic study or consider the impact of development.
- Council has not made clear whether it supports the Housing Code that includes basements for habitation and storage as a storey in the calculation. Will this result in 3 storey houses.
- One submission objected to the extension of the R3 zone to include properties located around Sydney Smith Park, bordered by Howe/Cotswold/Houison and Amos Streets. It stated that the park is already heavily utilised for informal activity and by organised sports clubs an increase in density could place more demand on car parking and usage of the park. Additionally, the park generates noise and lighting.

Submissions that suggested variations to the Proposal consisted of the following:

- Extend the R3 zone to include properties around Sydney Smith Park (Howe Street/Houison Street/Amos Street/Cotswold Street).
- Increase height limit to 12 metres and FSR to 0.8:1 to be consistent with the Cabrini site. Amend the LEP height of buildings and FSR controls for the site to reflect the recent development approval.

Response

Westmead is within close proximity to Parramatta and access to transport and services makes it a suitable location for medium density living. This is consistent with the State Government's 'centres based' approach which focuses high density living around existing centres and transport nodes. The R3 Medium Density Residential zone will not result in development of the same scale as that near Westmead train station but will enable a denser form of living than the low density residential zone that currently applies. Westmead has been identified as a suburb that will experience high housing demand and population growth is occurring. The character of the suburb would be expected to change over time and this includes a transition in housing form.

Council's Development Control Plan (DCP) 2013 contains controls that ensure amenity issues such as loss of privacy are minimised and the introduction of the R3 zone is not expected to have significant negative impacts.

The assessment summaries were conducted using planning criteria, including consideration of the possible traffic impacts as a result of increased densities. Council

has also engaged a traffic consultant to undertake a traffic study in order to better gauge what traffic impacts are likely to result, which are detailed below.

The Local Traffic Study identified that the precinct is dominated by traffic around the hospital and Hawkesbury Road to and from the Great Western Highway and that this precinct experienced congestion from traffic extending from the Great Western Highway. Two sets of traffic lights created gaps for entry and exit to and from side streets and limited 'rat running' was observed in the local streets, however. The increase in vehicular movement as a result of the rezoning is only considered to be minimal during both the morning and afternoon peak periods and traffic works including the extension of 'no stopping' in Amos Street and Hawkesbury Road zones would reduce the risk of the queuing area being blocked by parked cars along these streets.

Council's citywide LEP was introduced in August 2013 and it is not uncommon for amendments to be made to new planning instruments soon after implementation. As part of the adoption of the new LEP, Council resolved to undertake a review of its medium density zone to identify areas that could potentially be rezoned from low density residential to medium density residential. The review took place in late 2013 and as a result, the Cotswold Precinct was identified as being suitable for rezoning due to its proximity to Parramatta and accessibility to transport and services.

The provision of infrastructure is planned and regularly reviewed as development occurs. Council's Development Contributions Plan 2013 ensures that any new development provides an appropriate contribution to the provision of local infrastructure and will include upgrades to the vehicle network and the provision of open space. Similarly, the Department of Education and Communities monitors population growth figures for all school catchment areas and can re-assess school capacities as required. They were consulted as part of the Proposal and their response is detailed in a separate section of this report.

While a 9m height limit typically results in 2 storey development, it may be possible to achieve a third storey attic or a basement level. Such would need to be contained within the roof line thereby generally maintain a visual appearance consistent with 2 storeys. This could occur in either the current R2 or proposed R3 residential zones.

Council's strategic vision for Westmead is largely defined through the LEP and DCP with regard to establishing housing densities and the associated character. Westmead's close proximity to Parramatta means that it is suitable for this type of housing density and Council envisions that over time Westmead will develop a character that represents medium density living.

The expansion of the R3 zone would not have a significant impact on the usage of the park as it will continue to operate regardless of the surrounding zone. In addition, the

current sports clubs that utilise the park operate independently and are not affected by the surrounding residential uses. The lighting of the park is only utilised when organised activities are being conducted and the hours of operation are consistent with those of other sports ground in Holroyd. Council monitors their use and it is not expected that this would have any additional impact on the surrounding residential area.

Two submissions suggested a variation to the Proposal and requested an extension of the R3 zone to include the properties bounded by Howe/Cotswold/Houison and Amos Streets. These properties were not included in the original study area as it was intended to focus on properties adjacent to the existing R3 zone and along Hawkesbury Road. Similar to the other 14 precincts subject to this proposal, the extent of the boundary for the Cotswold Street Precinct was applied using criteria such as distance from public transport, ownership patterns, age of dwellings and flood risk.

A suitability assessment was undertaken for this precinct and the outcomes resulted in the precinct boundary finishing as detailed in the Proposal. It was not considered necessary to extend the boundary further at this stage. In addition, while some of the properties that are included in the Proposal may be of equal or greater distance from services such as transport as those not included, it is good practice have a street, open space or other 'buffer' between zones to help ameliorate any potential amenity issues that may occur by having two zones immediately adjacent to one another. It is advised that the area adjoining Sydney Smith Park would be suitable to consider in a future review of Council's Residential Development Strategy (RDS) scheduled to be undertaken in 2018.

One submission containing seven signatures requested an increase in FSR from the proposed 0.7:1 to 0.8:1 and height limit from 9 metres to 12 metres given the precinct's close proximity to Parramatta. The current standard height and FSR limits for the medium density zone is consistent with the other R3 zones within Holroyd and it is not considered necessary to increase them in order to encourage development.

The height and FSR applicable to the Cabrini site is atypical for a medium density zone and a development application for this site was approved using the State Environmental Planning Policy (SEPP) (Housing for Seniors Living or People with a Disability) 2004 and therefore utilised the controls under this instrument. The site is also subject to a partial heritage listing which may have allowed for a variation to the development standards including the FSR and height limits. Council could consider amending the height of building and FSR maps to reflect the actual built form at a later stage, but is not considered necessary to encourage development currently.

Although some property owners would benefit from an extension of the R3 zone to include the properties on the southern side of Cotswold Street, there is not a compelling argument on planning grounds to alter the precinct boundary at this stage.

Recommendation

Proceed with the proposed R3 Medium Density Residential zone for this precinct as exhibited.

L6 - Macklin Street, Pendle Hill

Three submissions were received in relation to this precinct. Two submissions objected to the Proposal and one submission, containing nine (9) signatures was in support of the Proposal.

Matters Raised

The submissions objecting to the Proposal stated that the rezoning was unwanted and raised the issues of:

- Privacy and overlooking from villa and townhouse development.
- Loss of character that this type of development would cause and the creation of a slum.
- Increased rates.

Response

The matter of compromised privacy for existing dwellings is an important issue and is taken into consideration for all new developments. The maximum building height in the R3 Medium Density Residential zone is 9 metres, which is the same as currently allowed in the R2 Low Density Residential zone and permits buildings up to 2 storeys. Council's DCP contains controls to prevent/minimise the impact of overlooking through the use of setbacks and locations of habitable rooms, for example. Other measures can also be implemented such as vegetation screening.

When zoning land, Council does not take into consideration the revenue that may be created by rates on properties as a result of increased densities. .

Recommendation

Proceed with the proposed R3 Medium Density Residential zone for this precinct as exhibited.

S1 – Kenyons Road, Merrylands West

Five submissions were received in relation to this precinct. Five submissions support the Proposal and one submission raised objection.

Matters Raised

The submissions in support of the Proposal stated the following reasons:

- The rezoning will enable affordable housing to be feasibly developed.
- Merrylands and Holroyd in general will fall behind thriving neighbourhoods without the rezoning.
- Will create job opportunities and support local businesses through an increase in population.
- The area is close to shops, open space and facilities.
- The traffic impacts are not considered to be significant.
- Blocks of land are suitable for redevelopment and will help solve the housing problem.
- The rezoning will allow for a mix in housing types.
- Medium density development will lessen the need to high density development which has greater impacts on residents.

The submission objecting to the Proposal raised the following concerns:

- Quality of life will be reduced.
- Privacy and overshadowing.
- Car parking provision.
- Management of rainwater run-off.

- Concreting of front yard once the house has been completed causing flooding to nearby properties.

Response

The impact of rezoning from R2 Low Density Residential to R3 Medium Density Residential is not considered to be significant in relation to its affectation on quality of life for residents. Due to the small lot sizes in this precinct, the State Government effectively allows medium density style development at present under the NSW Housing Code. In addition, this precinct is located within close proximity to an existing centre and with access to public transport and shopping services, which supports its rezoning for medium density development.

Developments are required to meet the relevant standards in order to minimise the likelihood of privacy and overshadowing. Under LEP 2013, a 9 metre height limit applies to development in both the existing R2 Low Density residential Zone and R3 Medium Density Residential zone and therefore the change in potential impacts should be minimal.

Car parking rates are specified in Council's DCP for townhouses and villas and the like at more than 1 on-site space per dwelling. Development of the existing small lots for attached or semi-detached housing can occur whether the properties are zoned R2 Low Density or R3 Medium Density Residential. Council was successful in convincing the State government to vary the provisions of the NSW Housing Code that apply to this area and allow parking on these small lot housing developments. Similarly, on-site parking is generally desired by the market. Council is not able to control the number of cars each household owns and requiring a space for each car would be impractical, therefore it is expected that there may be some increase in cars requiring street parking spaces. It is noted that this precinct is located within close proximity to public transport and it is anticipated that some residents will utilise this service.

Council's DCP contains controls relating to stormwater management and all proposed dwellings will be required to demonstrate that no negative flood affectation will occur as a result of development.

There are instances where some property owners carry out unauthorised works on their property after the final inspection has occurred. If a member of the public suspects this has occurred, Council encourages them to report the matter so it can be actioned by the relevant Council officer.

Given these properties are able to be redeveloped currently for medium density style development, regardless of the zone, it is recommended that the rezoning proceed as exhibited.

Recommendation

Proceed with the proposed R3 Medium Density Residential zone for this precinct as exhibited.

S2 – Fowler Road, Merrylands

Six submissions, one of which contained 3 signatures, were received relating to this precinct, all objecting to the Proposal.

Matters Raised

The submissions raised the following matters in relation to the Proposal:

- Increase in traffic in the area and pedestrian safety.
- Car parking availability.
- There is no regard for the potential impact on residents.
- The Proposal discriminates against neighbouring properties by increasing values of those within the precinct.
- Road infrastructure is not conducive to an increase in population.
- Construction of dwellings contrary to zoning laws and subdivisions of less than 450m².
- The rezoning should be postponed until the Independent Commission Against Corruption (ICAC) has investigated.
- An environmental impact study should be undertaken.
- Council should investigate as to why developments have been approved that are contrary to the LEP and the lack of action against private certifiers who approved them.
- There is a lack of services in the area.
- These dwellings don't allow for swimming pools and therefore a higher demand will be placed on the local facilities, which are proposed to be removed. This demand will allow the pool to run at a profit.

- The precinct has not been assessed under the same criteria as other precincts. Concerned about the way the criteria have been applied to the precincts.
- Proposal is arbitrary and basing it on the subdivision layout is short-sighted.
- There is some remnant Cumberland Plain Woodland in the area that is at risk if the Proposal proceeds.

Response

The Local Traffic Study acknowledged that traffic issues are present in this precinct and Fowler Road is difficult to access during peak times. Due to the current turning opportunities along Fowler Road it is anticipated that traffic impacts will be moderate during the morning peak and minor during the afternoon peak times should the Proposal proceed and development occurs as anticipated. There was however, limited 'rat running' observed in the area. Suggested improvements for this precinct including intersection signalisation, will improve the ability for traffic to enter Hawksview Road and the incorporation of a pedestrian crossing facility linking the school and sporting facilities would improve pedestrian safety in the precinct.

Car parking rates are specified in Council's DCP for townhouses and villas and the like at more than 1 on-site space per dwelling. Development of the exiting small lots for attached or semi-detached housing can occur whether the properties are zoned R2 Low Density or R3 Medium Density Residential. Council was successful in convincing the State government to vary the provisions of the NSW Housing Code that apply to this area and allow parking on these small lot housing developments. Similarly, on-site parking is generally desired by the market. Council is not able to control the number of cars each household owns and requiring a space for each car would be impractical, therefore it is expected that there may be some increase in cars requiring street parking spaces.

Aside from some upgrade works that would be required in the precinct to help rectify existing traffic issues, the road infrastructure has capacity to absorb an increase in vehicular movement.

For small lot areas such as the Fowler Road precinct, dwellings are permitted as complying development under the NSW Housing Code on lots less than 300m². While this appears to contravene Council's controls, it is consistent with the overriding State government policy, which effectively permits medium density style development regardless of whether the property is zoned for low of medium density development.

The Medium Density Zoning Proposal was kept confidential until submitted to the then Department of Planning and Infrastructure for gateway determination. Any allegation of fraud or corruption should be directed in writing, along with any supporting evidence, to either the General Manager or the Independent Commission Against Corruption.

Council did not undertake an environmental impact study as this is a proposal and not a specific development. Conducting a study that considered every possible impact that could result from medium density development occurring in the precincts would not be feasible. This is dealt with at the development application stage. The proposed changes may have impacts on residents, however, given the nature of the rezoning it is not anticipated that these impacts will be significant.

Land use zones are applied using planning criteria and how they influence property values is not considered when determining what zones best suits each property. While there may be a perceived act of discrimination, this is not the intention of Council. In addition, the precinct boundary was determined by the subdivision pattern, which consists mostly of small lots.

Although the matter of monitoring private certifiers is outside the scope of this Proposal, Council is aware that in some instances complying development certificates have been issued for non-compliant developments. Council considers this a serious matter and has the authority to report these certifiers to the Building Professionals Board, which has been done when required.

While this precinct is not located within close proximity to a centre, there is good bus access in the area.

It is acknowledged that the type of residential development that is occurring in the small lot areas does not provide sufficient space for private swimming pools, however this type of development will occur regardless of the zone due to the permissibility as complying development under the NSW Housing Code. It is difficult to ascertain whether this would have an impact on the usage of the public pool and is beyond the scope of this Proposal.

Individual assessments were not carried out for the majority of the small lot precincts due to their ability to develop for medium density residential housing as complying development under the provisions of the NSW Housing Code, which is incorporated into State Environmental Planning Policy (Exempt and Complying Development) 2008 (SEPP). This effectively applies a de-facto medium density zone across lots less than 300m². Assessment summaries that were undertaken for the remaining precincts were based on general planning principles that are utilised in numerous planning situations and contexts.

The Biodiversity Maps under LEP 2013 detail the locations of known remnant Cumberland Plain Woodland (CPW) within Holroyd and all development is subject to the requirements under the Threatened Species Conservation (TSC) Act 1995. While there is no known CPW within or in the vicinity of this precinct provisions within the TSC Act will still apply.

While a number of concerns about the rezoning have been raised, given these properties are able to be redeveloped currently for medium density style development, regardless of the residential zone, it is recommended that the rezoning proceed as exhibited.

Recommendation

Proceed with the proposed R3 Medium Density Residential zone for this precinct as exhibited.

S3 – Amherst and O'Neill Streets, Guildford

Three submissions were received relating to this precinct. Two submissions support the rezoning and one submission suggests a change of zone to R4 High Density Residential.

Matters Raised

The submissions in support of the rezoning as it will enable to area to redevelop and accommodate more people. The R4 High Density Residential was suggested given its proximity to the railway station and to be consistent with Parramatta.

Response

The locations are not immediately adjacent to the rail station or the small retail centre on the Holroyd side of the line, but rather on the fringe of the walking catchment which is ideally suited to medium density housing. In any case it is beyond the scope of this particular project to consider other higher density zones. Given the submissions received in support of the rezoning and the developability of these lots under the NSW Housing Code currently that effectively results in medium density style development regardless of the zone, it is recommended that the rezoning proceeds as exhibited.

Recommendation

Proceed with the proposed R3 Medium Density Residential zone for this precinct as exhibited.

S4 – Mary Street, Merrylands

No submissions were received relating to this precinct.

Recommendation

Proceed with the proposed R3 Medium Density Residential zone as for this precinct exhibited.

S5 – Queen Street, Guildford West

One submission was received relating to this precinct objecting to the Proposal.

Matters Raised

The submissions raised concern about the following matters:

- Increase in traffic.
- Distance to public transport, shops, parks and schools.
- Lot size of 200m² is inefficient in their use.
- The increase in density should be offset by open space.
- There is an opportunity to modify the road network.

Response

This precinct is located within one of the ‘small lot’ areas and is able to be redeveloped for medium density housing as complying development under the NSW Housing Code.

The Local Traffic Study identified some issues with continuous traffic on Fairfield Road making turns out of Edward Street difficult at peak times; however, the overall impact as a result of the rezoning is only anticipated to be of minor in nature. The study also identified limited ‘rat-running’ issues. Possible solutions for easing the traffic movements include relating a left in/left out turn only at the Warnock Street/McCredie Street intersection as this would encourage locally generated traffic to utilise the left turn at Edward Street/Fowler Road intersection, which is preferable. While there are existing issues with traffic movement in the area, and these may be exacerbated slightly by the rezoning, there are suggested upgrades that could improve manoeuvrability around the precinct. Modification of the road network was not identified as being required for this precinct and any existing or anticipated traffic issues can be controlled

as required through the works identified in the study in coordination with Council's traffic engineers.

The precinct is not located near to a local centre, but there is a small cluster of shops on the corner of McCredie Road and Fairfield Road and there are several bus stops surrounding the precinct and an on-road cycle facility is proposed for the precinct's southern boundary.

The minimum lot size of 200m² is based on the NSW Housing Code permitting dwellings to be constructed as complying development on lots less than 300m². This is utilising existing subdivision layouts and is consistent with the Housing Code. Larger minimum subdivision requirements are proposed for lots that front classified regional roads in order to encourage villa and townhouse development, rather than terrace style development, as the larger frontage allows for better vehicular access to these sites and reduce the risk of accidents from vehicles reversing onto these busier roads.

The provision of open space is important, especially in higher density areas. Council's Section 94 Development Contributions Plan identifies a number of works to existing local parks be undertaken as the area redevelops. In order to create new areas of open space, Council would be required to acquire land, and this is not proposed for this area at this stage.

The issue raised in the submissions are acknowledged, but given the location of the precinct within the 'small lot' area and the permissibility of the NSW Housing code to allow medium density style development in the area currently regardless of the zone, it is recommended that the rezoning proceeds as exhibited.

Recommendation

Proceed with the proposed R3 Medium Density Residential zone for this precinct as exhibited.

S6 – Wisdom Street, Guildford West

Two submissions relating to this precinct were received. One submission supports the Proposal and one submission raises concerns.

Matters Raised

One submission in support of the Proposal stated that it is a great step for the community, and the rezoning will allow for new development that will cater for families.

One submission raised concern about the increase in noise, car parking demand and traffic in the precinct. It questioned whether an environmental impact statement was conducted and whether the existing stormwater and sewerage network could cope as well as who was pushing for the proposed changes.

Response

It is acknowledged that an increase in density could result in an increase in noise; however, the change in zone from R2 Low Density Residential to R3 Medium Density Residential is not anticipated to cause significant noise impacts.

The demand on car parking is high in many areas of Sydney. Car parking rates are specified in Council's DCP for townhouses and villas and the like at more than 1 on-site space per dwelling. Development of the exiting small lots for attached or semi-detached housing can occur whether the properties are zoned R2 Low Density or R3 Medium Density Residential. Council was successful in convincing the State government to vary the provisions of the NSW Housing Code that apply to this area and allow parking on these small lot housing developments. Similarly, on-site parking is generally desired by the market. Council is not able to control the number of cars each household owns and requiring a space for each car would be impractical, therefore it is expected that there may be some increase in cars requiring street parking spaces. While the precinct is not located within close proximity to a large centre, there is access to public transport and it is anticipated that some residents will utilise this service.

The Local Traffic Study identified that there is heavy parking and traffic circulation at school peak times, a lack of public transport facilities in the area, that traffic is slow moving around the local centre and that some difficulty is experienced exiting onto Fowler Road. However, generally, there are no significant traffic issues in the precinct and the rezoning would have only minor impacts. Some potential solutions to the existing issues include line marking and the installation of a 'No Stopping' zone to remedy traffic flow issues.

Council did not undertake an environmental impact study as this a proposal and not a specific development. Conducting a study that considered every possible impact that could result from medium density development occurring in the precincts would not be feasible. This is dealt with at the development application stage.

Controls in Council's LEP and DCP aim to ensure that new development will not adversely affect stormwater run-off or flooding upstream or downstream. Two

properties within the precinct are subject to a medium flood risk and are located in the north-west corner of the area.

Management of the wastewater network is the responsibility of Sydney Water and their advice is provided in a separate section of this report.

The issue raised in the submissions are acknowledged, but given the location of the precinct within the 'small lot' area and the permissibility of the NSW Housing code to allow medium density style development in the area currently regardless of the zone, it is recommended that the rezoning proceeds as exhibited.

Recommendation

Proceed with the proposed R3 Medium Density Residential zone for this precinct as exhibited.

S7 – Vulcan Street, Guildford

Two submissions were received relating to this precinct. One submission objects to the Proposal and one submission raises concerns.

Matters Raised

One submission objects to the Proposal as it will impact on the traffic levels and car parking requirements.

One submission considers the rezoning as inevitable but is concerned that because of increased property values, an increase in developer interest will occur and property owners will be harassed into selling. Questions whether there are ways to prevent this harassment.

Response

This precinct consists entirely of low density residential development and no traffic access or 'rat running' issues were observed in the Local Traffic Study. As redevelopment occurs there will be unavoidable increases in the level of traffic but these are expected to be minimal in impact.

Car parking rates are specified in Council's DCP for townhouses and villas and the like at more than 1 on-site space per dwelling. Development of the exiting small lots for attached or semi-detached housing can occur whether the properties are zoned R2 Low Density or R3 Medium Density Residential. Council was successful in convincing the State government to allow parking on these small lot housing developments and on-site

parking is generally desired by the market. Council is not able to control the number of cars each household owns and requiring a space for each car would be impractical, therefore it is expected that there may be some increase in cars requiring street parking spaces. It is noted that this precinct is located within close proximity to public transport and it is anticipated that some residents will utilise this service.

Council planning officers are aware that since the introduction of the new LEP property owners in some locations have been approached by developers. Unfortunately Council has no control over this occurring and it is recommended that owners obtain independent valuations of their properties to ensure a fair market value is being offered if there is the intention to sell.

The issue raised in the submissions are acknowledged, but given the location of the precinct within the 'small lot' area and the permissibility of the NSW Housing code to allow medium density style development in the area currently regardless of the zone, it is recommended that the rezoning proceeds as exhibited.

Recommendation

Proceed with the proposed R3 Medium Density Residential zone for this precinct as exhibited.

S8 – Clement Street, Guildford

One submission was received relating to this precinct in support of the Proposal.

Response

The location of this precinct within the 'small lot' area will effectively result in the redevelopment of these lots for medium style development regardless of the zone. With no objection to the Proposal in this location, it is recommended that the rezoning proceeds as exhibited.

Recommendation

Proceed with the proposed R3 Medium Density Residential zone for this precinct as exhibited.

Precinct not specified

Three submissions were received that commented on the proposal but did not relate specifically to a precinct. Two submissions were in support of the Proposal and one submission raised objection.

Matters Raised

The submissions in support of the Proposal stated that Proposal provides an avenue for cheaper housing solutions, the reasons given for the rezoning were clear and the benefits outweighed the negative impacts.

The submission objecting to the Proposal raised concerns relating to need for increasing the population, increased rates and lack of information provided.

Response

As part of the adoption of the new LEP, Council resolved to undertake a review of its medium density zone to identify areas that could potentially be rezoned from low density residential to medium density residential, which occurred in late 2013. The decision to undertake this review of the medium density zone was in response to landowner requests made during the LEP process and to provide consistency with the State Government's Housing Code that currently permits medium density style development on parcels of land less than 300m². A change in zone could impact on the rates applicable to a property; however this is beyond the scope of this Proposal. Due to the scope of this Proposal, the information provided in correspondence to property owners was intended to inform the community of its implications. During the exhibition, more detailed information was provided on Council's website, at Council's three libraries and Customer Services. A Strategic Planning officer was always available to take enquiries both in person and over the phone for those seeking clarification or further information. In addition, two community information sessions were held during the exhibition period.

Submissions relating to properties not included in the Proposal

Four submissions were received relating to properties or areas seeking a rezoning from R2 Low Density Residential to R3 Medium Density Residential but are not included in the Proposal. These include:

- 528-530 Great Western Highway, Pendle Hill
- Northern side of Jordan Street, Wentworthville
- 17-21 Meakin Street, Merrylands
- 57-69 Toongabbie Road, Toongabbie.

528-530 Great Western Highway, Pendle Hill

A submission was received on behalf of the property owner seeking a rezoning from R2 Low Density Residential to R3 Medium Density Residential. The submission states the suitability of the site due to its size, its location between existing medium density developments, availability to redevelop and unlikely impact on infrastructure as justification for its rezoning. The submission highlights that another precinct (Crosby Street) is also located within the Highway corridor and that a distinction needs to be drawn between the process of rezoning land to achieve the desired land use change on a broad scale, and site specific adjustment to address a particular set of circumstances. The submission also requests that an additional permitted use (APU) be considered for the site to enable medium density development with an FSR of 0.7:1.

Council has previously considered the rezoning of 528-530 Great Western Highway, Pendle Hill during the LEP process and resolved to retain the R2 zone and reassess the zoning of these properties in the next review of Council's Residential Development Strategy, which is scheduled to occur in 2018.

Northern side of Jordan Street, Wentworthville

This submission requests that properties on the northern side of Jordan Street be included in the Proposal for rezoning from R2 to R3, stating its proximity to transport, street width, interface between zones, lot size, access to services, age of existing dwellings, lack of heritage items and minor traffic and noise pollution issues as justifications for the change.

Council has exceeded its required housing targets under LEP 2013 and although the Proposal is intended to increase the amount of R3 zoned land, the inclusion of the properties on the northern side of Jordan Street Wentworthville are not required at this stage. Council could reassess the zoning of these properties in the next review of Council's RDS, which is scheduled to occur in 2018.

17-21 Meakin Street, Merrylands

This submission seeks inclusion in the Proposal and states land size (8000m²), adequate frontages, proximity to Merrylands and bus services and it being adjacent to a local park as reasons for Council to consider its rezoning.

While this size of this site is suitable for medium density development, it is not located near an existing R3 zone. Council could reassess the zoning of these properties and others in the vicinity in the next review of Council's Residential Development Strategy, which is scheduled to occur in 2018.

57-69 Toongabbie Road, Toongabbie

This submission seeks a rezoning as the properties are surrounded by medium density development on both sides, the opposite side of the road is an existing R3 zone, and don't appear to have significant flood affectation. The properties are also adjacent at the rear to Girraween Park.

An R3 zone could be considered for these properties and reassessed as part next review of Council's Residential Development Strategy, which is scheduled to occur in 2018.

It is noted that any changes to the Proposal would require the submission of a revised Planning Proposal to the Department of Planning and Environment (DP&E) and could result a re-exhibition which would potentially delay the Planning Proposal by 6-9 months.

On this basis it is recommended that the current proposal proceed and the requests for rezoning be kept and reconsidered in more detail in three years as part of the next scheduled Residential Development Strategy. Circumstances, such as regional public transport availability on the Great Western Highway, may change the suitability of some of these areas.

If property owners wish to pursue a rezoning of the above properties prior to the review of the RDS, a separate planning proposal may be submitted to Council at any stage, subject to an appropriate fee.

Public Authorities

Responses were received from the State Emergency Service, Fairfield City Council and Parramatta City Council, all who raised no objection, Sydney Water and the NSW Department of Education and Communities, who provided comments relating to the Proposal.

Sydney Water

Sydney Water provided comments relating to water and wastewater infrastructure stating that Growth Servicing Strategies for both wastewater systems that service approximately 85% of the proposed medium density precincts have been completed and no upgrades to the systems were identified. However, as a result of the proposed increase in dwellings, some minor upsizing of reticulation sewers in one system may be required. The extent of the works will be identified at the S73 application stage for individual developments.

With regard to water infrastructure, it is likely that the system will require amplification works in the Holroyd Supply Zone. The extent of these works will be determined as

part of the Growth Servicing Strategy for the supply zone, which will be completed in late 2014. Due to the small projected growth change in the smaller Prospect Hill Surface supply zone, it is unlikely that augmentation will be required for this zone.

NSW Department of Education and Communities

Comments received noted that the 15 precincts subject to the Proposal are within the catchment of 11 public primary schools and 6 public high schools. It is anticipated that the proposal will yield approximately 340 additional government primary school students and 160 additional government secondary school students over the next 20 years. The submission commented that all primary schools except Ringrose Public School are near or at 100% utilisation of permanent teaching spaces and except Parramatta High School, the secondary public school servicing the 15 precincts have spare permanent teaching classrooms that could meet the anticipated short term increase in enrolments.

The submission asked that Council consider amenity issues such as privacy and overshadowing, and environmental amenity such as traffic and noise impacts, when assessing developments adjacent to schools through the use of appropriate development controls.

Section 117 Direction 4.3 Flood Prone Land justification

Prior to finalisation, the Gateway Determination required Council to address the above Direction to ensure consistency. Table 1 contained within the Proposal addresses all Section 117 Directions for consistency with applicable State Environmental Planning Policies (SEPPs) and each precinct was addressed in relation to their level of flood affectation. As stated in the Proposal, certain lands are proposed to be rezoned within a flood planning area, however, rezoning of area is existing small lots will not significantly increase development of the land given the opportunities afforded by the Housing Code for small lot housing; and the extent of flood affectation in the remaining areas is relatively minor. The Planning Proposal has been amended to state that all precincts not subject to redevelopment under the Housing Code have flood affectation of minor significance. In addition, Council's LEP 2013 clause 6.4 Flood planning contains local provisions relating to the development of flood affected land to manage development on flood affected land.

Conclusion:

The Medium Density Zoning Proposal has been exhibited in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and Gateway Determination. Two changes are recommended relating to the maximum height limit and FSR for the St Vincent de Paul site within the Centenary Road Precinct that may require further public exhibition. It is recommended that Council endorse the revised

Medium Density Planning Proposal for submission to the Department of planning and Environment for gazettal.

Consultation:

All persons who have made a submission on the Medium Density Zoning Proposal have been informed of the meeting of Council where this report is being considered.

Financial Implications:

If the Proposal requires further exhibition then this would have financial implications for the 2014/2015 budget.

Policy Implications:

This report recommends that Council endorse the revised Medium Density Zoning Proposal with minor changes, for submission to the Department of Planning and Environment. Once gazetted, the changes will form amend Holroyd LEP 2013.

Communication / Publications:

Further notification of the finalisation of the plan will be conducted as required by the Department of Planning and Environment and any legislated requirements.

Report Recommendation:

- i) That Council endorse the Medium Density Zoning Proposal, with the changes recommended in this report, for submission to the Department of Planning and Environment under the provisions of the Environmental Planning and Assessment Act 1979.
- ii) That Council include the proposed upgrade works identified in the Local Traffic Study in a future Traffic Committee agenda for ratification and in a review of the Section 94 Development Contributions Plan to achieve funding for the works.

Council Resolution

Note: Standing Orders were suspended to permit the following speakers to address the meeting: Mr. Sant Raj, Ms. Natalie Jurisic, Ms. Annette Buterin and Mr. Edward Salman.

Note: Cllr. Grove declared a pecuniary interest in H3 – Brewer Crescent, South Wentworthville, being that a client had made a submission to the proposal, left the Chamber and took no part in the debate nor vote thereon.

On resumption, it was resolved on the motion of Clr. Whitfield, seconded Clr. Cummings that Council proceed with the proposed R3 Medium Density Residential zone for the H3 - Brewer Crescent, South Wentworthville precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

Resolved on the motion of Clr. Rahme, seconded Clr. Whitfield, that Council proceed with the proposed R3 Medium Density Residential zone for the H4 – Campbell Place, Merrylands precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter
Clr. Grove

Noes

Nil.

Resolved on the motion of Clr. Grove, seconded Clr. Zaiter, that Council retain the R2 Low Density Residential zone and associated development standards for the L1 – Franklin Street, Mays Hill precinct.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

Resolved on the motion of Clr. Whitfield, seconded Clr. Monaghan that Council:

- i) Proceed with the proposed R3 Medium Density Residential zone for the L2 – Centenary Road, Merrylands precinct.
- ii) Increase the maximum building height for 11-19 Centenary Road and 15 Wyreema Street to 11 metres.
- iii) Increase the FSR for 11-19 Centenary Road and 15 Wyreema Street to 0.85:1.
- iv) Proceed with the proposed minimum lot size, maximum height of buildings and FSR for the remainder of properties within the L2 – Centenary Road, Merrylands precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman

Clr. Cummings
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

Resolved on the motion of Clr. Whitfield, seconded Clr. Grove, that Council proceed with the proposed R3 Medium Density Residential zone for the L3 – Crosby Street, Greystanes precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

Resolved on the motion of Clr. Zaiter, seconded Clr. Whitfield, that Council proceed with the proposed R3 Medium Density Residential zone for the L5 – Cotswold Street, Westmead precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)

Clr. Colman
Clr. Cummings
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

Resolved on the motion of Clr. Whitfield, seconded Clr. Nadima Kafrouni, that Council proceed with the proposed R3 Medium Density Residential zone for the L6 – Macklin Street, Pendle Hill precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

Note: Clr. Rahme declared a significant pecuniary interest in S1 – Kenyons Road, Merrylands West, being that a relative owns a property in the Kenyons Road, Merrylands West precinct, left the Chamber and took no part in the debate nor vote thereon.

Resolved on the motion of Clr. Grove, seconded Clr. Zaiter, that Council proceed with the proposed R3 Medium Density Residential zone for the S1 – Kenyons Road, Merrylands West precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

Resolved on the motion of Clr. Whitfield, seconded Clr. Zaiter, that Council proceed with the proposed R3 Medium Density Residential zone for the S2 – Fowler Road, Merrylands precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Clr. Grove.

Resolved on the motion of Clr. Whitfield, seconded Clr. Monaghan, that Council proceed with the proposed R3 Medium Density Residential zone for the S3 – Amherst and O'Neill Streets, Guildford precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Clr. Cummings.

Resolved on the motion of Clr. Whitfield, seconded Clr. Colman, that Council proceed with the proposed R3 Medium Density Residential zone for the S4 – Mary Street, Merrylands precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Clr. Monaghan.

Resolved on the motion of Clr. Whitfield, seconded Clr. Zaiter, that Council proceed with the proposed R3 Medium Density Residential zone for the S5 – Queen Street, Guildford West precinct as exhibited.

A division was called, the result of the division required in accordance with Council's

Code of Meeting Practice is as follows:

Ayes

Clr. Nasr Kafrouni (Mayor)

Clr. Colman

Clr. Cummings

Clr. Grove

Clr. Nadima Kafrouni

Clr. Lake

Clr. Monaghan

Clr. Rahme

Clr. Whitfield

Clr. Zaiter

Noes

Nil.

Note: The Mayor, Clr. Nasr Kafrouni declared a pecuniary interest in item S6 – Wisdom Street, Guildford West, being that a friend lives within close proximity to Wisdom Street, Guildford West, left the Chamber and took no part in the debate nor vote thereon.

Note: Clr. Nadima Kafrouni declared a significant non-pecuniary interest in item S6 – Wisdom Street, Guildford West, being that a friend lives within close proximity to Wisdom Street, Guildford West, left the Chamber and took no part in the debate nor vote thereon.

The Deputy Mayor, Clr. Whitfield, here took the Chair.

Resolved on the motion of Clr. Zaiter, seconded Clr. Rahme, that Council proceed with the proposed R3 Medium Density Residential zone for the S6 – Wisdom Street, Guildford West precinct as exhibited.

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

Ayes

Clr. Colman

Clr. Cummings

Clr. Grove

Clr. Lake

Clr. Monaghan

Clr. Rahme

Clr. Whitfield

Clr. Zaiter

Noes

Nil.

The Mayor, Clr. Nasr Kafrouni here resumed the Chair.

Resolved on the motion of Clr. Whitfield, seconded Clr. Zaiter, that Council proceed with the proposed R3 Medium Density Residential zone for the S7 – Vulcan Street, Guildford precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)

Clr. Colman

Clr. Cummings

Clr. Grove

Clr. Nadima Kafrouni

Clr. Lake

Clr. Monaghan

Clr. Rahme

Clr. Whitfield

Clr. Zaiter

Noes

Nil.

Resolved on the motion of Clr. Whitfield, seconded Clr. Nadima Kafrouni, that Council proceed with the proposed R3 Medium Density Residential zone for the S8 – Clement Street, Guildford precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)

Clr. Colman

Clr. Cummings

Clr. Grove

Clr. Nadima Kafrouni

Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

A motion was moved Clr. Whitfield, seconded Clr. Colman:

- i) That Council endorse the Medium Density Zoning Proposal, with the changes adopted by Council, for submission to the Department of Planning and Environment under the provisions of the Environmental Planning and Assessment Act 1979.
- ii) That Council include the proposed upgrade works identified in the Local Traffic Study in a future Traffic Committee agenda for ratification and in a review of the Section 94 Development Contributions Plan to achieve funding for the works.

An amendment was moved Clr. Grove, seconded Clr. Zaiter:

- i) That Council endorse the Medium Density Zoning Proposal, with the changes adopted by Council, for submission to the Department of Planning and Environment under the provisions of the Environmental Planning and Assessment Act 1979.
- ii) That Council include the proposed upgrade works identified in the Local Traffic Study in a future Traffic Committee agenda for ratification and in a review of the Section 94 Development Contributions Plan to achieve funding for the works.
- iii) That a report be brought back to Council in relation to the proposed R3 Medium Density Residential zone for the S2 – Fowler Road, Merrylands precinct.

An amendment moved Clr. Grove, seconded Clr. Zaiter on being Put was declared LOST.

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

Ayes

Clr. Grove

Noes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter.

A motion was moved Clr. Whitfield, seconded Clr. Colman 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:

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

Note: For the purpose of the Minutes of the Meeting formally recording the above resolution, the following Councillors declared a pecuniary interest, took no part in debate nor voting, and left the Meeting for the individual items listed below:

- Clr. Grove declared a pecuniary interest in DCS016-14 at item H3 – Brewer Crescent, South Wentworthville, being that a client had made a submission to the proposal.
- The Mayor, Clr. Nasr Kafrouni declared a pecuniary interest in DCS016-14 at item S6 – Widsom Street, Guildford West, being that a friend lives in close proximity to Wisdom Street, Guildford West.
- Clr. Nadima Kafrouni declared a significant non-pecuniary interest in

DCS016-14 at item S6 – Widsom Street, Guildford West, being that a friend lives in close proximity to Wisdom Street, Guildford West.

Clr. Rahme declared a pecuniary interest in item DCS016-14 at item S1 – Kenyons Road, Merrylands West, being that a relative owns a property in the Kenyons Road, Merrylands West precinct.

Matter Arising:

Note: Clr. Grove declared a pecuniary interest in the Matter Arising, being that a client had made a submission to the proposal, left the Chamber and took no part in the debate nor vote thereon.

Resolved on the motion of Clr. Lake, seconded Clr. Whitfield that Council receive a report on the Evolve Housing recommendations to introduce requirements to register the providers for any future applications made under the Affordable Housing SEPP.

Ayes

Clr. Nasr Kafrouni (Mayor)

Clr. Colman

Clr. Cummings

Clr. Nadima Kafrouni

Clr. Lake

Clr. Monaghan

Clr. Rahme

Clr. Whitfield

Clr. Zaiter

Noes

Nil.

Council Resolution

Note: Standing Orders were suspended to permit the following speakers to address the meeting: Mr. Sant Raj, Ms. Natalie Jurisic, Ms. Annette Buterin and Mr. Edward Salman.

Note: Clr. Grove declared a pecuniary interest in H3 – Brewer Crescent, South Wentworthville, being that a client had made a submission to the proposal, left the Chamber and took no part in the debate nor vote thereon.

On resumption, it was resolved on the motion of Clr. Whitfield, seconded Clr. Cummings that Council proceed with the proposed R3 Medium Density Residential zone for the H3 - Brewer Crescent, South Wentworthville precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

Resolved on the motion of Clr. Rahme, seconded Clr. Whitfield, that Council proceed with the proposed R3 Medium Density Residential zone for the H4 – Campbell Place, Merrylands precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter
Clr. Grove

Noes

Nil.

Resolved on the motion of Clr. Grove, seconded Clr. Zaiter, that Council retain the R2 Low Density Residential zone and associated development standards for the L1 – Franklin Street, Mays Hill precinct.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

Resolved on the motion of Clr. Whitfield, seconded Clr. Monaghan that Council:

- i) Proceed with the proposed R3 Medium Density Residential zone for the L2 – Centenary Road, Merrylands precinct.
- ii) Increase the maximum building height for 11-19 Centenary Road and 15 Wyreema Street to 11 metres.
- iii) Increase the FSR for 11-19 Centenary Road and 15 Wyreema Street to 0.85:1.
- iv) Proceed with the proposed minimum lot size, maximum height of buildings and FSR for the remainder of properties within the L2 – Centenary Road, Merrylands precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan

Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

Resolved on the motion of Clr. Whitfield, seconded Clr. Grove, that Council proceed with the proposed R3 Medium Density Residential zone for the L3 – Crosby Street, Greystanes precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

Resolved on the motion of Clr. Zaiter, seconded Clr. Whitfield, that Council proceed with the proposed R3 Medium Density Residential zone for the L5 – Cotswold Street, Westmead precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake

Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

Resolved on the motion of Clr. Whitfield, seconded Clr. Nadima Kafrouni, that Council proceed with the proposed R3 Medium Density Residential zone for the L6 – Macklin Street, Pendle Hill precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

Note: Clr. Rahme declared a significant pecuniary interest in S1 – Kenyons Road, Merrylands West, being that a relative owns a property in the Kenyons Road, Merrylands West precinct, left the Chamber and took no part in the debate nor vote thereon.

Resolved on the motion of Clr. Grove, seconded Clr. Zaiter, that Council proceed with the proposed R3 Medium Density Residential zone for the S1 – Kenyons Road, Merrylands West precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

Resolved on the motion of Clr. Whitfield, seconded Clr. Zaiter, that Council proceed with the proposed R3 Medium Density Residential zone for the S2 – Fowler Road, Merrylands precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Clr. Grove.

Resolved on the motion of Clr. Whitfield, seconded Clr. Monaghan, that Council proceed with the proposed R3 Medium Density Residential zone for the S3 – Amherst and O'Neill Streets, Guildford precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)

Clr. Colman
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Clr. Cummings.

Resolved on the motion of Clr. Whitfield, seconded Clr. Colman, that Council proceed with the proposed R3 Medium Density Residential zone for the S4 – Mary Street, Merrylands precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Clr. Monaghan.

Resolved on the motion of Clr. Whitfield, seconded Clr. Zaiter, that Council proceed with the proposed R3 Medium Density Residential zone for the S5 – Queen Street, Guildford West precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman

Clr. Cummings
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

Note: The Mayor, Clr. Nasr Kafrouni declared a pecuniary interest in item S6 – Wisdom Street, Guildford West, being that a friend lives within close proximity to Wisdom Street, Guildford West, left the Chamber and took no part in the debate nor vote thereon.

Note: Clr. Nadima Kafrouni declared a significant non-pecuniary interest in item S6 – Wisdom Street, Guildford West, being that a friend lives within close proximity to Wisdom Street, Guildford West, left the Chamber and took no part in the debate nor vote thereon.

The Deputy Mayor, Clr. Whitfield, here took the Chair.

Resolved on the motion of Clr. Zaiter, seconded Clr. Rahme, that Council proceed with the proposed R3 Medium Density Residential zone for the S6 – Wisdom Street, Guildford West precinct as exhibited.

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

Ayes

Clr. Colman
Clr. Cummings
Clr. Grove
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

The Mayor, Clr. Nasr Kafrouni here resumed the Chair.

Resolved on the motion of Clr. Whitfield, seconded Clr. Zaiter, that Council proceed with the proposed R3 Medium Density Residential zone for the S7 – Vulcan Street, Guildford precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

Resolved on the motion of Clr. Whitfield, seconded Clr. Nadima Kafrouni, that Council proceed with the proposed R3 Medium Density Residential zone for the S8 – Clement Street, Guildford precinct as exhibited.

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

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

A motion was moved Clr. Whitfield, seconded Clr. Colman:

- i) That Council endorse the Medium Density Zoning Proposal, with the changes adopted by Council, for submission to the Department of Planning and Environment under the provisions of the Environmental Planning and Assessment Act 1979.
- ii) That Council include the proposed upgrade works identified in the Local Traffic Study in a future Traffic Committee agenda for ratification and in a review of the Section 94 Development Contributions Plan to achieve funding for the works.

An amendment was moved Clr. Grove, seconded Clr. Zaiter:

- i) That Council endorse the Medium Density Zoning Proposal, with the changes adopted by Council, for submission to the Department of Planning and Environment under the provisions of the Environmental Planning and Assessment Act 1979.
- ii) That Council include the proposed upgrade works identified in the Local Traffic Study in a future Traffic Committee agenda for ratification and in a review of the Section 94 Development Contributions Plan to achieve funding for the works.
- iii) That a report be brought back to Council in relation to the proposed R3 Medium Density Residential zone for the S2 – Fowler Road, Merrylands precinct.

An amendment moved Clr. Grove, seconded Clr. Zaiter on being Put was declared LOST.

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

Ayes

Clr. Grove

Noes

Clr. Nasr Kafrouni (Mayor)

Clr. Colman

Clr. Cummings

Clr. Nadima Kafrouni

Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter.

A motion was moved Clr. Whitfield, seconded Clr. Colman 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:

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Grove
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

Note: For the purpose of the Minutes of the Meeting formally recording the above resolution, the following Councillors declared a pecuniary interest, took no part in debate nor voting, and left the Meeting for the individual items listed below:

- Clr. Grove declared a pecuniary interest in DCS016-14 at item H3 – Brewer Crescent, South Wentworthville, being that a client had made a submission to the proposal.
- The Mayor, Clr. Nasr Kafrouni declared a pecuniary interest in DCS016-14 at item S6 – Widsom Street, Guildford West, being that a friend lives in close proximity to Wisdom Street, Guildford West.
- Clr. Nadima Kafrouni declared a significant non-pecuniary interest in DCS016-14 at item S6 – Widsom Street, Guildford West, being that a friend lives in close proximity to Wisdom Street, Guildford West.
Clr. Rahme declared a pecuniary interest in item DCS016-14 at item S1 – Kenyons Road, Merrylands West, being that a relative owns a property in the Kenyons Road, Merrylands West precinct.

Matter Arising:

Note: Clr. Grove declared a pecuniary interest in the Matter Arising, being that a client had made a submission to the proposal, left the Chamber and took no part in the debate nor vote thereon.

Resolved on the motion of Clr. Lake, seconded Clr. Whitfield that Council receive a report on the Evolve Housing recommendations to introduce requirements to register the providers for any future applications made under the Affordable Housing SEPP.

Ayes

Clr. Nasr Kafrouni (Mayor)
Clr. Colman
Clr. Cummings
Clr. Nadima Kafrouni
Clr. Lake
Clr. Monaghan
Clr. Rahme
Clr. Whitfield
Clr. Zaiter

Noes

Nil.

Attachments:

1. Table of Submissions Received
2. Revised Medium Density Zoning Proposal - Planning Proposal
3. Medium Density Zoning Proposal - Zoning Maps
4. Medium Density Zoning Proposal - Lot Size Maps
5. Medium Density Zoning Proposal - Floor Space Ratio Maps
6. Revised Height of Building Map - 11-19 Centenary Road, Merrylands West
7. Medium Density Zoning Proposal Gateway Determination