

CUMBERLAND CITY COUNCIL

Council Meeting

Wednesday, 19 February 2020 at 6:30pm

Cumberland City Council Chambers Merrylands Service Centre, 16 Memorial Avenue, Merrylands

Councillor Contact Details

Granville Ward		
Clr Steve Christou (Mayor)	0419 651 187	Steve.Christou@cumberland.nsw.gov.au
Clr Ola Hamed	0405 070 007	Ola.Hamed@cumberland.nsw.gov.au
Clr Joseph Rahme	0418 995 471	Joseph.Rahme@cumberland.nsw.gov.au
Greystanes Ward		
Clr Greg Cummings	0417 612 717	Greg.Cummings@cumberland.nsw.gov.au
Clr Eddy Sarkis	0418 306 918	Eddy.Sarkis@cumberland.nsw.gov.au
(Deputy Mayor)		
Vacant	-	-
Regents Park Ward		
CIr Ned Attie	0419 583 254	Ned.Attie@cumberland.nsw.gov.au
Clr George Campbell	0409 233 315	George.Campbell@cumberland.nsw.gov.au
Clr Kun Huang	0418 911 774	Kun.Huang@cumberland.nsw.gov.au
South Granville Ward		
Clr Glenn Elmore	0418 459 527	Glenn.Elmore@cumberland.nsw.gov.au
Clr Paul Garrard	0414 504 504	Paul.Garrard@cumberland.nsw.gov.au
Clr Tom Zreika	0449 008 888	Tom.Zreika@cumberland.nsw.gov.au
Wentworthville Ward		
Clr Lisa Lake	0418 669 681	Lisa.Lake@cumberland.nsw.gov.au
Clr Suman Saha	0419 546 950	Suman.Saha@cumberland.nsw.gov.au
Clr Michael Zaiter	0418 432 797	Michael.Zaiter@cumberland.nsw.gov.au

For information on Council services and facilities please visit <u>www.cumberland.nsw.gov.au</u>



ORDER OF BUSINESS

1	Opening Prayer / Acknowledgement of Country / National Anthem		
2	Notice of Live Streaming of Council meeting		
3	Apologies / F	Requests for Leave of Absence	
4	Declarations	of Pecuniary & Non Pecuniary Conflicts of Interest	
5	Confirmation	n of Previous Minutes	
	C02/20-360	Minutes of the Ordinary Meeting of Council - 05 February 2020 5	
6	Mayoral Minu	utes	
	Nil		
7	Public Forun	n / Presentation of Petitions	
8	Items Resolv	ved by Exception	
9	Reports to C	ouncil	
	General Man	ager	
	C02/20-361	Legal Report19	
	Director Peo	ple & Performance	
	C02/20-362	Quarter 2 Performance Report on the Operational Plan 2019-20 and Quartley Budget Review Statement	
	Director Fina	ance & Governance	
	C02/20-363	Bi-Annual Report on Councillor Expenses and Facilities89	
	C02/20-364	Australian Local Government Association (ALGA) - National General Assembly of Local Government101	
	C02/20-365	Investment Report January 2020119	
	C02/20-366	Monthly Budget Performance143	
	C02/20-367	Report on Outstanding Council Resolutions159	
	Director Con	nmunity Development	
	C02/20-368	Quarterly Update on the Implementation of the Stronger Communities Fund	
	C02/20-369	Rising Star Sports Award171	
	Director Env	ironment & Planning	
	C02/20-370	Draft Cumberland Local Housing Strategy175	
	C02/20-371	New Cumberland Development Control Plan – Draft Chapter on Part E Other Land Use Based Development Controls575	



	C02/20-372	New Cumberland Development Control Plan - Definitions and Additions for Draft Chapter on Part F Precinct and Site Specific Development Controls
	C02/20-373	New Cumberland Development Control Plan – Draft Chapter on Part G Miscellaneous Development Controls
	C02/20-374	615 Great Western Highway, Greystanes - Proposed Public Benefit Offer for Large Advertising Display Sign
	Director Wor	rks & Infrastructure
	C02/20-375	Expressions of Interest Process - Lease over Hyland Rd Reserve .
	C02/20-376	Adoption of Cumberland Open Space and Recreation Strategy 2019-2029
10	Reports of C	ouncil Committees
	Nil	
11	Motions Pure	suant to Notice
	C02/20-377	Notice of Motion - DCP Controls for Part F - Pemulwuy Residential
	C02/20-378	Notice of Motion - Planning for Rail Services West of Bankstown 2024931
	C02/20-379	Notice of Motion - Cumberland Lunar New Year Festival941
	C02/20-380	Notice of Motion - 2021 Proposed Ferry Changes - F3 Parramatta River
12	Notices of R	escission
	Nil	
13	Questions of	n Notice
	Nil	

14 Closed Session Reports

Nil

- 15 Other / General Matters
- 16 Close



Item No: C02/20-360

MINUTES OF THE ORDINARY MEETING OF COUNCIL - 05 FEBRUARY 2020

Responsible Division: Officer: Finance & Governance Director Finance & Governance

RECOMMENDATION

That Council confirm the minutes of the Ordinary Meeting of Council held on 5 February 2020.

ATTACHMENTS

1. Draft Minutes - 5 February 2020 🕂 🛣

DOCUMENTS ASSOCIATED WITH REPORT C02/20-360

Attachment 1 Draft Minutes - 5 February 2020





Council Meeting 5 February 2020

Minutes of the Council Meeting 5 February 2020

Meeting commenced at 6:33pm

Present:

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

Also Present:

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

Opening Prayer

The opening prayer was read by Reverend Rodney Kerr from Merrylands Anglican Church.

Acknowledgement of Country

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

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



National Anthem

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

Notice of Live Streaming of Council Meeting

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

Min.882 Apologies/Leave of Absence

Resolved (Sarkis/Rahme)

That Councillor Saha be granted Leave of Absence for this Council Meeting.

Declarations of Pecuniary & Non Pecuniary Conflicts of Interest

There were no declarations of interest.

Confirmation of Minutes

Min.883 C02/20-348 Minutes of the Ordinary Meeting of Council - 18 December 2019

Resolved (Attie/Cummings)

That Council confirm the minutes of the Ordinary Meeting of Council held on 18 December 2019.

Min.884 MM02/20-18 Mayoral Minute – Medal of the Order of Australia – Councillor Tom Zreika

Resolved (Christou)

That Council congratulate Councillor Tom Zreika on achieving the Medal of the Order of Australia.

Min.885 MM02/20-19 Mayoral Minute – Thank you to staff – 2019 Mayoral Christmas Dinner

Resolved (Christou)

That Council thank all the staff that contributed to organising the 2019 Mayoral Christmas Dinner.



Council Meeting 5 February 2020

Min.886

MM02/20-20 Mayoral Minute – Bushfire Support

Resolved (Christou)

That Council:

- Allocate a further \$15,000 from the Emergency Relief Fund to the Salvation Army Disaster Appeal to support communities affected by the devastating bushfires in New South Wales.
- 2. Observe a minutes silence in respect of all the suffering and lives lost as a result of the devastating bushfires.

The Mayor called for a minute of silence in respect of all the suffering and lives lost as a result of the devastating bushfires.

Min.887 Matter of Urgency – Councillor Sarkis

Resolved (Sarkis/Garrard)

That in accordance with Clause 9.3(b) of the Cumberland Council Code of Meeting Practice, Standing Orders be suspended to permit the Matter of Urgency in relation to the tragedy which occurred in Oatlands over the weekend claiming four children's lives from the Abdallah and Sakr families.

Min.888 Matter of Urgency – Oatlands Tragedy

Resolved (Sarkis/Garrard)

That Council observe a minutes silence in memory of the four children who lost their lives from the Abdallah and Sakr families.

The Mayor called for a minute of silence in memory of the four children who lost their lives from the Abdallah and Sakr families.

Min.889 Matter of Urgency – Councillor Sarkis

Resolved (Sarkis/Garrard)

That in accordance with Clause 9.3(b) of the Cumberland Council Code of Meeting Practice, Standing Orders be suspended to permit the Matter of Urgency in relation to the removal of the Moreton Bay Fig Tree in the Canal Road Reserve.



CUMBERLAND CITY COUNCIL

Council Meeting 5 February 2020

Min.890

Matter of Urgency – Moreton Bay Fig Tree in the Canal Road Reserve

Resolved (Sarkis/Garrard)

That:

- 1. All the work associated with the approval received from Council for the removal of the Moreton Bay Fig Tree in the Canal Road Reserve be suspended.
- 2. Council investigate the heritage significance of this Morton Bay Fig Tree as it is suggested that the explorers of the Blue Mountains, Blaxland, Wentworth and Lawson used this very tree as a marker in their travels to the Blue Mountains.
- 3. Council investigate the potential damage caused by the tree to the nearby residence and recommend possible measures to save the tree if possible.
- 4. Council identify strategic locations to plant the cuttings taken from the tree on Friday January 31, 2020 at the same reserve consulting with the residents of the street.
- 5. Should the tree removal proceed, a remembrance stone be placed accordingly.

Min.891 Matter of Urgency – Councillor Rahme

Resolved (Rahme/Zreika)

That in accordance with Clause 9.3(b) of the Cumberland Council Code of Meeting Practice, Standing Orders be suspended to permit the Matter of Urgency in relation to the tragedy which occurred in Oatlands over the weekend claiming four children's lives from the Abdallah and Sakr families.

Min.892 Matter of Urgency – Donation to Team Jesus Charity in Memory of the Abdallah Family

Resolved (Rahme/Zreika)

That Council donate \$2,000.00 to the Team Jesus Charity in which the Abdallah family are regular volunteers.

Min.893 Matter of Urgency – Councillor Hamed

Resolved (Hamed/Zreika)

That in accordance with Clause 9.3(b) of the Cumberland Council Code of Meeting Practice, Standing Orders be suspended to permit the Matter of Urgency in relation to the passing of Councillor Rahme's father.

Min.894 Matter of Urgency – Passing of Councillor Rahme's Father

Resolved (Hamed/Zreika)

That Council express sincere condolences to Councillor Rahme and his family for the passing of his father.



Council Meeting 5 February 2020

Min.895 Resumption of Standing Orders

Resolved (Garrard/Elmore)

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

Min.896 Items by Exception

Resolved (Sarkis/Attie)

At this time of the meeting, all items on the agenda not called for discussion were moved collectively, as shown:

That item numbers C02/20-349, C02/20-351, C02/20-352 and C02/20-359 be moved in bulk.

Councillor Rahme left the Meeting at 7:44pm during the consideration of this item.

Councillor Hamed left the Meeting at 7:47pm during the consideration of this item.

Min.897 C02/20-349 Contribution of Cumberland City Council Towards Bushfire Recovery

Resolved (Sarkis/Attie)

That Council:

- 1. Acknowledge and thank the efforts of firefighters, volunteers, emergency service personnel and Council officers during the recent bushfires.
- 2. Note the contribution of Cumberland City Council towards bushfire recovery at a local and regional level.

Min.898 C02/20-351 Adoption of Public Interest Disclosure Policy - Post Exhibition

Resolved (Sarkis/Attie)

That Council adopt the *Public Interest Disclosure Policy* as outlined in Attachment 1 of this report.

Min.899 C02/20-352 Investment Report - December 2019

Resolved (Sarkis/Attie)

That Council receive the December 2019 Investment Report.



Council Meeting 5 February 2020

Min.900 C02/20-359 Proposed Sale of Fraser Street Reserve

Resolved (Sarkis/Attie)

That Council:

- Accept the offers from the 7 adjoining residents to sell the land known as Fraser Street Reserve (LOT 18 DP 224829 and LOT 42 DP 238330) for a total sale price of \$507,000, sold on a per m2 pro rata basis, with the purchasers to pay their own and Council's legal costs in addition.
- 2. Delegate authority to the General Manager to finalise the sale for each lot in accordance with the valuation and offer received.
- 3. Agree that if all 7 adjoining residents do not participate in the sale process, then this matter be considered finalised and not be pursued further, therefore rescinding the previous resolution of Council.

Min.901 C02/20-350 Adoption of Outdoor Dining Policy - Post Exhibition

Motion (Attie/Sarkis)

That Council:

- 1. Adopt the *Outdoor Dining Policy* as outlined in Attachment 1 to this report subject to minor administrative changes.
- 2. Rescind the Outdoor Dining Policies of the former Auburn, Holroyd and Parramatta City Councils as they apply to Cumberland.

Amendment (Lake/Elmore)

That Council defer this matter to the next Council meeting for further consideration.

The Amendment moved by Councillor Lake seconded by Councillor Elmore on being Put to the meeting 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:

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

The Motion moved by Councillor Attie seconded by Councillor Sarkis on being Put was declared CARRIED.

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



Councillor(s) For the Motion:

CITY COUNCIL

Council Meeting 5 February 2020

Attie, Campbell, Christou, Cummings, Elmore, Garrard, Hamed, Huang, Rahme, Sarkis, Zaiter and Zreika.

Councillor(s) Against the Motion: Lake.

Councillor Rahme returned to the Meeting at 7:48pm during the consideration of this item.

Councillor Hamed returned to the Meeting at 7:50pm during the consideration of this item.

C02/20-351 Adoption of Public Interest Disclosure Policy - Post Exhibition

This item was dealt with earlier in the meeting.

C02/20-352 Investment Report - December 2019

This item was dealt with earlier in the meeting.

Min.902 C02/20-353 Rising Star Sports Award

Resolved (Zreika/Rahme)

That Council:

- 1. Adopt the one application recommended for funding under Attachment 1 and allocate \$1,500 from the 2019/20 Cumberland Rising Star Sports Award.
- 2. Advise the applicant of funding allocations of the 2019/20 Cumberland Rising Star Sports Award and provide feedback.

Min.903 C02/20-354 New Cumberland Development Control Plan – Draft Chapter for Part C Development in the Business Zones

Resolved (Attie/Sarkis)

That Council:

- 1. Endorse the draft chapter for Part C Development in the Business Zones, as provided in Attachment 1, for inclusion in the draft Cumberland Development Control Plan.
- Delegate to the General Manager the authorisation to make minor revisions to the draft chapter, as necessary, following Council's deliberations, to ensure the desired objectives and intended outcomes can be achieved.



Council Meeting 19 February 2020

CUMBERLAND CITY COUNCIL

Council Meeting 5 February 2020

3. Consult with the community on the draft chapter, following endorsement of all chapters of the draft Cumberland Development Control Plan by Council.

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

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

Councillor(s) Against the Motion:

Min.904 C02/20-355 New Cumberland Development Control Plan – Draft Chapter on Part D Development in the Employment Zones

Resolved (Attie/Sarkis)

That Council:

- Endorse the draft chapter for Part D Development in the Employment Zones, as provided in Attachment 1, for inclusion in the draft Cumberland Development Control Plan.
- 2. Delegate to the General Manager the authorisation to make minor revisions to the draft chapter, as necessary, following Council's deliberations, to ensure the desired objectives and intended outcomes can be achieved.
- Consult with the community on the draft chapter, following endorsement of all chapters of the draft Cumberland Development Control Plan by Council.

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

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

Min.905 C02/20-356 New Cumberland Development Control Plan – Draft Chapter on Part F Precinct and Site Specific Development Controls

Resolved (Attie/Sarkis)

That Council:

1. Endorse the draft chapter for Part F Precinct and Site Specific Development Controls, as provided in Attachment 1, for inclusion in the draft Cumberland Development Control Plan.





CUMBERLAND CITY COUNCIL

Council Meeting 5 February 2020

- 2. Delegate to the General Manager the authorisation to make minor revisions to the draft chapter, as necessary, following Council's deliberations, to ensure the desired objectives and intended outcomes can be achieved.
- 3. Consult with the community on the draft chapter, following endorsement of all chapters of the draft Cumberland Development Control Plan by Council.
- 4. Amend the Wentworthville Town Centre controls to exclude 42-44 Dunmore Street and 108 Station Street, Wentworthville.

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

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

Min.906 C02/20-357 Nominations for Access and Safety Committee and Adoption of revised Terms of Reference

Resolved (Campbell/Zaiter)

That Council:

- Adopt the Draft Terms of Reference for the Cumberland Access and Safety Committee (included in Attachment 1) subject to the following amendment being made:
 - i. Reinstatement of the clause relating to meeting quorum, with 7 Community Members being the number of members specified for meeting quorum.
- 2. Adopt the community representatives listed in the report for membership on the Access and Safety Committee.
- 3. Advise all applicants in writing of the outcome of their nomination for membership.
- 4. Receive the information arising from the consultation on the formation of the Access and Safety Committee.

Min.907 C02/20-358 Cumberland Heritage Committee Meeting Held 26 November 2019 and Lower Prospect Canal Heritage Nomination Request

Resolved (Lake/Sarkis)

That Council:

1. Note that a formal meeting of the Cumberland Heritage Committee was not held and so no minutes are provided;



CUMBERLAND CITY COUNCIL

Council Meeting 5 February 2020

- 2. Note that the heritage consultant advice indicates that the Lower Prospect Canal is unlikely to meet the criteria threshold for National Heritage listing; and
- 3. Refer the advice for the nomination request for the National Heritage Listing of the Lower Prospect Canal to the Heritage Committee for consideration and recommendation to Council.

C02/20-359 Proposed Sale of Fraser Street Reserve

This item was dealt with earlier in the meeting.

The Mayor, Councillor Christou closed the meeting at 8:12pm.

Chairperson_____ General Manager_



Item No: C02/20-361

LEGAL REPORT

Responsible Division:General ManagerOfficer:General CounselFile Number:T014916/2018Community Strategic Plan Goal:Transparent and accountable leadership

SUMMARY

This report provides Council with a summary of legal proceedings in which Council is involved.

RECOMMENDATION

That Council receive this report.

REPORT

This report provides Council with a summary of legal proceedings in which Council is involved.

It does not include the following types of legal proceedings:

- 1. Proceedings that are managed by Council's insurers;
- 2. Local Court Proceedings involving an appeal against a parking fine; and
- 3. Proceedings for the recovery of debts where those proceedings are being run by Council's external debt collection agency.

The report is current to 4 February 2020. It does not capture changes that have occurred between that date and the date the report is considered by Council.

COMMUNITY ENGAGEMENT

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

POLICY IMPLICATIONS

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

RISK IMPLICATIONS

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



FINANCIAL IMPLICATIONS

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

CONCLUSION

This is an information report with the Legal Register provided as a confidential attachment.

ATTACHMENTS

1. Legal Report (confidential)



Item No: C02/20-362

QUARTER 2 PERFORMANCE REPORT ON THE OPERATIONAL PLAN 2019-20 AND QUARTLEY BUDGET REVIEW STATEMENT

Responsible Division:People & PerformanceOfficer:Director People & PerformanceFile Number:S-57-50Community Strategic Plan Goal:Transparent and accountable leadership

SUMMARY

The purpose of this report is to update Council and the community on the progress made in implementing the activities in the Operational Plan 2019-2020. This includes the Quarterly Budget Review Statement.

In total, 16% of key projects planned for the 2019-2020 year have already been completed, an increase of 4% on last quarter. A further 72% of projects are on track for delivery throughout the year and of the remaining projects, 10% are formally 'on hold' and 2% are delayed.

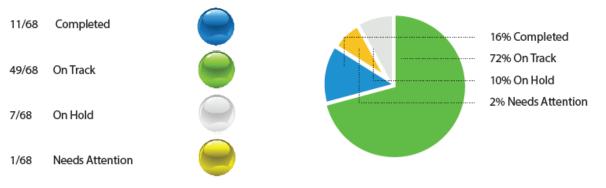
RECOMMENDATION

That Council receive and note the Quarter Two Performance Report on the Operational Plan 2019-2020

REPORT

The Operational Plan 2019-2020 identifies the key projects planned for delivery throughout the year, as well as the associated budget. These projects are in direct response to the strategic goals and community vision contained within the Community Strategic Plan 2017-27. The Quarter Two Performance Report (Attachment 1) shows progress in implementing the planned activities over the October to December period of 2019.

KEY PROJECTS





During quarter two, three (3) more projects were completed, bringing the total number of completed projects to eleven (11). These were as follows:

- Finalisation of the Cumberland Development Contributions Plan for Local Infrastructure.
- Granville Multipurpose Facility branch library component.
- A fully integrated Customer Request Management System.

The majority of other projects (49 of 68) are running on track for delivery throughout the remainder of the 2019-2020 financial year.

Four (4) projects moved from being delayed and needing attention to an on track status and one project moved from 'on track' to 'delayed', which is listed as follows:

• Completion of Granville Park Pavilion and playing surface renewal works has been delayed as a result of the resolution of Council to decline tenders and negotiate with the preferred parties.

There were a number of highlights from Council's service delivery through the quarter, which included the following:

- Roads maintenance efficiency gains and better management with a single contract.
- Council won the Keep Australia Beautiful NSW Habitat and Wildlife Conservation Award for the Native Beehive Program.
- Council was named the 2019 Overall Sustainable City by 'Keep Australia Beautiful'.
- Council was a finalist at the Sport NSW Local Council of the Year Awards.
- Adoption of the new Cumberland Local Infrastructure Contribution Plan.

An increase in community satisfaction, as reported in the annual Cumberland Community Satisfaction Survey.

Confirmation Statement from the Director Finance & Governance

Attached to this report is a report from the Director Finance & Governance and the Quarterly Budget Review Statement (QBRS) which refer to the period ended 31 December 2019. The QBRS indicates that Council's financial position is satisfactory for the actual year-to-date income and expenditure, as well as the original and proposed revised estimates of income and expenditure for the year.

A quarterly project summary report with revised budgets is also provided in the attachments for the three major capital works projects currently underway, being the Granville Multipurpose Centre, Merrylands CBD Major Drainage Upgrade and Cumberland Swim Centre Modernisation.

COMMUNITY ENGAGEMENT

The Quarter Two Performance Report on the Operational Plan 2019-20 will be made available on Council's website for public viewing.



POLICY IMPLICATIONS

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

RISK IMPLICATIONS

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

FINANCIAL IMPLICATIONS

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

CONCLUSION

During the first quarter for the 2019-2020 financial year, Council has made significant progress with 88% of key projects either complete or on track for completion. Council is well positioned to deliver the activities committed to in the Operational Plan 2019-2020 and Delivery Program 2017-2021.

As at the end of the first quarter, Council's year-end projected financial position remains satisfactory, with the estimated net operating result before capital projected to finish \$3.7m in surplus.

ATTACHMENTS

- 1. Quarter 2 Performance Report on the Operational Plan 2019-20 😃 🛣
- 2. Financial Analysis 🕂 🛣
- 3. Quarterly Budget Review Statement 😃 🛣
- 4. Project Summary Report The Granville Centre 🗓 🖺
- 5. Project Summary Report Merrylands Major CBD Drainage Upgrade <u>U</u>
- 6. Project Summary Report Cumberland Swimming Centre Modernisation for the Wentworthville and Guildford Centres 1 🖫

DOCUMENTS ASSOCIATED WITH REPORT C02/20-362

Attachment 1

Quarter 2 Performance Report on the Operational Plan 2019-20





Cumberland City Council Quarter 2 Performance Report

October to December 2019



Contents

The Integrated Planning and Reporting Framework	3
Guide to Reading the Quarterly Report	4
Executive Summary	5
1. Community Programs and Events	6
2. Roads, Stormwater and Streetcleaning	9
3. Parks and Recreation	11
4. Environmental Programs	14
5. Household Waste and Recycling	15
6. Children's Services	16
7. Urban Planning and Development	20
8. Regulatory Programs	22
9. Libraries	23
10. Pools	24
11. Governance and Administration	25
12. Community Facilities and Property	29



THE INTEGRATED PLANNING AND REPORTING FRAMEWORK

Under the NSW Local Government Act 1993, councils are required to develop a hierarchy of plans known as the Integrated Planning and Reporting (IP&R) Framework. The IP&R Framework is designed to ensure that all NSW councils are using community engagement to undertake long term planning for their future.

The four year Delivery Program is informed by the overarching community vision in the 10 year Community Strategic Plan and resourced by the Resourcing Strategy. The one year Operational Plan details how Council plans to deliver the Community's vision for that financial year.

The IP&R Framework is designed to give Council and the community, a clear and transparent picture of:

1. Where we want to go (Community Strategic Plan).

2. How we plan to get there (Delivery Program, Operational Plan and Resourcing Strategy).

3. How we will measure our progress (Quarterly and Annual Reporting and the End of Term Report).

The Delivery Program and Operational Plan contain information about Council's Service Areas, Key Projects and the Performance Measures used to assess how Council is tracking towards achieving the Community's vision for its future. Council reports on a quarterly basis to ensure thorough monitoring of the commitments it has made to the community.

This report provides a summary of Council's progress over the second quarter (1 October 2019 to 31 December 2019), in implementing the Operational Plan 2019– 2020 which is year three of the Delivery Program 2017- 2021 (shown in the diagram below).





GUIDE TO READING THE QUARTERLY REPORT

There are two main sections in the Quarterly Report:

1. The Service Area Status Update section is where Council provides a snapshot of the overall progress for each Service Area, including achievements and highlights, along with issues and setbacks that are affecting the delivery of ongoing business activity.

SERVICE AREA STATUS UPDATE

Key Achievements and Highlights	Any good news stories, key events or milestones relating to the service that helps display progress.
Issues and Setbacks	Any issues experienced such as a lack of resources, unforseen circumstances or poor conditions that have slowed progress on service delivery.

Also included in this section are the progress of the Performance Measures or Key Performance Indicators KPI's.

PERFORMANCE MEASURES (KPI's)

Performance Measure	Result
Performance Measure Indicator such as the number of attendees or the provision of programs.	The data relevant to the indicator measure.

2. The Key Projects section provides a progress comment and status update for each of the major projects for the Operational Plan of that year. This update helps readers to understand how a project is tracking, if it is likely to be completed, as well as any milestones or key highlights.

KEY PROJECTS

Key Project	Responsible Officer	Project Status Update	Status
Name and description of the Key Project as it appears in the Operational Plan and the Delivery Program	Manager in charge of delivering the Key Project	Update on progress of Key Project including milestones, highlights, issues or changes that affect the delivery of the Key Project	Traffic Light status of the Key Project

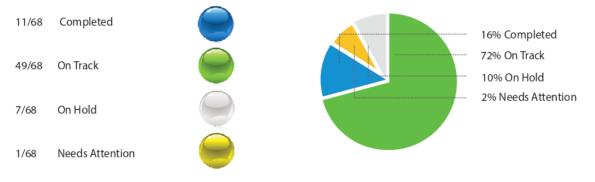
Key to traffic light status symbols





At the end of Quarter 2, 16% of key projects were completed with 72% on track for delivery. 10% were placed on hold due to various issues.

KEY PROJECTS



HIGHLIGHTS THIS QUARTER

Some highlights for the second quarter of 2019-2020 included:

- The Seniors and Disability Team has commenced implementation for a new Client Management System, 'Polixen' for Council. The team has inputted over 500 customer records into the new system and continued to provide services to customers through manual operations, as part of the transition for the new system.
- Long term roads service contract finalised with DM Roads (Downer EDI) to provide all road infrastructure services under one contract. The contractor will manage all works (e.g. maintenance, renewals and new) under one contract resulting in increased efficiencies in relation Council's cost, process flows and better management.
- Keeping a Hive Native Beehive Program, winner of the Keep Australia Beautiful NSW Habitat and Wildlife Conservation Award.
- Cumberland named 2019 Overall Sustainable City Keep Australia Beautiful NSW.
- Council received 'Highly Commended Awards' for its resource recovery, reducing contamination and increasing recycling in the Multi-Unit Dwellings Program (MUDS) under Keep Australia Beautiful NSW and Local Government NSW award ceremonies.
- Wenty Children's Centre and Auburn Long Day Care both achieved first place awards for their Active Play Everyday
 Program, which strives to help parents and carers support the healthy development of their child through active play.
- Council was nominated as a finalist for the Sport NSW Local Council of the Year Award.
- Council won the Tennis NSW award for Supporting Tennis Government. The nomination was based on Council's actively
 engaging with Tennis NSW to increase participation within the community.
- Adoption of our new Cumberland Local Infrastructure Contribution Plan, providing a more consistent framework for growth infrastructure in the area.
- Adoption of the Cumberland Compliance and Enforcement Policy and Guideline, providing a consistent framework with Council undertaking activities on behalf of the community.
- Attendance at Council's Swim Centres increased significantly due to the warm weather, which has reduced the subsidy per visit.
- The Cumberland Community Satisfaction Survey showed an increase in community satisfaction across a majority of Council service areas. This is the first year, Cumberland was in line with the NSW Metropolitan Council benchmarks for the overall satisfaction score.



SERVICE AREA STATUS UPDATE

	International Day of People with Disability 2019 (IDPwD) – A Message through Music
	 Council hosted a workshop to celebrate IDPwD 2019 with over 35 local people with disabilities and their carers attending to participate in music making and song writing. The workshop included two participants and a Council staff being interviewed, to develop a short film. The film will be promoted to the Cumberland community, to highlight the achievements of people with disabilities and to reduce the negative stereotypes about people with disabilities.
	Christmas Dinner 2019
	 Over 100 customers attended an end of year function for a Christmas Dinner that included Latin Dancers and a live band.
	Seniors Christmas Lunches 2019
	Council hosted 5 Senior Christmas Lunches in 2019, one in each Ward. Over 430 seniors attended these lunches across all 5 Wards.
	Seniors Information Session – Healthy Brain Aging
	 In partnership with the Health Promotion Service for Older People, Council hosted a 'Healthy Brain Ageing' information session for 15 local seniors. This session promoted healthy lifestyle changes for seniors to ensure their brain stays healthy.
	Social Inclusion Programs - Active Aging Week
Key Achievements and Highlights	 Seniors were provided the opportunity to take part in Active Ageing Week at a sports da held by the Social Inclusion Team. Active Ageing Week is about changing the way we ag and raising awareness about the importance of keep moving for life.
	• The Seniors and Disability Team has commenced implementation for a new Client Management System, 'Polixen' for Council. The Team has inputted over 500 customer records into the new system and continued to provide services to customers through manual operations, as part of the transition for the new system.
	Disability Inclusion Action Plan (DIAP)
	Council has continued to implement the Disability Inclusion Action Plan (DIAP) with the following activities undertaken:
	2 Disability Confident Manager training sessions delivered to Council staff in supervisory roles.
	 Hosted the Goal Ball, a team sport event for athletes with vision impairment and incorporated this into Cumberland's School Holiday Program.
	 Library Services provided a range of workshops and activities to raise awareness about mental health issues and promote good mental health. Council provided mindfulness workshops, mental health awareness sessions in community languages and two mental health first aid sessions.
	• 5 clinics were held at the Holroyd School with 57 children participating and 15 children between the ages of 5 to 12 attended a clinic at the Wentworthville Community Centre.
	 Council finalised developing and delivering the Accessible and Inclusive Programs Toolkit. The design is almost ready for staff distribution and a follow up workshop will be schedule to collate any feedback for rolling the toolkit across Council.
Issues and Setbacks	Nil this quarter.



1. COMMUNITY PROGRAMS AND EVENTS

PERFORMANCE MEASURES (KPIs)

Performance Measure	Result Q1	Result Q2	
Percentage of community organisation satisfied with support and capacity building initiatives provided.	Community organisation satisfaction survey will be undertaken and results available in quarter 2.	Community organisation satisfaction survey has been delayed and will results will be available in quarter 3.	
Percentage of community reporting an improvement with their health and wellbeing after accessing Council's Aged and Disability Services.	N/A for quarter 1.	N/A for quarter 2.	
Number of customers accessing Council's Aged and Disability Services.	1,087	1,002	
Number of hours provided through Cumberland Lifestyles and Leisure Links.	2,238 hours	2,120 hours	
Amount of income generated through Cumberland Lifestyles and Leisure Links.	\$91,216	\$43,593	
	1,904 trips	1,538 trips	
Number of transport trips provided to seniors.	7,287 passengers accessing access loop bus	5,752 passengers accessing access loop bus	
Number of hours of social inclusion individual and group support programs provided to seniors and people with a disability.	14,446 hours	10,657 hours	
Number of meals provided by Cumberland's Nutrition Services to seniors and people with a disability.	10,111 meals	9,321 meals	
Community satisfaction levels met with the provision of Aged and Disability services.	N/A for quarter 1	N/A for quarter 2	
Percentage of young people participating in Council's youth programs who would recommend the program to another young person. (Average Target <75%).	94%	100%	
Percentage of Council's youth programs that involve youth participation in their planning.	87%	96%	
Community Satisfaction levels met for Council festivals, events and programs delivered.	Community satisfaction and priorities survey will be undertaken and results available in quarter 2.	93% satisfaction for events held in quarter 2.	
	Total of 64,937 visitors to staffed community centres:	Total of 98,991 visitors to staffed community centres:	
Number of visitors to staffed community centres (Auburn, Berala, Guildford).	July: 20,150	October: 22, 106*	
	August: 25,065	November: 59, 299**	
	September: 19,722	December: 17, 586	
	Council received a total of 3,705 visitors to Arts Facilities:	Council received a total of 5,732 visitors to Arts Facilities:	
Number of visitors to arts facilities (Peacock Gallery and Auburn Artist Studio).	July: 775	October: 1,544	
	August: 1,835	November: 2,415	
	September: 1,095	December: 1,773	

*Excluding eight days at Berala due to counter inconsistency.

** Exceptional number of visitors has been recorded for Berala in November. Concerns that the sensors are inaccurately recording visitors. Followed up with the provider and they were unable to assist on site because, they are not Sydney based. Council is exploring other options for our counters at the centres.



1. COMMUNITY PROGRAMS AND EVENTS (CONTINUED)

KEY PROJECTS

Key Project	Responsible Officer	Project Status Update	Status Q1	Status Q2
Deliver the CCTV in Public Spaces Program expansion project	Director Community Development	Infrastructure for wireless back-bone function has been installed and tested. Council is awaiting approval from the energy authority to commence the installation of CCTV cameras onto the energy authority poles.		
Expand the Place Management Model across the LGA	Director Community Development	Recruitment is underway for Council's Place Liaison Officer positions.		
Deliver economic development initiatives to promote local economic growth	Director Community Development	Recruitment is underway for the Economic Development Coordinator position. Council has completed creating the economic development webpage, featuring a call out to industries looking to establish and grow in the Cumberland area.		
Deliver the Peacock Gallery and Auburn Artist Studio expansion project	Director Community Development	Council is in progress with the demolition development application, with an expected finalisation in quarter 3. The appointment of a design and construction consultant is underway. The concepts for a three studio site has been developed, to progress to detail design from January 2020.		





2. ROADS, STORMWATER AND STREET CLEANING

SERVICE AREA STATUS UPDATE

	 Long term roads service contract finalised with DM Roads (Downer EDI) to provide all road infrastructure services under one contract. The contractor will manage all works (e.g. maintenance, renewals and new) under one contract resulting in increased efficiencies in relation Council's cost, process flows and better management.
	 Wentworthville Swimming Centre contract executed on 19 December 2019. Works to commence in January 2020.
Key Achievements and Highlights	• Floodlighting Works at McCredie Park contract executed on 13 December 2019. Works to commence early March 2020.
	Auburn Botanical Gardens entrance contract executed on 6 November 2019. Works to commence January 2020.
	 Fairfield Road Park and Tait Street Park Floodlighting Upgrade Project is nearing completion and on track for practical completion late January 2020.
	 Woodville Golf Course Irrigation Project work is currently in progress with 12 holes competed. The project is currently on schedule with a March 2020 completion.
	 Central Gardens All Abilities Playgroup 90% completed at end of quarter 2. Soft opening mid-January 2020. On track for Practical Completion mid-February 2020.
	 Friend Park Children's Centre Alterations and Renovations nearing completion and on track for practical completion end of January 2020.
	 Granville Centre progressing ahead of schedule and on track for practical completion early September 2020.
	 Council has continued to promote the availability of its online Waste Service App which provided residents with a convenient way to report illegally dumped rubbish and book clean-up services. The number of incidents of dumped rubbish reported has increased in quarter 2.
Issues and Setbacks	Nil this quarter.

PERFORMANCE MEASURES (KPIs)

Performance Measure	Result Q1	Result Q2	
Kilometres of local roads renewed.	Nil	Nil	
Number of potholes repaired.	578	571	
New footpath construction program completed.	0.34 km	0.47 km	
Maintenance inspections of roads.	5 Precincts	0 Precincts	
Maintenance inspection of CBD/high profile footpaths.	100%	100%	
Inspection of bridges.	32	17	
Number of stormwater pits inspected.	341	330	
Maintenance and cleaning of town centres.	100%	100%	
Square metres of graffiti removed.	2,031	1,416	
Number of instances of illegally dumped rubbish collected.	1,316	1,772	
Number of clean up services provided.	9,421	11,958	



2. ROADS, STORMWATER AND STREET CLEANING (CONTINUED)

KEY PROJECTS

Key Project	Responsible Officer	Project Status Update	Status Q1	Status Q2
Design and acquisition for Merrylands Ring Road	Director Works and Infrastructure	The project remains on hold while Council awaits the results of the Cumberland Local Government Area (LGA) traffic study.	0	0
Develop Pedestrian Access Management Plan	Director Works and Infrastructure	A consultant's brief has been prepared to obtain quotes to complete the LGA wide plan.		
Develop Council's Public Place Cleansing Strategy	Director Works and Infrastructure	Project completed in quarter 1.		
Widening of Hector Street Bride, Regents Park	Director Works and Infrastructure	Successful tender accepted and additional grant funds obtained from the Department.		
Widening of Boundary Road / Wolumba Street Bridge, Regents Park	Director Works and Infrastructure	Successful tender accepted and additional grant funds obtained from the Department.		
Stormwater Drainage CCTV Audit	Director Works and Infrastructure	Council has completed 74.6% of the works that is under contract.		
Merrylands CBD Revitalisation Project Development	Director Works and Infrastructure	Council has completed 95% of the works for the development of the Merrylands CBD Revitalisation.		



3. PARKS AND RECREATION

SERVICE AREA STATUS UPDATE

	Council purchased and delivered 16 new park mowers.
Key Achievements and Highlights	Parks SRV program is 85% completed.
gg.	Occupancy rate for Saturday cricket is 100%.
Issues and Setbacks	 73% occupancy rate for seasonal sports, consideration being given to reducing fees to increase occupancy.
	 Improvement in Council's relationships with current parks committees required.

PERFORMANCE MEASURES (KPIs)

Performance Measure	Result Q1	Result Q2
Percentage of Strategic Open Space Planning projects completed within the specified time and budget.	Nil in quarter 1.	Nil in quarter 2.
Percentage of Plans of Management reviewed by review date.	Two Plans of Management reviewed. 50% completed.	Nil in quarter 2.
Percentage of Capital Works and Park Renewal projects completed within the specified time and budget.	Total project completed: 20%.	Parks SRV 85% completed. Parks Renewal 67% completed.
Number of organisational and network meetings attended.	Attended one meeting for Parramatta River Catchment Group.	Four external organisational and one local community organisation meeting attended.
Amount of grant funding received annually for parks and recreation projects.	Total Awarded: \$25,000 received for the part time Biosecurity Officer position.	Nil in quarter 2.
Percentage increase in seasonal occupancy rates at sportsgrounds.	Change over in park usage from winter to summer season. Seasonal sports field occupancy: 95/124 or 77% capacity use.	Seasonal sports field occupancy 90/124 or 73% capacity use. Saturday cricket is at 100% capacity.
Number of Council's Representatives at sports club and local park committee meetings.	Five local park committee induction meetings held. Six supporting club meetings held.	10 committee meetings and 14 Club meetings held.
Number of Sports Forum and Recreation and Sport Advisory Panel (RSAP) meetings held.	One Sport Forum held in August 2019. Recreation and Sport Advisory Panel meeting was postponed.	Nil in quarter 2.
Number of work orders received and completed.	There were 670 work orders received. 554 work orders completed.	There were 351 work orders received. 280 work orders completed. (Reduction in work order is due to tree works being transferred to City Services).



3. PARKS AND RECREATION (CONTINUED)

Key Project	Responsible Officer	Project Status Update	Status Q1	Status Q2
Develop a Cumberland Open Space and Recreation Strategy	Director Works and Infrastructure	The public consultation period relating to Council's Draft Open Space & Recreation Strategy exhibition period has now concluded. A report will be presented to Council for finalisation of the document in early 2020.		
Deliver Wyatt Park Plan of Management	Director Works and Infrastructure	A Native Title Advice Statement relating to the site is being prepared to support the current review of the Draft Wyatt Park Plan of Management in relation to Crown Lands Management Act 2016 obligations. Further community consultation will take place as part of an on-site meeting during February 2020.		
Complete Granville Park Pavilion and playing surface renewal works	Director Works and Infrastructure	Construction tender considered at Council meeting held on 18 December 2019.		
Commence a Parks Plan of Management Review Program	Director Works and Infrastructure	Staff have prepared a Plan of Management Review Strategy to determine priorities and follow a standard template.		
Improve customer satisfaction in open space provision and presentation	Director Works and Infrastructure	Development continuing on customer satisfaction survey.		
Develop a Cumberland Synthetic Surfaces Plan	Director Works and Infrastructure	A Draft Synthetic Surfaces Strategy has been received from Council's engaged consultant and is now subject to internal review and minor amendments. A summary document is also now in the process of being prepared.		
Deliver a Play Space Infrastructure Plan	Director Works and Infrastructure	Scope and budget relating to this program has been revised which will now be managed internally. Consideration of appropriate community engagement is now taking place.		
Deliver a range of asset and capital projects for parks and sportsgrounds, inclusive of shade structures, seating, picnic settings, fencing, lighting, cricket wickets and hard courts	Director Works and Infrastructure	SRV's and renewal programs progressing well. Approximately 90% tasks under parks SRV are already committed. Other renewal projects are on track; Regular communication maintained with the Park Committees to spend s355 funding appropriately.		
Prospect Hill Lookout and Access	Director Works and Infrastructure	Council is currently seeking heritage approval with the NSW Department of Premier and Cabinet for proposed works. A meeting with the Department and delegates of Council, including ATSICC representatives is scheduled for 30 January 2020.		
Delivery of irrigation to Woodville Golf Course	Director Works and Infrastructure	The project is 75% completed. Forecast completion date is early March 2020.		
Develop a plan for the upgrade of all public amenity blocks in Cumberland	Director Works and Infrastructure	Project is on hold, pending additional funding.	0	0



KEY PROJECTS (CONTINUED)

Key Project	Responsible Officer	Project Status Update	Status Q1	Status Q2
Commence a Sportsground Plan of Management Review Program	Director Works and Infrastructure	A Plan of Management Preparation Strategy has been completed by staff outlining priorities such as the completion of Crown Land Plans of Management, including Wyatt Park. A project initiation document and scope are also being developed by staff to establish a Generic Sportsground Plan of Management.	9	
Develop a Sports Facilities Plan	Director Works and Infrastructure	Project is on hold, pending additional funding.		0
Develop service specifications for all open space maintenance services	Director Works and Infrastructure	Extensive works carried out in conjunction with consultant, draft specifications due late January.		
Deliver an Urban Tree Strategy	Director Environment and Planning	Development of the Urban Tree Strategy is ongoing and Council has completed a number of activities including selecting of consultants. Council has commenced tree surveys' across 14 town centres. Community Focus Group was completed on 3 December 2019.' Have Your Say' survey went live on 13 December 2019 and received 35 responses.		
Implementation of Park Management Plan	Director Works and Infrastructure	Project is on hold, pending additional funding.		0
Park Development Plan - Bike Plan	Director Works and Infrastructure	Project is on hold, pending additional funding.		0
Deliver a Youth Recreation Facilities Strategy	Director Works and Infrastructure	Project is on hold, pending additional funding.	0	9



4. ENVIRONMENTAL PROGRAMS

SERVICE AREA STATUS UPDATE

Key Achievements and Highlights	•	Keeping a Hive Native Beehive Program, winner of the Keep Australia Beautiful NSW Habitat and Wildlife Conservation Award.
nighlights	•	Cumberland named 2019 Overall Sustainable City – Keep Australia Beautiful NSW.
Issues and Setbacks	•	Nil this quarter.

PERFORMANCE MEASURES (KPIs)

Performance Measure	Result Q1	Result Q2
Number of Community Environmental Workshops held.	There were 2 community workshops held with 40 participants attending.	10 community workshops were held (including the annual Schools Sustainability Expo) with 1,200 participants.
Number of new trees planted in public places.	150	20
Number of trees given to Cumberland residents at tree giveaway events.	1,000 native trees and plants were given away at Council's Cherry Blossom Festival during Garden Day.	100 native plants were given away at Wentworthville Community Garden Open Day.
Number of native beehives distributed to residents.	There were no native beehives distributed to residents this quarter as hives cannot be distributed during the winter season. The program continues in quarter 2.	There were 9 native beehives distributed to residents and 3 to schools during quarter 2.
Environmental programs developed and implemented.	Priority 1 actions from the Energy Savings Action Plan and Water Efficiency Plan has commenced.	Priority 1 actions from the Energy Savings Action Plan and Water Efficiency Plan are continuing.

Key Project	Responsible Officer	Project Status Update	Status Q1	Status Q2
Develop and implement Environmental Management Framework	Director Environment and Planning	Project completed in quarter 1.		
Develop and implement a Biodiversity Strategy and Action Plan	Director Environment and Planning	Project completed in quarter 1.		
Develop an Asbestos Management Plan	Director Environment and Planning	Asbestos Management Officer recruited and commenced at Council. Work is underway to develop the Draft Asbestos Management Plan.		
Develop a Sustainability Strategy	Director Environment and Planning	Work is continuing to develop the Draft Strategy.		



5. HOUSEHOLD WASTE AND RECYCLING

SERVICE AREA STATUS UPDATE

	 Council received 'Highly Commended Awards' for its resource recovery, reducing contamination and increasing recycling in the Multi-Unit Dwellings Program (MUDS) under Keep Australia Beautiful NSW and Local Government NSW award ceremonies.
Key Achievements and Highlights	 Council has continued to execute its Regional Mobile Problem Waste Services for the collection of household e-waste and problem waste. Quarter 2 has seen the largest number of collections since its inception in 2016.
	 A total of 759 community members participated in 36 local events and/or workshops which provided materials about household waste reduction and recovery, and information about Council's waste services.
	 The Regional Illegal Dumping (RID) Officer, Council's Environmental Protection Officers and the Resource Recovery team continue to meet on a fortnightly basis to discuss the planning and implementation of Council's five year Illegal Dumping Plan and its Actions.
	 Council has completed the engagement for the Lane Street illegal dumping hotspot. The engagement results were positive with our streets looking clean and residents communicating they have noticed the change. Education material included a-frames signage, bus shelter wraps, and over 350 doors knocked and flyers delivered.
	 Commencement of Resource Recovery Field Officers with Council, who's role will be to educate residents regarding the presence of contamination in their bins. These Officers will also be responsible for undertaking bin reconciliation audits on residential properties.
	 The Resource Recovery Engagement Officers (MUDs) have audited and provided engagement to 479 households. Additionally, 22 managing agent organisations were engaged and delivered information and resources to bin bays, residents and property managers. Furthermore Council delivered 3 onsite resident engagement events with property manager Mission Australia.
Issues and Setbacks	Nil this quarter.

PERFORMANCE MEASURES (KPIs)

Performance Measure	Result Q1	Result Q2
Percentage of waste diverted from landfill.	31%	36%
Percentage of illegal dumping incidents reported that are investigated and/or collected.	100%	100%
Number of bookings for the Asbestos Collection Program.	7 bookings	28 bookings
Tonnes collected from bookings for the Asbestos Collection Program.	0.22 tonnes	1.5 tonnes
Number of Mobile Problem Waste Collection bookings.	1,086 bookings	1,312 bookings
Number of Waste Education workshops and events held.	42 waste education workshops and events	36 waste education workshops and events
Number of people attending Waste Education workshops and events.	1,764 attendees	759 attendees

Key Project	Responsible Officer	Project Status Update	Status Q1	Status Q2
Release of Council's Residential Waste App for mobile devices	Director Enironment and Planning	Project completed in quarter 1.		
Explore the viability of enhancing Council's Waste Drop Off Services	Director Works and Infrastructure	Council is continuing to investigate a range of options relating to enhancing Council's waste drop off services.		



	• Wenty Childrens Centre and Auburn Long Day Care both achieved first place awards for their Active Play Everyday Program, which strives to help parents and carers support the healthy development of their child through active play.
	• Council was nominated as a finalist for the Sport NSW Local Council of the Year Award.
	 Council won the Tennis NSW Award for Supporting Tennis – Government. The nomination was based on Council's actively engaging with Tennis NSW to increase participation within the community.
	 Guildford West Childrens Centre celebrated 30 years of Education and Care in the Greystanes Ward.
	Banksia Babes and Gumnut Grove celebrated their 35 year and 40 year respective anniversaries.
	Recreational activities for the October school holidays was attended by over 500 children and young people, across 25 programs and over 9 days.
	• As part of the Domestic Violence Prevention Program, Council trained 20 staff from Local Youth Services with co-delivered training expected to commence in Week 2, Term 4.
Key Achievements and Highlights	• The Children Development and Community Centre Team has commenced a partnership with TAFE for a group of 16 Afghan women from refugee backgrounds in the Guildford Community Centre. There were 7 children from a refugee background enrolled at the Sometime Centre Merrylands, as a result of the Sewing Program at Guildford Community Centre.
	• The Welcome Mums Group celebrated the success of their 6 month pilot as a supported playgroup established by Council in partnership with House of Welcome (HOW) and the Community Migrant Resource Centre (CMRC). Capacity building sessions for mothers included parenting in different cultures, healthy eating and swim sessions.
	 Organisational child protection training was provided to all Council staff in education and care services. There were 154 staff trained in categories of concern, responding to and reporting risk of harm and allegations against staff.
	Council adopted the Children and Families Strategy.
	There were 17 Education and Child Care Centres that met or exceeded the National Quality Standard.
	Educational Leaders from Council's 17 Education and Care Services, completed Cumberland Council's Professional Learning and Leadership Program that was facilitated by the Western Sydney University.
	Inclusion Support role continues to be on hold due to a recruitment freeze, despite the significant increase in the number of children enrolled in Cumberland Children's Services. The number of children enrolled has increased from 52 in quarter 1 to 89 for quarter 2.
Issues and Setbacks	 Children, Youth and Families final budget position led to a review of the staffing requirements at each service.
	 Children and Youth Development were unsuccessful in their My Community Project submission for an extended Bush School and Nature Play Space in the Auburn area.

PERFORMANCE MEASURES (KPIs)

Performance Measure	Result Q1	Result Q2
Percentage of Children's Services operating at "meeting or exceeding" the National Quality Standards.	100%	100%

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6. CHILDREN'S SERVICES (CONTINUED)

PERFORMANCE MEASURES (KPIs) (CONTINUED)

Performance Measure	Result Q1	Result Q2
Number of programs on cultural awareness and competence specific to children and families and number of participants.	As part of the Synergy of Communities Project, Council's Children's Project Officer supported: 12 parents of asylum seeker, refugee or migrant background and 15 children through two groups at Guildford and Granville.	As part of the Synergy of Communities project, Council's Children's Project Officer supported: 12 parents of asylum seeker, refugee or migrant background. 15 children through two groups at Guildford and Granville. There were 7 children from an asylum seeking, refugee background that were enrolled at the Sometimes Centre Merrylands (SCM) as a result.
Number of networking and information sessions and number of families attending.	Eight sessions were held by the Children's Services team with 171 families attending one or more sessions.	There were 5 sessions held by the Children Youth Families Team (CY&F) with 170 families attending one or more sessions.
Number of children transitioning to school.	245	277
Number of programs providing resources, support, education and care services for families with additional needs and number of families and children supported.	There are currently 52 children with additional needs enrolled in Council's education and care services with six programs provided by Children's Service. Nil services provided from the Inclusion Support Facilitator. Nil service visits provided.	There are currently 89 children with additional needs enrolled in Council's education and care services. Nil services provided from the Inclusion Support Facilitator. Nil service visits provided.
Number of Registered Family Day Care (FDC) Educators in comparison to number of children.	42 Family Day Care Educators. 235 children in Family Day Care.	37 Family Day Care Educators. 213 enrolled children in Family Day Care.
Utilisation of available childcare spots across all centres:		
Long Day Care utilisation	Long Day Care 100%	Long Day Care 100%
Before School Care utilisation - 60 students	Before School Care (60) 49.53%	Before School Care (60) 46.67%
Before School Care utilisation - 120 students	Before School Care (120) 24.76%	Before School Care (120) 23.33%
After School Care utilisation - 60 students	After School Care (60) 81.88%	After School Care (60) 93.08%
After School Care utilisation - 120 students	After School Care (120) 40.94%	After School Care (120) 46.54%
School Holiday Program utilisation - 60 students	School Holiday Care (60) 77.20%	School Holiday Care (60) 85.74%
School Holiday Program utilisation - 120 students	School Holiday care (120) 38.60%	School Holiday care (120) 42.87%
Family Day Care utilisation - Equivalent Full Time	Family Day Care 123	Family Day Care 136
Occasional Care – Hours	Occasional Childcare 72.52%	Occasional Childcare 65.13%

Key Project	Responsible Officer	Project Status Update	Status Q1	Status Q2
Develop and deliver a Professional Development Program that targets specific areas of Education and Care	Director Community Development	Children, Youth and Families participated in 22 sessions of professional development. A total of 58 hours of training was delivered to 282 participants across the quarter. Note: some staff participated in more than one session.		



KEY PROJECTS (CONTINUED)

Key Project	Responsible Officer	Project Status Update	Status Q1	Status Q2
Develop a Children and Family Strategy	Director Community Development	 Children and Families Strategy was re-presented and adopted by Council. Strategy Implementation Planning workshop in October, with the following activities undertaken by Children, Youth and Families Services: Implementation and work plans developed in order to deliver on all Year 1 actions. Child Protection: child protection guidelines and procedures are in the process of being implemented for all Council staff and representatives. Web pages both internal and external have been established as resources for council staff and the wider community; 2 internal workshops held for Child Safe Standards once standards are regulated. Education and Care: Friend Park Children's Centre on target to reopen in March 2020; Sometime Centre Merrylands scheduled to transition to Long Day Care in Jan 2020; Children, Youth and Families Team on working party with School Infrastructure NSW to investigate Joint-Use agreements; Famliy Day Care working with Department to support family day care compliance across the LGA; Cumberland Educators United Forum reviewed to maximise targeted support for local Education and Care services. Community Participation: Children, Youth and Families team has continued to engage children and families at Council run and community events; assisted in the undertaking of research on transport barriers and needs of children; in the process of establishing a platform to market activities programs and events. Health and Wellbeing: supported inclusion initiatives at Council events, programs and activities; continued inclusion initiatives, establishing a partnership with Western Sydney Local District Health promotion to promote and support health initiatives. 		
Provide inclusive programs and activities that support the educational engagement of children and provide pathways into preschool	Director Community Development	 Children's Projects Officer engaged a group of 15 refugee/CALD women at the Guildford Community Centre. Of the 15 Women, 6 required care for their children and with the support of the Children, Youth and Families Team enrolled 7 children at the SCM. Providing a pathway to preschool and a great connection to community. Children, Youth and Families Team attended 3 large community events providing the importance of early education and care information to approximately 600 families across Cumberland. 		



KEY PROJECTS (CONTINUED)

		Project Status Update	Q1	Status Q2																
	During the development and implementation of the Child Protection Framework and training model, the following activities were undertaken: • Allegations against staff checklist and flowchart																			
		established and currently being reviewed by Internal Ombudsman Shard Services (IOSS) and the Triage Team.																		
		 Partnership with NSW Health Integrated Violence Prevention and Response Service (IVPRS) in establishing Protective Behaviours Program with pilot at Wenty Children's Centre and carried through to Education and Care Services across Cumberland. 																		
		 Partnership with NSW Health Integrated Violence Prevention and Response Service (NPRS) in establishing Protective Behaviours Program for children within the community to reach children who aren't enrolled in Education and Care Services. 																		
Lead the development and implementation of a best practice Child Protection Framework and training model Director Community Development		 Partnership with Office of the Children's Guardian, University of South Australia and other key stakeholders in child-related organisations in the creation of resources for organisations to empower children and young people in participation and decision making. 	- •	-																
																		 Organisational child protection training provided to all Cumberland Council Education and Care Services. There were 154 staff trained in categories of concern, responding to and reporting risk of harm and allegations against staff. 		
						 Webpage established on Cumberland Council website providing information and resources to community as well as organisations wanting to implement their own Child Protection Framework. 														
														 Two child protection e-Learning modules established and now live for all onboarding staff to complete upon employment with Council. 	o					
					 Working with children's check verification posters created and in the process of being posted on most Council sporting grounds, community centres and halls. 															
		 Presentation at Volunteer Networking Forum on Council expectations in engaging with volunteers in relation to child protection. 																		



7. URBAN PLANNING AND DEVELOPMENT

SERVICE AREA STATUS UPDATE

Key Achievements and Highlights	 Endorsement of Cumberland 2030: Our Local Strategic Planning Statement by Council for finalisation with the Greater Sydney Commission.
	 Adoption of our new Cumberland Local Infrastructure Contribution Plan, providing a more consistent framework for growth infrastructure in the area.
	 Endorsement of the planning controls for the Wentworthville Town Centre to support growth and change in this key centre for Cumberland.
Issues and Setbacks	 Transition to the new computer system for planning works is impacting the delivery of some service performance measures.

PERFORMANCE MEASURES (KPIs)

Performance Measure	Result Q1	Result Q2
Number of community consultation on urban planning proposals, agreements and policies.	5	2
Average processing times for development applications.	113	102
Median processing times for development applications.	73	77
Development applications proceed within 90 days.	55%	49%
Development applications processed within 40 days.	23%	21%

Key Project	Responsible Officer	Project Status Update	Status Q1	Status Q2
Finalise the Cumberland Development Contributions Plan for Local Infrastructure	Director Environment and Planning	Project completed in quarter 2. The Cumberland Local Infrastructure contributions Plan was adopted by Council in December 2019. Comes into force on 15 January 2020.		
Progress town centre and precinct review	Director Environment and Planning	The project is underway with initial analysis continuing on the town centres and precinct reviews.		
Develop new Cumberland LEP to implement studies and strategies (employment, residential, heritage and bushfire)	Director Environment and Planning	The Draft Local Environmental Plan (LEP) is with the Department of Planning, Industry and Environment and is awaiting Gateway Determination.		



7. URBAN PLANNING AND DEVELOPMENT (CONTINUED)

KEY PROJECTS (CONTINUED)

Key Project	Responsible Officer	Project Status Update	Status Q1	Status Q2
Development Operations Program (including fire safety, external cladding, awning safety and swimming pools)	Director Environment and Planning	Cladding: Council has continued to partner with the NSW Cladding Taskforce, under the Better Regulation Division of the NSW Department of Customer Service. All premises whose owners self-identified as containing combustible cladding have now been inspected. Appropriate regulatory action is being processed. Fire Safety: Council is partnering with Fire & Rescue NSW in relation to educational materials to advise residents of the fire safety issues associated with high-rise apartment living. Complaints of defective swimming pool barriers continue to be investigated as per statutory requirements under the Swimming Pools Act 1992.		
Prepare Wentworthville Public Domain Upgrade Plan	Director Environment and Planning	The Draft Wentworthville Public Domain Plan was considered by Council in December 2019. The Draft plan is now placed on public exhibition.		



8. REGULATORY PROGRAMS

SERVICE AREA STATUS UPDATE

	 Adoption of the Cumberland Compliance and Enforcement Policy and Guideline, providing a consistent framework with Council undertaking activities on behalf of the community.
	 Council's Environmental Health Team developed the Draft Environmental Health Strategy, which is currently on Public Exhibition until February 2020.
Key Achievements and Highlights	 Council's Environmental Health Team inspected all temporary food stalls for the Diwali Street Festival.
nigniignts	 Council's Environmental Protection Team participated in the Parramatta River Catchment Group led 'Get the Site Right' campaign during October 2019, inspecting 62 building sites.
	 Staff resources have assisted in the implementation of P360 project for Council to integrate all of its systems into TechOne. This will keep Council's data and our processes clean and consistent.
Issues and Setbacks	 The current vacancies in the Health and Environmental Protection unit are impacting on staff ability to undertake business activities to the required delivery standards.

PERFORMANCE MEASURES (KPIs)

Performance Measure	Result Q1	Result Q2
Percentage of complaints about unauthorised building works responded to.	100%	100%
Number of swimming pool inspections carried out.	32	45
Percentage of food premises inspected under Council's Food Surveillance Program.	25% of primary inspections completed year to date.	46% of primary inspections completed year to date.
Percentage of skin penetration premises inspected under Council's Public Health Surveillance Program.	11% of primary inspections completed year to date.	94% of primary inspections completed year to date.
	0% of primary inspections completed year to date.	0% of primary inspections completed year to date.
Percentage of cooling towers inspected under the Legionella Surveillance Program.	Inspections under this program	Completed year to date.
	are conducted in quarter 2 and 3.	Inspections under this program will commence in quarter 3.

KEY PROJECTS

Key Project	Responsible Officer	Project Status Update	Status Q1	Status Q2
Develop the Cumberland Environmental Health Strategy	Director Works and Infrastructure	Project completed in quarter 1. The Draft Strategy is currently on public exhibition until February 2020.		

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Key Achievements and Highlights	 Library Services completed the following activities this quarter: Branch Library Space Assessment Work Health and Safety (WHS) inspections for all branch libraries Mandarin Tech Savvy Seniors classes Conducted HSC activities, shut in and study access in libraries for studies Implemented an online staff roster system.
Issues and Setbacks	 Resourcing implications in terms of increased customer demands on service point assistance in libraries.

PERFORMANCE MEASURES (KPIs)

Performance Measure	Result Q1	Result Q2
Public Library PC usage.	38,052	32,217
WiFi own devices usage.	105,019	80,034
Number of new library memberships.	3,338	2,757
Number of visitors to libraries.	265,532	228,830
Number of library loans.	192,555	161,075
Number of library programs delivered.	1,023	945
Number of attendees at library programs.	11,981	8,809

Key Project	Responsible Officer	Project Status Update	Status Q1	Status Q2
Granville Multipurpose Facility - Branch Library Component	Director Community Development	Internal furnishings assessment and review completed Embarking on relocation request for quotation (RFQ).		
Library Digital Literacy Programs	Director Community Development	Council has completed 50% of the Library Digital Literacy Programs. The Tech Savvy Seniors Programs, Digital Dabblers and Citizenship Practice were extended by Library Services.		
Library procedures and operations review	Director Community Development	Library Services has continued to update its library collections, donations and public technology procedures. This is an ongoing commitment by Council.		
Harmonisation of Library opening hours	Director Community Development	Library Services has progressed to 50% with the harmonisation of library opening hours. Initial principles were endorsed by Council, with a detailed report to be completed and to go Council during March 2020.		



	 Attendance at Council's Swim Centres increased significantly due to the warm weather, which has reduced the subsidy per visit.
Key Achievements and Highlights	Lean to Swim numbers has increased during quarter 2 by 10%.
	 The Auburn Ruth Everuss facility management contract has been extended until 30 June 2022.
Issues and Setbacks	Nil this quarter.

PERFORMANCE MEASURES (KPIs)

Performance Measure	Result Q1	Result Q2
Number of attendees at Council's pools.	36,689 attendees	111,883 attendees
Subsidy per attendee at Council's pools.	\$7.49 per patron	\$5.06 per patron
Percentage water quality compliance with health regulations	100%	100%
Number of attendees at Council's Learn-to-Swim program.	10,177 attendees	13,645 attendees
Number of workplace near misses and safety incidences reported at Council's Pools.	Nil reported	Nil reported

Key Project	Responsible Officer	Project Status Update	Status Q1	Status Q2
Modernisation of Swim Centres	Director Works and Infrastructure	Council has completed the early works of removing any hazards for the Wentworthville Swim Centre. Contract executed for upgrade and construction of the Wentworthville Swim Centre. Construction timetable indicates completion in December 2020.		



	Finance and Governance
	 Annual Disclosure of Interests returns has been completed and tabled at a meeting of Council.
	 All staff and suppliers have sent their annual correspondence in relation to Council's position on Christmas gift giving.
	Council completed Face to Face Code of Conduct Training for all staff.
	 Council completed the Governance and Risk Induction Training for all new staff, as part of the Corporate Induction.
	 Council updated the Agency Guide to align with the Information Privacy Commissioner, providing better practice advice.
	 Council has continued to make significant progress on the development of its Enterprise Risk Management Framework.
	 Mayoral Election are now completed with Councillor Steve Christou being appointed as Mayor and Councillor Eddy Sarkis as the Deputy Mayor.
	NSW Electoral Commissioner appointed to undertake 2020 elections.
	The following documents were adopted by Council during quarter 2:
	Cumberland Children and Families Strategy 2019-2023
	Access and Equity Policy
	Art and Cultural Collection Policy
	 Seniors Units for Independent Living Policy
	Volunteers Policy
	Councillors and Staff Interaction Policy
	Statement of Business Ethics
	 General Manager Expenses and Facilities Policy
Key Achievements and	Privacy Management Policy
Highlights	Environmental Health Strategy
	Risk Management Policy
	Compliance and Enforcement Policy
	Compliance and Enforcement Guidelines
	People and Performance
	The Cumberland Community Satisfaction Survey showed an increase in community
	satisfaction across a majority of Council service areas. This is the first year Cumberland was in line with the NSW Metropolitan Council benchmarks for the overall satisfaction score.
	 The Voice of the Customer Survey, saw an increase in satisfaction with Council's
	responsiveness and quality of services provided to the community.
	 Council engaged with a provider to conduct a Staff Climate Survey that will open in quarter 3, 2019-20. The survey outcomes, will provide valuable insights into how staff feel about working for Cumberland Council. It will be also be used to determine measures that can be taken on how to improve staff engagement and satisfaction.
	 Council has implemented the random Drug and Alcohol Testing Program. This will enable Council to meet its duty of care across its staff and the Cumberland community, by ensuring staff are working in a safe manner and without impairment.
	 The Performance Development System has been been implemented across Council. Staff will be able to continuously review and received feedback on their performance and receive
	 training, to allow optimum performance across Council. Council's has commenced the process of finalising and implementing the Project
	 Council's has commenced the process of finalising and implementing the project Management Framework across the organisation. Over time, this will improve Council's control and governance of projects.
	 Council has completed the Bookings Team merger, which means a more streamlined approach for Council's booking processes for recreational and community buildings and, facilities.
	 Council has continued to provide effective management of workplace injuries, which has resulted in reduced costs and savings on Council's Workers Compensation Premium.



11. GOVERNANCE AND ADMINISTRATION (CONTINUED)

SERVICE AREA STATUS UPDATE (CONTINUED)

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Issues and Setbacks

People and Performance

Council's Customer Service Team has experienced longer phone and counter wait times. This was due to a combination of factors; the training and implementation of TechOne which caused a shutdown period and the go-live period for TechOne adversely impacted service levels.

PERFORMANCE MEASURES (KPIs)

Performance Measure	Result Q1	Result Q2
Percentage of compliance with Office of Local Government statutory reporting.	100%	100%
Percentage of Access to Information Applications (GIPA Act) completed within timeframe.	100%	100%
Percentage of Internal Audit recommendations implemented within due date.	N/A for quarter 1	81%
Percentage of Customer Calls answered in 60 seconds on average.	83.6%	76.5%
Counter average wait time.	2 minutes and 44 seconds	5 mins and 1 second
Customer contact average wait times.	43 seconds	1min and 12 seconds
Percentage of Abandoned calls (Abandonment Rate).	3.7%	5.8%
Percentage of tier one complaints resolved within 15 days.	100%	100%
Percentage of business papers and meeting minutes published on time.	100%	100%
Percentage of compliance with Integrated Planning & Reporting legislative requirements.	100%	100%
Percentage of Council meetings livestreamed and widely accessible to public.	100%	100%

KEY PROJECTS

Key Project	Responsible Officer	Project Status Update	Status Q1	Status Q2
Develop a robust governance framework underpinned by principles of transparency and accountability	Director Finance and Governance	The Governance Team is currently in the process of developing a Governance Framework underpinned by Council's Code of Conduct and respective Policies. The Governance Framework will link all of Council's current policies, guidelines and documents.		
Implement dedicated rolling community engagement programs that create an ongoing conversation between Council and the community	Director Community Development	Community Engagement Program has commenced with the Community Pop Ups and Meet Your Councillor opportunities taking place for each of Ward.		

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11. GOVERNANCE AND ADMINISTRATION (CONTINUED)

KEY PROJECTS (CONTINUED)

Key Project	Responsible Officer	Project Status Update	Status Q1	Status Q2
Link developed between Council's Integrated Planning and Reporting website and the data systems Council uses for performance reporting.	Director People and Performance	The reboot project for the Technology One Performance Reporting is underway with scoping work with the consultant complete. Further work will commence in February 2020 with completion estimated to be around June 2020. This work is required to be completed before progress on a website reporting link can progress.		
Conduct an extensive community engagement program to underpin the development of the End of Term Report and inform the four yearly review of the Community Strategic Plan	Director People and Performance	Community Engagement project for the End of Term Report and Community Strategic Plan Review is currently in the planning stage. Engagement activities are expected to commence from July 2020.		
Undertake and report an annual Community Satisfaction Survey to measure our progress towards the community vision in the Community Strategic Plan	Director People and Performance	Project completed in quarter 1.		
Develop an ongoing Councillor Professional Development Program	Director Finance and Governance	Project completed in quarter 1.		
Develop and implement the Think Local, Buy Local Program	Director Finance and Governance	Council is currently implementing a new procurement system which will allow supplier registration for procurement opportunities. Following successful implementation of the system, Council will develop a Procurement Policy, outlining its position on Local Preference Procurement opportunities.		
Investigate joint purchase opportunities with neighbouring councils	Director Finance and Governance	 Blacktown, Penrith, Fairfield, Liverpool and City of Parramatta councils procurement representatives met on 14 December 2019, whereby potential regional opportunities were flagged for hardware and stationery contracts. All councils are now individually assessing their requirements and will meet again on 18 February 2020 to explore alignments. Council as a member of Western Sydney Regional Organisation of Councils (WSROC) resolved to enter into a Power Purchase Agreement jointly with a number of other councils. Council resolved to participate in the Local Government Procurement (LGP) contract for electricity, which included over 70 other councils. 		
Undertake an annual Customer Satisfaction Survey in conjunction with other feedback to measure Council's progress in delivering excellent customer experience outcomes	Director People and Performance	Project completed in quarter 1.		



11. GOVERNANCE AND ADMINISTRATION (CONTINUED)

KEY PROJECTS (CONTINUED)

Key Project	Responsible Officer	Project Status Update	Status Q1	Status Q2
Provide new and improved customer online services through the delivery of an online Customer Portal platform, including a fully integrated Customer Request Management (CRM) system	Director Finance and Governance	Project completed in quarter 2. A fully integrated CRM and Customer Portal (TechnologyOne + eServices) was implemented in early December 2019, replacing the legacy land information systems of Pathway (Auburn) and Authority (Holroyd). Further process and reporting enhancements will be made to the CRM and Customer Portal as part of ongoing continuous improvement activities.		
Develop and commence implementation of a Customer Experience Strategy, setting Council's Customer experience focus for 5 years	Director People and Performance	 Year two projects are currently in progress which include: Delivering of Formal Customer Service and Complaints handling. Development of a Customer Service on Boarding Manual, Participation in External Benchmarking Program and Improve online Self Service. Development of a reporting framework identifying adherence to set service level standards. 		
Implement a Sponsorship Policy and Program to govern incoming and outgoing sponsorship	Director Community Development	Outgoing Sponsorship. Two applications have been received for \$25,000 each and were reported to the Council meeting held on 18 December 2019 for endorsement. Applicant 1 – Precedent Productions Pty Ltd. Council resolution was to provide sponsorship for \$25,000. This applicant addressed Council's assessment criteria by: Providing a range of marketing and publicity opportunities for Council. Supporting local businesses to achieve goals in the Community Strategic Plan. Promoting Cumberland's diversity and brand positioning. Directly supporting Council's Business Engagement Program by increasing Council's profile and engagement with local businesses. Applicant 2 – Careflight Limited. This was unsuccessful for the sponsorship amount of \$25,000. The program provides a service that is accessible by Cumberland residents, however, the applicant did not meet the relevant assessment criteria. Incoming Sponsorship. There is currently \$62,000 in monetary sponsorship funds available. This has been either received by Council or committed to by Council in 2019-20 to support Council's community events.		
Auburn Civic Centre Rectification	Director of Works and Infrastructure	90% of construction completed.		
Develop and commence a Quality Assurance Program for Council's Customer Service Team	Director People and Performance	Quality Assurance Program developed and commenced. Reporting to be provided end of quarter 3, as part of Customer Experience Report.		

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SERVICE AREA STATUS UPDATE

Key Achievements and Highlights	• The merge with Council's Booking Team is now complete and terms and conditions have been updated. This will provide consistency and clarity across the community when booking venues, sporting grounds and community centres or buildings.
Issues and Setbacks	Nil this quarter.

PERFORMANCE MEASURES (KPIs)

Performance Measure	Result Q1	Result Q2
Number of Customer Request Management Systems (CRMs) received.	972	992
Number of Customer Request Management System (CRMs) completed.	100%	100%
Community Satisfaction levels met for all Council Community Centres and Facilities.	Will be reported in quarter 2 when the Community Satisfaction Report is received.	90% satisfaction (an increase from 70% in 2018).
Booking enquiries for all Council community centres and facilities.	9,753 emails, 976 calls	9,441 emails, 724 calls
Percentage of Capital Works and Building Renewal Projects completed within the specified time and budget.	21% of Capital Work Projects completed. One Building Renewal Project completed.	23% of Capital Work Projects completed.
Percentage of service contracts renewed and up to date.	100% of service contracts reviewed.	100% of service contracts reviewed.

Key Project	Responsible Officer	Project Status Update	Status Q1	Status Q2
Develop Property Strategy	Director Finance & Governance	The Draft Property Strategy has been reviewed and supported by Council's Executive Management Team, with the final draft being circulated to the Councillors for further review. A Council Workshop will be held in February 2020 to further discuss the final draft.		
		Construction Certificates for the project and works associated with the Granvillle Centre on Memorial Drive, Granville were issued and works commenced on-site on 19 July 2019.		
Deliver the Granville Multipurpose Community Facility	Director Community Development	The demolition of the redundant buildings was completed, enabling works associated with the temporary access to the Granville Memorial Swimming Centre. Initial decontamination works and heritage investigation works have been completed. Bulk earthworks have also been completed and the first major concrete slab has been poured.		



12. COMMUNITY FACILITIES AND PROPERTY

KEY PROJECTS (CONTINUED)

Key Project	Responsible Officer	Project Status Update	Status Q1	Status Q2
Establish the Guildford Community Centre's 'one- stop-shop' facility	Director Community Development	There has also been an increase in visitation and customer service enquiries, as well as regular and casual hirers and new programs operating from the Centre. A revised development application has been submitted to extend the hours of operation and use.		
Design and construction of amenities and grandstand at C V Kelly Park	Director Works and Infrastructure	This project was scheduled for a future year of the Delivery Program but due to resourcing constraints and updated priorities, the project will no longer take place.	0	





Quarter 2 Performance Report: OCTOBER TO DECEMBER 2019

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f Cumberland City Council Sydney

DOCUMENTS ASSOCIATED WITH REPORT C02/20-362

Attachment 2 Financial Analysis



FORECAST FOR DECEMBER 31, 2019

Report from Director Finance and Governance

Summary:

The attached Quarterly Budget Review Statement (QBRS) refers to the period ended 31 December 2019. The QBRS indicates that Council's financial position is satisfactory for the actual year-to-date income and expenditure, as well as the original and proposed revised estimates of income and expenditure for the year.

Report:

Clause 203(2) of the Local Government (General) Regulation 2005 (the Regulation) requires that Council's Responsible Accounting Officer prepare and submit a Quarterly Budget Review Statement (QBRS) that shows, by reference to the estimate of income and expenditure set out in the Operational Plan adopted by Council for the relevant year, a revised estimate of the income and expenditure for that year.

The QBRS, compiled for information of Council and the Community, provides a summary of Council's financial position at the end of each quarter as to its progress against both the original Operational Plan and the last revised budget, as well as any recommended revisions identified as part of the budget review process.

The Operational Plan profit has decreased from the approved budget surplus of \$0.05m to a surplus of \$3.68m, excluding capital income, as per below table.

Report	Current Budget	Revised Budget	Budget Movements
	000s	000s	000s
Operating Income	202,672	206,745	4,073
Capital Income	12,710	14,634	1,924
Total Revenue	215,382	221,379	5,997
Operating Expenses	202,164	203,062	898
Net Operating Result from Continuing Operations	13,218	18,317	5,099
Net Operating Result before Capital Items	509	3.683	3.174

Significant material Operational Plan revisions arising in the December 2019 quarter forecast are as follows:

Increases to Surplus Total identified savings/increased income:

- \$0.39m additional income from user charges.
- \$0.37m additional operating grants income.
- \$3.7m additional income for one off bonds transfer
- \$0.12m decrease in materials and contracts expense.

Ordinary Meeting of the Council – 19 February 2020 Page 1



Decreases to Surplus Total identified below:

- \$0.36m reduction in investment interest revenue.
- \$0.6m increase in depreciation expense.
- \$0.4m increase in I.T software expense.

The projected total capital expenditure has increased by \$0.47m mainly attributable to the following:

- Additional allocation of funds for initial report on New Council administration building (\$200k).
- Increase in budget allocation for remediation works at 615A Great Western Highway Pemulwuy (\$250k).
- Increase in SRV budget allocation for Brighton Park Playground Renewal (\$20k).
- Reallocation of funds from Greystanes Skate Park towards Upgrade Animal Holding Facility (\$75k), Wyatt Park Netball Courts Renewal (\$20k) and Sports Ground Playing Surface Upgrades (\$365k).
- Decrease in budget allocation towards plant replacement (\$150k)
- Additional allocation of funds towards Air Conditioning works at Auburn Townhall (\$125k).
- Additional allocation of funds towards AC4C Alarm and CCTV Upgrades (\$22k).

The projected Cash and Investments position of \$118m has increased by \$1.6m as a result of the increase in capial developer contributions. Council's estimated unallocated cash balance has decreased by \$3.5m due to restriction of unclaimed bonds.

Conclusion:

As at the end of the first quarter, Council's year-end projected financial position remains satisfactory. The estimated net operating result before capital is projected to finish the year with a surplus of \$3.67m.

Consultation:

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

Financial Implications:

The only financial implication of this report a decrease in unrestricted cash of \$3.5m, which will have a negative impact to the budget.

Policy Implications:

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

Communication / Publications:

There are no communication / publications / implications for Council associated with this report.

Cumberland Council

DOCUMENTS ASSOCIATED WITH REPORT C02/20-362

Attachment 3 Quarterly Budget Review Statement



Quarterly Budget Review Statement for the period 01/10/19 to 31/12/19

Table of Contents		
1.	Responsible Accounting Officer's Statement	2
2.	Income & Expenses Budget Review Statements	3
3.	Capital Budget Review Statement	5
4.	Cash & Investments Budget Review Statement	7
5.	Contracts & Other Expenses Budget Review Statement	9



Quarterly Budget Review Statement

for the period 01/10/19 to 31/12/19

Report by Responsible Accounting Officer

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

31 December 2019

It is my opinion that the Quarterly Budget Review Statement for Cumberland Council for the quarter ended 31/3/19 indicates that Council's projected financial position at 30/6/19 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed:

date:

Richard Sheridan Responsible Accounting Officer



Income & Expenses Budget Review Statement

Budget review for the quarter ended 31 December 2019

Actual

figures

132,954

15,697

896

9,562

6,538

7,501

173,338

46,093

27,315

16.519

12,840

69,992

69,992

62,491

62,491

103,346

580

190

Quarterly Budget Review Statement

Projected

Year End

402

899

5,099

5,099

3,174

24,407

13,218

13,218

509

509

-

-

-

202,164

Result

134,403

29,121

15,166

22,865

14,634

221,380

2,204

87,968

56,197

32.920

24,809

18,317

18,317

3,683

3,683

203,062

1,168

765

500

3,926

for the period 01/10/19 to 31/12/19

Income & Expenses - Council Consolidated	d l									
	Original	Original Approved Changes					Revised	Variations		
(\$000's)	Budget	Carry	Other than	Sep	Dec	Mar	Forecast	for this	Notes	
	2019/20	Forwards*	by QBRS**	QBRS	QBRS	QBRS	2019/20	Dec Qtr		
Income										
Rates and Annual Charges	134,167			15	1		134,319	84	1	
User Charges and Fees	30,797	0,797 (2,076)					28,721	400	2	
Interest and Investment Revenues	4,977			(694	4)		4,284	(358)		
Other Revenues	12,394	12,394 (805)					11,590	3,576		
Grants & Contributions - Operating	21,431			1,063	3		22,494	371	3	
Grants & Contributions - Capital	18,567			(5,857	7)		12,710	1,924	4	
Net gain from disposal of assets	550			21	5		765	-		
Share of Interests in Joint Ventures	700	0 (200)				500	-			
Total Income from Continuing Operations	223,584	-	-	(8,202	2)		215,382	5,998		
Expenses										-
Employee Costs	88,661			(719	9)		87,942	26	5	
Borrowing Costs	1,425			(253	·		1,172	(5)		
Materials & Contracts	55,880			442	·		56,322	(125)	6	
Depreciation	32,320				-		32,320	600		
-										

-

-

-

(244)

(773)

(7,428)

(7, 428)

(1,571)

-

-

-

-

-

ations

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/12/2019 and should be read in conjuction with the total QBRS report

24,651

20,647

20,647

2,080

2,080

202,937

Other Expenses

Total Expenses from Continuing Operations

Discontinued Operations - Surplus/(Deficit) Net Operating Result from All Operations

Net Operating Result before Capital Items

Net Operating Result from Continuing Operation

Recurring Net Operating Result before Capital Items



Quarterly Budget Review Statement for the period 01/10/19 to 31/12/19

Income & Expenses Budget Review Statement Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes Details

1 Forecast increase in domestic waste annual charges - \$84k.

2 Forecast increase in user charges of \$400k was mainly attributable to an increase in childcare fees (\$287k), rezoning fees (\$90k) and footpath inspection fees (\$85k).

3 Forecast reduction in investment interest revenue - \$358k, due to falling interest rates and cash balance.

- 4 Forecast increase in other revenue of \$3.58m was mainly attributable to a one off transfer of long outstanding bonds to revenue.
- 5 Forecast increase in Operating Grants of \$371k was mainly attributable to increases in grants for Environment Management (\$105k) and childcare subsidy (\$155k).
- 6 Forecast increase in capital \$1.9m in Capital Grants and Contributions was attributable to s7.11 developer contributions (\$1.6m) and contribution for remediation of Pemulwuy site (\$250k).

7 Employee costs have decreased by \$26k, due to Council reducing the cost of staff training.

8 Materials & Contracts have decreased by \$125k. Decrease are mainly attributable to a decrease in contractors and materials (\$693k), offset by an increase in material purchases (\$483k).



Budget review for the quarter ended 31 December 2019 Capital Budget - Council Consolidated

Quarterly Budget Review Statemen

for the period 01/10/19 to 31/12/15

Capital Budget - Council Consolidated								
	Original	Approved Changes	5	Revised	Variations		Projected	Actual
(\$000's)	Budget Carry		Dec Mar	Budget	for this	Notes	Year End	YTD
Capital Expenditure	2019/20 Forwards	by QBRS QBRS	QBRS QBRS	2019/20	Dec Qtr		Result	figures
New Assets								
- Plant & Equipment	2,400	(900)		1,500	(128)		1,372	414
- Land & Buildings	12,462	2,084		14,546	3,700		18,246	9,305
- Roads, Bridges, Footpaths	3,300	2,851		6,151	0,700		6,151	823
- Parks and Open Spaces	8,200	242		8,442	(3,500)	1	4,942	822
- StormWater Drainage	7,137	272		7,137	(0,000)	1	7,137	325
- Other	3,315	623		3,938	-	2	3,938	2,306
Renewal Assets (Replacement)	3,313	023		5,550	-	2	5,550	2,500
- Plant & Equipment								
- Land & Buildings	24,222	(6,109)		18,113	455	3	18,568	6,142
- Roads, Bridges, Footpaths	9,860	(1,999)		7,861	(26)	0	7,835	2,088
- Parks and Open Spaces	7,064	(1,999) 3,847						
	,	3,047 887		10,911	(34)	5	10,877	3,770
- Storm Water/ Drainage	1,750	007		2,637	-		2,637	944
- Other	-			04.020	-		-	-
Total Capital Expenditure	79,710 -	- 1,526		81,236	469		81,704	26,939
Capital Funding								
Rates & Other Untied Funding	29,956	1,376		31,332	(3,379)		27,953	6,352
Capital Grants & Contributions	14,828	(3,324)		11,504	3,527		15,031	16,039
Reserves:		(-)/		-	-,		-	
- External Resitictions/Reserves	2,407	1,851		4,258	(74)		4,184	328
- Internal Restrictions/Reserves	32,519	1,623		34,142	394		34,536	4,220
New Loans	02,010	1,020						1,220
Loan Repayment								
Carryovers							_	
Total Capital Funding	79,710 -	- 1,526		81,236	468		81,704	26,939
		,						
Net Capital Funding - Surplus/(Deficit)	0 -	- (0)		(0)	(0)		0	(0)

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/12/2019 and should be read in conjuction with the total QBRS report



Quarterly Budget Review Statement

for the period 01/10/19 to 31/12/19

Capital Budget Review Statement Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes Details

- 1 Additional allocation of funds for initial report on New Council administration building (\$200k).
- 2 Increase in budget allocation for remediation works at 615A Great Western Highway Pemulwuy (\$250k).
- 3 Increase in SRV budget allocation for Brighton Park Playground Renewal (\$20k).
- 4 Reallocation of funds from Greystanes Skate Park towards Upgrade Animal Holding Facility (\$75k), Wyatt Park Netball Courts Renewal (\$20k) and Sports Ground Playing Surface Upgrades (\$365k).
- 5 Decrease in budget allocation towards plant replacement (\$150k)
- 6 Additional allocation of funds towards Air Conditioning works at Auburn Townhall (\$125k).
- 7 Additional allocation of funds towards AC4C Alarm and CCTV Upgrades (\$22k).



for the period 01/10/19 to 31/12/19

Cash & Investments Budget Review Statement

Budget review for the quarter ended 31 December 2019

Cash & Investments - Council Consolidated Original Approved Changes Revised Variations Projected Actual (\$000's) for this Year End YTD Budget Carry Other than Sep Dec Mar Budget Notes 2019/20 Forwards by QBRS 2019/20 Dec Qtr QBRS QBRS QBRS Result figures Externally Restricted (1) Developer Contributions 59 1,275 Accessibility & Traffic 1,063 270 1,333 1,392 1,379 Administration (431) 948 26 974 1,192 Car Park Community Facilities 14.253 896 15.149 99 15.248 14,754 (3,881) (3,761) Drainage (3,881) 120 (3,800) Local Transport (1,140) 160 (980) (980) (1,016) -Merrylands Town Centre 2.788 2.788 2.788 2.817 -27,973 31,645 Open Space 2,926 30,899 30,899 -Parking 159 159 159 161 Public Domain 12.877 688 13.565 220 13.785 12.570 Woodville Ward 1,035 330 1,365 1,170 2,535 2,212 s94A Levies 4,058 65 4,123 255 4,378 4,334 SEPP 59 Agreements(Pem) 4,701 4,701 0 4,701 4,750 72,117 Developer Contributions Total 65,264 4,904 70,168 1,949 70,893 ----External Reserves - Other Domestic Waste Management External Reserve 5,079 (2,947) 18,127 2,132 (164) 1.969 Stormwater Levy External Reserve 1.152 1.887 1,887 3.084 735 0 Specific Purpose Grants External Reserve 1,818 (1,818) -Internal Ombudsman 45 (45) 187 External Reserves - Other Total 8,094 (4,074) 4,020 (164) 3,856 21,398 75,974 Total Externally Restricted 73,358 829 74,188 1,786 92,292 --(1) Funds that must be spent for a specific purpose Internally Restricted (2) Employees Leave Entitlement - Internal Reserve 5,139 38 5,177 5,177 5,177 Parks and Gardens Amenities - Internal Reserve 157 (20) 137 137 137 -Stronger Community Funds S355 Park Committee 85 115 200 200 1,266 Marrong Reserve South from Boral 2,599 3,185 2,500 99 -2,599 SRV Reserve 6,236 (1,109) 5,127 5,127 3,282 Woodville Reserve 5,350 (1,079)4,271 500 4,771 12,781 Merryland CBD Low Cost Loan 17,863 19,066 19,066 26,916 1,203 Land Reserve 4,303 961 5,264 5.064 5,246 (200) Unclaimed bond reserve 3,764 3,764 3,764 Total Internally Restricted 41,633 207 41,840 4,064 45,904 61,754 --(2) Funds that Council has earmarked for a specific purpose Unrestricted (ie. available after the above Restrictions) 3,564 711 (3,493) (3,504) Total Cash & Investments 118,556 1,037 116,739 1,646 118,385 150,542



Quarterly Budget Review Statement

for the period 01/10/19 to 31/12/19

Cash & Investments Budget Review Statement

Comment on Cash & Investments Position

Investments

Investments have been invested in accordance with Council's Investment Policy.

<u>Cash</u>

The Cash at Bank figure included in the Cash & Investment Statement totals \$150,542

This Cash at Bank amount has been reconciled to Council's physical Bank Statements. The date of completion of this bank reconciliation is 12/01/2020

Reconciliation Status

The YTD Cash & Investment figure reconciles to the actua	\$ 000's	
Cash at Bank (as per bank statements) Investments on Hand		4,789 150,653
less: Unpresented Cheques/EFTs add: Undeposited Funds	(Timing Difference) (Timing Difference)	1,584 1,670
less: Identified Deposits (not yet accounted in Ledger) add: Identified Outflows (not yet accounted in Ledger)	(Require Actioning) (Require Actioning)	6,258 1,272
less: Unidentified Deposits (not yet actioned) add: Unidentified Outflows (not yet actioned)	(Require Investigation) (Require Investigation)	-
Reconciled Cash at Bank & Investments	150,542	
Balance as per Review Statement:	150,542	

Difference:



Cumberland Council

Quarterly Budget Review Statement

for the period 01/10/19 to 31/12/19

Contracts Budget Review Statement

Budget review for the quarter ended 31 December 2019 Part A - Contracts Listing - contracts entered into during the quarter

		Contract	Start	Duration	Budgeted
Contractor	Contract detail & purpose	Value	Date	of Contract	(Y/N)
Avant Constructions Pty Ltd	Gumnut Grove - Playground Renewal Works	\$ 100,000.00	11/12/19 27/11/2019		Y
Programmed Building Projects	Everley Park (South) - South Granville Infrastructure Works	\$ 54,527.27	15.11.19 17/04/2019		Y
Monark Landscapes	SRV Seating Renewals 2019-20	\$ 18,590.00	13/11/19		Y
A.J Bristow and Sons Pty Ltd	Linnwood Estate Repairs	\$ 158,136.87	08/10/19 31/01/2020		Y
OMNISTRUCT BUILDING (NSW) PTY LTD (formerly	Wentworthville Swim Centre Modernisation	\$ 8,887,581.40	20/12/19 31/01/2021		Y
trading as ICON Building Group Pty Ltd)					
Downer EDI Works Pty Ltd	Road Infrastructure and Services	\$14,244,688.85	22/11/19		Y
RMA Contracting Pty Ltd	Site Remediation 615 Cumberland Hwy	\$ 546,338.00	12/11/19 12/05/2021		Y
Greater Western Landscapes Pty Ltd	Auburn Botanical Gardens Entry Rebitalisation Project	\$ 449,955.00	01/11/19 31/01/2019		Y
QMS Media Ltd	Large Billboard Advertising	\$ 1,953,915.00	12/11/19 8 years		Y
Rees Electrical Pty Ltd	McCredie Park Floodlighting Remediation	\$ 206,739.50	23/12/19 31/03/2019		Y
Assett Group Services Pty Ltd	Merrylands Community Centre and Library Cladding	\$ 204,599.75	22/11/19 3 months		Y
The Information Management Group Pty Ltd (TIMG)	Backup as a Service (BAAS)	\$ 86,400.00	03/10/19 30/11/2021		Y

Notes:

1. Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whatever is the lesser.

2. Contracts listed are those entered into during the guarter being reported and exclude contractors on Council's Preferred Supplier list.

3. Contracts for employment are not required to be included.

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31.03/2019 and should be read in conjuction with the total QBRS report



Cumberland Council

Quarterly Budget Review Statement

for the period 01/10/19 to 31/12/19

Consultancy & Legal Expenses Budget Review Statement

Consultancy & Legal Expenses Overview	

Expense	YTD Expenditure (Actual Dollars)	Bugeted (Y/N)
63300 - Consultancies	1,103,025	Y
63243 - Legal Fees	397,176	Y

Definition of a consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

Details		Actual	Budget	Budget
Consultancies		YTD	YTD Budget	Full Year
100090	Waste- Domestic Waste Management	23,169	25,000	120,000
100110	Homework Help Program	28,731	28,731	55,000
100155	Section 7.11 Contributions	0	0	50,000
101006	Facilities	2,242	23,850	71,300
101010	Development Assessment	10,043	22,503	50,000
101019	Precinct Planning	9,595	23,831	112,000
101020	Environmental & Resource Recovery	36,778	26,974	69,225
101025	Development Operations	3,000	3,000	20,000
101030	Environmental Health	0	1,311	5,900
101040	Environmental Protection	2,955	3,167	5,300
101042	UV-smart and cool playgrounds	0	42,622	85,244
101045	Corporate Planning	45,740	45,740	49,000
101150	Governance	2,420	2,420	21,076
101160	Financial Services	17,180	17,180	29,988
101165	Director Finance & Governance	88,433	88,433	328,900
101190	Technology Services Administration	90,500	90,500	90,500
101200	Human Resources Services	0	0	50,000
101215	Risk & Audit	6,194	10,250	40,000
101220	GM Administration	0	8,301	90,603
101221	Business Improvement & Integration	0	0	9,766
101225	Internal Ombudsman	7,250	5,000	10,000
101280	Community & Place	2,200	2,200	6,700
101470	Customer Experience	2,020	2,020	40,800
101490	Assets	0	8,572	17,145
101501	Active Parks	110,331	94,852	138,079
101669	Food Donation Education	7,273	7,273	8,000
101775	Procurement administration	0	0	35,000
101830	Footpath Maintenance	0	9,089	18,177
101850	Urban Road Maintenance	0	2,500	5,000
101980	Properties	11,334	11,334	30,000
101985	Cleansing	5,850	3,000	6,000
102035	Property Development	17,419	13,122	48,750
102280	Stormwater Management	2,091	8,703	59,178
102300	Traffic Engineering	0	7,000	21,000
102426	Strategic Planning	19,777	19,777	100,000
102430	Children's Community Projects	0	0	35,000
102435	LEP review program.	384,491	384,491	1,592,942
102487	Technology Services	166,011	166,011	252,439
102496	Corporate Information Systems	0	0	70,620
		1,103,025	1,208,756	3,848,633

				Full Year
Legal		Actual	YTD Budget	Budget
100090	Waste- Domestic Waste Management	10,437	10,500	20,000
101000	Director Planning & Environment	0	0	5,000
101010	Development Assessment	169,299	164,369	275,000
101015	Director Works & Infrastructure	6,037	7,500	15,000
101019	Precinct Planning	5,530	5,530	15,000
101025	Development Operations	115,947	124,028	184,266
101030	Environmental Health	9,967	8,787	17,573
101040	Environmental Protection	0	2,044	6,131



Council Meeting 19 February 2020

101140	Director Community Development	0	0	5,000
101165	Director Finance & Governance	0	0	11,945
101170	Rates Administration	50,642	50,642	209,113
101205	Director People & Performance	0	0	5,000
101220	GM Administration	258	22,750	45,500
101980	Properties	27,514	27,514	56,346
102035	Property Development	1,546	1,546	15,000
		397,176	425,209	885,874

Attachment 4 Project Summary Report - The Granville Centre



Project Summary Report – The Granville Centre

Construction Commencement Date: 19 July 2019

Estimated "Practical Completion" Date: Forecast September 2020

Total Project Budget (Includes Design, Authority Fee and Construction): \$23,481,000

Main Contractor: Stephen Edwards Pty Ltd

Project Background and Scope

The Site - "Granville Memorial Park" is bounded by Memorial Drive, Enid Avenue, Diamond Avenue and the Duck Creek storm-water canal, in Granville NSW.

The Project proposes to demolish the existing Youth and Recreation Facility including its associated multipurpose game court, the Granville Baby Centre Building, the St John's Ambulance Building and the Children's Playground and develop a new Multipurpose Community Centre including a new Youth and Recreation facility, a new Library and a new Regional Art Gallery.

The area will include a new children's playground and additional car parking and be integrated with the existing Swimming Pool, Parkland, War Memorial and car parking at Granville Memorial Park.

The Project is being undertaken by Cumberland Council as part of its Stronger Communities Fund Major Projects Program, pursuant to the NSW Government's Stronger Communities Fund.

The proposed breakdown of the new multipurpose facility (nominally 3,500sqm) includes:

- A Community Centre nominally 1500sqm
- Library nominally 1000sqm
- Regional Gallery/Multi-Arts Spaces nominally 1000sqm

Project Status as at 31 December 2019

The contractor, Stephen Edwards Pty Ltd, completed all main slab on ground concrete floors and Level 1 slab by beginning November, 2019. The main structural steel has been fully erected, with stage 1 roofing completed prior to Christmas and Stage 2 continuing. Installation of the Southern retaining wall, flood fence and majority of kerb and gutters to the carpark are completed. Substation kiosk structure has been built ready to be energized in January 2020. Internal lightweight wall framing has commenced, and external cladding and window installation has also commenced. Stormwater upgrade works in Memorial Drive to commence mid-January, 2020 with marker layer installation continuing. The estimated completion date for the project remains for September, 2020.

Budget Summary

The total project budget for this project is \$23.481m. (All figures below exclude GST).

To date total spend on this project totals \$7,095,540.

A breakdown of the project expenditure is in the following table (note all figures exclude GST):

Project Description	Actual 31 December 2019	Commitmens	Approved budget 2019/20	Proposed Q2 budget 2019/20	Uncommitted
Granville Multipurpose Centre (The Granville Centre)	\$7,095,540	\$13,992,407	\$15,220,789	\$15,220,789	-

Attachment 5

Project Summary Report -Merrylands Major CBD Drainage Upgrade



Project Summary Report – Merrylands CBD Major Drainage Upgrade

Construction Commencement Date: Forecast early 2020 (CBD Project)

Estimated "Practical Completion" Date: Forecast late 2021 (CBD Project)

Total Project Budget (Includes Design and Negotiations): \$31,900,000

Main Contractor: Landmark (WIKA); Statewide Civil; Dyldam (proposed WIKA)

Project Background and Scope

The original CBD project was contained to the upgrade of the stormwater drainage system associated with the Stocklands Proposed development (233, 249-259 Merrylands Road & 52-54 McFarlane Street) and generally bounded by Merrylands Road, Treves Street, McFarlane Street and Finns Lane. This part of the project included Design, negotiations with property owners and adjustment to building structures to enable the stormwater upgrades to be constructed. The Project Control Group expanded the scope to include other major development areas within Merrylands which are affected by drainage upgrades, namely Landmark Development (1-11 Nei I Street) and Dyldam/Rositano (224-240 Pitt Street, 4 & 4A Terminal Place) and HB Home Improvements (13 – 15 Neil Street).

The purpose of the project is to consolidate the drainage infrastructure to enable the most cost efficient method of controlling floodwaters in the Merrylands CBD and to enable proposed development to be less encumbered by stormwater infrastructure. In order to achieve these outcomes agreements have or are currently being established with some of the property owners/developers in the form of Work in Kind Agreements (WIKA) and/or Voluntary Planning Agreements (VPA).

Project Status as at 31 December 2019

The design of the stormwater culvert upgrades are complete. Design of the adjustments to building structures to enable the stormwater upgrades to be constructed are also complete pending approval of Construction Certificate. Negotiations for the Dyldam WIKA are ongoing. The Landmark WIKA has been finalized, work commenced on-site October 2018 and is approximately 90% complete.

Council is in the process of finalising the land dedication from HB Home Improvements to allow Council to carry out the required roads and drainage works. The Request for Tender for construction of new roads and drainage was advertised in August 2019. Council resolved in December 2019 to award the contract for construction of road and drainage on the HB Home Improvements site. Contracts are in the process of being executed and works due to start in February 2020 and completed in 2020.

Budget Summary

The total project budget for this project is \$31,900,000. (All figures below exclude GST).

To date total spend on this project over its life totals \$4,422,515.

A breakdown of the project expenditure for the 2019/20 financial year is in the following table (note all figures exclude GST):

Project Description	Actual 31 December 2019	Commitments	Approved budget 2019/20	Proposed Q2 budget 2019/20	Uncommitted
Merrylands CBD Drainage	\$324,872	\$808,069	\$7,137,000	\$7,137,000	\$6,004,058

Note: The Neil Street drainage project contract with Statewide exchanged mid Jan 2020. Contract Value \$4,925,384

Attachment 6

Project Summary Report – Cumberland Swimming Centre Modernisation for the Wentworthville and Guildford Centres



Project Summary Report – Cumberland Swimming Centre Modernisation for the Wentworthville and Guildford Centres

Construction Commencement Date Forecast:

- Wentworthville: January 2020
 Guildford: TBA

Estimated 'Practical Completion' Date Forecast:

Wentworthville: February 2021
 Guildford: TBA

Total project budget (includes design, authority fee and construction): \$17,037,000

Main Contractor: Omnistruct Building (NSW) Pty Ltd (for construction phase at Wentworthville)

Project Background and Scope

The Cumberland City Council Swimming Centre Modernisation Project includes the Centres located in Guildford, Wentworthville, Granville & Merrylands. The upgrade of the pools is to address statutory requirements such as water quality and disability access. Following community consultation, the modernisation of the pools will include facilities to better serve the current and future needs of the community.

The original approach was to focus on the Guildford and Wentworthville Swimming Centers as priorities. The design phase of Merrylands and Granville has been deferred, however, it should be noted that for Granville, future design components are being developed in conjunction with the adjoining development of The Granville Centre.

Project Status as at 31 December 2019

Wentworthville Memorial Swimming Centre

The early works contract commenced on 4 June 2019 and was completed in September 2019. Council resolved to accept the Tender Evaluation Panel's recommendation to award the construction contract to Omnistruct Building (NSW) Pty Ltd for the amount of \$8,887,581(excluding GST). Construction works commencing 20 January 2020, and a construction program completion date estimated to be late December 2020.

Guildford Swimming Centre

Design consultants have produced 80% of the design documentation. The review of environmental factors, including the results of the community consultation process was lodged with Council on 20 June 2019 in accordance with planning requirements (Infrastructure SEPP).

A pre development application meeting with Council's Development Section has been undertaken. Following a Council Workshop held 25 July 2019, it was resolved to defer work on the Guildford Swimming Centre until the construction works at the Wentworthville Memorial Swimming Centre has been completed.

Budget Summary

The total project budget for this project is \$17,037,000. (All figures below exclude GST).

To date total spend on this project over its life totals \$2,268,492.



A breakdown of the project expenditure is in the following table (note all figures exclude GST):

Project Description	Actual 31 December 2019	Commitments	Approved budget 2019/20	Proposed Q2 budget 2019/20	Uncommitted
Guildford Swim Centre Upgrade	160,594	42,526	603,379	603,379	400,259
Wentworthville Swim Centre Modernisation	635,689	182,606	8,433,730	8,433,730	7,615,434
Total	\$796,283	\$225,132	\$9,037,109	\$9,037,109	\$8,015,693

Note: The Wentworthville project contract with Omnistruct Building (NSW) Pty Ltd exchanged mid-January 2020.

Contract Value \$8,887,581 ex GST



Item No: C02/20-363

BI-ANNUAL REPORT ON COUNCILLOR EXPENSES AND FACILITIES

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

SUMMARY

This report provides an update on Councillor Expenses and Facilities Expenditure for the period of 1 July 2019 to 31 December 2019, in accordance with the provisions of Council's adopted *Councillor Expenses and Facilities Policy*.

RECOMMENDATION

That Council:

- 1. Receive the information contained in this report; and
- 2. Place a copy of the Councillor Expenses and Facilities Expenditure included under Attachment 1 of this report on Council's website in accordance with clause 15.2 of the *Councillor Expenses and Facilities Policy*.

REPORT

Section 428 of the *Local Government Act 1993* and clause 217 of the *Local Government (General) Regulation 2005* requires Council to report on the provision of expenses and facilities to Councillors in its annual report.

In addition to this, clause 15.2 of Council's adopted *Councillor Expenses and Facilities Policy* states:

"Detailed reports on the provision of expenses and facilities to Councillors will be publicly tabled at a Council meeting every six months and published in full on Council's website. These reports will include expenditure summarised by individual Councillor and as a total for all Councillors."

Attachment 1 of this report outlines the provision of expenses and facilities to individual Councillors, as well as the total expenses and facilities provided to all Councillors for the period of 1 July 2019 to 31 December 2019 in accordance with the *Councillor Expenses and Facilities Policy*.



COMMUNITY ENGAGEMENT

A copy of Attachment 1 of this report will be placed on Council's website in accordance with clause 15.2 of the *Councillor Expenses and Facilities Policy*.

POLICY IMPLICATIONS

The adoption of the recommendations contained within this report ensure Council is compliant with the adopted *Councillor Expenses and Facilities Policy*.

RISK IMPLICATIONS

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

FINANCIAL IMPLICATIONS

All expenses and facilities detailed in Attachment 1 were budgeted in the 2019/20 budget.

CONCLUSION

The report on Councillor Expenses and Facilities Expenditure for the period of 1 July 2019 to 31 December 2019 has been finalised and is tabled for Council's information in accordance with the provisions of Council's adopted *Councillor Expenses and Facilities Policy*.

ATTACHMENTS

1. Councillor Expenses and Facilities Expenditure <u>U</u>

Attachment 1 Councillor Expenses and Facilities Expenditure



Councillor Greg Cummings (Mayor 27 September 2017 - 24 September 2019)				
Allowances	July 2019 - December 2019			
Mayoral allowance - \$88,600 per annum (excluding Councillor allowance)	\$20,919.44			
Councillor allowance (per Councillor) - \$30,410 per annum	\$15,205.02			
Telephone and Data Expenses	\$472.80			
Travel Reimbursement	\$835.51			
Mobile Phone / Tablet Hardware Cost (Returnable assets of Council)	\$0.00			
Special requirement and carer expenses	\$0.00			
Postage / stamps	\$0.00			
Dedicated home office equipment (desk, chair, and printer)	\$1175.00			
Home Office Expenses Allocation (\$600)	\$0.00			
Exempt conferences/seminars and Professional Development	\$1060.00			
Professional Development	\$0.00			
Total	\$39,667.77			
Councillor Glenn Elmore (Deputy	Mayor 26 September 2018 - 24 September 2019)			
Allowances	July 2019 - December 2019			
Councillor allowance (per Councillor) - \$30,410 per annum	\$15,205.02			
Telephone and Data Expenses	\$472.80			
Travel Reimbursement	\$95.66			
Mobile Phone / Tablet Hardware Cost (Returnable assets of Council)	\$0.00			
Special requirement and carer expenses	\$0.00			
Postage / stamps	\$150.00			
Dedicated home office equipment (desk, chair, and printer)	\$444.00			
Home Office Expenses Allocation (\$600)	\$0.00			
Exempt conferences/seminars and Professional	\$972.00			
Development				
Professional Development	\$0.00			
Total	\$17,339.48			

COUNCILLORS' EXPENSES AND PROVISION OF FACILITIES for the period up to 31 December 2019



Councillor Steve Christo	u (Mayor 25 September 2019 - Current)
Allowances	July 2019 - December 2019
Mayoral allowance - \$88,600 per annum (excluding	\$23,380.55
Councillor allowance)	
Councillor allowance (per Councillor) - \$30,410 per	\$15,205.02
annum	
Telephone and Data Expenses	\$472.80
Travel Reimbursement	\$499.39
Mobile Phone / Tablet Hardware Cost (Returnable	\$1938.95
assets of Council)	
Special requirement and carer expenses	\$0.00
Postage / stamps	\$1150.00
Dedicated home office equipment (desk, chair, and	\$0.00
printer)	
Home Office Expenses Allocation (\$600)	\$52.67
Exempt conferences/seminars and Professional	\$1,773.00
Development	
Professional Development	\$0.00
Total	\$44,472.38
Councillor Eddy Sarkis (De	puty Mayor 25 September 2019 - Current)
Allowances	July 2019 - December 2019
Councillor allowance (per Councillor) - \$30,410 per	\$15,205.02
annum	
Telephone and Data Expenses	\$472.80
Travel Reimbursement	\$0.00
Mobile Phone / Tablet Hardware Cost (Returnable	\$122.00
assets of Council)	
Special requirement and carer expenses	\$0.00
Postage / stamps	\$1000.00
Dedicated home office equipment (desk, chair, and	\$1694.41
printer)	
Home Office Expenses Allocation (\$600)	\$0.00
Exempt conferences/seminars and Professional	\$8,755.00
Development	ç <i>ə</i>), cə.co
Professional Development	\$0.00



Councillor Tom Zreika		
Allowances	July 2019 - December 2019	
Councillor allowance (per Councillor) - \$30,410 per	\$15,205.02	
annum		
Telephone and Data Expenses	\$472.80	
Travel Reimbursement	\$83.84	
Mobile Phone / Tablet Hardware Cost (Returnable	\$0.00	
assets of Council)		
Special requirement and carer expenses	\$0.0	
Postage / stamps	\$150.00	
Dedicated home office equipment (desk, chair, and	\$0.00	
printer)		
Home Office Expenses Allocation (\$600)	\$0.00	
Exempt conferences/seminars and Professional	\$0.00	
Development		
Professional Development	\$0.00	
Total	\$15,911.6	
Cour	ncillor Joseph Rahme	
Allowances	July 2019 - December 2019	
Councillor allowance (per Councillor) - \$30,410 per	\$15,205.02	
annum		
Telephone and Data Expenses	\$472.80	
Travel Reimbursement	\$398.44	
Mobile Phone / Tablet Hardware Cost (Returnable	\$300.00	
assets of Council)		
Special requirement and carer expenses	\$0.00	
Postage / stamps	\$150.00	
Dedicated home office equipment (desk, chair, and	\$0.00	
printer)		
Home Office Expenses Allocation (\$600)	\$0.00	
Exempt conferences/seminars and Professional	\$143.00	
Development		
Professional Development	\$0.00	
Total	\$16,669.30	



Councillor Michael Zaiter		
Allowances	July 2019 - December 2019	
Councillor allowance (per Councillor) - \$30,410 per	\$15,205.0	
annum		
Telephone and Data Expenses	\$472.8	
Travel Reimbursement	\$0.0	
Mobile Phone / Tablet Hardware Cost (Returnable	\$77.9	
assets of Council)		
Special requirement and carer expenses	\$0.0	
Postage / stamps	\$150.0	
Dedicated home office equipment (desk, chair, and	\$660.0	
printer)		
Home Office Expenses Allocation (\$600)	\$0.0	
Exempt conferences/seminars and Professional	\$0.0	
Development		
Professional Development	\$0.0	
Total	\$16,565.7	
Сои	ncillor Paul Garrard	
Allowances	July 2019 - December 2019	
Councillor allowance (per Councillor) - \$30,410 per	\$15,205.0	
annum		
Telephone and Data Expenses	\$472.8	
Travel Reimbursement	\$677.6	
Mobile Phone / Tablet Hardware Cost (Returnable	\$1254.0	
assets of Council)		
Special requirement and carer expenses	\$0.0	
Postage / stamps	\$900.0	
Dedicated home office equipment (desk, chair, and	\$1320.0	
printer)		
Home Office Expenses Allocation (\$600)	\$0.0	
Exempt conferences/seminars and Professional	\$1322.0	
Development		
Professional Development	\$0.0	
Total	\$21,151.4	



Councillor Kun Huang		
Allowances	July 2019 - December 2019	
Councillor allowance (per Councillor) - \$30,410 per	\$15,205.0	
annum		
Telephone and Data Expenses	\$472.8	
Travel Reimbursement	\$478.9	
Mobile Phone / Tablet Hardware Cost (Returnable	\$0.0	
assets of Council)		
Special requirement and carer expenses	\$0.0	
Postage / stamps	\$150.0	
Dedicated home office equipment (desk, chair, and	\$0.0	
printer)		
Home Office Expenses Allocation (\$600)	\$0.0	
Exempt conferences/seminars and Professional	\$1082.0	
Development		
Professional Development	\$0.0	
Total	\$17,388.7	
Cc	ouncillor Lisa Lake	
Allowances	July 2019 - December 2019	
Councillor allowance (per Councillor) - \$30,410 per	\$15,205.0	
annum		
Telephone and Data Expenses	\$472.8	
Travel Reimbursement	\$232.3	
Mobile Phone / Tablet Hardware Cost (Returnable	\$0.0	
assets of Council)		
Special requirement and carer expenses	\$0.0	
Postage / stamps	\$150.0	
Dedicated home office equipment (desk, chair, and	\$806.0	
printer)		
Home Office Expenses Allocation (\$600)	\$0.0	
Exempt conferences/seminars and Professional	\$1,093.0	
Development		
Professional Development	\$770.0	
Total	\$18,729.1	



Councillor Suman Saha		
Allowances	July 2019 - December 2019	
Councillor allowance (per Councillor) - \$30,410 per annum	\$15,205.02	
Telephone and Data Expenses	\$472.80	
Travel Reimbursement	570.52	
Mobile Phone / Tablet Hardware Cost (Returnable assets of Council)	\$0.00	
Special requirement and carer expenses	\$0.00	
Postage / stamps	\$150.00	
Dedicated home office equipment (desk, chair, and printer)	\$0.00	
Home Office Expenses Allocation (\$600)	\$0.00	
Exempt conferences/seminars and Professional Development	\$1,082.00	
Professional Development	\$0.00	
Total	\$17,480.34	
Coun	cillor Ola Hamed	
Allowances	July 2019 - December 2019	
Councillor allowance (per Councillor) - \$30,410 per annum	\$15,205.02	
Telephone and Data Expenses	\$300.00	
Travel Reimbursement	\$745.46	
Mobile Phone / Tablet Hardware Cost (Returnable assets of Council)	\$0.00	
Special requirement and carer expenses	\$1320.00	
Postage / stamps	\$150.00	
Dedicated home office equipment, computer and desk and chair (including consumables)	\$660.00	
Home Office Expenses Allocation (\$600)	\$435.00	
Exempt conferences/seminars and Professional Development	\$0.00	
Professional Development	\$0.00	
Total	\$18,815.48	



Councillor George Campbell		
Allowances	July 2019 - December 2019	
Councillor allowance (per Councillor) - \$30,410 per	\$15,205.02	
annum		
Telephone and Data Expenses	\$90.00	
Travel Reimbursement	\$953.60	
Mobile Phone / Tablet Hardware Cost (Returnable	\$0.00	
assets of Council)		
Special requirement and carer expenses	\$0.00	
Postage / stamps	\$0.00	
Dedicated home office equipment (desk, chair, and printer)	\$146.00	
Home Office Expenses Allocation (\$600)	\$0.00	
Exempt conferences/seminars and Professional Development	\$1278.00	
Professional Development	\$0.00	
Total	\$17,672.62	
	uncillor Ned Attie	
Allowances	July 2019 - December 2019	
Councillor allowance (per Councillor) - \$30,410 per	\$15,205.02	
annum		
Telephone and Data Expenses	\$472.80	
Travel Reimbursement	\$548.11	
Mobile Phone / Tablet Hardware Cost (Returnable assets of Council)	\$0.00	
Special requirement and carer expenses	\$0.00	
Postage / stamps	\$150.00	
Dedicated home office equipment (desk, chair, and printer)	\$0.00	
Home Office Expenses Allocation (\$600)	\$0.00	
Exempt conferences/seminars and Professional Development	\$1,429.35	
Professional Development	\$0.00	
Total	\$17,805.28	



Councillors Total		
Allowances	July 2019 - December 2019	
Mayoral allowance - \$88,600 per annum (excluding	\$44,299.99	
Councillor allowance)		
Councillor allowance (per Councillor) - \$30,410 per	\$212,870.28	
annum		
Telephone and Data Expenses	\$6,063.60	
Travel Reimbursement	\$6,119.49	
Mobile Phone / Tablet Hardware Cost (Returnable	\$3692.90	
assets of Council)		
Special requirement and carer expenses	\$1320.00	
Postage / stamps	\$4400.00	
Dedicated home office equipment (desk, chair, and	\$6,905.41	
printer)		
Home Office Expenses Allocation (\$600)	\$487.67	
Exempt conferences/seminars and Professional	\$19,989.35	
Development		
Professional Development	\$770.00	
Grand Total	\$306,918.69	
Othe	er Expenses	
Events	July 2019 - December 2019	
Attendance of the Mayor & their partner (or nominated		
delegates) at key industry specific functions and community		
events where there is an associated ticket fee to a maximum of	\$1548.00	
\$10,000 per year (Cl. 10.6 of the Councillor Expenses and	\$1540.00	
Facilities Policy).		
In accordance with Cl. 10.7 of the Councillor Expenses and		
Facilities Policy, the Mayor may host civic events/delegations to	\$666.50	
a maximum of \$5,000 per year	\$00.50	

Other Mayoral Facilities

Staff: A Personal Assistant has provided clerical support on a full-time basis during the period.

Mayoral Vehicle: A fully serviced and maintained vehicle with a value (inclusive of GST) below the Luxury Car Tax (LCT) threshold for official civic duties and incidental use was utilised by the Mayor from 1 July 2019 - 31 December 2019.

Parking: A Mayoral car parking space was available to the Mayor to park in the Auburn Administration Building and Merrylands Administration Building during this period.

Office: A furnished office was available to the Mayor during the period in the Merrylands Administration Building.

Newspaper Subscription: Annual subscription to the Daily Telegraph and Sydney Morning Herald.

Other Councillor Facilities

Meals: Councillors are provided with a meal and refreshments, excluding alcohol, prior to Council meetings and Councillor briefings.

Parking: Parking spaces are available to Councillors to park in the Auburn Administration Building, Merrylands Administration Building and the Granville Town Hall. In addition, access to the Public car park adjoining the Council administration building in Auburn is available for any Councillors on request.

Office: A furnished Councillors room with light refreshments is provided in the Auburn Administration Building, Merrylands Administration Building and the Granville Town Hall.

Uniform: On request Councillors are provided with a Council branded uniform and name badge to be worn at civic functions indicating that the wearer holds the office of Mayor, Deputy Mayor and/or Councillor once per Council term.

Digital News Subscription: All Councillors are provided access to a digital news subscription to the Daily Telegraph



Item No: C02/20-364

AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (ALGA) - NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT

Responsible Division:Finance & GovernanceOfficer:Director Finance & GovernanceFile Number:HC-08-02-3/10Community Strategic Plan Goal:Transparent and accountable leadership

SUMMARY

The National General Assembly (NGA) of Local Government is the peak annual event for Local Government, organised by the Australian Local Government Association (ALGA). Councils may develop and submit motions for debate at the 2020 National General Assembly by 11:59pm on Friday 27 March 2020. The NGA provides Council with a valuable opportunity to influence the national policy agenda.

RECOMMENDATION

That Council:

- 1. Give consideration to nominating the Mayor and/or Councillor(s) to attend the 2019 National General Assembly of Local Government to be held in Canberra from 14 17 June 2020; and
- 2. Give consideration to submitting motion(s) to the 2020 National General Assembly of Local Government.

REPORT

The ALGA National General Assembly of Local Government will be held in Canberra from 14 - 17 June 2020. This peak event attracts in excess of 800 Mayors and Councillors each year, offering an opportunity for local government to engage directly with federal government.

The ALGA has called for Councils to submit motions for debate at the annual event. All motions require, among other things, a contact officer, a clear national objective, a summary of the key arguments in support of the motion, and endorsement of Council. Motions should be received no later than 11:59pm on Friday 27 March 2020.

There are strict guidelines on suitable motions for consideration, detailed in Attachment 1 '*Call for Motions Discussion Paper 2020*' provided by the ALGA.



If Council is considering proposing a motion to be discussed at the National General Assembly, it should be aware that motions must meet the following criteria to be eligible for inclusion in the NGA Business Papers and subsequent debate on the floor of the NGA:

- 1. Be relevant to the work of local government nationally
- 2. Be consistent with the themes of the NGA
- 3. Complement or build on the policy objectives of your state and territory local government association
- 4. Be submitted by a council which is a financial member of their state or territory local government association
- 5. Propose a clear action and outcome
- 6. Not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.

The costs associated with the event are as follows:

- Early bird registration (payment received by 8 May 2020) \$989.00
- Standard registration (payment received by 5 June 2020) \$1099.00
- Late registration (payment received on/after 5 June 2020) \$1199.00
- General Assembly Dinner \$150 per person
- Accommodation (QT Canberra or Avenue Hotel) \$285/\$305 per night

COMMUNITY ENGAGEMENT

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

POLICY IMPLICATIONS

Councillor attendance to the ALGA National General Assembly is included under the adopted *Councillor Expenses and Facilities Policy*, and is considered as Councillor professional development. Travel arrangements are made in accordance with the above Policy.

RISK IMPLICATIONS

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

FINANCIAL IMPLICATIONS

Should Council proceed with sending representation to the ALGA National General Assembly, there is an appropriate allocation within the 2019/20 Elected Officials budget to fund this.



CONCLUSION

The ALGA's National General Assembly 2020 is Australia's largest gathering for Local Government involving mayors, councillors, chairs and officials.

The event also provides a unique opportunity for Local Government to engage directly with the Federal Government to develop national policy and influence the future direction of councils and communities.

Council is to consider and determine its participation in this event.

ATTACHMENTS

1. National General Assembly of Local Government 2020 - Call for Motions Discussion Paper 2020 <u>1</u>

Attachment 1

National General Assembly of Local Government 2020 - Call for Motions Discussion Paper 2020





Call for Motions Discussion Paper 2020

14-17 June 2020 National Convention Centre Caberra

nga20.com.au





- KEY DATES -

18 November 2019 Opening of Call for Motions

27 March 2020 Acceptance of motions close

14 - 17 June 2020 National General Assembly

To submit your motion go to: alga.asn.au/nga20-motions/



SUBMITTING MOTIONS

The National General Assembly of Local Government (NGA) is an important opportunity for you and your council to influence the national policy agenda.

To assist you to identify motions that address the theme of the 2020 NGA – Working Together for Our Communities, the Australian Local Government Association (ALGA) Secretariat has prepared this short discussion paper. You are encouraged to read all the sections of the paper but are not expected to respond to every question. Your motion/s can address one or more of the issues identified in the discussion paper.

Remember that the focus of the NGA is on partnerships and working together so your questions could focus on how Local Governments can work in partnership with the Australian Government to address the challenges our communities face, or the opportunities that are arising as we approach the crossroads before us.

Criteria for motions

To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must meet the following criteria:

- 1. be relevant to the work of local government nationally
- not be focussed on a specific location or region unless the project has national implications. You will be asked to justify why your motion has strategic importance and should be discussed at a national conference
- 3. be consistent with the themes of the NGA
- 4. complement or build on the policy objectives of your state and territory local government association
- 5. be submitted by a council which is a financial member of their state or territory local government association
- 6. propose a clear action and outcome i.e. call on the Australian Government to do something
- 7. not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members, or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.



OTHER THINGS TO CONSIDER

Motions should generally be in a form that seeks the NGA's support for a particular action or policy change at the Federal level which will assist local governments to meet local community needs. Motions should commence as follows - This National General Assembly calls on the Australian Government to

e.g. This National General Assembly calls on the Australian Government to restore funding for local government Financial Assistance Grants to a level equal to at least 1% of Commonwealth taxation revenue.

In order to ensure efficient and effective debate where there are numerous motions on a similar issue, the ALGA Board NGA Subcommittee will group the motions together under an overarching strategic motion. The strategic motions have either been drafted by ALGA or are based on a motion submitted by a council which best summarises the subject matter. Debate will focus on the strategic motions. Associated sub-motions will be debated by exception only.

Motions should be lodged electronically using the online form available on the NGA website at: www.alga.asn.au. All motions require, among other things, a contact officer, a clear national objective, a summary of the key arguments in support of the motion, and endorsement of your council. **Motions should be received no later than** 11:59pm AEST on Friday 27 March 2020.

Please note that for every motion it is important to complete the background section on the form. Submitters of motions should not assume knowledge. The background section helps all delegates, including those with no previous knowledge of the issue, in their consideration of the motion.

All motions submitted will be reviewed by the ALGA Board's NGA Sub-Committee, as well as by state and territory local government associations to determine their eligibility for inclusion in the NGA Business Papers. When reviewing motions, the Sub-Committee considers the importance and relevance of the issue to local government.

Please note that motions should not be prescriptive in directing how the matter should be pursued. With the agreement of the relevant council, motions may be edited before inclusion in the NGA Business Papers to ensure consistency. If there are any questions about the substance or intent of a motion, ALGA will raise these with the nominated contact officer.

Any motion deemed to be primarily concerned with local or state issues will be referred to the relevant state or territory local government association and will not be included in the NGA Business Papers.

There is an expectation that any Council that submits a motion will be present at the National General Assembly to move and speak to the motion.

4



-INTRODUCTION

The purpose of this discussion paper is to provide guidance to councils developing Motions for Debate at the 2020 National General Assembly (NGA). This NGA will focus on working together for our communities and how local governments can achieve success through partnerships. It will consider how strategic partnerships can assist councils to address the challenges and opportunities we are facing today and tomorrow.

Some of the challenges and opportunities facing Australia were outlined in the CSIRO's Australian National Outlook 2019. Many of the challenges have direct implications for local governments and the communities they represent and provide services for. These challenges can also be opportunities that, if seized and managed appropriately, can ensure that our councils and communities thrive. This will require long-term planning, significant effort, and a cultural shift that will rebuild trust in institutions and all tiers of government, encourage healthy risk taking, and incorporate environmental and social outcomes in decision-making.

Collaboration and partnerships across sectors and with a diverse range of organisations will be vital to develop and implement solutions to the challenges ahead and to seizing the opportunities that emerge.

The National Outlook

The Australia National Outlook 2019 released by the CSIRO¹ revealed that Australia is at a crossroads. The research highlighted that we need to think and act differently if we are to ensure a bright future where GDP per capita could be as much as 36% higher in 2060 and growth is environmentally sustainable and inclusive. Failure to adequately address the significant economic, environmental and social challenges identified would result in a slow decline.

The CSIRO identified six important challenges that are already taking hold or on the horizon:

• The rise of Asia – The development boom in China that fuelled strong demand for Australian commodities (particularly resource and energy exports) is tapering off as China transitions to a new phase of growth fuelled by domestic consumption and services. However, growth in Asia could also create significant opportunities for Australia. By 2030, the Asia-Pacific region is set to consume more that half of the world's food, 40% of its energy, and be home to an estimated 65% of the world's middle class, resulting in increased demand for Australia's quality produce and service exports including tourism, education, health and aged care services, entertainment and financial and professional services.

How can local government position its communities to reap the benefits of the rise of the Asian middle class and manage any impacts? What partnerships are important?

• **Technological change** – New disruptive technologies are transforming industries and the way people live, work, and interact with each other. They are also changing the skills that will be needed in the workforce of the future. In the face of declining academic results Australia faces difficulties in ensuring that the workforce is prepared for the jobs of the future. With adaptation strategies in place embracing technology can have a net positive outlook for jobs.



What are the pre-requisites for commitments to take advantage of technological change?

What adaptation strategies are required at a local level to ensure councils and local communities are ready for the jobs of the future? What partnerships may be required?

• Climate change and environment – a broad range of impacts will be experienced in Australia as a result of global climate change, the severity of which will depend on the effectiveness of global emission reductions and local adaptation. The impacts include more extremely high temperatures and few extremely low temperatures, less rainfall and more droughts in southern Australia, less snow, more intense rainfall and fire weather, and fewer but stronger cyclones, and sea level rise. These changes will increase stress on Australia's ecosystems that are already threatened, and significantly affect agriculture, forestry, fisheries, transport, health, tourism, finance and disaster risk management. It is possible to strive towards zero emissions through a range of actions that target key sectors including energy, land use, urban infrastructure and industrial systems.

How do we work together to ensure that there is local adaptation to climate change and climate extremes? What partnerships are available to achieve zero emissions?

• **Demographics** – Australia's population is estimated to reach 41 million by 2060. This increase will be accompanied by an ageing of the population resulting in a reduction in the proportion of working age people from 66% in 2018 to an estimated 60% in 2060. This will impact economic output and infrastructure requirements and place pressure on government budgets. The impacts of population growth are likely to be felt most strongly in urban environments, with Sydney and Melbourne projected to be home to 8-9 million people and Brisbane and Perth increasing to 4-5 million people. If density does not increase, more and more people will be distanced from jobs, higher education, health services and transport.

What partnerships and forward planning are required to manage the impact of population growth in urban areas? How do regional and rural areas work in partnership to realise the benefit of population growth?

• Trust – Trust in institutions including governments, businesses, non-government organisations and the media has declined significantly since 1993 when 42% trusted government compared with just 26% in 2016. The loss of trust threatens the social licence to operate for Australia's institutions, restricting their ability to enact long term strategies.

How can local governments utilise partnerships to strengthen our social licence to operate?

• Social cohesion – like trust, social cohesion has declined falling from a baseline of 100 in 2007 to 88.5 in 2017, according to the Scanlon Foundation Index. This index considers survey respondents' sense of belonging and worth, social justice and equity, political participation and attitudes towards minorities and newcomers. The drivers of social cohesion are not fully understood but the following factors may all play a role: issues related to trust; financial stress, slow wage growth; poor housing affordability and its disproportionate affect on low income earners; and the rise of inequity.



How can local governments work in partnership with their communities and others to build and maintain social cohesion?

If Australia tackles these six challenges head on using a collaborative approach, we can achieve a bright future as a nation. However, there are five major shifts or changes that must occur. Each of these shifts have several "levers" that support their attainment. Local government has a role in some of the levers.

- An industry shift to enable a productive, inclusive and resilient economy with new strengths in both the domestic and export sectors
 - o Increase the adoption of technology to boost productivity in existing industries that have historically supported Australia's growth, as well as new industries.
 - o Invest in skills to ensure a globally competitive workforce that is prepared for technology-enabled jobs of the future.
 - o Develop export-facing growth industries that draw on Australia's strengths and build competitive advantage in global markets and value chains.

What can be achieved through partnerships that can address the gap between regions that are struggling and those that are well-off?

- An urban shift to enable well-connected, affordable cities that offer more equal access to quality jobs, lifestyle amenities, education and other services.
 - o Plan for higher-density, multicentre and well-connected capital cities to reduce urban sprawl and congestion.
 - o Create mixed land use zones with diverse high-quality housing options to bring people closer to jobs, services and amenities.
 - o Invest in transportation infrastructure, including mass-transit, autonomous vehicles and active transit, such as walking and cycling.

Rural communities are essential to Australia's wellbeing. What is required to ensure equitable access to quality jobs, lifestyle amenities, education and other services? What role do partnerships have to play in this?

Local governments are vital partners in achieving the urban shift? What needs to be brought to the partnerships by other parties? What policies need to be developed or changed?

- An ENERGY shift to manage Australia's transition to a reliable, affordable, low-emissions energy economy that builds on Australia's existing sources of comparative advantage.
 - o Manage the transition to renewable sources of electricity, which will be driven by declining technology costs for generation, storage and grid support.
 - o Improve energy productivity using available technologies to reduce household and industrial energy use.
 - o Develop new low-emissions energy exports, such as hydrogen and high-voltage direct current power.



What role do local governments play in the energy shift? How will local governments and communities benefit?

- A LAND shift to create a profitable and sustainable mosaic of food, fibre and fuel production, carbon sequestration and biodiversity.
 - o Invest in food and fibre productivity by harnessing digital and genomic technology, as well as using natural assets more efficiently.
 - o Participate in new agricultural and environmental markets, such as carbon forestry, to capitalise on Australia's unique opportunities in global carbon markets.
 - o Maintain, restore and invest in biodiversity and ecosystem health, which will be necessary to achieve increased productivity.

How can rural and regional communities' benefit from the land shift? What partnerships are required to achieve this shift?

- A CULTURE shift to encourage more engagement, curiosity, collaboration and solutions, and should be supported by inclusive civic and political institutions.
 - o Rebuild trust and respect in Australia's political, business and social institutions.
 - o Encourage a healthy culture of risk taking, curiosity and an acceptance of fear of failure to support entrepreneurship and innovation.
 - o Recognise and include social and environmental outcomes in decision-making processes.

How can local governments build partnerships with their local communities that also benefit the nation as a whole?

How can local governments work in partnership with the Australian Government and other key stakeholders to achieve these shifts and other significant policy challenges?

Can a partnership approach address the current infrastructure backlog and ensure that infrastructure (including transport infrastructure) is available and fit for the future?

Trust

To effectively implement the scale of change and reform that will be required for the growing Australian population, government needs to focus on rebuilding trust. According to the *Edelman Trust Barometer*², trust in government around the world fell to record lows in 2018. While modest increases were reported in the 2019 study including in Australia, citizens around the world are struggling to trust that their governments are working in their best interest.

The 2018 report *Trust and Democracy in Australia: Democratic decline and renewal* ³ revealed that Members of the Australian Parliament (MPs) in general are distrusted by nearly half the population (48 per cent) with only one in five (21 per cent) are willing to express that they trust them "a little bit". For State MPs and local councillors, the figure is slightly better with 31 % and 29 % respectively indicating they "trust them a little bit". Table 1 details the level of trust in different generations.



	Generation Z (1995-present)	Millennials (1980-94)	Generation X (1965-79)	Baby Boomers (1946-64)	Builders (1925-45)
State/Territory Government	38.5%	40.0%	26.7%	35.7%	44.1%
Federal Government	39.5%	31.5%	21.5%	30.8%	39.2%
Political parties	26.9%	15.6%	12.2%	16.7%	15.7%
Local Government	66.5%	47.1%	33.6%	47.5%	54.9%
Government ministers	27.5%	24.5%	15.7%	24.3%	31.1%
MPs in general	26.9%	23.2%	16.1%	20.2%	22.3%
Local Councillors	33.8%	31.7%	24.7%	27.2%	33.3%
Public Servants	45.4%	40.4%	34.4%	39.4%	35.9%
Your local MP	29.2%	30.5%	27.5%	31.2%	39.8%

Table 1: Levels of political trust in different generations (source: Stoker et al 2018)

The report revealed that one thing that appears to unite most Australians is complaining about their politicians with the three biggest grievances being:

- politicians are not accountable for broken promises;
- that they don't deal with the issues that really matter; and
- that big business/trade unions have too much power.

Professor Ken Smith, the Dean and CEO of the Australia and New Zealand School of Government (ANZSOG), is intent on understanding the factors that drive distrust in government and developing innovative ways to counter some of these trends. He has highlighted⁴ that people look at central government and see bureaucrats far removed from their own local circumstances. In Australia, where people live in very varied conditions, it is crucial for policymaking to be based in local realities. Yet locally-based solutions have not been the method of choice so far in Australian politics. The answer, according to Professor Smith, is devolved government, or subsidiarity where "policies are driven by and tailored to the needs of the local community – to avoid the problem of service provision that completely misses the mark".

Some commentary suggests that declining trust and confidence is driven by a perceived failure of our institutions to uphold promises and deliver outcomes. Research undertaken for *Trust and Democracy in Australia: Democratic decline and renewal*⁵ revealed a significant appetite for reform including the co-design of policies with ordinary Australians, citizen juries, to solve complex problems that parliament can't fix, and reforms aimed at creating a stronger community or local focus to decision-making.

The Review into the Australian Public Service (APS) had a focus on delivering local solutions⁶ not only in terms of place-based policy making but also by paying attention to communities (often specific communities determined by interest or identity). The review found that there is currently no guiding set of administrative principles or coordinated holistic architecture either within the APS or across the APS and other levels of government to fully support and enable local delivery solutions.

The report⁷ went on "evidence suggest the need for increasing localised solutions in genuine partnership with communities to achieve best social, economic and environmental outcomes. Top down policy making is no longer sufficient alone to deal with community expectations or the complexity of challenges faced in community settings. Communities themselves need to be part of the solutions, right from problem conception to design, implementation and evaluation". "There are opportunities for the APS to get closer to the communities it services directly and indirectly (through effective partnerships with other levels of government and civil society".





How can local governments address the trust deficit with their local communities and assist the Australian Government to do the same?

How can the Australian Government and local governments maximise the strengths and abilities of the public service (including council staff) and deliver in partnership for our communities?

How can we draw on the strengths and resourcefulness of local governments and local communities to work in partnership with the Australian Government to tackle issues of national significance and lift key economic and social indicators?

What do local governments bring to the table to tackle issues of national significance?



REFERENCES

PAGE 4

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PAGE 7

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PAGE 8

4. Centre for Public Impact (2019) Subsidiarity, leadership and an empowered public service: keys to rebuilding trust in government. https://www.themandarin.com.au/98763-subsidiarity-leadership-and-an-empowered-public-service-keys-to-rebuilding-trust-in-government/

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7. Ibid.

10









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Item No: C02/20-365

INVESTMENT REPORT JANUARY 2020

Responsible Division:Finance & GovernanceOfficer:Director Finance & GovernanceFile Number:A-05-01/05Community Strategic Plan Goal:Transparent and accountable leadership

SUMMARY

This is a report from the Director Finance & Governance providing an update on the performance of Council's investment portfolio to 31 January 2020.

RECOMMENDATION

That Council receive the January 2020 Investment Report.

REPORT

Included in this report are the following items that highlight Council's investment portfolio performance for the month, year-to-date to 31 January 2020 and an update of the investment environment.

Council Investments as at 31 January 2020

Council's investment portfolio has a current market value of \$148,643,156. This represents a premium of \$1,435,067 above the face value of the portfolio being \$147,208,089 and generates a 3.2% average purchase yield. The following table reflects Council's holding in various investment categories.

Categories	Face Value (\$)	Current Value (\$)	Current Yield (%)
Bonds	4,750,000	5,098,715	3.0474
Cash	910,833	910,833	0.4973
Floating Rate Note	46,650,000	46,874,852	1.9897
Managed Funds	10,897,256	10,897,256	17.2899
Term Deposit	84,000,000	84,861,501	2.0985
	147,208,089	148,643,156	3.2085



Investment Portfolio Performance

The investment returns for the month year-to-date of 31 January 2020 outperformed the current month benchmark and exceeded the Year to date benchmark.

Performance – Current Month 31 January 2020

For the month of January, Council's portfolio generated interest earnings of \$391,753. This is \$68,414 higher than the budget of \$323,339 and outperformed the AusBond Bank Bill Index by 0.96%, as detailed below:-

Monthly Results	Income	Budget	Variance	Portfolio Performance	AusBond BB Index	Outperformance
Total Portfolio	391,753	323,339	68,414	3.73%	0.96%	2.77%

Performance - Year-to-date 31 January 2020

For the year-to-date, Council's portfolio generated interest earnings of \$2,149,296 This is \$117,729 lower than the budget of \$2,267,025 and outperformed the AusBond Bank Bill Index by 1.32%, as per below:-

FYTD Results	Income	Budget	Variance	Portfolio Performance	AusBond BB Index	Outperformance
Total Portfolio	2,149,296	2,267,025 -	117,729	2.35%	1.03%	1.32%

COMMUNITY ENGAGEMENT

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

POLICY IMPLICATIONS

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

RISK IMPLICATIONS

To manage risk, key criteria are incorporated into Cumberland Council's investment making decisions, as detailed below:-

Preservation of Capital

The requirement for preventing losses in an investment portfolio's total value (considering the time value of money).

Diversification

Setting limits to the amounts invested with a particular financial institution or government authority to reduce credit risk.



Credit risk

The risk that an investment of Council fails to pay the interest and/or repay the principal of an investment.

Maturity risk

The longer the term of the investment, the greater the exposure to potential changes in interest rates, market volatility and credit quality of an issuer.

FINANCIAL IMPLICATIONS

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

CONCLUSION

Council hereby certifies that the investments listed above have been made in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2005 and Council's Investment Policy.

ATTACHMENTS

- 1. Investment Summary Report January 2020 🗓 🖀
- 2. Economic and Investment Portfolio Commentary January 2020 🕂 🖀

DOCUMENTS ASSOCIATED WITH REPORT C02/20-365

Attachment 1 Investment Summary Report January 2020

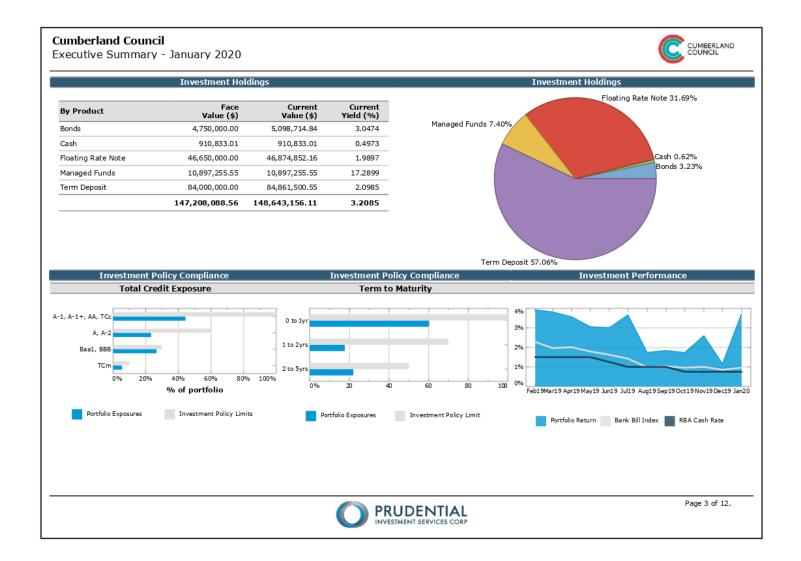




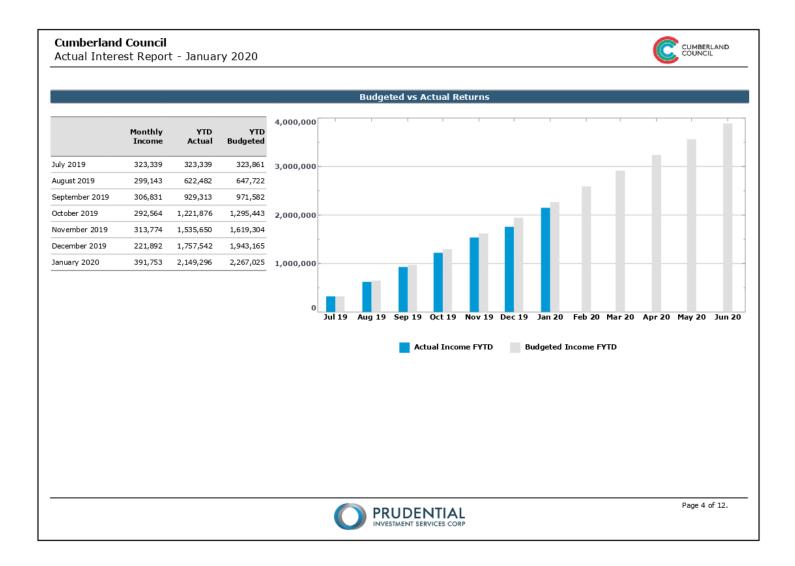


Cumberland Council Investment Summary Report - Jan	uary 2020		
	Contents Executive Summary Actual Interest Report Investment Cashflows Investment Policy Compliance Report Investment Performance Report Individual Institutional Exposures Report Investment Holdings Report	Page 3 Page 4 Page 5 Page 6 Page 7 Page 8 Page 9	
			Page 2 of 12.





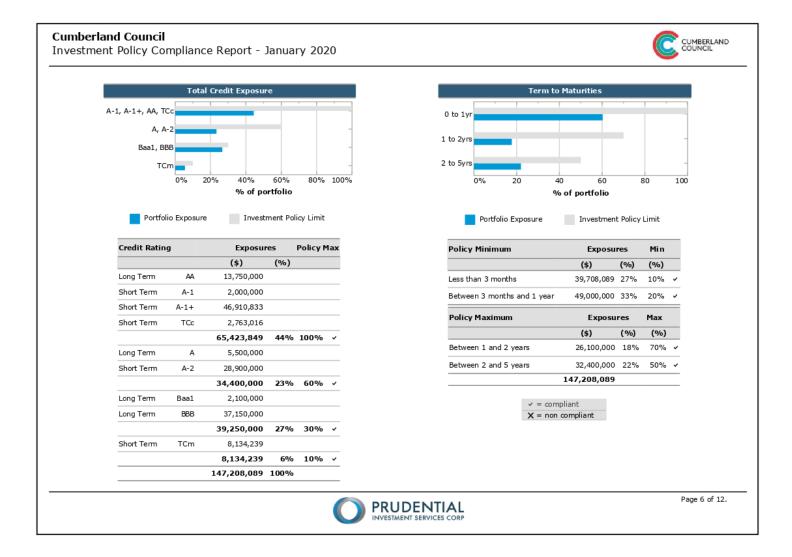




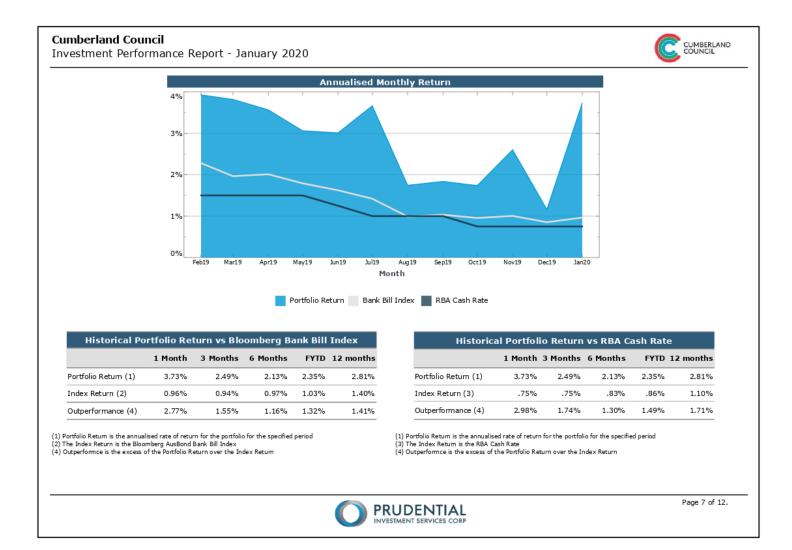


Histor	rical Portfolio Balance	Hist	orical Portfolio Balanc	e
180M				6
			2019-20	2018-1
170M 160M		July	149,746,425	144,080,94
	$\overline{}$	August	171,194,994	155,505,08
160M		September	168,825,526	150,313,18
	\sim \langle \langle	October	162,351,811	147,766,47
150M		November	165,813,514	153,672,88
		December	153,714,732	144,091,22
140M		January	147,208,089	137,015,52
₽		February		140,191,55
130M		March		133,016,21
13014		April		125,735,22
120M		May		159,429,16
Jul Aug Sep Oct	Nov Dec Jan Feb Mar Apr May Jun	June		151,946,00
	Month of Financial Year 2018-19 2019-20	Average 12 month Po		
Upcomi	Month of Financial Year		ortfolio Balance ning Cashflow Summa	
	Month of Financial Year 2018-19 2019-20			iry
Upcomi 12M	Month of Financial Year 2018-19 2019-20	Upcor		iry Amour
Upcomi	Month of Financial Year 2018-19 2019-20	Upcor February 20		nry Amour 9,804,95
Upcomi 12M	Month of Financial Year 2018-19 2019-20	Upcor February 20 March 20		Amour 9,804,95 10,221,99
Upcomi 12M	Month of Financial Year 2018-19 2019-20	Upcor February 20		Amour 9,804,95 10,221,99 8,497,52
Upcomi 12M	Month of Financial Year 2018-19 2019-20	Upcor February 20 March 20 April 20		Amour 9,804,95 10,221,99 8,497,52 10,335,19
Upcomi 12M	Month of Financial Year 2018-19 2019-20	Upcor February 20 March 20 April 20 May 20		152,431,104
Upcomi 12M	Month of Financial Year 2018-19 2019-20	Upcor February 20 March 20 April 20 May 20 June 20		Amoun 9,804,95 10,221,99 8,497,52 10,335,19 6,332,72
Upcomi 12M	Month of Financial Year 2018-19 2019-20	Upcor February 20 March 20 April 20 May 20 June 20 July 20 August 20 September 20		Amoun 9,804,95 10,221,99 8,497,52 10,335,19 6,332,72 8,152,10
Upcomi 12M 10M 6M 6M	Month of Financial Year 2018-19 2019-20	Upcor February 20 March 20 April 20 May 20 June 20 July 20 August 20 September 20 October 20		Amoun 9,804,95 10,221,99 8,497,52 10,335,19 6,332,72 8,152,10 7,211,46 4,242,12
Upcomi 12M	Month of Financial Year 2018-19 2019-20	Up cor February 20 March 20 April 20 May 20 June 20 July 20 August 20 September 20 October 20 November 20		Amoun 9,804,95 10,221,99 8,497,52 10,335,19 6,332,72 8,152,10 7,211,46 4,242,12 3,087,39 3,087,79
Upcomi 12M 10M 6M	Month of Financial Year 2018-19 2019-20	Upcor February 20 March 20 April 20 May 20 June 20 July 20 August 20 September 20 October 20		Amour 9,804,95 10,221,99 8,497,52 10,335,19 6,332,72 8,152,10 7,211,46 4,242,12 3,087,39

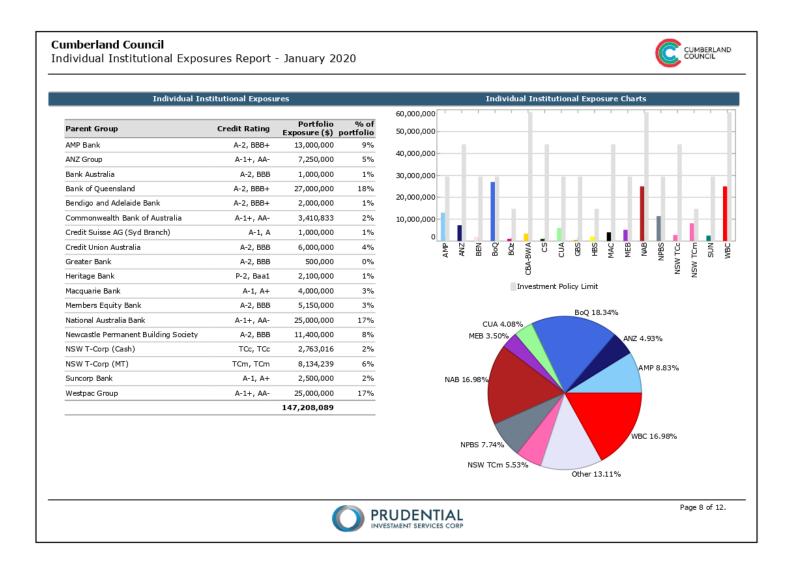














Cash Acco	ounts									
	Face Value (\$)	Current Yield	Institution	Credit Rating		Current Value (\$)	Deal No.		R	teferen
	767,169.13	0.4500%	Commonwealth Bank of Australia	A-1+		767,169.13	250385			30105
	143,663.88	0.7500%	Commonwealth Bank of Australia	A-1+		143,663.88	533672			30105
	910,833.01	0.4973%				910,833.01				
lanaged I	Funds									
	Face Value (\$)	Current Yield	Institution	Credit Rating	Fund Name	Current Value (\$)	Deal No.		R	Refere
	2,663,193.22	1.3673%	NSW T-Corp (Cash)	TCc	Cash Fund	2,663,193.22	204877			3120
	99,823.14	1.5476%	NSW T-Corp (Cash)	TCc	Short Term Income Fund	99,823.14	204878			3120
	8,134,239.19	22.6962%	NSW T-Corp (MT)	TCm	Medium Term Growth Fund	8,134,239.19	538647			3021
	0.007.005.00	17 3900				10,897,255.55				
erm Dep				Credit				Accrued	Coupon	
erm Dep Maturity Date		Rate	Institution	Credit Rating	Purchase Purchase Price (\$) Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Refere
erm Dep Maturity	osits Face		Institution National Australia Bank		Purchase Purchase	Current	Deal No. 537986		Coupon Frequency At Maturity	
erm Dep Maturity Date 3-Feb-20	osits Face Value (\$)	Rate		Rating	Purchase Purchase Price (\$) Date	Current Value (\$)	Deal No.	Interest (\$)		3290
erm Dep Maturity Date 3-Feb-20 7-Feb-20	osits Face Value (\$) 4,000,000.00	Rate 2.2500%	National Australia Bank	Rating A-1+	Purchase Purchase Price (\$) Date 4,000,000.00 29-May-19	Current Value (\$) 4,061,150.68	537986	Interest (\$) 61,150.68	At Maturity	3290 3130
erm Dep Maturity Date 3-Feb-20 7-Feb-20 1-Feb-20	osits Face Value (\$) 4,000,000.00 4,000,000.00	Rate 2.2500% 1.7500%	National Australia Bank National Australia Bank	Rating A-1+ A-1+	Purchase Price (\$) Purchase Date 4,000,000.00 29-May-19 4,000,000.00 13-Aug-19	Current Value (\$) 4,061,150.68 4,032,986.30	537986 538385	Interest (\$) 61,150.68 32,986.30	At Maturity At Maturity	3290 3130 2220
erm Dep Maturity Date 3-Feb-20 7-Feb-20 1-Feb-20 9-Mar-20	osits Face Value (\$) 4,000,000.00 4,000,000.00 1,000,000.00	Rate 2.2500% 1.7500% 3.2000%	National Australia Bank National Australia Bank Bank of Queensland	Rating A-1+ A-1+ A-2	Purchase Price (\$) Purchase Date 4,000,000.00 29-May-19 4,000,000.00 13-Aug-19 1,000,000.00 22-Feb-17	Current Value (\$) 4,061,150.68 4,032,986.30 1,030,246.58	537986 538385 534971	Interest (\$) 61,150.68 32,986.30 30,246.58	At Maturity At Maturity Annually	3290 3130 2220 3100
Ferm Dep Maturity Date 3-Feb-20 7-Feb-20 1-Feb-20 9-Mar-20 4-May-20	osits Face Value (\$) 4,000,000.00 4,000,000.00 1,000,000.00 4,000,000.00	Rate 2.2500% 1.7500% 3.2000% 1.9100%	National Australia Bank National Australia Bank Bank of Queensland Westpac Group	Rating A-1+ A-1+ A-2 A-1+	Purchase Price (\$) Purchase Date 4,000,000.00 29-May-19 4,000,000.00 13-Aug-19 1,000,000.00 22-Feb-17 4,000,000.00 10-Sep-19	Current Value (\$) 4,061,150.68 4,032,986.30 1,030,246.58 4,030,141.37	537986 538385 534971 538511	Interest (\$) 61,150.68 32,986.30 30,246.58 30,141.37	At Maturity At Maturity Annually At Maturity	3290 3130 2220 3100 3030
erm Dep Maturity Date	osits Face Value (\$) 4,000,000.00 4,000,000.00 1,000,000.00 4,000,000.00 3,000,000.00	Rate 2.2500% 1.7500% 3.2000% 1.9100% 1.9500%	National Australia Bank National Australia Bank Bank of Queensland Westpac Group National Australia Bank	Rating A-1+ A-1+ A-2 A-1+ A-1+	Purchase Price (\$) Purchase Date 4,000,000.00 29-May-19 4,000,000.00 13-Aug-19 1,000,000.00 22-Feb-17 4,000,000.00 10-Sep-19 3,000,000.00 3-Jul-19	Current Value (\$) 4,061,150.68 4,032,986.30 1,030,246.58 4,030,141.37 3,034,138.36	Deal No. 537986 538385 534971 538511 538171	Interest (\$) 61,150.68 32,986.30 30,246.58 30,141.37 34,138.36	At Maturity At Maturity Annually At Maturity At Maturity	3290 3130 2220 3100 3030 3040
erm Dep Maturity Date 3-Feb-20 7-Feb-20 9-Mar-20 9-Mar-20 4-May-20 3-May-20 3-May-20	osits Face Value (\$) 4,000,000.00 4,000,000.00 1,000,000.00 3,000,000.00 3,000,000.00	Rate 2.2500% 1.7500% 3.2000% 1.9100% 1.9500% 1.6300%	National Australia Bank National Australia Bank Bank of Queensland Westpac Group National Australia Bank National Australia Bank	Rating A-1+ A-2 A-2 A-1+ A-1+ A-1+ A-1+	Purchase Price (\$) Purchase Date 4,000,000.00 29-May-19 4,000,000.00 13-Aug-19 1,000,000.00 22-Feb-17 4,000,000.00 10-Sep-19 3,000,000.00 3-Jul-19 3,000,000.00 4-Sep-19	Current Value (\$) 4,061,150.68 4,032,986.30 1,030,246.58 4,030,141.37 3,034,138.36 3,020,095.89	Deal No. 537986 538385 534971 538511 538171 538485	Interest (\$) 61,150.68 32,986.30 30,246.58 30,141.37 34,138.36 20,095.89	At Maturity At Maturity Annually At Maturity At Maturity At Maturity	3290 3130 2220 3100 3030 3040 3201
erm Dep Maturity Date 3-Feb-20 7-Feb-20 9-Mar-20 4-May-20 4-May-20 3-May-20 3-May-20	osits Face Value (\$) 4,000,000.00 4,000,000.00 1,000,000.00 3,000,000.00 3,000,000.00 3,000,000.00	Rate 2.2500% 1.7500% 3.2000% 1.9100% 1.9500% 1.6300% 1.9000%	National Australia Bank National Australia Bank Bank of Queensland Westpac Group National Australia Bank National Australia Bank AMP Bank	Rating A-1+ A-1+ A-2 A-1+ A-1+ A-1+ A-2	Purchase Price (\$) Purchase Date 4,000,000.00 29-May-19 4,000,000.00 13-Aug-19 1,000,000.00 22-Feb-17 4,000,000.00 10-Sep-19 3,000,000.00 3-Jul-19 3,000,000.00 4-Sep-19 3,000,000.00 20-Nov-19	Current Value (\$) 4,061,150.68 4,032,986.30 1,030,246.58 4,030,141.37 3,034,138.36 3,020,095.89 3,011,400.00	Jeal No. 537986 538385 534971 538511 538171 538485 538741	Interest (\$) 61,150.68 32,986.30 30,246.58 30,141.37 34,138.36 20,095.89 11,400.00	At Maturity At Maturity Annually At Maturity At Maturity At Maturity At Maturity	3290 3130 2220 3100 3030 3040 3201 3190
Term Dep Maturity Date 3-Feb-20 7-Feb-20 1-Feb-20 9-Mar-20 4-May-20 4-May-20	osits Face Value (\$) 4,000,000.00 4,000,000.00 1,000,000.00 3,000,000.00 3,000,000.00 3,000,000.00 1,000,000.00	Rate 2.2500% 1.7500% 3.2000% 1.9100% 1.9500% 1.6300% 1.9000% 3.0000%	National Australia Bank National Australia Bank Bank of Queensland Westpac Group National Australia Bank National Australia Bank AMP Bank Bank of Queensland	Rating A-1+ A-1+ A-2 A-1+ A-1+ A-1+ A-1+ A-2 A-2	Purchase Price (\$) Purchase Date 4,000,000.00 29-May-19 4,000,000.00 13-Aug-19 1,000,000.00 22-Feb-17 4,000,000.00 10-Sep-19 3,000,000.00 3-Jul-19 3,000,000.00 4-Sep-19 3,000,000.00 20-Nov-19 1,000,000.00 19-May-17	Current Value (\$) 4,061,150.68 4,032,986.30 1,030,246.58 4,030,141.37 3,034,138.36 3,020,095.89 3,011,400.00 1,021,123.29	Deal No. 537986 538385 5384971 538511 538171 538497 538497 538497 538497 538741 535254	Interest (\$) 61,150.68 32,986.30 30,246.58 30,141.37 34,138.36 20,095.89 11,400.00 21,123.29	At Maturity At Maturity Annually At Maturity At Maturity At Maturity At Maturity Annually	Refere 3290 3130 2220 3100 3030 3040 3201 3190 3190 3110 3240
Term Dep Maturity Date 3-Feb-20 7-Feb-20 1-Feb-20 9-Mar-20 4-May-20 4-May-20 3-May-20 3-May-20 5-Jun-20	osits Face Value (\$) 4,000,000.00 4,000,000.00 1,000,000.00 3,000,000.00 3,000,000.00 1,000,000.00 3,000,000.00	Rate 2.2500% 1.7500% 3.2000% 1.9100% 1.900% 1.6300% 1.9000% 3.0000% 2.0500%	National Australia Bank National Australia Bank Bank of Queensland Westpac Group National Australia Bank National Australia Bank AMP Bank Bank of Queensland National Australia Bank	Rating A-1+ A-1+ A-2 A-1+ A-1+ A-1+ A-1+ A-1+ A-1+ A-1+ A-1+ A-1+ A-2 A-1+ A-2 A-1+ A-2 A-2 A-2	Purchase Price (\$) Purchase Date 4,000,000.00 29-May-19 4,000,000.00 13-Aug-19 1,000,000.00 22-Feb-17 4,000,000.00 10-Sep-19 3,000,000.00 3-Jul-19 3,000,000.00 4-Sep-19 3,000,000.00 20-Nov-19 1,000,000.00 19-May-17 3,000,000.00 11-Jun-19	Current Value (\$) 4,061,150.68 4,032,986.30 1,030,246.58 4,030,141.37 3,034,138.36 3,020,095.89 3,011,400.00 1,021,123.29 3,039,595.89	Deal No. 537986 538385 534971 538511 538171 538485 538741 535254 538029	Interest (\$) 61,150.68 32,986.30 30,246.58 30,141.37 34,138.36 20,095.89 11,400.00 21,123.29 39,595.89	At Maturity At Maturity Annually At Maturity At Maturity At Maturity At Maturity Annually Annually	3290 3130 2220 3100 3030 3040 3201 3190 3110



Ferm Dep	osits										
Maturity Date	Face Value (\$)	Rate	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	teferena
10-Aug-20	4,000,000.00	1.8200%	Westpac Group	A-1+	4,000,000.00	5-Sep-19	4,029,718.36	538500	29,718.36	At Maturity	30509
24-Aug-20	2,000,000.00	3.0000%	Bank of Queensland	A-2	2,000,000.00	24-Aug-18	2,026,136.99	537008	26,136.99	Annually	32408
14-Sep-20	4,000,000.00	1.8100%	Westpac Group	A-1+	4,000,000.00	10-Sep-19	4,028,563.29	538512	28,563.29	At Maturity	31009
19-0ct-20	3,000,000.00	1.6100%	Westpac Group	A-1+	3,000,000.00	19-Dec-19	3,005,822.47	538985	5,822.47	At Maturity	31912
l6-Nov-20	3,000,000.00	1.6100%	Westpac Group	A-1+	3,000,000.00	19-Dec-19	3,005,822.47	538986	5,822.47	At Maturity	31912
8-Dec-20	3,000,000.00	3.0000%	Bank of Queensland	A-2	3,000,000.00	5-Dec-17	3,014,301.37	536048	14,301.37	Annually	30512
18-Jan-21	2,500,000.00	1.7000%	AMP Bank	A-2	2,500,000.00	20-Jan-20	2,501,397.26	539174	1,397.26	At Maturity	32001
25-Jan-21	2,500,000.00	1.7000%	AMP Bank	A-2	2,500,000.00	20-Jan-20	2,501,397.26	539175	1,397.26	At Maturity	32001
22-Feb-21	3,000,000.00	2.9500%	Newcastle Permanent Building Society	BBB	3,000,000.00	22-Feb-19	3,083,408.22	537561	83,408.22	Annually	32202
8-Mar-21	3,000,000.00	2.8500%	Newcastle Permanent Building Society	888	3,000,000.00	6-Mar-19	3,077,769.86	537619	77,769.86	Annually	30603
8-Jun-21	2,000,000.00	3.1400%	Westpac Group	AA-	2,000,000.00	8-Jun-18	2,009,290.96	536727	9,290.96	Quarterly	30806
28-Jun-21	2,000,000.00	2.0500%	Bank of Queensland	BBB+	2,000,000.00	27-Jun-19	2,024,600.00	538086	24,600.00	Annually	32706
4-0ct-21	3,000,000.00	1.7000%	Bank of Queensland	BBB+	3,000,000.00	4-Sep-19	3,020,958.90	538486	20,958.90	Annually	30409
11-0ct-21	3,000,000.00	1.7000%	Bank of Queensland	BBB+	3,000,000.00	4-Sep-19	3,020,958.90	538488	20,958.90	Annually	30409
3-May-22	2,000,000.00	2.4000%	Bank of Queensland	BBB+	2,000,000.00	24-May-19	2,033,271.23	537973	33,271.23	Annually	32405
0-May-22	2,000,000.00	2.4000%	Bank of Queensland	BBB+	2,000,000.00	30-May-19	2,032,482.19	537991	32,482.19	Annually	33005
14-Jun-22	2,000,000.00	2.2500%	Bank of Queensland	BBB+	2,000,000.00	11-Jun-19	2,028,972.60	538030	28,972.60	Annually	31106
2-May-23	2,000,000.00	2.5500%	Bank of Queensland	BBB+	2,000,000.00	24-May-19	2,035,350.68	537974	35,350.68	Annually	32405
8	34,000,000.00	2.0985%			84,000,000.00		84,861,500.55		861,500.55		
Floating R	tate Notes										
Maturity Date	Face Value (\$)	Current Coupon	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon F Date	Refere
24-Feb-20	500,000.00	2.3300%	GBS Snr FRN (Feb20) BBSW+1.45%	A-2	502 730 00	15-Sep-17	502,375.94	535783	2,170.41	24-Feb-20	3150



Floating R	ate Notes										
Maturity Date	Face Value (\$)	Current Coupon	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon F Date	Reference
3-Mar-20	1,000,000.00	1.9860%	MAC Snr FRN (Mar20) BBSW+1.10%	A-1	1,000,000.00	3-Mar-15	1,003,801.34	502272	3,264.66	3-Mar-20	30303
20-Mar-20	3,000,000.00	2.2141%	CUA Snr FRN (Mar20) BBSW+1.30%	A-2	3,002,640.00	19-Sep-17	3,011,340.43	535800	7,825.18	20-Mar-20	31909
20-Mar-20	500,000.00	2.2141%	CUA Snr FRN (Mar20) BBSW+1.30%	A-2	500,925.00	28-Sep-17	501,890.08	535801	1,304.20	20-Mar-20	32809
20-Mar-20	1,500,000.00	2.2141%	CUA Snr FRN (Mar20) BBSW+1.30%	A-2	1,500,000.00	20-Mar-17	1,505,670.22	535160	3,912.59	20-Mar-20	22003
6-Apr-20	500,000.00	2.1650%	ME Bank Snr FRN (Apr20) BBSW+1.25%	A-2	502,965.00	1-Sep-17	501,409.49	535763	771.10	6-Apr-20	30109
6-Apr-20	2,000,000.00	2.1650%	ME Bank Snr FRN (Apr20) BBSW+1.25%	A-2	2,006,700.00	15-May-17	2,005,637.94	535233	3,084.38	6-Apr-20	31505
7-Apr-20	900,000.00	2.2643%	NPBS Snr FRN (Apr20) BBSW+1.35%	A-2	907,083.00	24-Aug-17	902,885.23	535630	1,395.80	7-Apr-20	32408
7-Apr-20	3,000,000.00	2.2643%	NPBS Snr FRN (Apr20) BBSW+1.35%	A-2	3,033,480.00	30-Nov-17	3,009,617.43	535999	4,652.67	7-Apr-20	3301
7-Apr-20	1,000,000.00	2.2643%	NPBS Snr FRN (Apr20) BBSW+1.35%	A-2	1,000,000.00	7-Apr-15	1,003,205.81	533676	1,550.89	7-Apr-20	2070
29-Apr-20	1,000,000.00	2.0309%	CS Snr FRN (Apr20) BBSW+1.15%	A-1	1,000,000.00	29-Apr-15	1,001,920.72	533688	166.92	29-Apr-20	22904
28-Jul-20	1,000,000.00	1.7841%	WBC Snr FRN (Jul20) BBSW+0.90%	A-1+	1,000,000.00	28-Jul-15	1,003,075.52	507261	195.52	28-Apr-20	32807
18-Aug-20	1,000,000.00	2.0017%	BEN Snr FRN (Aug20) BBSW+1.10%	A-2	1,000,000.00	18-Aug-15	1,007,593.08	533677	4,113.08	18-Feb-20	21808
29-Mar-21	2,100,000.00	2.1500%	HBS Snr FRN (Mar21) BBSW+1.23%	Baa1	2,100,000.00	29-Mar-18	2,117,081.05	536457	4,082.05	30-Mar-20	3290
16-Apr-21	1,000,000.00	2.1466%	ME Bank Snr FRN (Apr21) BBSW+1.27%	BBB	1,000,000.00	17-Apr-18	1,006,490.98	536509	940.98	16-Apr-20	31704
30-Aug-21	1,000,000.00	2.1850%	BOz 'SRI' Snr FRN (Aug21) BBSW+1.30%	BBB	1,000,000.00	30-Aug-18	1,009,701.23	536987	3,831.23	28-Feb-20	3300
6-Sep-21	1,000,000.00	2.1424%	CUA Snr FRN (Sep21) BBSW+1.25%	BBB	1,000,000.00	6-Sep-18	1,010,935.67	537050	3,345.67	6-Mar-20	3060
10-Sep-21	2,000,000.00	1.9688%	AMP Snr FRN (Sep21) BBSW+1.08%	BBB+	2,000,000.00	10-Sep-18	2,002,597.61	537065	5,717.61	10-Mar-20	31009
10-Sep-21	3,000,000.00	1.9688%	AMP Snr FRN (Sep21) BBSW+1.08%	BBB+	3,021,240.00	31-May-19	3,003,896.42	537992	8,576.42	10-Mar-20	3310
18-Jul-22	1,650,000.00	1.8300%	ME Bank Snr FRN (Jul22) BBSW+0.98%	BBB	1,650,000.00	18-Jul-19	1,657,213.21	538175	992.71	20-Apr-20	3180
25-Jan-23	1,000,000.00	1.9341%	BEN Snr FRN (Jan23) BBSW+1.05%	BBB+	1,000,000.00	25-Jan-18	1,006,591.96	536142	211.96	28-Apr-20	3250
6-Feb-23	500,000.00	2.3400%	NPBS Snr FRN (Feb23) BBSW+1.40%	BBB	501,370.00	21-Mar-18	508,333.77	536444	2,788.77	6-Feb-20	3210
9-May-23	3,000,000.00	1.8300%	ANZ Snr FRN (May23) BBSW+0.90%	AA-	3,000,000.00	9-May-18	3,039,993.70	536582	12,333.70	10-Feb-20	3090
19-Jun-24	2,000,000.00	1.8100%	NAB Snr FRN (Jun24) BBSW+0.92%	AA-	2,000,000.00	19-Jun-19	2,023,803.84	538035	4,363.84	19-Mar-20	3190
11-Jul-24	4,000,000.00	1.8800%	BoQ Snr FRN (Jul24) BBSW+1.03%	BBB+	4,021,640.00	29-Aug-19	4,005,632.33	538417	2,472.33	20-Apr-20	3290
30-Jul-24	2,500,000.00	1.6700%	SUN Snr FRN (Jul24) BBSW+0.78%	A+	2,495,800.00	12-Aug-19	2,497,053.77	538383	228.77	30-Apr-20	3120



		y Report	- January 2020								JIL
loating R	late Notes										
Maturity Date	Face Value (\$)	Current Coupon	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon Date	Referer
7-Aug-24	3,000,000.00	1.7333%	MAC Snr FRN (Aug24) BBSW+0.80%	A+	3,000,000.00	7-Aug-19	3,012,258.21	538349	12,251.82	7-Feb-20	30708
9-Aug-24	2,000,000.00	1.6550%	ANZ Snr FRN (Aug24) BBSW+0.77%	AA-	2,000,000.00	29-Aug-19	2,012,845.18	538412	5,803.84	28-Feb-20	3290
4	46,650,000.00	1.9897%			46,746,573.00		46,874,852.16		102,349.10		
ixed Rate	e Bonds										
Maturity Date	Face Value (\$)	Coupon	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Purchase Yield	Refere
8-Feb-24	2,250,000.00	3.1000%	ANZ Snr Bond (Feb24) 3.10%	AA-	2,248,717.50	8-Feb-19	2,437,200.00	537488	33,187.50	3.1125%	3080
1-Jan-24	2,500,000.00	3.0000%	CBA Snr Bond (Jan24) 3.00%	AA-	2,478,775.00	11-Jan-19	2,661,514.84	537455	3,914.84	3.1850%	3110
	4,750,000.00	3.0474%			4,727,492.50		5,098,714.84		37,102.34	3.1507%	
										Page 12	of 12.

DOCUMENTS ASSOCIATED WITH REPORT C02/20-365

Attachment 2

Economic and Investment Portfolio Commentary January 2020





Cumberland Council Economic and Investment Portfolio Commentary January 2020

Global issues:

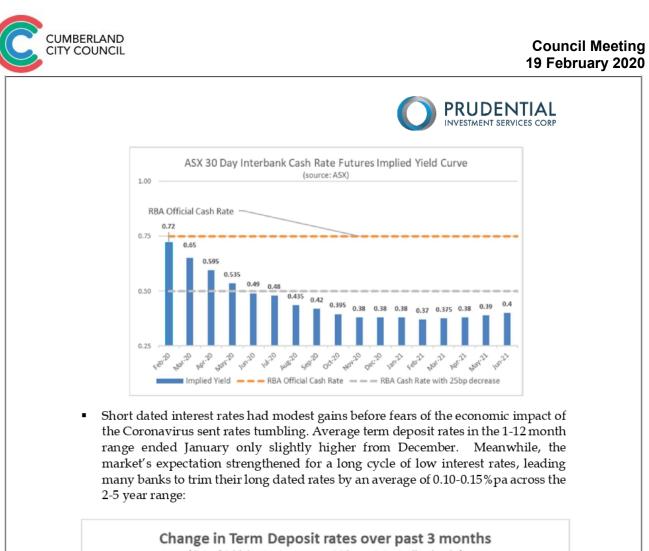
- The first month of 2020 saw the growing concern of what health authorities are warning could be a global epidemic originating in China, the coronavirus. With trade, tourism and domestic travel all impacted during Lunar New Year celebrations, there is concern that the Chinese economy will lose the momentum being built as the US/China trade war appeared to be easing.
- The virus fears also disrupted financial markets with many major US, European
 and Asian share market indices dropping sharply over the last few days of January
 trading. Flight to safety buying saw the US dollar, Swiss franc and Japanese yen
 all gaining against most currencies.
- The UK's last month of being a full EU member ended on January 31. There is now
 a transition period for the remainder of the year for UK/EU trade and
 administration negotiators to hammer out finer details of Brexit.

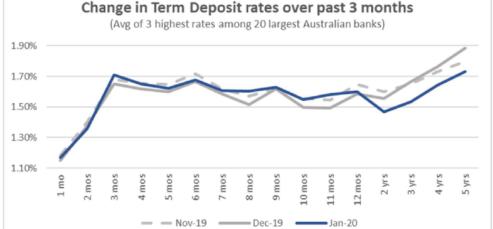
Domestic issues:

- In Australia, the initial Coronavirus fallout has taken its toll on the markets. With the economy linked closely to China as a major trading partner, the AUD/USD hit 3 month lows of 66.8c. Meanwhile, Australian sharemarkets managed to hold onto most of its gains earned earlier in the month with the S&P 200 holding above the 7000 level despite slipping from its peak over the last 10 days of the month.
- Economists are expecting Australia's GDP to take a hit of 0.5% off the back of the expected virus related trade and tourism downturn and the impact of the nation's bushfires.
- Solid employment data and inflation figures inline with RBA expectations, albeit still below the central bank's 2-3%pa target range at 1.80%pa, have the market pushing off an expected rate cut into mid-2020.

Interest rates

The market is now pricing in a 25 basis point rate cut by July:









Investment Portfolio Commentary

Council's investment portfolio posted a return of 3.73% pa for the month of January versus the bank bill index benchmark return of 0.96% pa. For the past 12 months, the investment portfolio returned 2.81% pa, exceeding the bank bill index benchmark's 1.40% pa by 1.41% pa.

Without marked-to-market influences, Council's investment portfolio yielded 2.06%pa for the month. This is based on the actual interest rates being received on existing investments and excludes the underlying changes to the market value of the securities/deposits.

During January, Council's investment portfolio had \$9m in 8 & 11 month term deposits mature which were paying a weighted average of 2.54% pa. Council invested \$5m in 12 month term deposits from AMP at 1.70%.

Council also locked in a net capital gain of over \$7000 on trade of its \$4m Newcastle Permanent senior ranked FRN due to mature in April for a new 5yr issuance from the Newcastle Permanent settling in early February. The capital gain would have gone to zero as the existing security reached its final maturity.

The TCorpIM MT Growth fund was up 1.8% during January. Australian shares had a strong month, up 4.7% with Healthcare (+12.0%) and IT (+10.2%) leading the gains while Energy was the worst performing sector (+0.6%). Overseas markets were generally weaker with the US S&P 500 (-0.0%), European S&P350 (-1.3%), Japanese S&P 500 (-2.0%), and the Chinese S&P 300 (-1.9%) all falling.

Council has a well-diversified portfolio invested among a range of term deposits and floating rate notes from highly rated Australian ADIs. 73% of the portfolio is spread among the top three credit rating categories (A long term/A2 short term and higher) and NSW TCorpIM managed funds. It is expected that Council can continue to achieve above benchmark returns with prudent investment selection for its short and long term holdings.

Disclaimer: The statements and opinions contained in this report are based on currently prevailing conditions in financial markets and are so contained in good faith and in the belief that such statements and opinion are not false or misleading. In preparing this report, Prudential Investment Services Corp has relied upon information which it believes to be reliable and accurate. Prudential Investment Services Corp believes that this report and the opinions expressed in this report are accurate, but no warrantly of accuracy or reliability is given. Prudential Investment Services Corp does not warrant that its investigation has revealed all of the matters which a more extensive examination might disclose. This report may not be reproduced, transmitted, or made available either in part or in whole to any third party without the prior written consent of Prudential Investment Services Corp. AFS Licence No. 468145.



Item No: C02/20-366

MONTHLY BUDGET PERFORMANCE

Responsible Division:Finance & GovernanceOfficer:Director Finance & GovernanceFile Number:HC-06-13-22Community Strategic Plan Goal:Transparent and accountable leadership

SUMMARY

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

RECOMMENDATION

That Council receive the information contained in this report.

REPORT

The following is the year-to-date (YTD) December 2019 report for Council, and attached are the directorate and service unit reports.

Operating Performance excluding capital	Dec YTD Actual 000s	Dec YTD Bud 000s	Variance YTD Better/ (worse) 000s	Original Bud	Q2 Bud	Variance YTD Better/ (worse) 000s
Rates & Annual	133.0	133.0	0.0	134.2	134.4	0.2
User charges	15.0	15.3	(0.3)	30.8	29.1	(1.7)
Interest	1.9	2.4	(0.5)	5.0	3.9	(1.1)
Other revenue	9.3	5.3	4.0	13.2	15.9	2.8
Operating Grants	6.5	7.5	(1.0)	21.4	22.9	1.4
Total Income	165.6	163.5	2.1	204.5	206.2	1.7
Employee costs	42.9	43.9	1.0	88.7	88.0	0.7
Borrowing Costs	0.7	0.7	0.0	1.4	1.2	0.3
Materials	26.9	26.9	0.0	55.9	56.2	(0.3)
Other expenses	12.7	13.3	0.7	24.7	24.8	(0.2)
Depreciation	16.5	16.3	(0.2)	32.3	32.9	(0.6)
Total Operating Expense	99.6	101.0	1.4	202.9	203.1	(0.2)
Total Surplus/(Deficit)	66.0	62.5	3.6	1.6	3.2	1.6
Profit on sale	0.2	0.2	0.0	0.5	0.5	0.0
Total Surplus/(Deficit) including profit on sale	66.2	62.7	3.6	2.1	3.7	1.6



Recurring Budget

The revised forecast of a surplus of \$3.2m includes \$3.8m in one-off income from bonds, thus Council's recurring budget is a deficit of \$0.6m. There are plans in place to actively manage the costs and Council is working towards a break-even position. Progress towards this will now be reported on monthly.

The recurring budget position is \$5.8m improved on the 2018-19 final result. This is attributed to an improved cost management program. Council continues to identify future improvements to achieve its policy position on financial sustainability.

These improvements involve reviewing how to continue to contain costs as revenue opportunities are very limited, especially with declining interest income. Council continues to look for opportunities in leasing and advertising income to potentially offset other reductions in income. Due to the current economic conditions, a lot of the reductions in income are affecting all local government entities.

The trend data across local government in 2018-19 was released this week, and the large majority of councils have decreased their surplus. Furthermore, 25 councils went from surplus to deficit, with the average deficit being \$5m. This reminds us of the challenges faced with rate capping and the reliance on grants and interest income to fund services.

Council is working towards returning to surplus by reducing costs, as it is recognised that any additional income cannot be relied upon in the current economic climate.

Discussion December Year-to-date

Operating Income YTD \$165.5m, \$2.1m better than budget

There are two large variances which contribute to the \$2.1m above budget result:

- Operating Grant LEP \$1.3m. The work has been completed but the grant was received during January.
- Other Income \$3.8m. Council has recognised some one-off bond income.

Excluding these two factors, the actual variance to budget was worse off by \$0.4m.

Operating Expenses YTD \$99.6m, \$1.4m better than budget

The expenses are \$1.4m lower than in the budget. The 2.5% savings initiative has resulted in \$1.8m, primarily as a result of salary and wages \$0.9m and Other Expenses \$0.6m; this was offset by increases in Depreciation \$0.2m.

Following a 6% increase in cost last year, expenses are up 0.5% compared to December 2018, which is in line with the requirement to achieve budget.

COMMUNITY ENGAGEMENT

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



POLICY IMPLICATIONS

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

RISK IMPLICATIONS

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

FINANCIAL IMPLICATIONS

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

CONCLUSION

The December year-to-date recurring budget position is on budget, and there has been a large improvement from the 2018-19 deficit towards the goal of returning to a surplus. Council is aware of the challenges and the difficult decisions that will need to made to achieve this goal.

ATTACHMENTS

- 1. Directorate Financial Performance 😃 🖺
- 2. Service Unit Financial Performance 🕂 🛣

DOCUMENTS ASSOCIATED WITH REPORT C02/20-366

Attachment 1 Directorate Financial Performance

	Dec 19 YTD	Dec 19 YTD	YTD	Original	Forecast	YTD	
	Actual	Budget	Variance	Budget		Variance	
			Better/			Better/	
			(Worse)			(Worse)	
Works & Infrastructure			(worse)			(worse)	VARIANC
works a milasuucture	000s	000s	000s	000s	000s	\$ VAR	%
Rates & Annual	35,356.1	35,184.9	171.1	34,863.6	35,394.9	531.4	1.
Jser charges	5,114.0	5,831.8	(717.8)	9,174.4	10,773.1	1,598.8	17.4
nterest	25.5	25.9	(0.4)	51.8	51.8	0.0	0.0
Other revenue	3,808.9	3,633.9	175.0	8,138.7	8,138.4	(0.4)	0.
Operating Grants	1,131.1	1,066.2	64.9	4,072.1	4,749.5	677.4	16.
Capital Grants	(18.0)	237.3	(255.3)	832.9	2,157.9	1,325.0	159.
fotal Income from Directorate	45,417.6	45,980.2	(562.5)	57,133.5	61,265.7	4,132.1	7.
Employee costs	15,631.6	16,208.6	575.1	31,993.9	32,421.4	(427.4)	-1.2
'la terials	23,932.8	23,942.0	9.3	47,099.8	48,538.9	(1,439.1)	-3.
Other expenses	3,642.3	3,893.0	250.7	7,739.6	7,273.9	465.7	6.
Depreciation	15,194.3	15,174.2	(20.1)	30,111.8	30,111.8	0.0	0.
nternal charges/effeciency	4,180.5	3,150.1	(1,030.4)	8,442.5	6,244.9	2,197.7	26.
Total Expenses from Directorate	62,581.4	62,366.0	(215.4)	125,387.7	124,590.9	796.8	0.
Surplus/ (Deficit)	(17,164)	(16,386)	(778)	(68,254)	(63,325)	4,929	-7.
Surplus / (Deficit) - excluding capital	(17,146)	(16,623)	(523)	(69,087)	(65,483)	3,604	-5.
	Dec 19 YTD Actual	Dec 19 YTD	YTD	Original	Forecast	YTD	
	Actual	Budget	Variance	Budget		Variance	
			Better/			Better/	
			(Worse)			(Worse)	
Community Development	000s	000s	000s	000s	000s	\$ VAR	VARIAN
Jser charges	7.051.6	6,915,5	136.1	13.888.1	13.015.5	(872.6)	-6.3
Other revenue	166.3	131.1	35.2	231.0	289.1	58.1	25.
Operating Grants	2,377.2	2,127.5	249.7	3,161.1	3,412.7	251.6	8.
Fotal Income from Directorate	9,595.1	9,174.1	421.0	17,280.2	16,717.3	(562.9)	-3.
mployee costs	12,356.1	12,448.0	91.9	25,689.8	24,865.9	823.9	3.
"la terials	447.5	634.4	186.9	1,618.4	1,271.0	347.4	21.
Other expenses	2,523.2	2,846.9	323.8	5,391.2	5,927.3	(536.1)	-9.
Depreciation	216.1	211.5	(4.6)	423.0	423.0	0.0	0.
nternal charges/effeciency	6,197,3	6.006.7	(190.5)	12.336.5	11,977.0	359.5	2
Total Expenses from Directorate	21,740.2	22,147.6	407.5	45,458.9	44,464.2	994.7	2.
urplus/ (Deficit) urplus/ (Deficit) - excluding capital	(12,145) (12,145)	(12,973) (12,973)	828 828	(28,179) (28,179)	(27,747) (27,747)	432 432	-1.
or plus / (Dencit) - excluding capital	Dec 19 YTD	Dec 19 YTD	YTD	Original	Forecast	YTD	
	Actual	Budget	Variance	Budget		Variance	
						Pottor/	
			Better/			Better/	
			Better/ (Worse)		000-	(W orse)	101010
	000s	000s	Better/ (Worse) 000s	000s	0005	(Worse) \$VAR	
lates & Annual	97,600.0	000s 97,808.1	Better/ (Worse) 000s (206.1)	000s 99,303.8	98,923.8	(Worse) \$VAR (380.0)	-0.
lates & Annual Jser charges	97,600.0 474.0	000s 97,808.1 532.0	B etter/ (Worse) 000s (206.1) (58.0)	000s 99,303.8 1,687.8	98,923.8 1,379.4	(Worse) \$ VAR (380.0) (308.4)	-0. -22.
tates & Annual Jser charges nterest	97,600.0 474.0 1,932.4	000s 97,806.1 532.0 2,416.8	Better/ (Worse) 000s (206.1) (58.0) (484.4)	000s 99,303.8 1,687.8 4,925.5	98,923.8 1,379.4 4,231.8	(Worse) \$ VAR (380.0) (308.4) (693.7)	-0. -22. -16.
lates & Annual Jser charges hterest Dther revenue	97,600.0 474.0 1,932.4 5,123.3	000s 97,806.1 532.0 2,416.8 1,530.4	Better/ (Worse) 000s (206.1) (58.0) (484.4) 3,592.9	000s 99,303.8 1,687.8 4,925.5 4,089.5	98,923.8 1,379.4 4,231.8 3,766.2	(Worse) \$ VAR (380.0) (308.4) (693.7) (323.3)	ARIANCE -0. -22. -16. -8.
ates & Annial Seer charges Iterest Other revenue Operating Grants	97,600.0 474.0 1,932.4 5,123.3 2,054.4	000s 97,806.1 532.0 2,416.8 1,530.4 2,163.0	Better/ (Worse) (206.1) (58.0) (484.4) 3,592.9 (108.6)	000s 99,303.8 1,687.8 4,925.5 4,089.5 11,404.4	98,923.8 1,379.4 4,231.8 3,766.2 10,991.4	(Worse) \$ VAR (380.0) (308.4) (693.7) (323.3) (413.0)	-0. -22. -16. -8. -3.
lates & Annual Jser charges Iterest Other revenue Operating Grants Lapital Grants	97,600.0 474.0 1,932.4 5,123.3 2,054.4 537.0	000s 97,806.1 532.0 2,416.8 1,530.4 2,163.0 643.5	Better/ (Worse) 000s (206.1) (58.0) (484.4) 3,592.9 (108.6) (108.5)	000s 99,303.8 1,687.8 4,925.5 4,089.5 11,404.4 0.0	98,923.8 1,379.4 4,231.8 3,766.2 10,991.4 1,287.0	(Worse) \$ V/AR (380.0) (308.4) (693.7) (323.3) (413.0) 1,287.0	-0. -22. -16. -8. -3. 100.
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Finance & Governance tates & Annual Jeer charges thereat Departing Grants Soluti Grants Total Income from Directorate imployee costs foroaving costs faterials Differ expenses Depreciation ternal charges Total Expense from Directorate Waylow (Deficit)	97,800.0 474.0 1,932.4 5,123.3 2,054.4 537.0 107,721.2 4,871.5 682.1 1,098.6 6,122.3 1,103.5	000s 97,806.1 532.0 2,416.8 1,530.4 2,163.0 643.5 105,091.8 5,133.4 685.8 1,113.9 5,988.9 892.3	Better/ (Worse) 000s (200.1) (58.0) (484.4) 3,592.9 (108.5) (106.5) 2,629.4 461.9 3.7 1.7.3 (133.3) (211.3)	000s 99,303.8 1.687.8 4.925.5 11,404.4 0.0 121,411.0 10,874.9 1.424.9 2.504.7 10,314.8 1.775.5	98,923,8 1,379,4 4,231,8 3,766,2 10,991,4 1,287,0 120,579,7 10,447,4 1,172,2 2,660,4 10,282,7 1,775,5	(Worse) \$ VAR (380.0) (308.4) (693.7) (323.3) (413.0) 1.287.0 (831.3) 427.5 252.7 (155.7) 32.1 0.0	-0. -22. -16. -8. -3. 100.





		0.0			_		
	Dec 19 YTD	Dec 19 YTD	YTD	Original	Forecast	YTD	
	Actual	Budget	Variance	Budget		Variance	
			Better/			Better/	
			(Worse)			(Worse)	
Environment & Planning	000s	000s	000s	000s	; 000s	\$ VAR	ARIANCE %
User charges	2,344.9	2,003.4	341.5	5,396.8	3,553.4	(1,843.4)	-51.9%
Other revenue	292.3	232.9	59.3	719.0	536.2	(182.8)	-34.19
Operating Grants	347.0	1,469.5	(1,122.5)	2,008.5	2,344.5	336.0	14.39
Capital Grants	6,392.9	6,250.0	142.9	17,734.1	9,265.0	(8,469.1)	-91.49
Total Income from Directorate	9,377.1	9,955.8	(578.7)	25,858.5	15,699.1	(10,159.4)	-64.7%
Employee costs	5,651.4	5,601.2	(50.2)	11,968.9	11,200.1	768.8	6.9%
Materials	1,005.9	788.9	(216.9)	3,238.5	3,217.4	21.1	0.7%
Other expenses	357.9	365.8	7.9	618.4	453.2	165.2	36.4%
Internal charges	4,228.4	4,046.9	(181.4)	8,386.4	8,086.0	300.4	3.79
Total Expense from Directorate	11,243.5	10,802.9	(440.7)	24,212.2	22,956.7	1,255.6	5.5%
Surplus/ (Deficit)	(1,866)	(847)	(1,019)	1,646	(7,258)	(11,415)	157.3%
Surplus / (Deficit) - excluding capital	(8,259)	(7,097)	(1,162)	(16,088)	(16,523)	435	-2.6%
	Dec 19 YTD	Dec 19 YTD	YTD	Original	Forecast	YTD	
	Actual	Budget	Variance	Budget		Variance	
			Better/			Better/	
			(Worse)			(Worse)	
People & Performance	000s	000s	000s	000s	i 000s	\$ VAR	VARIANCE %
User charges	0.0	0.0	0.0	650.0		(650.0)	#DIV/0
Other revenue	46.0	13.7	32.3	382.5	27.4	(355.1)	-1294.5%
Operating Grants	130.0	130.0	0.0	123.0	334.0	211.0	63.29
Total Income from Directorate	176.0	143.7	32.3	1,155.5	361.5	(794.0)	-219.7%
Employee costs	2,837.2	3,007.5	170.3	5,644.1	6,148.2	(504.1)	-8.2%
Materials	80.3	96.2	15.9	395.7	256.1	139.6	54.5%
	90.6	224.7	134.1	358.1	437.0	(78.9)	-18.19
Other expenses							
Other expenses Internal (Income)/ charges	(2,112.0)	(2,124.9)	(13.0)	(4,254.5)	(4,254.2)	(0.2)	0.09
Internal (Income)/ charges		(2,124.9)	(13.0) 307.4	(4,254.5)		(0.2)	
	(2,112.0)		. ,		2,587.1	· /	0.0% 28.3% 55.6%

Surplus / (Deficit) - excluding capital		(720)	(1,060)	340	(988)	(2,226)	(1,238)	55.6%
	720.1	1,059.7						
		Dec 19 YTD	Dec 19 YTD	YTD	Original	Forecast	YTD	
		Actual	Budget	Variance	Budget		Variance	
				Better/			Better/	
				(Worse)			(Worse)	
General Manager		000s	000s	000s	000s	000s	VARIANCE	
							\$ VAR	%
Other revenue		6.0	37.3	(31.3)	83.7	97.1	13.4	13.8%
Operating Grants		584.5	551.3	33.2	661.5	661.5	0.0	0.0%
Total Income from Directorate		590.4	588.5	1.9	745.2	758.6	13.4	1.8%
Employee costs		1,731.6	1,468.7	(263.0)	2,488.0	2,855.0	(367.0)	-12.9%
Materials		327.9	292.4	(35.5)	1,023.2	364.2	659.0	180.9%
Other expenses		13.6	25.1	11.4	229.8	50.1	179.6	358.3%
Depreciation		5.1	5.0	(0.1)	10.0	10.0	0.0	0.0%
Internal (Income)/ charges		(2,949.5)	(1,175.9)	1,773.7	(5,902.1)	(2,351.7)	(3,550.4)	151.0%
Total Expense from Directorate		(871.3)	615.2	1,486.5	(2,151.2)	927.6	(3,078.8)	690.2%
Surplus/ (Deficit)		1,462	(27)	1,488	2,896	(169)	3,065	-1813.8%
Surplus / (Deficit) - excluding capital		1,462	(27)	1,488	2,896	(169)	3,065	-1813.8%

DOCUMENTS ASSOCIATED WITH REPORT C02/20-366

Attachment 2 Service Unit Financial Performance



Service Community Programs and Events	YTD actual	YTD budget	YTD Variance Better/ (Worse)	Original Budget	Forecast	YTD Variance Better/ (Worse)
User charges	1,169	1,142	27	1,037	1,471	435
Other revenue	61	62	(1)	133	154	22
Operating Grants	852	783	69	1,447	1,506	59
Total Operating Service Income	2,083	1,987	95	2,616	3,132	515
Employee costs	3,450	3,711	261	7,010	7,448	(438)
Materials	146	161	16	368	268	100
Other expenses	1,792	2,152	360	4,414	4,619	(206)
Internal charges	1,013	965	(47)	1,949	1,892	57
Total Expense Service Income	6,400	6,989	589	13,740	14,227	(487)
Surplus / (Deficit)	(4,318)	(5,002)	685	(11,124)	(11,096)	28
Surplus / (Deficit) - excluding capital	(4,318)	(5,002)	685	(11,124)	(11,096)	28

Service- Roads and Stormwater	Dec 19 YTD actual	Dec 19 YTD budget	YTD Variance Better/ (Worse)	Original Budget	Forecast	YTD Variance Better/ (Worse)
Rates & Annual	1,761	1,810	(49)	1,779	1,810	31
User charges	1,518	1,913	(395)	3,560	3,782	222
Interest	(0)	0	(0)	0	0	0
Other revenue	177	155	22	468	317	(151)
Operating Grants	1,070	997	73	3,928	4,216	287
Capital Grants	0	21	(21)	663	1,513	850
Total Operating Service Income	4,526	4,896	(370)	10,398	11,638	1,241
Employee costs	1,789	2,347	559	4,613	4,697	(84)
Materials	2,124	1,823	(301)	4,068	3,642	426
Other expenses	1,635	1,696	62	3,172	3,221	(49)
Depreciation	9,253	9,254	1	18,073	18,358	(285)
Internal charges	3,099	2,874	(225)	6,197	5,749	448
Total Expense Service Income	17,900	17,996	96	36,123	35,667	456
Surplus / (Deficit)	(13,374)	(13,100)	(274)	(25,726)	(24,029)	1,697
Surplus / (Deficit) - excluding capital	(13,374)	(13,121)	(253)	(26,389)	(25,542)	847



Service- Parks and Recreation	Dec 19 YTD actual	Dec 19 YTD budget	YTD Variance Better/ (Worse)	Original Budget	Forecast	YTD Variance Better/ (Worse)
User charges	1,019	1,126	(108)	1,927	2,049	(122)
Other revenue	285	301	(16)	432	482	(50)
Operating Grants	10	40	(30)	76	86	(10)
Capital Grants	(18)	216	(234)	170	645	(475)
Total Operating Service Income	1,295	1,684	(389)	2,604	3,261	657
Employee costs	5,272	5,587	314	11,424	, 74	250
Materials	1,644	2,075	431	4,295	4,064	231
Other expenses	29	51	22	297	149	148
Depreciation	1,395	1,401	7	2,640	2,780	(140)
Internal charges	3,786	3,393	(393)	7,415	6,786	629
Total Expense Service Income	12,126	12,507	38	26,071	24,953	1,118
Surplus / (Deficit)	(10,831)	(10,823)	(8)	(23,467)	(21,692)	1,775
Surplus / (Deficit) - excluding capital	(10,813)	(11,039)	227	(23,637)	(22,337)	1,300

Service- Environmental Programs	Dec 19 YTD actual	Dec 19 YTD budget	YTD Variance Better/ (Worse)	Original Budget	Forecast	YTD Variance Better/ (Worse)
User charges	314	221	92	0	223	223
Other revenue	16	17	(1)	0	30	30
Operating Grants	325	595	(270)	259	595	336
Total Operating Service Income	654	833	(178)	259	848	590
Employee costs	1,173	1,124	(49)	1,595	2,247	(652)
Materials	129	240	110	496	649	(153)
Other expenses	47	56	9	125	102	24
Internal charges	158	130	(28)	278	256	22
Total Expense Service Income	1,507	1,550	42	2,495	3,254	(759)
Surplus / <mark>(Deficit)</mark>	(853)	(717)	(136)	(2,236)	(2,406)	(170)
Surplus / (Deficit) - excluding capital	(853)	(717)	(136)	(2,236)	(2,406)	(170)



Service- Household Waste and	Dec 19	Dec 19	YTD	Original	Forecast	YTD
Recycling	YTD actual	YTD	Variance	Budget		Variance
		budget	Better/			Better/
			(Worse)			(Worse)
Rates & Annual	33,595	33,375	220	33,085	33,585	500
User charges	460	451	9	463	563	100
Interest	26	26	(0)	52	52	0
Other revenue	465	477	(12)	1,059	1,190	131
Operating Grants	21	11	10	28	408	380
Total Operating Service Income	34,567	34,340	227	34,686	35,797	1,110
Employee costs	3,696	3,439	(257)	6,321	6,879	(558)
Materials	13,940	I 4,446	506	28,458	29,782	(1,324)
Other expenses	12	37	25	316	68	248
Depreciation	187	I 45	(42)	120	290	(170)
Internal charges	2,138	2,138	0	4,176	4,275	(99)
Total Expense Service Income	19,973	20,205	232	39,391	41,294	(1,904)
Surplus / <mark>(Deficit)</mark>	14,593	14,134	459	(4,705)	(5,498)	(793)
Surplus / (Deficit) - excluding capital	14,593	14,134	459	(4,705)	(5,498)	(793)

Service- Children's Services	Dec 19 YTD actual	Dec 19 YTD budget	YTD Variance Better/ (Worse)	Original Budget	Forecast	YTD Variance Better/ (Worse)
User charges	5,835	5,731	105	12,732	,462	(1,270)
Other revenue	47	17	30	11	33	22
Operating Grants	835	675	160	1,079	1,203	124
Total Operating Service Income	6,717	6,423	294	13,822	12,697	(1,124)
Employee costs	6,194	6,173	(21)	13,227	12,272	955
Materials	191	281	90	676	560	117
Other expenses	646	535	(111)	976	1,044	(67)
Internal charges	2,899	2,756	(143)	5,832	5,514	318
Total Expense Service Income	9,931	9,745	(186)	20,712	19,389	1,323
Surplus / (Deficit)	(3,213)	(3,321)	108	(6,890)	(6,692)	198
Surplus / (Deficit) - excluding capital	(3,213)	(3,321)	108	(6,890)	(6,692)	198



Service- Urban Planning and Development	Dec 19 YTD actual	Dec 19 YTD budget	YTD Variance Better/ (Worse)	Original Budget	Forecast	YTD Variance Better/ (Worse)
User charges	1,899	1,634	265	5,340	3,035	(2,305)
Other revenue	126	I 30	(4)	287	279	(8)
Operating Grants	2	875	(873)	1,750	1,750	0
Capital Grants	6,393	6,250	I 43	17,734	9,265	(8,469)
Total Operating Service Income	8,420	8,889	(469)	25,111	14,329	(10,783)
Employee costs	3,693	3,640	(53)	9,288	7,277	2,011
Materials	787	483	(304)	2,560	2,385	175
Other expenses	311	309	(1)	497	3 30	166
Internal charges	3,621	3,495	(126)	7,251	6,985	266
Total Expense Service Income	8,412	7,928	(484)	19,596	16,978	2,618
Surplus / (Deficit)	8	961	(953)	5,515	(2,649)	(8,164)
Surplus / <mark>(Deficit)</mark> - excluding capital	(6,385)	(5,289)	(1,096)	(12,219)	(11,914)	305

Service- Regulatory Programs	Dec 19 YTD actual	Dec 19 YTD budget	YTD Variance Better/ (Worse)	Original Budget	Forecast	YTD Variance Better/ (Worse)
User charges	375	488	(113)	715	965	250
Other revenue	2,446	2,212	235	5,362	5,170	(192)
Operating Grants	28	18	10	41	41	0
Total Operating Service Income	2,850	2,718	132	6,117	6,176	58
Employee costs	3,158	3,339	181	6,096	6,677	(582)
Materials	1,061	865	(196)	1,814	1,758	56
Other expenses	79	96	17	160	137	22
Internal charges	2,113	1,623	(490)	4,132	3,246	886
Total Expense Service Income	6,411	5,922	(488)	12,201	11,819	382
Surplus / (Deficit)	(3,561)	(3,205)	(356)	(6,084)	(5,643)	440
Surplus / (Deficit) - excluding capital	(3,561)	(3,205)	(356)	(6,084)	(5,643)	440



Service- Libraries	Dec 19 YTD actual	Dec 19 YTD budget	YTD Variance Better/ (Worse)	Original Budget	Forecast	YTD Variance Better/ (Worse)
User charges	47	43	4	80	82	3
Other revenue	59	54	6	83	106	23
Operating Grants	677	657	20	635	691	56
Total Operating Service Income	783	753	30	798	879	81
Employee costs	2,433	2,313	(120)	4,795	4,644	151
Materials	76	109	32	241	222	18
Other expenses	106	151	45	214	283	(69)
Depreciation	216	212	(5)	423	423	0
Internal charges	985	985	(0)	1,945	1,971	(25)
Total Expense Service Income	3,817	3,769	(48)	7,618	7,543	76
Surplus / <mark>(Deficit)</mark>	(3,034)	(3,016)	(17)	(6,820)	(6,664)	157
Surplus / (Deficit) - excluding capital	(3,034)	(3,016)	(17)	(6,820)	(6,664)	157

Service- Pools	Dec 19 YTD actual	Dec 19 YTD budget	YTD Variance Better/ (Worse)	Original Budget	Forecast	YTD Variance Better/ (Worse)
User charges	777	750	27	1,727	1,611	(115)
Other revenue	272	208	64	434	418	(17)
Total Operating Service Income	1,049	958	90	1,727	2,029	(132)
Employee costs	1,175	943	(232)	2,454	1,889	565
Materials	726	520	(206)	844	1,057	(213)
Other expenses	546	454	(92)	763	917	(154)
Depreciation	241	240	(1)	465	480	(15)
Internal charges	472	472	0	945	945	0
Total Expense Service Income	3,161	2,629	(53 I)	5,471	5,288	183
Surplus / (Deficit)	(2,112)	(1,671)	(441)	(3,744)	(3,259)	485
Surplus / (Deficit) - excluding capital	(2,112)	(1,671)	(441)	(3,744)	(3,259)	485



Service- Governance	Dec 19 YTD actual	Dec 19 YTD budget	YTD Variance Better/ (Worse)	Original Budget	Forecast	YTD Variance Better/ (Worse)
Other revenue	(0)	0	(0)	0	0	0
Total Operating Service Income	(0)	0	(0)			0
Employee costs	79	61	(18)	249	238	
Materials	2	1	(1)	14	12	3
Other expenses	310	303	(7)	687	657	29
Internal charges	(368)	(367)	2	(731)	(734)	2
Total Expense Service Income	23	(2)	(25)	219	174	46
Surplus / (Deficit)	(23)	2	(25)	(219)	(174)	46
Surplus / <mark>(Deficit)</mark> - excluding capital	(23)	2	(25)	(219)	(174)	46

Service- Community Facilities	Dec 19 YTD actual	Dec 19 YTD budget	YTD Variance Better/ (Worse)	Original Budget	Forecast	YTD Variance Better/ (Worse)
User charges	I,404	1,610	(206)	2,769	2,986	217
Other revenue	1,008	1,248	(240)	3,127	2,546	(581)
Operating Grants	38	13	25	0	13	13
Capital Grants	537	644	(107)	0	(1,287)	(1,287)
Total Operating Service Income	2,987	3,514	(527)	5,896	4,257	(1,638)
Employee costs	1,402	1,494	92	3,290	2,989	301
Materials	2,928	2,802	(126)	5,315	5,420	(105)
Other expenses	1,338	1,583	245	3,072	2,862	210
Depreciation	3,220	3,228	8	6,634	6,404	230
Internal charges	(4,365)	(4,313)	52	(6,331)	(6,400)	69
Total Expense Service Income	4,523	4,795	27	11,979	11,274	706
Surplus / <mark>(Deficit)</mark>	(1,536)	(1,280)	(256)	(6,084)	(7,017)	(933)
Surplus / (Deficit) - excluding capital	(2,073)	(1,924)	(149)	(6,084)	(5,730)	354



Item No: C02/20-367

REPORT ON OUTSTANDING COUNCIL RESOLUTIONS

Responsible Division:Finance & GovernanceOfficer:Director Finance & GovernanceFile Number:SC492Community Strategic Plan Goal:Transparent and accountable leadership

SUMMARY

This report presents to Council the current list of outstanding Council resolutions.

RECOMMENDATION

That Council receive the report.

REPORT

This report provides Council an update on the current outstanding Council resolutions. A total of 34 resolutions are currently in progress.

The list of outstanding Council resolutions and a status update is provided as Attachment 1 to this report.

Year	Resolutions Passed	Resolutions Enacted/Completed	Resolutions in Progress
2017	150	149	1
2018	258	258	0
2019	328	297	31
2020	18	16	2

COMMUNITY ENGAGEMENT

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

POLICY IMPLICATIONS

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



RISK IMPLICATIONS

This report provides Council with added transparency in relation to the progress of outstanding Council resolutions.

FINANCIAL IMPLICATIONS

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

CONCLUSION

The update on outstanding Council resolutions is provided for the information of Council.

ATTACHMENTS

1. Outstanding Council Resolutions List <u>J</u>

DOCUMENTS ASSOCIATED WITH REPORT C02/20-367

Attachment 1 Outstanding Council Resolutions List



OUTSTANDING COUNCIL RESOLUTIONS

		OUTSTANDING COUNCIL RESOLUTION	NS		
Date of Meeting	Minute No / Subject	Council Decision	Responsible Directorate	Status	Estimated Completion Date
8/67/2017	Min. 165 - item 108/17 - Wentworthville Town Centre Planning Proposal - Reclassification of Public Land	 Defer the reclassification of The Kingsway Carpark site and the Lane Street Community Facilities site to 'operational' pending the preparation of a Property and Facilities Strategy for Wentworthville Town Centre. Proceed with the Wentworthville Town Centre Planning Proposal as per Council's resolution of 3 August 2016, excluding any reclassification of land. That the Property and Facilities Strategy be reported to Council for adoption prior to preparation of a Planning Proposal to reclassify the subject sites. 		TRNSW is currently undertaking due diligence on the Kingsway Carpark site for a multi-level carpark as an alternate location for a commuter carpark at the Pendle Hill station site. The reclassification of the Kingsway Carpark is pending on the proposal from TRNSW to construct a commuter carpark on this site. The Draft Property Strategy has been completed.	31 March 2020
3/04/2019	Min. 478 - C04/19-55 - Proposed Closure and Sale of Part of Finns Lane, Merrylands	That Council delegate authority to the General Manager to consider any submissions made to Council with respect to the closing of a portion of Finns Lane, Merrylands, and to report to Council about this matter.		Walting for the Traffic Management Plan to be updated and reported back to the Traffic Committee before a report can be prepared for consideration by Council to close part of Finns Lane.	31 March 2020
19/06/2019	Min.557 C06/19-109 Parramatta Road Urban Amenity Improvement Program • Land Acquisition for Aubum Park Expansion	ty That Council:1. Endorse the acquisitions of 46, 47, 49 and 65 Karrabah Road, Auburn by compulsory process for the purposes of expanding Auburn Park. 2. Approve and authorise the necessary application to be made to the Minister for Local Government and the Governor. Endorse the acquisitions of 46, 47, 49 and 65 Karrabah Road, Auburn by finance and Governance Still waiting for OLG to approve Council's application to compulsorily account of the four remaining properties being 45, 47, 49 and 55 Karrabah Rd, Auburn Local Government and the Governor.		Still waiting for OLG to approve Council's application to compulsorily acquire the four remaining properties being 45, 47, 49 and 55 Karrabah Rd, Auburn, In the meantime, Council continues to negotiate with the 4 remaining owners and has successfully reached agreement with the owner of 800 Karrabah Rd, Auburn. Draft Contract for Sale has been issued to the owner, via their solicitor, for review and execution.	30 June 2020
17/07/2019	Min.606 C07/19-146 Auburn South Community and Recreation Centre - Community Engagement Outcomes	That Council: 1. Receive and note the outcomes of the community engagement program undertaken to inform the development of the Auburn South Community and Recreation Centre detailed in Attachment 1, 2. Proceed to the detailed design phase for the new community facility in 2018/20. 3. Exhibit the detailed design for public comment.	Community Development	Detailed design to be undertaken throughout 2019/20 in accordance with the budget available.	30 June 2020
21/08/2019	Min.647 CO8/19-174 Road Naming Proposal for Margarat Street, Mays Hill	That Council: 1. No longer seek to rename Margaret Street, Mays Hill, to Margaret Street North and Margaret Street South. 2. Constituer the application of unique road names for the two segments of Margaret Street located south of the M4 Motorway.	Environment and Planning	Work being undertaken in accordance to Council Resolutions. Further report to Council Scheduled for March 2020.	30 June 2020
4/08/2019	Min.674 C09/19-194 Planning Proposal for 2-22 William Street, Granville	The: Councit 1. Prepare a planning proposal for 2-22 William Street, Graeville, with the following land use and bulk form controls: a. Floor Space Ratio of 1.7:1 b. Height of Building control of 16 metres c. Removal of local bertage item (205 known as 10 William Street (Lot 27 DP 2971) from Schedule 5 of the Parramatta Local Environmental Plan 2012. 2. Endotse that the planning proposal for 2-22 William Street, Granville, be forwarded to the Department of Planning, Ladastry and Environment for a Gateway Determination. 3. Prepare a Development Control Plan to provide further planning controls for the site, should a Gateway Determination be received. 4. Prepare a Voluntary Planning Agreement to derive public benefit, should a Gateway Determination be received.		Gateway Determination received from DPIE. Amendments required to Planning Proposal prior to public exhibition. Development Control Plan and Vountary Planning Agreement to be prepared.	<u>30 June 2020</u>
18/09/2019	Min.686 COW19-219 Planning Proposal for the New Cumberland Local Environmental Plan	The Councit 1. Endorse that the planning proposal for the new Cumberband Local Environmental Plan, as provided in Attachment 1. be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination, 2. Delegate to the General Manager the authorization to make minor revisions to the planning proposal and supporting documentation, as necessary, following Council's deliberations, to ensure the desired objectives and intended outcomes can be achieved. 3. Conduct with the Gommunity and the Cumberband Local Planning Panel on the planning proposal for the new Cumberband Local Planning Panel on the planning proposal for the new Cumberband Local Planning, Industry and Environments, 4. Consider the planning proposal for the new Camberband Local Environmental Plan, prior to finalization and gazertal by the Department of Planning, Industry and Plan, prior to finalization and gazertal by the Department of Planning, Industry and Planning, Industry and Environment.	Environment and Planning	Planning Proposal for the new Cumberland LEP submitted to DPIE on 30 September 2018. Awalting Gateway Determination.	30 June 2020
18/09/2019	Min.689 C09/19-223 Notice of Motion - Responsible Pet Ownership Education Program	That Councit 1. Prepare a report on the development and delivery of an ongoing pet education program for members of the community that explains the responsibilities, costs and benefits associated with responsible pet ownership; 2. Investigate whether it is possible to provide an incentive to those that participate in Council's pet education program, such as free or subsidized enterochipping and animal decaxing, that would encourage the uptake of the pet education program; 8. Investigate the issue of stray and feral cast in the local government area and device a plan to efficiently and effectively control them in order to improve public health and safety; and 4. Undertake consultation with the Companion Animals.Advisory Committee in relation to the items above.	Works and Infrastructure	meeting.	4 March 2020
18/09/2019		That Councit 1. Provide a report identifying potential locations of installing and constructing new dog parks within the currect open space areas of Granville Ward. 2. The report provide detailed costings of constructing the dog parks in the selected locations.	Works and Infrastructure	Preliminary site visits have been made and Officers are currently developing and reviewing options for the preparation of a report to Council. Report to be presented to Council in March 2020.	
18/09/2619	Min.691 C09/19-224 Notice of Motion - Lidcombe Town Centre Parking Supply	That Coangle 1. Updertakes parking servey in the streets within the Lidcombe Town Centre and surrounding streets MentFying the seturation rate, usage and the number of available on street car parking spaces; 2. At the conclusion of the parking survey, coasult and engage with the community on the reselts and options to improve parking within the Lidcombe Town Centre and surrounds; and 3. Receive a report outlining the results of both the parking survey and community consultation outcomes at the conclusion of the above processes.	Works and Infrastructure	Officers currently undertaking parking survey as per the resolution. Report to be prepared for the March 2020 Council meeting.	4 Mərch 2020



Date of Meeting	Minute No / Subject	Council Decision	Responsible Directorate	Status	Estimated Completion Date
8/11/2019	Min.750 MM11/19-12 Mayoral Minute - Keep Australia Beautiful NSW Awards 2019	The Council congratulate and thank all staff and volunteers that contributed to the Keep Australia Beautiful NSW 2029 Sustainable Citles Awards received and that Council amend the gateway signs on extering the UGA to promote this ach levement	Community Development	Council is currently preparing options for gateway algrage to acknowledge this achievement.	28 February 2020
6/11/2019	Min.769 C11/19-274 Notice of Motion - Upgrade of the Mona Street, Clyde Street and Redfern Street Infersections	Thex Councit 1. Provide a report into options for the upgrade of the Mona Street, Clyde Street and Redfern Street Intersections in an attempt to alleviate the congestion and provide better traffic flow; and 2. Take into consideration: a. Possible changes to signage and parking restrictions in Mona Street (both north and south sides if required) during morning and afternoon peak: periods; b. Widening of Chyde Street between Mona and Redfern Streets; c. Dedicated left turn lane from Chyde Street into Redfern Street; d. Dedicated left and right turn lanes from Chyde Street into Mona Street; e. Possible dualiane right turn from Mona Street into Chyde Street; and f. Possible changes to parking restrictions and signage in Redfern and Hudson Streets.	Works and Infrastructure	Report to be prepared for May 2020 Council meeting.	6 May 2020
6/11/2019	Min.772 C11/19-262 Road Closure of Milton Street between Railway Parade and Clarence Street, Lidcombe	The Coondit 1. Approve the permanent closure of Milton Street between Railway Parade and Clarence Street, Lidcombe to expand the open space (park) area for the dominuo by for recreational purposes; 2. Advertise in the local newspaper, for a period of 28 days, the proposal to permanently close the section of Milton Street; 8. Authorize the General Manager to process and recolve any submissions received with respect to the proposal; 4. Prepare the necessary documentation to complete the road closure under the provisions of the Roads.Act 1998; and 5. Notify the affected residents in Clarence Street of Council's action accordingly.	Finance and Governance	Public Exhibition concluded on 14 January 2020. Matter is still in progress - resolving submission matters e.g. Authority requires easement to lift objection. Obtaining quotation for eurveying costs.	31 May 2020
20/11/2019	Matter of Urgency – Natural Open Space in the Cumberland LGA	The: 1. Following the recease statement of the conditions in Sydney, Council prepare a report outlining natural open space including bac not limited to parks, gardens and bushland within the Cumberland LGA which could be affected by the same. 2. Council make representation to the refevant Ministers and State Members in relation to this matter.	Works and Infrastructure	Report to be prepared for May 2020 Council Meeting.	6 May 2020
20/11/20/19	Matter of Urgency – Dumping of Trolleys	That Councit 1. Investigate options with respect to the removal and enforcement of abandoned/dumped shopping trolleys. 2. Consider options including the requirement for coin-operated or wheel-locking shopping trolleys as part of all development applications for new or upgraded shopping cantres. 3. Receive a report detailing options to ensure shopping centres are held accountable for the control of abandoned shopping trollays across the USA.	Works and Infrastructure	Council is currently investigating options for the removal and enforcement of abandoned/dumped trolleys. As well as the use of coin-operated or wheel locking shopping trolleys. Report will be prepared and presented to Council on March 2020	4 March 2020
20/11/2019	iC11/19-285 Cumberland 2030: Our Local Strategic Planning Statement	That Council: 1. Note the outcomes of the public exhibition of the Draft Cumberland 2080: Our Local Strategic Plansing Statement, and refinements made to address feedback from the community, stake holders and State, age opters; 2. Endorse the updated Cumberland 2080: Our Local Strategic Planning Statement, as provided in Attachment 2, for submission to the Graster Sydawy Comberland 2080: Our Local Strategic Planning Statement, as provided in Attachment 2, for submission to the Graster Sydawy Comberland 2080: Our Local Strategic Planning Statement, as provided in Attachment 2, for submission to the Graster Sydawy Comberland 2080: Our Local Strategic Planning Statement, as provided in Attachment 2, for submission to the Graster Sydawy Comberland 2080: Our Local Strategic Planning Statement, as provided in Attachment 2, for submission 5. Delegate to the General Manager the authorization to make minor revisions to Cumberland 2080: Our Local Strategic Planning Statement, as becaused in the other submission to finalize Cumberland 2080: Our Local Strategic Planning Statement, following the Issue of a letter of dupport from the Graster Sydawy Commission adubject to no further major changes; and 5. Note that Cumberland 2080: Our Local Strategic Planning Statement will be forwarded to the Department of Planning, Industry and Environment for publication on the NSW planning portal following finalisation, 6. Include In the Local Strategic Planning Statement: Restore the Inner West Lines "City to Liverpool/Bankstown via Regests Park" route on the Sydawy Trales Network.		Submitted to the Greater Sydney Commission for Assurance in November 2019. Minor amendments to statement following feedback from Greater Sydney Commission, Letter of support anticipated in the near future.	30 June 2020
20/10/2019	•	That Council receive a report with respect to the following: 1. Naming the newly constructed children's playground in New Glasgow Park on Factory Street Granville to Quanne Diec playground; and 2. Construction of a small monument (or similar) dedicated to Quanne Diec within the New Glasgow Park in consultation with the family of Quanne Diec.	Works and Infrastructure	Report to be prepared for April 2020 Council Meeting.	1 April 2020
20/11/2019	C11/19-280 Cumberland Council Annual Report 2018- 19		People and Performance	First part complete with the Annual Report 2018-19 received at Council and published on Council's website. A copy has been sent to the Minister for Local Government (Via the OLG) and the NSW Ombudsman as per legislative requirements. The second part will be completed in February as part of the Councilor workshop scheduled for that time.	29 Feburary 2020
4/12/2019	C12/19-299 Wentworthville Town Centre Planning Proposal and Development Control Plan	The Council: 1. Alore the matters raised in submissions received during the exhibition of the draft Planning Proposal and draft Development Control Plan for the Wentworthville Town Centre; 2. Endorse the recommended planning controls for the Wentworthville Town Centre, as provided in Attachment 1, which are supported by the Cusherland Local Planning Panel; 3. Forward the Planning Proposal, as provided in Attachment 2, to the Department of Planning, Industry and Environment to be finalised and gasetted; 4. Adopt the Development Control Plan as an amendment to the Holroyd Development Control Plan coming into effect on the date of notification (gasettal) of the Local Environmental Plan amendment; and 5. Delegate to the General Manager the atthority to make minor, non-policy corrections or formatting, changes to the Planning Proposal and Development Control Plan, frequenced, prior to be Finalized and Development Control Plan. Stanger to the Planning Proposal and Development Control Plan.	Environment and Planning	Planning proposal is with DPIE for finalisation	30 June 2020



Date of Meeting	Minute No / Subject	Council Decision	Responsible Directorate	Status
4/12/2019	C12/19-307 Draft Environmental Health Strategy	That Council place the Draft Environmental Health Strategy on public exhibition for a period of 28 days, with a report to be provided back to Council following the consistion of the public exhibition period	Works and Infrastructure	Report to be presented to Council on 4 March 2020.
4/12/2019	C12/19-314 WSROC Power Purchase Agreement	That Council 1. Due to extenuating circumstances, approve an exemption to Tender under 3.55 (3)(1) of the Local Government Act 1998, as due to the unavailability of competitive or reliable tenderst, a satisfactory result woold not be achieved by inviting tenderst, noting that Western Sydney Regional Organisation of Councils (WSROC) have airgady undertaken an extensive EOI and evaluation process; and 2. Enter into the 10-year Power Purchase Agreement on offer from renewable energy developer Genex Power (AERA18 152 098 854) through WSROC, subject to satisfactory legal review; and 8. Delegate authority to the General Manager to negotiate and exacts a Power Parchase Agreement through WSROC Ltd, and enter a Council Boyers' NemberShip Agreement for the Power Purchase Agreement for up to 19,00064W	Environment and Planning	Awaiting legal advice from W3ROC prior to signing contract.
4/12/2019	C12/19-300 Wentworthville Centre Public Domain Plan	That Council place the Draft Wentworthville Public Domain Plan on public exhibition for a period of 28 days, with a report to be provided back to Council following the conclusion of the exhibition.	Environment and Planning	Currently on public exhibition from 4 February - 4 March 202
4/12/2019	C12/19-302 Post-Exhibition Report – Planning Proposal for 100 Woodville Road, Granville	The council Take Council 1. Adopt the recommended planning controls for 100 Woodville Road, Granville: 2 Resone the site from R2 Low Densky Residential to R3 Mediam Density Residential; 2 Increase the maximum height of bolizing from 9m to 12m; and 2 Amend the maximum floor space ratio from 0.5:2 to 1:1. 2. Realise the planning proposal, as delegated by the Minister. 3. Note that this LEP amendment will be published in the Government Gazette upon figalesition.	Environment and Planning	Planning proposal being finalised.
4/12/2019	C12/19-315 Proposed dealings with Council owned land at 13 John Street, Lidcombe	That Council: 1. Place 23 John Street, Lidcombefor sale via a public process. 2. Aduither report be presented to Council detailing any recommended special conditions of sale for inclusion in contract documents. 3. Inform the proponent of the unsolicited proposal that the ansolicited proposal will not be considered further.	General Manager	Proponent notField of resolution 12 December 2018. Further first quarter of 2020.
18/12/2019	Min.843 MM12/19-17 Mayoral Minute – Direct Train Services to the City	That Council write to the Transport Minister, Andrew Constance, and seek clarity on whether commuters west of Bankstown, including those using Beraia and Regents Park stations will have direct train services to the sity when Metro City & Southwest is introduced.	Environment and Planning	Letter prepared.
18/12/2019	Min.845 Matter of Urgency – Distribution of Clean up of Duck River Political Material	The: (1, Council as a matter of urgency Investigate allegations made by members of the Aubarn-Lidcombe branch of the Labor party including counciliors affiliated with this organization as to the nature of public documents in the form of emails and a press coeference purporting to be lobbying Council to undertake a clean up of the Duck River. 2. The Investigation is to look at (however not limited to) the following: a) The alleged partion and motion that were stated to have been provided to Council b) The depiction of before and after photographs that are not of the same area potentially misfeading the pablic c) The possible unasthorised use of Council property for the parposes of an organized public gathering in the form of a press conference. d) The details of the supposed grants that are being made available to Council as streed by the Paderal Liember for Biasiand Mr. Jacon Clare. e) The nesting of the meeting between Council officers and representatives of the Aubarn-Lidcombe branch and outcomes. f) When and how many jetsitis were removed from the Duck River as alleged occurred in response to the supposed campaign. g) Clarification of how many thousand bottles and hoppingstrollays were also removed from the Duck River during this lobbled sign up schedule.	Works and Infrastructure	Report to Council In March 2020.
10122018	Min.850 C12/19-343 Notice of Motion - Planning Proposal for 55-57 Station Street and 6 Pritchard Street East, Wentworthville	There Council: 1. Prepare a planning proposal for 55-57 Station Street and 6P rkchard Street East, Wentwortbuille, with the following balk form and additional perentited use controls: a) Floor Space Ratio control of 3:1 on the entire site; b) Height of balloing control of 41 metres on 55 - 57 Station Street and 27 and 28 metres on 6 Pritchard Street; and c) introduce a 100m2 symmatium as an additional perentited use for the site. 2. Endorse that the planning proposal for 55-57 Station Street and 6 Prikchard Street: East, Wentworthville, beforeorded to the Department of Planning, Industry and East, Wentworthville, beforeorded to the Department of Planning, Industry and Eavisonment for a Gaseway Determination. 3. Prepare a Development Control Plan to provide for the planning controls for the site, should a Gaseway Determination be received. 4. Prepare a Voluntary Planning Agreement to derive public benefit, should a Gaseway Determination be ceceived.	Estimation and Manufull	ousinated to Drig for Gateway Determination.
18/12/2019	Min.862 C12/19-335 Response to Matter of Urgency - Dumping of Trolleys from Pemulwuy Shopping Centre	The Council: 1. Re-Install the steel bollards at the Intersection of pedestrian walkway and Driftway Drive, Penubuay. 2. Install two hooped blke racks on the pedestrian walkway, Western side of the Allon G Bosy Community Gentre.	Works and Is/rastructure	The Installation will be completed by March 2020

	Estimated Completion Date
	4 March 2020
contract.	29 February 2020
irch 2028	38 April 2028
	38 April 2028
Further report to Council In	36 March 2020
	29 February 2020
	31 March 2020
	30 April 2020
	31 March 2020



•	Minute No / Subject	Council Decision	Responsible Directorate	Status	Estimated Completion Date
18/12/2010	December 2019	Harmonisation Update - The Council: 1. Note the information and options presented in the report. 2. Commence community consoltation regarding the following two combination of options, noting thase options would require IRART approval: 1) Option 1: 5 year transition with the application of a minimum rate and Option 5: Increase in the rate cap over 5 years: by \$10m. 16 Option 1: 5 year transition with the application of a minimum rate and Option 6: Harmonisation of rates over 5 years: 5. Advoptnet to the Minister for Local Government In relation to this matter, and organise a depatiation as cumentant. 4. Expanse the gongatation is available to various fanganges.		The public consultation is currently being planned with the working group and will commence in March and complete in ApriL The engagement team are preparing the material and survey.	30 June 2020
18/12/2019		That Council: 1. Undertake an Expression of Interest (EOI) process to identify potential future uses for the Oriole Park Baseball Club Building 2. Undertake an inspection of the facility.	Works and Infrastructure	Team to undertake EOI process and inspection of the facility	30 April 2020
18/12/2019	Min.876 C12/19-341 Notice of Motion - Wentworthylie Carpark(s)	That Council Officers consider and provide a report on planning for a centralised major off-street public Carparkis) in the Westworthville Town Centre to addominodate all-day commuter parking and timed retail/commercial parking.	Finance and Governance	Council is considering a range of options regarding planning for a centralised major off-street public carpark(s) in the Wentworthville Town Centre. A report will be provided.	36 June 2020
18/12/2019	Min.877 C12/19-342 Notice of Motion - Wentworthville Traffic	That Council Officers consider and provide a report detailing indicative traffic management options that coold be adopted to discourage east-west through traffic on streets south of Pritchard St East Wentworthville (namely McKerr, Perry and Bennett Streets) once the foll by-pass option is implemented.	Works and Infrastructure	Report to Council in May 2020	6 May 2020
8/02/2020	Reserve	Year Councit 1. Accept the offers from the 7 adjoining residents to sell the land known as Praser Street Reserve (LOT 18 DP 224829 and LOT 42 DP 288890) for atotal sale price of \$507,000, sold on a per m2 pro-rate basis, with the purchasers to pay their own and Council's regalences in addition. 2. Defeate authority to the General Manager to finalise the sale for each lot in accordance with the valuation and offer received. 3. Agree that If all 7 adjoining residents do not participate in the sale process, then this matter be considered finalised and not be pursued further, therefore rescinding the previous resolution of Council.	Finance and Governance	Staff to negotitate sale now with resident/adjoining owners. Land to be remediated prior to sale.	30 September 2020
8/82/2020	Meeting Held 26 November 2019 and Lower Prospect Canal Heritage Nomination Request	That Councit 1. Note that a formal meeting of the Cumberland Herkage Committee was not held and so no minutes are provided; 2. Note that the herkage consultant advice indicates that the Lower Prospect Canal is unlikely to meet the criteria threshold for National Herkage lixing; and 3. Refer the advice for the nomination request for the National Herkage Listing of the Lower Prospect Canal to the Herkage Committee for consideration and recommendation to Council.	l i	Advice to be considered by Heritage Committee prior to reporting back to Council	30 April 2020



Item No: C02/20-368

QUARTERLY UPDATE ON THE IMPLEMENTATION OF THE STRONGER COMMUNITIES FUND

Responsible Division:Community DevelopmentOfficer:Acting Director Community DevelopmentFile Number:T065312/2018Community Strategic Plan Goal:A great place to live

SUMMARY

Under the NSW Government Stronger Communities Fund, Council was provided with \$15 million in funding for the benefit of the local community. Council is required to provide progress reports on the expenditure and outcomes of the Stronger Communities Fund.

This report provides a progress update on the implementation of the Stronger Communities Fund Major Projects Program for the period from October 2019 to December 2019.

RECOMMENDATION

That Council:

- 1. Note the progress on the implementation of the Stronger Communities Fund Major Projects Program.
- 2. Submit a copy of this report to the Office of Local Government in meeting the reporting requirements of the NSW Government's Stronger Communities Fund Guidelines.

REPORT

The Stronger Communities Fund was established by the NSW Government to provide newly merged councils with funding to kick start the delivery of projects that improve community infrastructure and services.

Cumberland Council was provided with \$15 million in funding via two programs:

- A *Community Grants Program*, allocating up to \$1 million in grants of up to \$50,000 in any single allocation to incorporated not-for-profit community groups for projects that build more vibrant, sustainable and inclusive local communities; and
- A Major Projects Program, allocating all remaining funding (\$14 million) to larger



scale priority infrastructure and services projects that deliver long term economic and social benefits to communities.

All funding allocated under the Stronger Communities Fund Community Grants Program has been acquitted.

Stronger Communities Fund Major Projects Program Progress Update

The following progress has been made on the major projects to date:

PROJECT TITLE	PROGRESS UPDATE
Granville Multi- Purpose Community Centre, Library, Arts and Cultural Facility	 The contractor, Stephen Edwards Pty Ltd, completed the main slab on the ground floor and level 1 at the beginning of November 2019. The main structural steel has been fully erected, with stage 1 roofing completed prior to Christmas and Stage 2 continuing. Installation of the southern retaining wall, flood fence and majority of kerb and gutters to the carpark are completed. Internal lightweight wall framing has commenced, and external cladding and window installation has also commenced. Stormwater upgrade works in Memorial Drive to commence mid-January 2020, with marker layer installation continuing. As at 31 December 2019, \$9,857,845 had been spent on this project and \$13,992,407 raised as commitments against the grant allocation, resulting in a total of \$23,850,252 of actuals plus commitments, fully acquitting the grant funding of \$10,300,000.
Auburn Botanic Gardens Entertainment Precinct and Duck River Regional All Abilities Playground	 Council engaged Great Western Landscapes to perform the works at a contract sum of \$449,954.54. Great Western Landscapes commenced work mid-December 2019. Practical Completion is expected early May 2020. As of 31 December 2019, \$312,390 had been spent on this project and \$476,805 raised as commitments resulting in a total of \$789,194 of actuals plus commitments, fully acquitting the grant funding of \$652,000.
Central Gardens All Abilities and Mixed Age Playground	 The playground works were 90% completed prior to Christmas 2019. The playground was partially opened in mid-January 2020. On track for official opening in February 2020.



PROJECT TITLE	PROGRESS UPDATE
	 As at 31 December 2019, \$872,824 had been spent on this project and \$465,630 raised as commitments resulting in a total of \$1,338,454 of actuals plus commitments, fully acquitting the grant funding of \$1,338,000.
Replacement of Bridge Road Railway Overbridge Auburn District Library	 Waiting on finalisation of design from Sydney Trains. As at 31 December 2019, \$504,358 had been spent on this project and zero raised as commitments resulting in a total of \$504,358 of actuals, fully acquitting the grant funding of \$500,000. Project Completed.
Expansion Prospect Hill Access & Lookout	 Project Budget has been reduced by \$290,000 and the full amount reallocated to the Granville Centre Project. Council is meeting with Department of Environment and Heritage late February 2020 to resolve the concern with the project and progress to a suitable outcome. The Department of Environment and Heritage will respond to Council in writing to progress with the project. As at 31 December 2019, \$184,593 had been spent on this project and \$10,975 raised as commitments resulting in a total of \$195,568 of actuals plus commitments, fully acquitting the grant funding of \$195,000.
CCTV Infrastructure and Lighting Upgrades	 The project is composed of two stages. The first stage is the installation of the system, which includes the transmitters/receivers on the Civic Centre, Function Centre and Police Station. It also includes the installation of cabling and data storage equipment. This work was completed in December 2019. The second stage comprises of installing the CCTV cameras, which will be completed following approval from Endeavour Energy for power connection to their electricity mains. As at 31 December 2019, \$442,476 had been spent on this project and \$143,485 raised as commitments resulting in a total of \$585,961 of actuals plus commitments, fully acquitting the grant funding of \$585,000.



COMMUNITY ENGAGEMENT

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

POLICY IMPLICATIONS

Council is required to submit a copy of this report to the Office of Local Government in accordance with the Stronger Communities Fund Guidelines.

RISK IMPLICATIONS

Council has Project Control Groups (PCGs) in place for the major projects, which meet on a regular basis to oversee each project. Council has a risk register in place for every major project, which is regularly monitored and updated through the PCGs for each project.

FINANCIAL IMPLICATIONS

Funding of \$15 million has been provided by the NSW Government to deliver the Stronger Communities Fund Program. A total of \$1 million was allocated under the Stronger Communities Fund Community Grants Program for community organisations. A total of \$14 million was allocated under the Stronger Communities Fund Major Projects Program.

Council has previously obtained a funding agreement variation from the OLG In relation to the Stronger Communities Fund Major Projects Program, which provided an extension for funding to be committed by 31 December 2019 and all funding to be acquitted by 30 June 2020.

The total amount of funding committed from the Stronger Communities Fund Major Projects grant as at 31 December 2019 was \$14,000,000. In addition, Council has committed \$13,694,558 towards Stronger Communities projects bringing the total amount committed to \$27,694,558.

CONCLUSION

The Stronger Communities Fund provides Council with a one off opportunity to deliver major infrastructure projects that build more vibrant, sustainable and inclusive local communities.

Council will continue to monitor and provide progress reports on its implementation plan to Council and the Office of Local Government to ensure funds are spent in accordance with the NSW Government's Guidelines.

ATTACHMENTS



Item No: C02/20-369

RISING STAR SPORTS AWARD

Responsible Division:Community DevelopmentOfficer:Acting Director Community DevelopmentFile Number:SC619Community Strategic Plan Goal:Transparent and accountable leadership

SUMMARY

The Cumberland City Council Rising Star Sports Award aims to celebrate and support the achievements of local residents who are pursuing excellence in the field of sport. The award will provide one-off financial assistance to individual local athletes of any age who have been selected to represent their sport at a state, national or international level.

This report outlines the outcome of staff assessment and the recommendation for funding allocation for applications submitted in the month of January 2020.

RECOMMENDATION

That Council:

- 1. Endorse the application recommended for funding and allocate \$900.00 from the 2019/2020 Cumberland Rising Star Sports Award.
- 2. Advise the applicant of the funding allocation of the 2019/20 Cumberland Rising Star Sports Award.

REPORT

Background

At the Ordinary Meeting of Council held on 5 February 2020, Council considered a report on the applications submitted in December 2019 for funding under the Rising Star Sports Awards.

This report provides information on the recommendation for funding allocations for the one (1) application submitted in the month of January 2020 under the Rising Star Sports Award.

The 2019/2020 Cumberland Rising Star Program is open all year round and applications are received on a monthly basis by 4pm on the last Monday of each month. Council does not award funding retrospectively and athletes cannot receive more than one award per financial year from this fund.



Assessment Outcomes

A total funding pool of \$10,816.00 is available in January 2020. Council received one (1) application from Mr Adrian Reynardi requesting a total of \$900.00. This application has been recommended for funding.

A summary of the application recommended by the Subject Matter Expert Panel for funding for the month of January 2020 is provided below for determination by Council.

Applicant	Project Title & Description	Amount Requested	Assessment Panel Comments
Adrian Reynardi	To assist accommodation, travel and equipment costs associated costs towards the 2020 Ede Clendinen Shield and Australian National Badminton Championships to be held in Tasmania on the 23-29 February 2020.	\$900.00	Adrian has achieved a great result in his chosen sport in what appears to be a short timeframe, which suggests his natural talent in badminton. He also gave examples of his commitment to the advancement of other members of the sector, for example an exercise physiologist. Adrian's achievements are quite high for someone still quite young. He works with juniors in his sport but also assists others with their education which in turn supports the sport (Physio education for example). Adrian has achieved a high level in his sport in a short time frame and is a great inspiration for the younger generation.

The following table provides a summary of the staff assessment outcomes:

Funding Stream	Amount Available	Amount Recommended	No. of Projects Recommended
Rising Star Sports Award	\$10,816.00	\$900.00	1
BALANCE REMAINING	\$ 9,916.00		

COMMUNITY ENGAGEMENT

Information about the Cumberland Rising Star Sports Award is open all year round and widely promoted to the community using the following methods:

- Promotion of the Rising Star Sports Award through Council's social media channels.
- Monthly emails are sent to local community organisations and individuals who subscribe to Council's Grants Bulletin (778 subscribers).



- The Guidelines and Application Forms are available on Council's website.
- Promotional flyers are displayed in Council's community centres, libraries and Customer Contact Centres.
- Promotion through local Sports Clubs.
- Promotion through Council's Schools Newsletter which is distributed to all schools across Cumberland.

POLICY IMPLICATIONS

The *Community Grants and Donations Policy* outlines the framework under which grants and donations made by Council to the community are governed. The Policy ensures Council meets legislative requirements prescribed in Section 356 of the *Local Government Act 1993*. All applications submitted to the Cumberland Rising Star Sports Award 2019/2020 are assessed in accordance with this Policy and the Community Grants Program Guidelines.

RISK IMPLICATIONS

The successful applicant will be required to enter into a funding agreement with Council and meet all requirements of the agreement including reporting on the outcomes of the expenditure of grant funds.

FINANCIAL IMPLICATIONS

There is a total of \$10,816.00 remaining in the 2019/2020 Cumberland Rising Star Sports Award budget. The \$900.00 recommended for funding will leave a balance of \$9,916.00 remaining available in the Rising Star Sports Awards for the remainder of the financial year.

CONCLUSION

The Cumberland City Council Rising Star Sports Award aims to celebrate and support the achievements of local residents who are pursuing excellence in the field of sport.

The award will provide one-off financial assistance to individual local athletes of any age who have been selected to represent their sport at a regional, state, national or international level.

Council will notify the applicant of the outcome of their application.

ATTACHMENTS

Nil



Item No: C02/20-370

DRAFT CUMBERLAND LOCAL HOUSING STRATEGY

Responsible Division:Environment & PlanningOfficer:Director Environment & PlanningFile Number:S-5750-01Community Strategic Plan Goal:A resilient built environment

SUMMARY

The Draft Cumberland Local Housing Strategy identifies a vision and key priorities with supporting objectives and actions, and defines our land use planning approach to deliver housing supply for Cumberland. The Draft Strategy aligns with the Central City District Plan and Cumberland 2030: Our Local Strategic Planning Statement.

The Draft Strategy proposes a 20 year housing supply target of 28,000-28,500 additional dwellings for the Cumberland area, as part of a Central City District housing supply target of 207,500 additional dwellings.

The delivery of this housing supply will be influenced by a range of factors, including broader economic conditions, market demand for housing in Cumberland, development feasibility and infrastructure provision. Council will need to undertake further detailed planning over time, including a review of planning controls, to ensure that this housing supply target can be achieved.

It is recommended that the Draft Strategy be placed on public exhibition for a period of 28 days, with a report to be provided back to Council following the conclusion of the exhibition period.

RECOMMENDATION

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

REPORT

Background

The Central City District Plan requires Councils to develop housing targets to guide short, medium, and long-term housing growth. Specifically, it requires Council to demonstrate how we will deliver and develop 5 and 10 year dwelling targets for Cumberland, and contribute to the 20 year strategic dwelling target for the Central City District.



Draft Strategy

The Draft Cumberland Local Housing Strategy (Attachment 1) identifies a vision and key priorities with supporting objectives and actions, and defines our land use planning approach to deliver housing supply for Cumberland. The Draft Strategy aligns with the Central City District Plan and Cumberland 2030: Our Local Strategic Planning Statement.

The housing vision for Cumberland, as outlined in the draft strategy, is "to promote the sustainable growth of Cumberland with a key focus on providing housing diversity and affordability, a vibrant and safe place for the community to live and work which supports the 30-minute city".

The land use planning approach to support future housing in the Cumberland area has two elements, and is aligned with the strategic framework for centres and corridors identified in Cumberland 2030: Our Local Strategic Planning Statement. One element is that housing opportunities are concentrated within town centres and in proximity of transport hubs. The other element is to align housing to future transport corridors to increase the capacity of existing centres.

The draft strategy outlines five priorities to meet the housing needs of Cumberland, and are supported by a range of objectives and actions. The priorities are:

- 1. Delivering housing diversity to suit changing community needs
- 2. Promoting transit-oriented housing options to support the 30 minute city
- 3. Facilitating housing that respects and enhances local character
- 4. Valuing heritage and cultural diversity in housing
- 5. Infrastructure-led housing delivery

The draft strategy is also supported with a range of background documents that have informed the contents and direction of the Draft Strategy, and are provided in Attachments 2 to 4.

Opportunities for future housing outside identified areas that are initiated by landholders may also be presented during the life of the Cumberland Local Housing Strategy. Initial proposals will be considered through a strategic assessment process and, if supported, a detailed planning proposal would be prepared for further community consultation and consideration by Council.

Contribution to housing supply targets

Cumberland is part of the Central City District, which also includes Blacktown, Parramatta and The Hills. For the Central City District, there is a short term housing supply target of 53,500 dwellings, with a long term housing supply target of 207,500 dwellings between 2016-2036.

The housing supply contribution for Cumberland over the 20 year period (2016-2036) is proposed to be 28,000-28,500 dwellings, and reflects forecast population growth and household composition. This demand is based on a theoretical housing supply under existing planning controls in the Cumberland area of 24,000 dwellings.



In the short term, Cumberland is set to provide 9,350 dwellings between 2016-2021 as outlined in the Central City District Plan. Cumberland is on track to deliver this target, with NSW Department of Planning, Industry and Environment data indicating over 5,000 dwelling completions and over 8,400 development approvals during the 2016-2018 period.

The 6-10 year target (between 2021-2026) for Cumberland housing supply is proposed to be 7,000-7,200 additional dwellings. The delivery of this housing supply will be influenced by a range of factors, including broader economic conditions, market demand for housing in Cumberland, development feasibility and infrastructure provision. Council will need to undertake further detailed planning over time, including a review of planning controls, to ensure that this housing supply target can be achieved.

Figure 1 below summarises how Cumberland will contribute towards the Central City District housing supply targets:

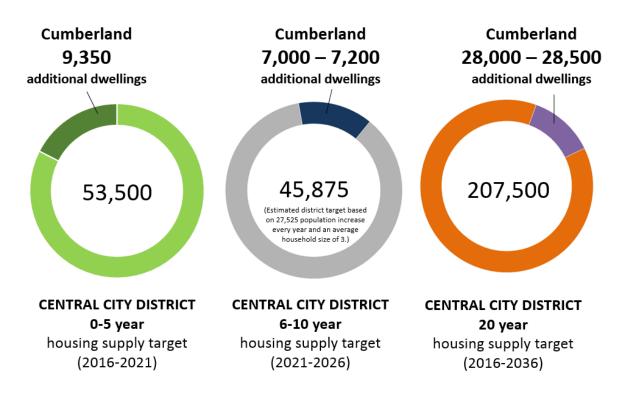


Figure 1: Proposed Housing Targets for Cumberland

Next steps

It is recommended that the Draft Cumberland Local Housing Strategy be placed on public exhibition. Feedback will also be sought from the Department of Planning, Industry and Environment. Following the conclusion of the public exhibition period, submissions will be reviewed and a report provided for consideration by Council.



COMMUNITY ENGAGEMENT

Early consultation on housing issues was undertaken as part of the public exhibition of Cumberland 2030: Our Local Strategic Planning Statement. The outcomes of this consultation has informed the development of the Draft Cumberland Local Housing Strategy.

The Draft Strategy will be placed on public exhibition for a period of 28 days, with a report to be provided back to Council following the conclusion of the exhibition period.

POLICY IMPLICATIONS

The preparation of the Draft Cumberland Local Housing Strategy complements the work for new Cumberland Local Environmental Plan, which is required under the Environmental Planning and Assessment Act 1979. The Draft Strategy also align with the strategic directions outlined in Council's Community Strategic Plan, Cumberland 2030: Our Local Strategic Planning Statement, and the Central City District Plan.

RISK IMPLICATIONS

The preparation of a new Cumberland Local Housing Strategy is designed to align with the milestones on work for the new Cumberland Local Environmental Plan, which is required to be completed by mid-2020. The release of funds from the grant is also linked to these milestones. Endorsement of the draft Local Housing Strategy will assist Council in meeting these milestones.

FINANCIAL IMPLICATIONS

Work undertaken on the Draft Cumberland Local Housing Strategy, including analysis, document preparation and planned community consultation activities, will be funded from the accelerated Local Environmental Plan Funding Grant provided by the NSW Government.

CONCLUSION

The Draft Cumberland Local Housing Strategy identifies a vision and key priorities with supporting objectives and actions, and defines our land use planning approach to deliver housing supply for Cumberland. The Draft Strategy proposes a 20 year housing supply target of 28,000-28,500 additional dwellings for the Cumberland area, as part of a Central City District housing supply target of 207,500 additional dwellings.

It is recommended that the Draft Strategy be placed on public exhibition for a period of 28 days, with a report to be provided back to Council following the conclusion of the exhibition period.

ATTACHMENTS

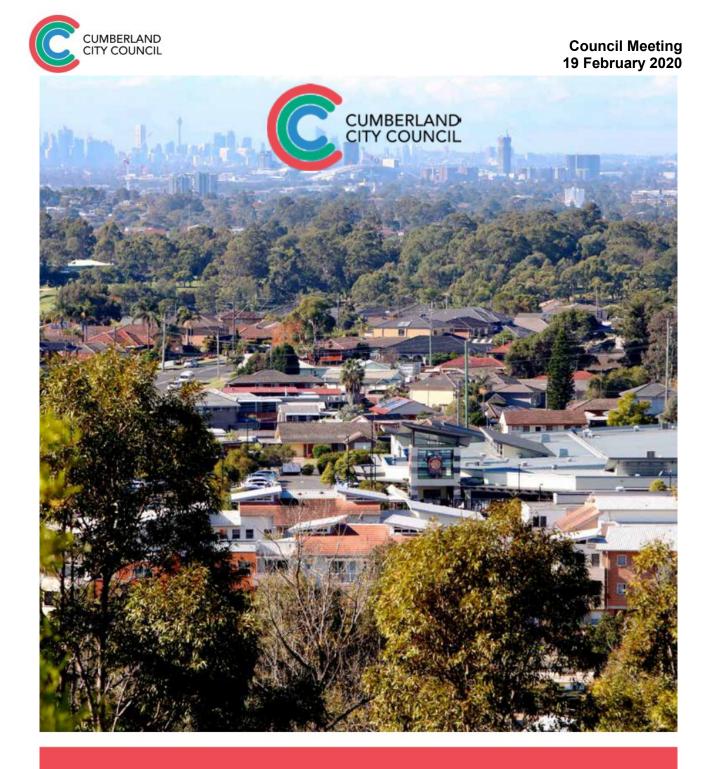
- 1. Draft Cumberland Local Housing Strategy <u>U</u>
- 2. Background Paper Housing Study (Urbis) 🗓 🖀
- 3. Background Paper Affordable Housing Background Report (JSA Preliminary Report May 2019) 1



4. Background Paper – Housing Needs Analysis <u>J</u>

DOCUMENTS ASSOCIATED WITH REPORT C02/20-370

Attachment 1 Draft Cumberland Local Housing Strategy



Cumberland Local Housing Strategy

DRAFT 2020



Acknowledgement of Traditional Custodians

Cumberland City Council acknowledges the traditional custodians of this land, the Darug people, and pays respect to their elders past, present and emerging.



Contents

SECTION 1: INTRODUCTION

1.1 Planning and Policy Context	2
1.2 Local Government Area Snapshot	4
1.3 Housing Vision	10

SECTION 2: THE EVIDENCE

2.1 Demographic Overview	11
2.2 Housing Supply and Demand	14
2.3 Considerations for Affordable Housing in Cumberland	15
2.4 Land Use Opportunities	17
2.5 Analysis of Evidence Base	18

SECTION 3: THE PRIORITIES

3.1 Local Housing Strategy Priorities and Objectives	19
3.2 Land Use Planning Approach	30
3.3 Mechanisms to Deliver the Land Use Planning Approach	32
3.4 Evaluation of Housing Options to Inform the Land Use Planning Approach	32

SECTION 4: ACTIONS

4.1 Implementation and Delivery Plan	34
4.2 Actions	35
4.3 Monitoring and Reviews	35



Section 1: Introduction

The Cumberland Local Housing Strategy (the Strategy) identifies the key priorities, objectives and initiatives for future planning, delivery, and design of housing within Cumberland. It also outlines how Cumberland will meet the housing priorities in the Central City District Plan. This section provides an introduction to Cumberland, including relevant planning and policy considerations, a snapshot of the Cumberland area, and our vision for housing.

1.1 PLANNING AND POLICY CONTEXT

There are a range of legislation, strategies, plans and policies that establish the planning and policy context within which the Cumberland Local Housing Strategy has been developed. These include:

- Commonwealth and State legislation, covering environmental protection, environmental planning and assessment, development and heritage
- State Environmental Planning Policies (SEPP) also apply in the Cumberland area. These cover a range of matters, including housing, building design and development controls
- Strategic plans, covering Greater Sydney, the Central City District, and the Cumberland area
- Planning controls, including Local Environmental Plans and Development Control Plans

State Environmental Planning Policies (SEPP)	Description
SEPP 65 – Design Quality of Residential Apartment Development	The Policy provides a framework to enable a consistent approach to the design and assessment of apartment developments. The policy is supported by the Apartment Design Guide.
SEPP (Housing for Seniors or People with a Disability (2004)	The Policy aims to facilitate the development of housing for seniors and people with a disability in a way that balances the growing demand for suitable accommodation with the need to maintain the local character of neighbourhoods.
SEPP (Building Sustainability Index BASIX) 2004	The Policy requires a BASIX certificate with lodgment of a development application for a new home or alteration and additions. BASIX aims to deliver equitable, effective water and greenhouse gas reductions through building design.
SEPP (Exempt and Complying Development Codes) 2008	The Policy makes provisions for exempt and complying development, supported by relevant Building and Housing Codes. Exempt development does not need any approval but must comply with the relevant code. Complying development is a fast track approval process for straightforward residential, commercial and industrial development.
SEPP (Affordable Rental Housing) 2009	The Policy makes provisions for the permissibility and development controls for a range of affordable rental and social housing types, including in-fill affordable housing (villas, townhouses, apartments), secondary dwellings (granny flats), boarding houses, group homes, social housing and supportive accommodation.
SEPP 70 – Affordable Housing	The Policy provides a framework for Councils to prepare an affordable housing contribution schemes and amend the LEP to reference the scheme.

Housing related policies

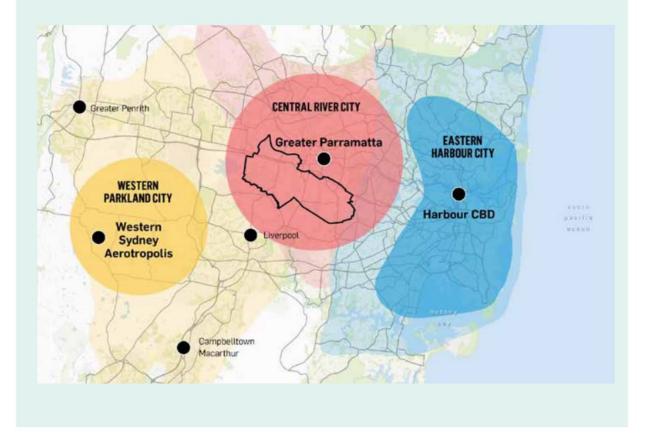


REGION, DISTRICT AND LOCAL STRATEGIC PLANS

The Greater Sydney Region Plan: A Metropolis of Three Cities sets a 40-year vision and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters. The Plan is built on the premise of a 30-minute city, where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. Cumberland is one of four council areas (along with Parramatta, Blacktown and The Hills) that make up the Central City District, within the Central River City.

The Central City District Plan provides a more detailed context to the directions and objectives of the Greater Sydney Region Plan specific to the area. It describes how the District will grow substantially, capitalising on its location close to the geographic centre of Greater Sydney, with unprecedented public and private investment contributing to new transport and other infrastructure leading to major transformation. Greater Parramatta is the core of the Central River City and Central City District.

Cumberland 2030: Our Local Strategic Planning Statement describes how the Cumberland area will develop and grow over the next 10 years, consistent with State and local policy, and community aspirations. It sets a land use vision and establishes priorities and actions for Council to manage growth and change. The document also outlines how it aligns with Region and District Plans.





Council Meeting 19 February 2020

Cumberland (

1.2 LOCAL GOVERNMENT AREA SNAPSHOT

Regional Context

Cumberland is strategically situated in the Greater Sydney Region with easy access to the Parramatta CBD (Central River City), Sydney CBD (Eastern Harbour City) and Western Sydney Aerotropolis (Western Parkland City). Cumberland is also advantageously positioned within the Central City District, identified as one of the fastest growing in Greater Sydney and Australia. Cumberland is bounded by City of Parramatta Council to the north, Strathfield Council to the east, City of Canterbury-Bankstown Council, Fairfield City Council to the south and Blacktown City Council to the west.

Cumberland sits on the doorstep of the Greater Parramatta to Olympic Park growth area (GPOP) and is set to benefit from a range of committed and planned investments in major infrastructure.

We seek to strengthen Cumberland's place in the Central City District by promoting and supporting our natural, built and cultural assets, and by leveraging off investment in GPOP to benefit our local economy and community. Cumberland's distinctive and valued 'urban' character will play a critical role in delivering housing opportunities and key support services within a 30-minute catchment of Parramatta CBD and GPOP.

Our Centres

Cumberland recognises the importance of our centres as places with high levels of accessibility offering opportunities for growth in local jobs and housing. Council will continue to plan for and support our centres through place-based planning that provides opportunities to grow and evolve over time.



4 CUMBERLAND LOCAL HOUSING STRATEGY: DRAFT - 2020



Council Meeting 19 February 2020

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	Cumberland Centres Framework Merrylands • The proposed strategic centre for Cumberland, providing higher order services and facilities to meet the needs of the Cumberland area, and
Proposed Strategic Centre	Cumberland Centres Framework Merrylands • The proposed strategic centre for Cumberland, providing higher order services and facilities to meet the needs of the Cumberland area, and complementing the role of Greater Parramatta. Auburn, Granville, Lidcombe, Wentworthville • Meets the criteria for 30 minute access to a Strategic Centre, with access to a high frequency railway station. • Provides services and facilities to meet the needs of the broader local
Proposed Strategic Centre Principal Local Centres	Cumberland Centres Framework Merrylands • The proposed strategic centre for Cumberland, providing higher order services and facilities to meet the needs of the Cumberland area, and complementing the role of Greater Parramatta. Auburn, Granville, Lidcombe, Wentworthville • Meets the criteria for 30 minute access to a Strategic Centre, with access to a high frequency railway station. • Provides services and facilities to meet the needs of the broader local community. Westmead • Provides and supports a specialised health and education services for Cumberland and the Greater Parramatta area. Berala, Greystanes, Guildford, Merrylands East, Merrylands West, Pemulwuy, Pendle Hill, Regents Park, Toongabbie • Meets the criteria for 30 minute access to a strategic centre with access to public transport services.
Proposed Strategic Centre Principal Local Centres Strategic Precinct	 Cumberland Centres Framework Merrylands The proposed strategic centre for Cumberland, providing higher order services and facilities to meet the needs of the Cumberland area, and complementing the role of Greater Parramatta. Auburn, Granville, Lidcombe, Wentworthville Meets the criteria for 30 minute access to a Strategic Centre, with access to a high frequency railway station. Provides services and facilities to meet the needs of the broader local community. Westmead Provides and supports a specialised health and education services for Cumberland and the Greater Parramatta area. Berala, Greystanes, Guildford, Merrylands East, Merrylands West, Pemulwuy, Pendle Hill, Regents Park, Toongabbie Meets the criteria for 30 minute access to a strategic centre with access to a strategic centr



Our Strategic Corridors

Cumberland has a number of strategic corridors within the area that provide opportunities for housing and jobs, supported by government investment. Council recognises the importance of our strategic corridors to facilitate sustainable growth in the area. These include the Greater Parramatta to Olympic Park Economic Corridor, Parramatta Road Corridor, Woodville Road Corridor and T-way Corridor.

Our Communities

Cumberland is one of the most culturally diverse and vibrant areas in NSW, known for its international food, welcoming community events and festivals, highquality community programs and extensive networks of green spaces. The community is diverse with many young families who are professionals, speak multiple languages and have a range of backgrounds and experiences that contribute to Cumberland's unique flavour. With just over half of all residents born overseas and almost a quarter having arrived in Australia in the last five years, the area is for many their first introduction to life in Australia.

The Darug people, including the Cennemegal or Weymaly, Bidjigal, Burramattagal, Wangal and Wategoro clans are the traditional owners of the Cumberland area and have cared for country here for tens of thousands of years. There are many areas of historical, social and spiritual significance and Aboriginal sites in Cumberland, including Prospect Hill (Marrong), located in the suburb of Pemulwuy, which is associated with the First Nation resistance led by Pemulwuy. Aboriginal people continue to live in the area today and feel a strong connection to their culture.

Access and Movement

Cumberland is generally well serviced by rail, with a major interchange at Lidcombe. The road network is also extensive and includes cross-regional connections through Woodville Road (north and south connection) and M5 Motorway and Parramatta Road (east and west connection). There is also an extensive bus network serving the Cumberland area.

Planned investment in regional transport upgrades and infrastructure by the State Government will significantly improve access for residents and visitors, both within and beyond the Central City District and Cumberland, to Sydney's key centres.





Council Meeting 19 February 2020

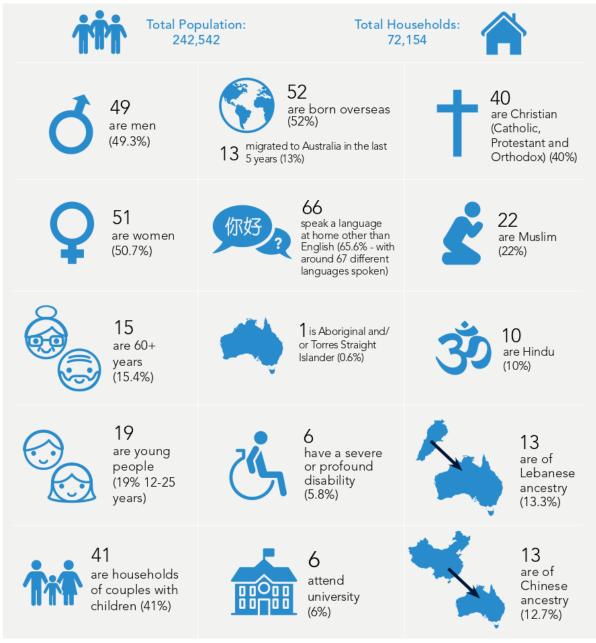
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Regional planned transport investment WestConnex	 Opportunity for Cumberland Reduced congestion, traffic diverted from Parramatta Road. Opportunity to accelerate pedestrian and public transport improvements along Parramatta Road.
Parramatta Light Rail	 Opportunity to integrate the public transport network by connecting buses to Parramatta Light Rail at Westmead.
Sydney Metro City and South West	 Potential for increase in Sydney Trains services once the project fully opens, which could benefit Cumberland stations.
Sydney Metro West	 Additional connection between Parramatta and Sydney CBD to alleviate crowding on existing main line services, which could benefit some Cumberland stations.
Parramatta-Bankstown-Hurstville/	Opportunity to serve multiple Cumberland centres as part of

CUMBERLAND LOCAL HOUSING STRATEGY: DRAFT - 2020 7



Cumberland Community Snapshot

If our community was 100 people...*



Reference: All statistics from the Australian Bureau of Statistics 2016 Census of Population and Housing (accessed on 22/09/2017) profile.id.com.au/ cumberland * Please note that all statistics have been rounded to the nearest whole number.



Environment and Open Space

The natural environment in Cumberland, including our network of parks and open spaces, is highly valued by residents and visitors. The Duck River (the largest tributary of the Parramatta River) is the 'green heart' of Cumberland providing excellent opportunities for both passive and active recreation and biodiversity. Several highly valued community and tourism assets exist along the Duck River corridor, including the Auburn Botanic Gardens and various sporting fields and parks.

Cumberland has over 400 parks, totaling over 550ha of open space. However, this open space is not distributed evenly. With Cumberland forecast to grow over the next 20 years, the 'quantum' provision of open space per person will change unless new open space areas are delivered. Council continues to identify opportunities to enhance open spaces throughout Cumberland.

Cumberland has several waterways that traverse through the local area including Haslams Creek, Duck River, Duck Creek, Becketts Creek, Finlaysons Creek and Pendle Creek. A significant portion of flood-affected lots are located in the south and west of the Cumberland area and are mainly industrial areas. Lidcombe, Berala, Regents Park and Auburn have a high proportion of flood-affected lots. As an established area, Cumberland has a substantial amount of stormwater flood areas which allow for flood management during high rainfall periods.

Social Infrastructure

Cumberland is serviced by a range of community services, schools and childcare centres. Many of our existing youth, senior and health services are located within proximity of train stations making them highly accessible to our community. However, the distribution of these services is not evenly spread throughout the area. Council continues to identify opportunities to address the gap in provision and distribution of social infrastructure throughout Cumberland.

Heritage

Cumberland has a rich history, which contributes to our 'sense of place' and cultural identity. Council recognises the significance of Granville as one of Sydney's oldest suburbs and continues to explore ways of preserving and incorporating heritage elements in the built form and streetscape, not only within Granville but also throughout the Cumberland area.





1.3 HOUSING VISION

Cumberland 2030: Our Local Strategic Planning Statement outlines a future vision for the local area. In regard to housing, Cumberland will offer opportunities for housing growth in planned centres and corridors, whilst protecting the existing character and amenity of the surrounding established residential areas, with a focus on delivering diversity and affordability in the local housing market to meet the needs of our community. In developing the Cumberland Local Housing Strategy, the housing vision is "to promote the sustainable growth of Cumberland with a key focus on providing housing diversity and affordability, a vibrant and safe place for the community to live and work which supports the 30-minute city".

OUR CUMBERLAND: 2030 AND BEYOND

'Cumberland is a diverse and inclusive community, offering easy access to jobs and services, with places and spaces close to home that take advantage of our natural, built and cultural heritage'.

OUR CUMBERLAND: HOUSING VISION

Promote the sustainable growth of Cumberland with a key focus on providing housing diversity and affordability, a vibrant and safe place for the community to live and work which supports the 30-minute city.



10 CUMBERLAND LOCAL HOUSING STRATEGY: DRAFT - 2020

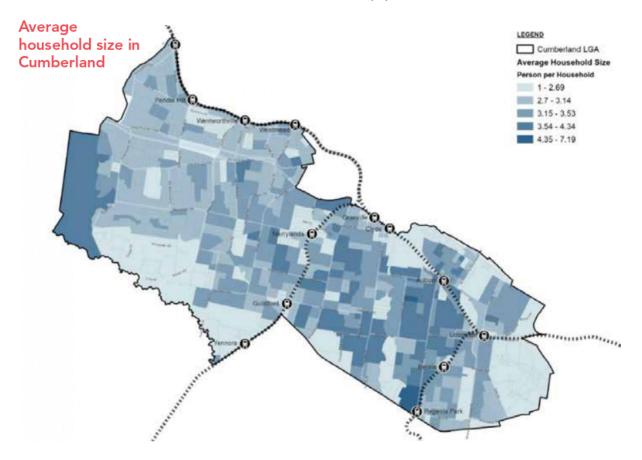


Section 2: The Evidence

This section provides the demographic, housing and affordability context for the Cumberland area. It provides an overview of a range of data sources on population, housing and infrastructure that is required to inform the type of housing that is needed in the area.

2.1 DEMOGRAPHIC OVERVIEW

Cumberland is one of the most culturally diverse areas in NSW with 52% of the population being born overseas. Cumberland attracts many overseas migrants, as well as population gains from nearby LGAs. The top 5 LGA of in-migration are from Parramatta, Canterbury-Bankstown, Blacktown, Fairfield and Strathfield. Cumberland is populated by young families and will continue to grow in number. Many of those young families and young adults are attracted to homes that are located close to public transport services. The average household size for Cumberland is 3.1 persons per dwelling, which is larger than Greater Sydney at 2.8 persons per dwelling. Larger households are clustered around the established suburbs of Regents Park, Auburn, Berala and South Granville. These suburbs also have high levels of cultural diversity, with 40% or more of the population born overseas.



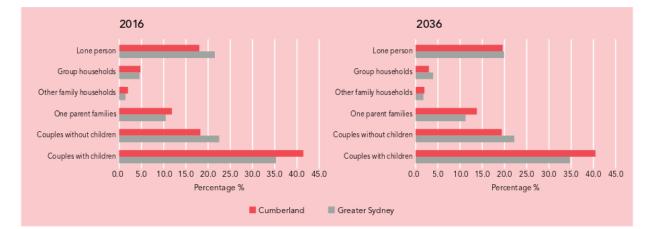


'Parents and homebuilders (35 to 49)' and 'young workforce (25 to 34)' are the dominant age groups in Cumberland, comprising approximately 40% of the total population (226,052). By 2036, these age groups are expected to remain as the dominant groups, but are forecast to experience a slight decrease in percentage (37%) to the forecasted total population (304,811).

The proportion of Cumberland's population aged over 60 is expected to grow significantly (52%) by 2036 (from 34,430 in 2016 to 52,354 in 2036), comprising approximately 17% of the forecasted total population by 2036.

Recent data from the 2016 Census indicates that private rental is the dominant housing tenure in Cumberland with a proportion of 30.9%. This is higher than the Greater Sydney average of 27.6%. Approximately 28.5% of households owned their property with a mortgage; and approximately 24.5% of households owned their home outright. The number of social housing renters is also higher (7.1%) than the Greater Sydney average of 4.6%.

The Cumberland population is forecast to grow by around 30% over the next 20 years to reach approximately 300,000 people by 2036. Based on the projected growth, it is essential to recognise the number of households and dwellings required to meet the housing needs of the population. Given the projected growth, it is critical that the supply of housing be delivered to meet the population targets.



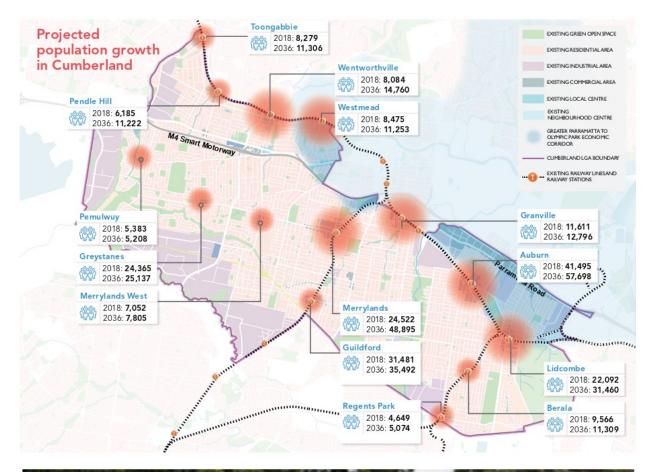
Forecast changes to household structures

Cumberland forecasts

	Historical		Forecast			
	2011	2016	2021	2026	2031	2036
Population	203,181	226,052	260,173	279,636	293,373	304,811
Households	63,721	71,366	82,078	88,926	94,107	98,574
Dwellings	67,208	72,991	84,211	91,401	96,827	101,510



Council Meeting 19 February 2020







2.2 HOUSING SUPPLY AND DEMAND

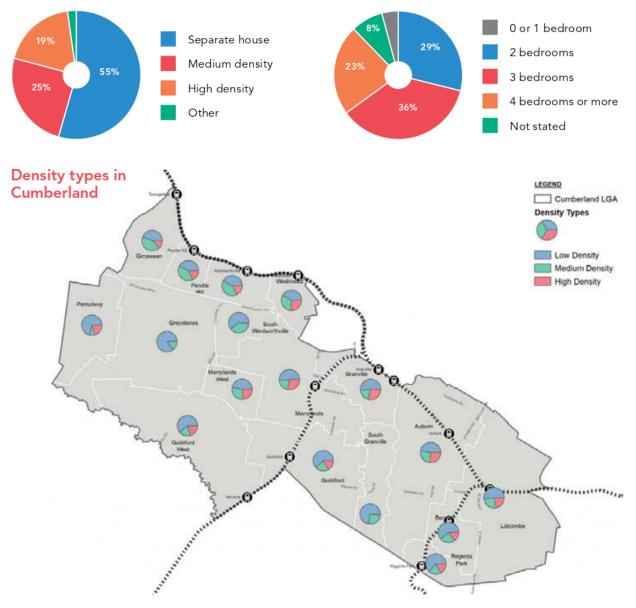
Data from the 2016 Census indicate that separate house (detached dwelling) is the dominant dwelling structure with over 55% coverage in Cumberland, followed by medium density (24.7%) and high density (18.7%) dwellings.

The greater proportion of medium to high density dwellings are found in the suburbs located at key trains stations across Cumberland. Between 2011 and 2016, there has been an additional 3,420 high density dwellings and an additional 1,410 medium density dwellings. Around 1,500 apartments are under construction and due to be completed by 2021. The majority of these developments are located in close proximity to transport services and comprise predominantly two bedroom stock.

There is a growing demand in Cumberland for one to two bedroom housing suitable for lone person households. It is expected that there will be an increase in number of lone person household over 20 years, especially around the areas convenient to travel, along the train line corridor.

Dwelling structure (2016)

Number of bedrooms per dwelling (2016)

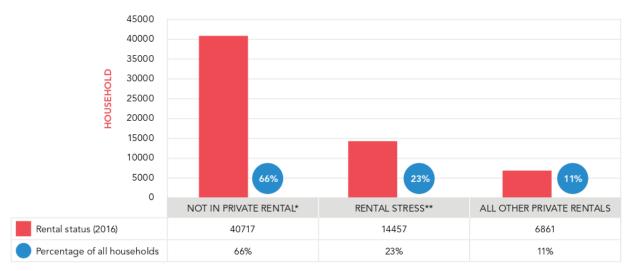




2.3 CONSIDERATIONS FOR AFFORDABLE HOUSING IN CUMBERLAND

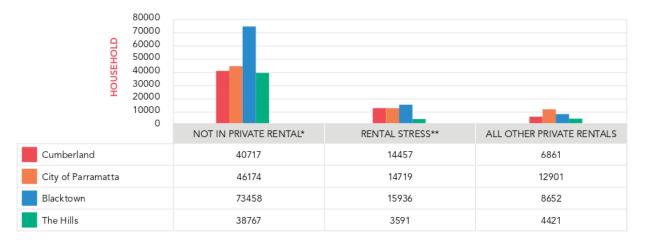
Housing affordability and mix are important considerations for the Cumberland community, particularly given the diverse household structures within the area.

Housing affordability relates to the general affordability of both rental and purchase housing on the open market, and is not limited to those on low to moderate incomes. Private renters in Cumberland are experiencing the highest rental stress within the Central City District. In Cumberland, 23% of all households have a very low to moderate income, and are paying more than 30% of their income on rent. Homelessness is also an important issue in Cumberland, with over 3,000 people identified in this category, primarily as they were identified in living in overcrowded dwellings.



Cumberland rental status

Central City District - Rental status (2016)



* Not in private rental - includes home owners and tenants renting from State and Community Housing providers.

**Rental stress - includes households with very low to moderate income, with rent exceeding 30% of income as percentage of all households.)



Affordable housing relates to homes for very low income households, low income households or moderate income households. This is often provided through a housing assistance program that provides rental dwellings for a specified level of below market rent price. As a rule of thumb, housing is usually considered affordable if it costs less than 30% of gross household income.

The Greater Sydney Region Plan and the Central City District Plan include Affordable Rental Housing targets for very low to low-income households. The District Plan recommends the range of 5-10% of new residential floor space. Council also recognises the local need for affordable housing in Cumberland and has already shown its commitment by endorsing the Cumberland Interim Affordable Housing Policy, which includes a 15% affordable housing target.

Affordable key worker rental housing in Merrylands East

Council has endorsed the site specific Development Control Plan and the Voluntary Planning Agreement (VPA) for land at Woodville Road, Merrylands East. The proposal includes a new mixed-use neighbourhood centre and a provision of housing diversity, including affordable key worker rental housing.

Affordable housing opportunities

The NSW Government's Communities Plus program is one of the key programs under the Future Directions for Social Housing in NSW, which sets out the vision for social housing over the next 10 years. Communities Plus redevelops Land and Housing Corporation sites into sustainable mixed communities with the plan to deliver up to 23,000 social housing dwellings, 500 affordable housing dwellings and 40,000 private dwellings across NSW. There are four potential sites selected within Cumberland LGA (one in Lidcombe, two sites in South Granville and one in Westmead) under the Communities Plus program.

Communities Plus development approval in Lidcombe

A development application was approved on December 2019 for a Communities Plus development in the R4 High Density Residential Zone in Lidcombe. This proposed development will potentially deliver 262 units including 53 social housing units. This delivery of 53 social housing can support the needs of the local community and helps to increase the number of affordable rental housing in Cumberland.

There are a range of opportunities to address the issue of affordable housing in Cumberland. This spectrum includes light planning intervention in the market to strong intervention or direct provision of affordable housing. Council will continue to work with government, industry and community members to progress further opportunities for affordable housing in the area.

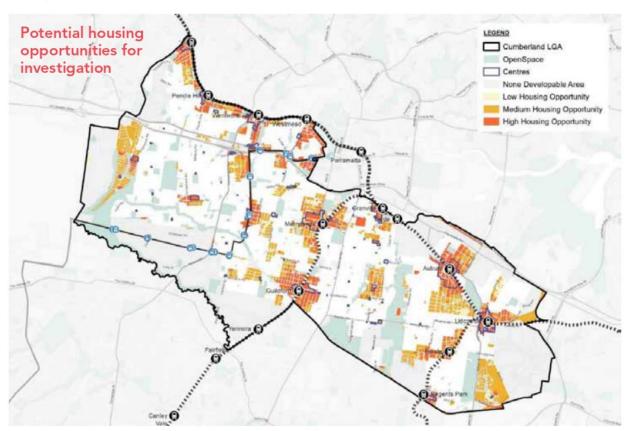
Intervention	Facilitative	Mandatory	Direct Market
	Intervention	Intervention	Intervention
 Define 'affordable housing', set benchmarks and assess need. Assess where and for whom the market is supplying genuinely 'affordable housing' (AH). Ensure adequate supply of land supply to meet projected need. Ensure efficient approvals process. Advocate to other levels of government for an increase in AH resources or policy responses. Convene forums with industry, public & community sector to raise awareness and develop responses. Provide planning, building or design support to community or private sector developers. 	 Assess gaps in market provision of AH including location, type, tenure, and target groups. Remove impediments in local planning schemes (LPS), e.g. zoning that constrains diversity. Include AH aims, objectives & provisions in LPSs supported by policies, controls, etc. Make low-cost housing types permissible in appropriate locations in all relevant zones. Include incentive-based variations to control in LPSs to offset the impact of mandatory provisions or to enable diversity in lower value markets; or to capture a share of benefit (profit) in higher value/uplift markets. 	 Require housing diversity in LPSs in market-based developments where assessed as likely to be 'affordable', with or without concessionary offsets. Require % of time-limited affordable rental (e.g. at discount market rent), with or without concessionary offsets. Mandate a % of AH (e.g. large-scale redevelopments) through DCP Masterplan or similar. Mandate a reasonable contribution (in cash, land or dwellings) where feasible. 	 Reduce cost through waiving fees, land rates, contributions etc for AH developments. Use public resources in AH PPPs, e.g. through partnerships on council or other public land via land audits; EOIs to create AH on public land, etc. Use resources gained througl incentive-based or mandator mechanisms for AH PPPs. Enter into longer-term development and/or management partnerships with a preferred community housing provider (e.g. MOU). Directly funding or construction of AH by local, state or federal agencies.

Council Meeting 19 February 2020



2.4 LAND USE OPPORTUNITIES

A range of land use opportunities and constraints were examined to identify potential locations for future housing across Cumberland. These include environmental considerations, infrastructure provision, location of local facilities, existing lot sizes and development trends. The examination found that existing centres and locations in close proximity to transport services provided the highest opportunities for new housing in the future. Council is working closely with the State Government for the planned investment in regional transport upgrades and infrastructure.





CUMBERLAND LOCAL HOUSING STRATEGY: DRAFT - 2020 17



2.5 ANALYSIS OF EVIDENCE BASE

An analysis of the evidence base has been undertaken for housing potential in the Cumberland area, through consideration of housing supply and housing demand.

In relation to housing supply, analysis for Cumberland indicates that around 24,200 potential dwellings can be accommodated under current planning controls, and could increase to 30,000 potential dwellings with refinements to planning controls at key centres, strategic corridors and strategic precincts.

In relation to housing demand, analysis for Cumberland on population growth and household size indicates that around 28,500 dwellings are required to accommodate the future needs of the area. While the analysis indicates that much of the housing growth can be accommodated under current planning controls, further work is required to confirm that development feasibility and infrastructure capacity is available for housing supply to be accommodated. The priorities, objectives and actions outlined in Sections 3 and 4 of the Strategy provide the framework to enable the delivery of appropriate housing supply for Cumberland.

Analysis of Supply Drivers

No.	Dwellings	Available housing capacity – unconstrained	Market feasibility – current planning controls	Market feasibility – potential planning controls
(1)	Estimated Potential Dwellings	41,400	22,400	28,200
(2)	Estimated Existing Dwellings	5,700	5,700	5,700
(3)	Add: Committed residential projects	7,500	7,500	7,500
(4)	Dwelling Potential (1) - (2) + (3)	43,200	24,200	30,000

Analysis of Demand Drivers

	Forecast population	Forecast households	Forecast dwelling
0-5 year (2016-2021)	34,121	10,712	11,220
6-10 year (2022-2026)	19,463	6,848	7,190
11-20 year (2027-2036)	25,175	9,648	10,109
Total	78,759	27,208	28,519



Section 3: The Priorities

This section provides the recommended approach to support future housing development in Cumberland. It includes the strategy's local priorities and objectives for housing. The land use planning approach and mechanisms required to deliver identified options and evaluated options to meet future housing demand are also set out.

3.1 LOCAL HOUSING STRATEGY PRIORITIES AND OBJECTIVES

The local housing priorities and objectives for Cumberland have been identified and are set out in the following sections. These priorities and objectives give effect to both the Greater Sydney Region Plan and the Central City District Plan.

Five key priorities with supporting objectives and actions are identified for Cumberland.

These are:



Delivering housing diversity to suit changing community needs



Promoting transit-oriented housing options to support the 30 Minute city



acilitating housing that respects and nhances local character



Valuing heritage and cultural diversity in housing



Infrastructure-led housing delivery



PRIORITY 1 Delivering housing diversity to suit changing community needs



In giving effect to the Greater Sydney Region Plan and Central City District Plan, Priority 1 delivers on the following district planning directions and priorities:

District Directions and Priorities

Direction 2	A collaborative city
Direction 3	A city for people
Direction 4	Housing the city
Direction 5	A city of great places
Priority C2	Working through collaboration
Priority C3	Providing services and social infrastructure to meet people's changing needs
Priority C4	Fostering healthy, creative, culturally rich and socially connected communities
Priority C5	Providing housing supply, choice and affordability with access to jobs, services and public transport
Priority C6	Creating and renewing great places and local centres and respecting the District's heritage

In giving effect to Cumberland 2030: Our Local Strategic Planning Statement, Priority 1 delivers on the following Local Priorities:

Local Priorities

LP 5	Delivering housing diversity to suit changing needs
LP 6	Delivering affordable housing suitable for the needs of all people at various stages of their lives



Objectives

The objectives for Priority 1 are that:

01	A mix of dwelling types, sizes and tenure to meet demand within Cumberland's diverse community is delivered.
02	Infrastructure provision to support housing choice and supply in centres, strategic corridors, strategic precincts and areas identified for future investigation in Merrylands West, South Granville is and Westmead South is sequenced.
O3	Opportunities for renewal of the public land holdings within Cumberland are explored and a mix of sustainably planned, social and community housing and infrastructure is supplied on these lands.

Housing affordability and mix are important considerations for the Cumberland community, particularly given the diverse household structures within the area and the identified priorities in the Cumberland Community Strategic Plan. The demographic structure forecasts a 52% increase in people over 60 years by 2036 as well as a 41% increase in the 0-19 age group. The delivery of diverse housing to meet the increasing needs of a changing community are therefore essential.

As part of the strategy, Council will continue to facilitate different forms and types of affordable housing across the housing spectrum, to better meet the needs of Cumberland's diverse and growing community. The assistance of State and Federal Government agencies in collaborating with private sector will be increasingly important in the delivery of affordable housing, especially as Council owns very little appropriate land that can be developed for affordable housing.

Council will also work with Land and Housing Corporation (LAHC) to investigate the potential for renewal of social housing, in conjunction with renewal investigations for Westmead South, other LAHC land holdings within the Cumberland area and when planning for new public transport corridors.

The objectives for Priority 1 will be achieved through the implementation of short, medium and long-term outlined in Section 4 of the Strategy.





PRIORITY 2 Promoting transit-orientated housing options to support the 30 minute city



In giving effect to the Greater Sydney Region Plan and Central City District Plan, Priority 2 delivers on the following district planning directions and priorities:

District Directions and Priorities

Direction 2	A collaborative city
Direction 3	A city for people
Direction 4	Housing the city
Direction 5	A city of great places
Priority C2	Working through collaboration
Priority C3	Providing services and social infrastructure to meet people's changing needs
Priority C5	Providing housing supply, choice and affordability with access to jobs, services and public transport
Priority C6	Creating and renewing great places and local centres and respecting the District's heritage
Priority C9	Delivering integrated land use and transport planning and a 30 minute city

In giving effect to Cumberland 2030: Our Local Strategic Planning Statement, Priority 2 delivers on the following Local Priorities:

Local Priorities

LP 3	Align local infrastructure delivery with planned growth
LP 5	Deliver housing diversity to suit changing needs
LP 6	Deliver affordable housing suitable for the needs of all people at various stages of their lives
LP 7	Design vibrant and attractive centres and encourage healthy living
LP 16	Support urban cooling to minimise heat island effects



Objectives

The objectives for Priority 2 are that:

01	Mixed use development at centres, strategic corridors and strategic precincts results in well- designed, human-scale and liveable communities within walking distance to transport services and infrastructure.
02	Renewal of centres that supports the local economy and community through improvements to the public domain, connectivity and linkages, shop front revitalisation and safety and security improvements is guided by place-based planning.
O3	Transit-oriented housing options contribute to reductions in traffic and congestion and Cumberland's carbon foot print through increased patronage of public transport services, walking and cycling.
04	Diversification of housing choice in centres, strategic corridors and strategic precincts is facilitated through master-planning and the application of a place-based approach.

Cumberland's local centres and business zones provide a range of services and are well-served by public transport. The centres are also a focus for community life and entertainment, providing a highly valued 'cultural' atmosphere. Vibrant and attractive centres that offer well-designed, well-managed public places and that deliver economic, social and environmental benefits to enhance the daily lives of residents and the community are an important key to achieving transitoriented development. Placed-based planning for centres will contribute to housing diversity. It will also contribute to creating walkable places with well-designed buildings, attractive streetscapes, parks and public spaces that reflect the urban vitality of Cumberland's culturally diverse population. Access to public transport and community facilities will also be a priority for transit-oriented development.

The objectives for Priority 2 will be achieved through the implementation of the following actions in the short, medium and long-term outlined in Section 4 of the Strategy.





PRIORITY 3

Facilitating housing that respects and enhances local character



In giving effect to the Greater Sydney Region Plan and Central City District Plan, Priority 3 delivers on the following district planning directions and priorities:

District Directions and Priorities

Direction 4	Housing the city
Direction 5	A city of great places
Priority C5	Providing housing supply, choice and affordability with access to jobs, services and public transport
Priority C6	Creating and renewing great places and local centres and respecting the District's heritage

In giving effect to Cumberland 2030: Our Local Strategic Planning Statement, Priority 3 delivers on the following Local Priorities:

Local Priorities

LP 5	Deliver housing diversity to suit changing needs
LP 6	Deliver affordable housing suitable for the needs of all people at various stages of their lives
LP 7	Design vibrant and attractive centres and encourage healthy living
LP 16	Support urban cooling to minimise heat island effects



Objectives

The objectives for Priority 3 are that:

01	The changing needs of the community are met through the provision of a mix of housing that includes smaller homes on smaller lots and homes that support multi-generational living and ageing in place.
02	Infill development in centres and low and medium density residential areas respects and enhances the local character of Cumberland.
O3	Opportunities for 'Missing Middle' low rise medium density housing are identified within Cumberland.
04	Areas for infill development within centres and residential areas are identified and planning undertaken.

Housing needs for the future are an important part of land use planning. How we deliver opportunities for housing growth will be critical to retaining and enhancing the quality of life enjoyed by residents and respecting and enhancing local character within Cumberland. The whole-of lifecycle housing needs of an increasingly diverse population can be met by providing greater housing choice that is sensitive to the local character of different parts of the area. Improvements to housing diversity in centres, corridors, low and medium residential zones and strategic precincts can also encourage active lifestyles and increases the number of people living and working close to jobs, services and amenities.

Section 2 identifies how the local population is changing and what this means for existing and future housing needs. In delivering housing that supports and enhances local character, consideration is to be given to local heritage, access to local shops, services, transport, adaptable housing, and needs of an ageing population, along with the impacts of increased densities, such as traffic, and demand for services and infrastructure.

In terms of resilience and sustainability, Cumberland's urban areas create their own microclimates through influencing the surrounding atmosphere and interacting with climate processes. This is known as the urban heat island effect, as typically urban areas have higher air temperatures than surrounding non-urban areas. A landscape-led urban form in new development areas, where water is retained within a landscape though permeable surfaces and enhancements to tree canopy, forms a key aspect for how housing that respects and enhances local character is facilitated in Cumberland.

The objectives for Priority 3 will be achieved through the implementation of the following actions in the short, medium and long-term outlined in Section 4 of the Strategy.



CUMBERLAND LOCAL HOUSING STRATEGY: DRAFT - 2020 25



PRIORITY 4

Valuing heritage and cultural diversity in housing



In giving effect to the Greater Sydney Region Plan and Central City District Plan, Priority 4 delivers on the following district planning directions and priorities:

District Directions and Priorities

Direction 3	A city for people
Direction 4	Housing the cCity
Direction 5	A city of great places
Priority C3	Providing services and social infrastructure to meet people's changing needs
Priority C4	Fostering healthy, creative, culturally rich and socially connected communities
Priority C5	Providing housing supply, choice and affordability with access to jobs, services and public transport
Priority C6	Creating and renewing great places and local centres and respecting the District's heritage

In giving effect to Cumberland 2030: Our Local Strategic Planning Statement, Priority 4 delivers on the following Local Priorities:

Local Priorities

LP 5	Deliver housing diversity to suit changing needs
LP 6	Deliver affordable housing suitable for the needs of all people at various stages of their lives
LP 7	Design vibrant and attractive centres and encourage healthy living
LP 8	Celebrate our natural, built and cultural diversity

Objectives

The objectives for Priority 4 are that:

01	Heritage and cultural diversity are reflected in the delivery of housing.
02	The changing needs of the community are met through the provision of a mix of housing that addresses their needs and preferences.
O3	Housing design reflects the local character of identified heritage and cultural precincts within Cumberland.



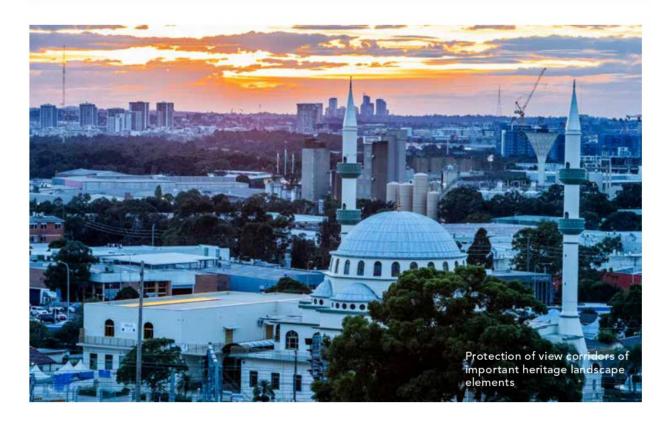
In planning for diverse housing, the heritage and cultural values of the community form a vital part of the overall built environment outcomes that are to be achieved for housing. Respecting the existing land sub-division patterns and buildings and other items of heritage or conservation value will enrich the provision of housing diversity within Cumberland. Good design that leads to integrated transport outcomes and the creation of local areas that respect and value heritage can reduce the impacts of low quality, indistinguishable housing that detracts from heritage and does not meet the needs and aspirations of the community.

The objectives for Priority 4 will be achieved through the implementation of actions in the short, medium and long-term outlined in Section 4 of the Strategy.

Cumberland Local Heritage Awards and Rebate program



Each year, Council holds the Cumberland Local Heritage Awards program, including an award for the 'best maintained heritage property' which recognises the work of local heritage property owners who have significantly contributed to the maintenance and appearance of their heritage property. Council also runs the Cumberland Local Heritage Rebate Program to financially assist owners of heritage listed items to undertake works to safeguard and improve the appearance of these valuable heritage assets. Entries of awards or rebate programs are reviewed by Cumberland Heritage Committee and Council officers.





PRIORITY 5 Infrastructure-led housing delivery



In giving effect to the Greater Sydney Region Plan and Central City District Plan, Priority 5 delivers on the following district planning directions and priorities:

District Directions and Priorities

Direction 1	A city supported by infrastructure
Direction 2	A collaborative city
Direction 3	A city for people
Direction 4	Housing the city
Direction 5	A city of great places
Direction 6	A well connected city
Priority C1	Planning for a city supported by infrastructure
Priority C2	Working through collaboration
Priority C3	Providing services and social infrastructure to meet people's changing needs
Priority C4	Fostering healthy, creative, culturally rich and socially connected communities
Priority C5	Providing housing supply, choice and affordability with access to jobs, services and public transport
Priority C8	Delivering a more connected and competitive GPOP economic corridor
Priority C9	Delivering integrated land use and transport planning and a 30-minute city



In giving effect to Cumberland 2030: Our Local Strategic Planning Statement, Priority 5 delivers on the following Local Priorities:

Local Priorities

LP 4	Improve accessibility within our town centres
LP 5	Deliver housing diversity to suit changing needs
LP 6	Deliver affordable housing suitable for the needs of all people at various stages of their lives
LP 7	Design vibrant and attractive centres and encourage healthy living
LP 8	Celebrate our natural, built and cultural diversity
LP 9	Provide high quality, fit-for-purpose community and social infrastructure in line with growth and changing requirements
LP 10	Support a strong and diverse local economy across town centres and employment hubs
LP 11	Promote access to local jobs, education opportunities and care services

Objectives

The objectives for Priority 5 are that:

01	Services and infrastructure that meet the changing needs of the community are delivered in a planned and sequenced manner.
02	Public infrastructure provision facilitates access to jobs, health, education and recreation facilities.
O3	Community and social infrastructure is designed and integrated to ensure a return on investment for the community

Most of the growth in Cumberland is expected to occur in and around centres, strategic corridors and strategic precincts. Council has in place various centre strategies and masterplans in order to provide enough development capacity to manage the growth demands for the area in alignment with the availability of existing and forecast infrastructure. Council will work with other planning authorities and State agencies to ensure that land use and transport plans deliver a 30-minute city in Cumberland. Council will also continue to work with transport agencies to align infrastructure with areas that have already been identified for, or are experiencing, significant growth.

The objectives for Priority 5 will be achieved through implementation of actions in the short, medium and long-term outlined in Section 4 of the Strategy.





3.2 LAND USE PLANNING APPROACH

The land use planning approach to support future housing in the Cumberland area has two elements, and is aligned with the strategic framework for centres and corridors identified in Cumberland 2030: Our Local Strategic Planning Statement.

One element of the approach is that high housing opportunities are concentrated within town centres and in proximity of transport hubs. Transit-oriented development provides increased opportunities for mixed use developments within walkable catchment areas to local services, employment opportunities and open space. Land holdings in many centres across the Cumberland area also have the potential to support further development, informed by a review of current planning controls and alignment to growth infrastructure needs.

The other element is to align housing to future transport corridors to increase the capacity of existing centres. This includes:

 Potential opportunities to maximise integrated development outcomes with planned and potential public transport initiatives, including Sydney Metro West, Bankstown to Parramatta bus corridor and the Kogarah to Parramatta mass transit corridor.

- Potential opportunities within the future Parramatta-to-Western Sydney Airport Mass Transit Corridor.
- Housing opportunities within existing strategic corridors in the Cumberland area, including Parramatta Road, Woodville Road and the T-way corridor.
- Potential for housing development as infill in areas away from train stations and centres, such as South Granville and Merrylands West, subject to further analysis and opportunities to align with future transport corridors.

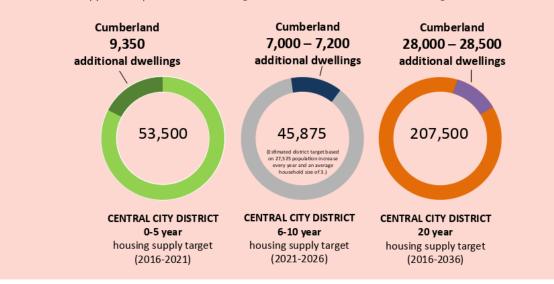
Opportunities for future housing outside identified areas that are initiated by landholders may also be presented. Initial proposals will be considered through a strategic assessment process and, if supported, a detailed planning proposal would be prepared for further community consultation and consideration by Council.

Contribution of Local Housing Strategy to Housing Supply Targets

It is estimated that Cumberland will require a housing supply of between 28,000 to 28,500 additional dwellings over the 20 year period between 2016 and 2036. This supply provides an important contribution to the housing target of 207,500 for the Central City District, and complements housing supply targets for other Council areas in the District.

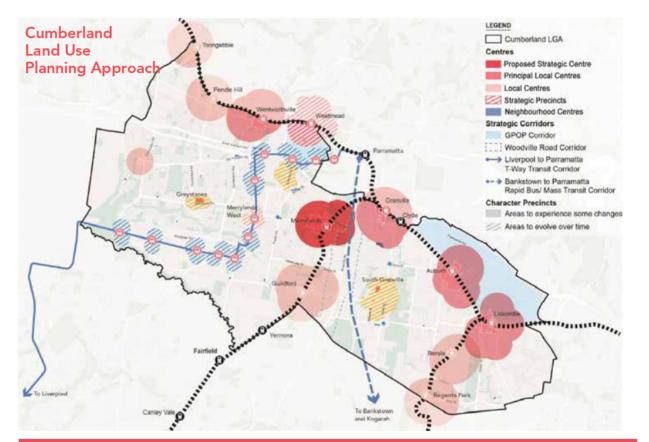
Cumberland is set to provide 9,350 dwellings by 2021 under a five-year housing target set by the Central City District Plan. Council is well on track to deliver its five year housing target, with NSW Department of Planning, Industry and Environment data indicating over 5,000 dwelling completions and over 8,400 development approvals during the 2016-2018 period.

The housing supply contribution for Cumberland in the 6-10 year timeframe and the 11-20 year timeframe is provided as a range to reflect the variability that may occur in the delivery of housing supply. This variability is influenced by broader economic conditions, market demand for housing in Cumberland, development feasibility and infrastructure provision. Further detailed planning will be undertaken to provide an appropriate framework that can best support the provision of housing in Cumberland to meet local and regional needs.





Council Meeting 19 February 2020



Classification	Definition	Precincts	Character assessment
Proposed Strategic Centre	The proposed strategic centre provides local and regional services including employment centres within a walkable distance.	Merrylands	Areas to experience some change
Principal Local Centres	Located along transport corridors, principal local centres provide an assortment of local services including neighbourhood shops and are highly accessible to major employment centres.	Auburn, Granville, Lidcombe, Wentworthville	Areas to experience some change
Local Centres	Local centres usually include a small number of neighbourhood shops and are usually accessible through public transport services. They provide good accessibility to employment centres and local services within primary or secondary centres.	Berala, Guildford, Merrylands West, Pendle Hill, Pemulwuy, Regents Park, Toongabbie, Westmead	Areas to experience some change
Strategic Precincts	Strategic precincts provide a planned approach to growth in Sydney, with new homes and jobs located close to public transport, shops and services, while retaining and enhancing a community's character.	Westmead	Areas to evolve over time
Strategic Corridors	Areas currently undergoing investigation by Council and State agencies that will impact the future employment and housing capacity of Cumberland.	Greater Parramatta to Olympic Peninsula (GPOP) Economic Corridor, Parramatta Road Corridor, Woodville Road Corridor, T-way Corridor	Areas to evolve over time
Neighbourhood Centres	Suburban centres which provide small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.	Various locations throughout Cumberland	Areas to experience limited change
Future Housing Investigation Areas	Small neighbourhood centres close to pbulic transport with the potential for growth if there are changes to current infrastructure, including proposed and potential transit corridors.	Greystanes, South Granville, South Wentworthville	Areas that may be enhanced over time



3.3 MECHANISMS TO DELIVER THE LAND USE PLANNING APPROACH

A number of mechanisms are identified to support the delivery of the Cumberland Local Housing Strategy. These include planning controls, further detailed studies and infrastructure planning. A strategic planning work program has also been prepared to ensure that planning controls support the delivery of the land use planning approach for housing supply and contribute to the housing supply targets identified for the Central City District.

Mechanisms for planning approach

Mechanism	Description
Planning controls	These include rezoning applications, planning proposals, development policies and guidelines, and design excellence considerations for development
Detailed studies These include technical studies to support housing and protect local amenity, including heritage, e and transport studies	
Infrastructure planning	Development and implmentation of infrastructure plans and capital works to align growth with infrastructure, such as community facilities and open space

3.4 EVALUATION OF HOUSING OPTIONS TO INFORM THE LAND USE PLANNING APPROACH

A range of housing options were evaluated for development feasibility as part of work for the Local Housing Strategy, including shop top housing, town houses and low density apartments (5 to 8 storeys). These options were identified as opportunities to address the housing gap in the Cumberland area.

The evaluation of these housing options found that revised planning controls are required to achieve feasibility for shop-top housing and low density apartments, looking at areas such as site coverage, density and heights. Future work on reviewing planning controls would also consider development feasibility at a local level. The planning controls provided in the Low Medium Density Housing Code would support townhouse development in the Cumberland area.







CUMBERLAND LOCAL HOUSING STRATEGY: DRAFT - 2020 33



Section 4: Actions

This section outlines the actions to be undertaken in implementing the Local Housing Strategy. This includes an implementation and delivery plan, potential future planning proposals, and monitoring and review of the Strategy.

4.1 IMPLEMENTATION AND DELIVERY PLAN

Strategic Land Use Planning

Council will progress further work on reviewing the planning controls at key centres, strategic corridors and strategic precincts as identified in the land use planning approach for the Cumberland Local Housing Strategy. A strategic planning work program has been developed to guide the review of planning controls and progress refinements to these controls to support the delivery of housing supply for Cumberland. Other planning proposals received from landowners will also be considered, and assessed as part of a strategic planning framework.

Planning Controls and Policies

Council will continue to develop and review planning controls and policies that draw on evidence outlined in Section 2 to support the objectives and priorities of the Cumberland Local Housing Strategy. A key initial focus

Strategic planning program to support housing growth in Cumberland

	2015	2016	2017	2018	2019	2020	2021	2022
PROPOSED STRATEGIC CENTRE	•	•	•	•	•	•	•	•
Merrylands (West of train station)								
Merrylands (East of train station)								
PRINCIPAL LOCAL CENTRES								
Auburn								
Granville								
Lidcombe								
Wentworthville								
LOCAL CENTRES								
Berala								
Guildford								
Merrylands West								
Pendle Hill								
Regents Park								
Toongabbie								
Greystanes								
Pemulwuy								
STRATEGIC PRECINCT								
Westmead South								
STRATEGIC CORRIDOR								
GPOP								
Parramatta Road								
Woodville Road								
T-way								

34 CUMBERLAND LOCAL HOUSING STRATEGY: DRAFT - 2020



will be the preparation of a new Cumberland Local Environmental Plan and new Cumberland Development Control Plan, which will provide the planning framework to support housing development in Cumberland.

Collaboration and Advocacy

Council will collaborate with the Greater Sydney Commission and other NSW Government agencies in the implementation of the GPOP including the Priority Infrastructure Compact and in the delivery of planned State infrastructure within GPOP.

Council will also advocate for the NSW and Commonwealth Government government to ensure regulatory frameworks are in place to minimise extreme heat in urban environments. It will also advocate for public transport, education and health infrastructure to support growth and to provide mechanisms for the provision of social housing on the large Land and Housing Corporation holdings.

4.2 ACTIONS

Council will undertake a range of actions as part of the housing strategy in delivering diversity in and supporting a pipeline of diverse housing mix and form. These actions are aligned with the priorities and objectives identified in the Strategy, Cumberland 2030: Our Local Strategic Planning Statement and the Central City District Plan.

4.3 MONITORING AND REVIEWS

The Cumberland Local Housing Strategy will continue to be monitored and reviewed on an annual, fiveyearly and 10 yearly basis consistent with State Government requirements. The review will consider, short, medium and long term implications to housing in the Cumberland area, and reflect broader economic conditions and provision of infrastructure in the area.

Monitoring and review approach

Review Period	Requirements for Review
Annual Reviews	This review would consider the role of housing delivery and supply within Cumberland. The annual reporting would monitor and identify trends which will help to inform and be considered as part of the five-year review.
	At the same time, it may identify opportunities for the implementation of housing initiatives recommended in the Local Housing Strategy and the accompanying technical studies.
	Reviews of the annual evidence base over five years and housing stock against the broader aims of District and Regional Plans to ensure that the Local Housing Strategy is aligned with local housing needs.
Five yearly review	The five-year review may allow for a review of the policies to influence the supply and demand for housing in the Cumberland area.
Ten-year review	This review is to ensure that the 20-year vision statement, the evidence base and the strategic and planning contexts are aligned with the goals of the community, the broader aims of the District and Regional Plans, and the Local Housing Strategy Implementation and delivery of the plan.



DELIVERING HOUSING DIVERSITY TO SUIT CHANGING COMMUNITY NEEDS

District Directions

Direction 2 - A collaborative city

Direction 3 – A city for people

Direction 4 – Housing the City

Direction 5 – A city of great places

Local Priorities

LP 5 – Delivering housing diversity to suit changing needs

LP 6 – Delivering affordable housing suitable for the needs of all people at various stages of their lives

Objectives

- O1 A mix of dwelling types, sizes and tenure to meet demand within Cumberland's diverse community is delivered.
- O2 Infrastructure provision to support housing choice and supply in centres, strategic corridors, strategic precincts and areas identified for future investigation in Merrylands West, South Granville and Westmead South is sequenced.
- O3 Opportunities for renewal of the public land holdings within Cumberland are explored and a mix of sustainably planned, social and community housing and infrastructure is supplied on these lands.

	Actions Priority 1: Delivering housing diversity to suit changing community needs			
Actions		Timeframe		
		2020-2021	2022-2026	2027-2036
1.1	Prepare and implement the Local Housing Strategy for Cumberland.	•	•	•
1.2	Promote and encourage investment in/increased supply of affordable housing by all sectors (private, public and community).		•	•
1.3	Collaborate with NSW Government on GPOP, the Westmead Planned Precinct and the Western Sydney Airport Transit Corridor to achieve urban renewal outcomes within the LGA.	•	•	•

36 CUMBERLAND LOCAL HOUSING STRATEGY: DRAFT - 2020



PROMOTING TRANSIT-ORIENTED HOUSING OPTIONS TO SUPPORT THE 30 MINUTE CITY

District Directions

- Direction 2 A collaborative city Direction 3 – A city for people
- Direction 4 Housing the City
- Direction 5 A city of great places

Local Priorities

LP 3 – Align local infrastructure delivery with planned growth

LP 5 – Deliver housing diversity to suit changing needs

LP 6 – Deliver affordable housing suitable for the needs of all people at various stages of their lives

LP 7 – Design vibrant and attractive centres and encourage healthy living

LP 16 – Support urban cooling to minimise heat island effects

Objectives

- O1 Mixed use development at centres, strategic corridors and strategic precincts results in well-designed, human-scale and liveable communities within walking distance to transport services and infrastructure.
- O2 Renewal of centres that supports the local economy and community through improvements to the public domain, connectivity and linkages, shop front revitalisation and safety and security improvements is guided by place-based planning.
- O3 Transit-oriented housing options contribute to reductions in traffic and congestion and Cumberland's carbon foot print through increased patronage of public transport services, walking and cycling.
- O4 Diversification of housing choice in centres, strategic corridors and strategic precincts is facilitated through master-planning and the application of a place-based approach.

Actions

1 1101	Fhority 2: Fromoting transit-oriented housing options to support the 50 minute city				
	A		Timeframe		
Actions		2020-2021	2022-2026	2027-2036	
2.1	Prepare and implement the Local Housing Strategy for Cumberland.	•	•	•	
2.2	Progress reviews of key centres, corridors and precincts to ensure that planning controls and infrastructure provision are aligned to support housing supply targets for Cumberland.	•	•		
2.3	Work with NSW Government on proposals within the Westmead Strategic Precinct and GPOP to capitalise on Sydney Metro West, Parramatta Light Rail and other place based infrastrructure outcomes.	•	•	•	

CUMBERLAND LOCAL HOUSING STRATEGY: DRAFT - 2020 37



FACILITATING HOUSING THAT RESPECTS AND ENHANCES LOCAL CHARACTER

District Directions

Direction 4 – Housing the City Direction 5 – A city of great places

Local Priorities

LP 5 – Deliver housing diversity to suit changing needs

LP 6 – Deliver affordable housing suitable for the needs of all people at various stages of their lives

LP 7 – Design vibrant and attractive centres and encourage healthy living

LP 16 – Support urban cooling to minimise heat island effects

Objectives

- O1 The changing needs of the community are met through the provision of a mix of housing that includes smaller homes on smaller lots and homes that support multi-generational living and ageing in place.
- O2 Infill development in centres and low and medium density residential areas respects and enhances the local character of Cumberland.
- O3. Opportunities for 'Missing Middle' low rise medium density housing are identified within Cumberland.
- O4. Areas for infill development within centres and residential areas are identified and planning undertaken.

	Actions Priority 3: Facilitating housing that respects and enhances local character				
	A . 41		Timeframe		
	Actions	2020-2021	2022-2026	2027-2036	
3.1	Prepare and implement the Local Housing Strategy for Cumberland.	•	•	•	
3.2	Review planning controls to facilitate well designed 1 & 2 storey dual occupancies, terraces and manor homes in appropriate locations and as part of DCP Stage 2, review and update DCP controls to include character and place-based controls as appropriate.	•	•		
3.3	Engage with government and industry stakeholders to ensure regulatory frameworks and planning decisions are in place to minimise extreme heat in urban environments.	•	•	•	

38 CUMBERLAND LOCAL HOUSING STRATEGY: DRAFT - 2020



VALUING HERITAGE AND CULTURAL DIVERSITY IN HOUSING

District Directions

Direction 3 – A city for people Direction 4 – Housing the City

Direction 5 – A city of great places

Local Priorities

LP 5 – Deliver housing diversity to suit changing needs

LP 6 – Deliver affordable housing suitable for the needs of all people at various stages of their lives

LP 7 – Design vibrant and attractive centres and encourage healthy living

LP 8 – Celebrate our natural, built and cultural diversity

Objectives

- O1 Heritage and cultural diversity are reflected in the delivery of housing.
- O2 The changing needs of the community are met through the provision of a mix of housing that addresses their needs and preferences.
- O3 Housing design reflects the local character of identified heritage and cultural precincts within Cumberland.

	Actions Priority 4: Valuing heritage and cultural diversity in housing			
Actions		Timeframe		
		2020-2021	2022-2026	2027-2036
4.1	Prepare and implement the Local Housing Strategy for Cumberland.	•	•	•
4.2	Review heritage considerations in planning controls for the new Cumberland Local Environmental Plan and new Cumberland Development Control Plan.	•		
4.3	Support Cumberland's natural, built and cultural diversity through Council's strategies, plans and programs.	•	•	•

CUMBERLAND LOCAL HOUSING STRATEGY: DRAFT - 2020 39



INFRASTRUCTURE-LED HOUSING DELIVERY

District Directions

Direction 1 – A City supported by infrastructure

- Direction 2 A collaborative city
- Direction 3 A city for people
- Direction 4 Housing the city
- Direction 5 A city of great places
- Direction 6 A well connected city

Local Priorities

LP4 - Improve accessibility within our town centres

LP 5 – Deliver housing diversity to suit changing needs

LP 6 – Deliver affordable housing suitable for the needs of all people at various stages of their lives

LP 7 – Design vibrant and attractive centres and encourage healthy living

LP 8 – Celebrate our natural, built and cultural diversity

LP9 – Provide high quality, fit-for-purpose community and social infrastructure in line with growth and changing requirements

LP 10 – Support a strong and diverse local economy across town centres and employment hubs

LP11 – Promote access to local jobs, education opportunities and care services

Objectives

- O1 Services and infrastructure that meet the changing needs of the community are delivered in a planned and sequenced manner.
- O2 Public infrastructure provision facilitates access to jobs, health, education and recreation facilities.
- O3 Community and social infrastructure is designed and integrated to ensure a return on investment for the community.

Actions

Prior	Priority 5: Facilitating housing that respects and enhances local character				
	Actions		Timeframe		
			2022-2026	2027-2036	
5.1	Prepare and implement the Local Housing Strategy for Cumberland and support implementation of various local strategies, policies and capital works for the delivery of housing diversity.	•	•	•	
5.2	Align the collection of funding collected from the Cumberland Local Infrastructure Contributions Plan with planning and delivery of growth infrastructure.	•	•	•	
5.3	Collaborate with NSW Government to align public transport service enhancements, education, health and housing supply with growth.		•	•	

40 CUMBERLAND LOCAL HOUSING STRATEGY: DRAFT - 2020



Council Meeting 19 February 2020







Cumberland City Council

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DOCUMENTS ASSOCIATED WITH REPORT C02/20-370

Attachment 2 Background Paper – Housing Study (Urbis)

Council Meeting 19 February 2020



Cumberland Local Housing Study

PLANNING FOR THE NEXT 20 YEARS



JUNE 2019



Council Meeting 19 February 2020



TABLE OF CONTENTS

Executive	e Summary	IX
About the	e Study	xiii
1. LGA	Snapshot	1
1.1.	Local Government Area Snapshot	2
1.2.	Planning Policy and Context	41
2. Evid	ence	56
2.1.	Demographic Overview	57
2.1.1	Historic population growth	57
2.1.2	2. Current population	58
2.1.3	B. Projected population	63
2.2.	Housing Supply	66
2.3.	Housing Demand	72
2.4.	Housing Gaps	73
2.5.	Land Use Opportunities and Constraints	74
2.5.1	Overall Approach	74
2.5.2	2. Housing Opportunity Assessment	76
2.5.3		
2.6.	Areas with Potential Development Capacity	81
3. Prior	ities	90
3.1.	Local Housing Study Objectives	91
3.2.	Land Use Planning Approach	
3.3.	Mechanisms to Deliver the Options	
3.4.	Evaluation of the Options	
4. Actio	ons	. 139
4.1.	Implementation and Delivery Plan	



Disclaime	er	159
4.3.	Monitoring and Reviews	158
4.2.	Planning Proposal	149

Appendix A Housing Opportunity Analysis - Land Use Opportunities and Constraints

FIGURES:

Figure 1 – LEP review overview	xiv
Figure 2 – Former Council Local Government Areas	4
Figure 3 – Cumberland LGA and its suburbs	
Figure 4 – Cumberland LGA land zoning map	8
Figure 5 – Priority precinct, growth areas and transit-orientated development in Greater Sydney	10
Figure 6 – GPOP region and influences on Cumberland LGA.	
Figure 7 – Residential built form within the Cumberland LGA	
Figure 8 – Housing Typologies in the LGA	18
Figure 9 – Dwelling Density in The Cumberland LGA	
Figure 10 – Housing tenure in The Cumberland LGA	22
Figure 11 – Heritage Items and Conservation Areas in the Cumberland LGA	
Figure 12 – Open Space in the Cumberland LGA	
Figure 13 – Employment Areas within 30 Minutes of The Cumberland LGA	27
Figure 14 – Regional and district plans for NSW	
Figure 15 – Cumberland Employment and Innovation Lands Strategic Framework	29
Figure 16 – Existing schools, community and social facilities in the Cumberland LGA	30
Figure 17 – Existing and proposed Infrastructure in the Cumberland LGA	31
Figure 18 – Existing topography of Cumberland LGA	
Figure 19 – Flood affected lots and waterways in The Cumberland LGA	35
Figure 20 – Biodiversity and riparian corridor, flood-affected lots, waterways and stormwater in The Cumberland LGA	36
Figure 21 – GSC Housing Targets	41
Figure 22 – GANSW Green Grid, Potential Focus Areas Along the Duck Creek Corridor	
Figure 23 – Woodville Road Strategy, Proposed Neighbourhood Structure	53



Figure 24 – Auburn Local Centre Indicative View	54
Figure 25 – Average household size Cumberland LGA, 2016	60
Figure 26 – Low-income households in Cumberland LGA, 2016	62
Figure 27 Overview of the housing opportunities and dwelling capacity assessment	75
Figure 28 – Housing Opportunity Scoring Distribution	79
Figure 28 Cumberland Housing Opportunity Map	80
Figure 30 – Methodology for assessing Available Housing Capacity	83
Figure 31 – Key theme areas for Cumberland	91
Figure 31 – Strategic Centres Plan	96
Figure 33 – Urban Form Testing – Shop-top housing	. 134
Figure 34 – Urban Form Testing – 5 to 8 Storeys	. 138

TABLES:

Table 1 – Historical and Forecasted Age Profile	7
Table 2 – Cumberland Council - Historical and forecasted population and housing from 2011 to 2036	8
Table 3 – Residential zoning and percentage of LGA	9
Table 4 – Current Planning Proposals – Site specific planning proposals	13
Table 5 – LGA wide amendment for Cumberland	16
Table 6 – Major Projects	17
Table 7 – Dwelling Structure (Number of private dwellings)	19
Table 7 – Dwelling Structure (Number of private dwellings) Table 8 – Development approvals for Cumberland LGA from 2008 to 2018	20
Table 9 – Method of travel to work – Employed persons 2011 and 2016 ABS data	33
Table 10 – LGA Snapshot – SWOT Analysis	
Table 11 – Housing Objectives, Metropolis of Three Cities	
Table 12 – Cumberland Council opportunities in Parramatta Road Corridor Urban Transformation Strategy'	45
Table 13 – PLEP residential Zones	49
Table 14 – HELP Residential Zones	50
Table 15 – ALEP Residential Zones	50
Table 16 – Average Household Size - Cumberland LGA and Greater Sydney Table 17 – Projected Annual Population Growth	59
Table 17 – Projected Annual Population Growth	63



Table 18 – Cumberland LGA and Greater Sydney, 2016 - 2036	65
Table 19 – Cumberland LGA, 2011 to 2016	
Table 19 – Cumberland LGA, 2011 to 2016. Table 20 – Cumberland LGA, no. of dwellings	71
Table 21 – Cumberland LGA	
Table 22 – Housing Opportunity Assessment	77
Table 23 – Level of housing opportunity	79
Table 24 – Development probabilities under existing and revised planning controls	
Table 25 – Dwelling Potential for Cumberland LGA Table 25 – Proposed Centre Structure and Investigation Areas	
Table 25 – Proposed Centre Structure and Investigation Areas	
Table 27 – Mechanisms to deliver the options	
Table 28 – Summary of Housing Options – Feasibility Testing	
Table 29 - Development Summary - Shop Top Housing	134
Table 30 – Development Summary - Townhouses	
Table 31 – Development Summary - 5 to 8 Storey Apartments	
Table 32 – Planning Proposal Framework	

MAPS:

Map 1 – Available Housing Capacity across Cumberland LGA	87
Map 2 – Dwelling Potential Heat Map	
Map 3 – Housing Opportunities within State-Owned Lands	89
Map 4 – Site Contex – Shop Top Housing	133
Map 5 – Site Context – Missing Middle	135
Map 6 – Site Context – 5 to 8 Storey Apartments	137

CHARTS:

Chart 1 – Historic Population	. 57
Chart 2 – Five year age groups	. 59
Chart 3 – Household types	. 61
Chart 4 – Household income quartiles	. 62



Chart 5 – Projected population	63
Chart 6 – Ten-year population projections	64
Chart 7 – Five year age groups	64
Chart 8 – Projected household types	65
Chart 9 – Projected households	65
Chart 10 – Dwelling composition by room type	66
Chart 11 – Dwelling Completions	67
Chart 12 – Dwelling Approvals	67
Chart 13 – Sales cycle – units	68
Chart 14 – Sales cycle – houses	69





This strategy was prepared by Urbis, an independent consultancy



Executive Summary

The Cumberland Local Government Area (LGA) was formed in 2016 following an amalgamation of three Council areas including Holroyd City Council, Auburn City Council and part of Parramatta City Council.

In 2018 the NSW Department of Planning and Environment (NSW DP&E) announced the review of Local Environmental Plans (LEPs) in NSW with several Councils identified as accelerated Councils with a period of two years to complete their review of the LEP. Cumberland Council was included as an accelerated Council.

As part of the review process, the preparation of a Local Housing Study (LHS) is required. The purpose of the LHS is to determine the housing supply required for the LGA over 20 years from 2016 to 2036. This study provides a review of the current housing supply and infrastructure as well as the development capacity and future needs of the LGA to identify potential planning measures to accommodate additional required housing. The key outcomes and actions recommended in this study will inform the strategic framework for Cumberland's Local Strategic Planning Statement (LSPS) and LEP review.

The LGA has a significant proportion of residential land uses when compared to adjoining LGAs, with the R2 Low Density Residential zone representing 41.9% of total land area. High density housing has been appropriately located along the M2 Western Line with future planning proposals to increase density along this rail corridor proposed by Council for Auburn and Lidcombe Town Centres. The LGA is found to lack transition in residential zones and particular housing diversity and choice, particularly housing typologies provided under the R3 Medium Density zone.

Cumberland is serviced by several train lines including the T1 Western Line, T2 Inner West & Leppington Line, T3 Bankstown Line and T5 Cumberland Line. However, the T1 Western Line is currently experiencing problems with overcrowding and future increases in population along the rail corridor will only add further pressure to this particular line. Opportunities for development along the T2 and T5 train lines servicing the Leppington to Blacktown lines will allow for greater development opportunities. The T3 Bankstown Line has limited services and allows for potential opportunities in Berala and Regents Park.

Cumberland has potential to provide more housing opportunity across the LGA, with the future transport initiatives that the NSW Government has planned out for the Greater Sydney. The execution of Sydney Metro West, and potentially Kogarah to Parramatta mass transit corridor along with Parramatta Western Sydney Airport mass transit corridor will improve connectivity within Cumberland and existing capacity of the public transport network within the LGA. More notably, the recent initiative of a bus priority corridor along Blaxcell Street, travelling from Bankstown to Parramatta, has shown the strong commitment of the NSW Government to form a multimodal transport network, where communities can easily commute to work.

The LGA is well serviced by social infrastructure, including schools and health care facilities; however, there is a limited supply of facilities for youth and the elderly. As the population increases, there is growing concern regarding current school capacity and the ability to meet future demands.

Several state-led initiatives such as the Greater Parramatta to the Olympic Peninsula (GPOP), Westmead Health and Education Precinct and Parramatta Road Urban Transformation Strategy, aim to provide future employment opportunities for the Cumberland community. The Employment and Innovation Study identifies further opportunities for economic development within the LGA to provide employment opportunities locally.

The Open Space and Recreation Study identifies significant gaps and a need for improvements for the future growth of Cumberland over the next 20 years. The initiatives recommended in the Study will provide better open space and recreational needs based on the objectives set in the LHS. The Traffic and Transport Study is focused on place-based centres to promote the 30-minute city and the need for future housing, and employment needs to be based around public transport nodes. The Cumberland LHS adopts the intent and approach of the relevant strategies to ensure that the objectives of each are realised.

URBIS CUMBERLAND LHS

LGA SNAPSHOT



The Evidence

Key demographics of Cumberland LGA's current population are:

- The current age structure has high proportions of young children and young adults who represent half of the population. This is also represented by the high proportions of households with children who represent over 40% of the population.
- The average household size is 3.1, which is larger than Greater Sydney (2.8).
- Households in the 'high' quartile group only make up 19.9% of households with income, which is over 10% lower than Greater Sydney (30.6%).

Key demographics of Cumberland LGA's future population are:

- Cumberland LGA is projected to experience growth in all age groups. However, as evident by the 2016 profile, a lesser proportion of the population is expected to be young children and young adults.
- Projected growth is expected for one parent households and lone person households.
- Cumberland LGA will experience continued household growth from 2016 to 2036 with a projected growth rate of 29.2% during this period.

Key findings of Cumberland LGA's existing housing supply and demand are summarised below:

- Detached houses have historically accounted for the majority of dwelling supply, representing 55% of total housing stock within the LGA. However, the proportion of semi-detached dwellings and multi-dwelling housing has increased over the past five years.
- Three-bedroom houses and two-bedroom units are the dominant housing types within the LGA. The predominance of the two-bedroom stock is a reflection of buyer preferences, particularly for couple families.
- Multi-unit dwelling developments have steadily increased over the historical period from 2012 to 2017, reflecting the Sydney housing boom and increased developer activity.

- Net dwelling approvals peaked in 2015 at 3,908 approvals before gradually declining to 1,985 approvals in 2018. This could be due to softening market conditions as lower unit prices have impacted on development feasibilities, particularly within town centre locations.
- Sales transactions have also declined since 2015, with a steep drop off in transactions across units and houses due to softening market conditions. It is important to note that tighter lending conditions have seen an adverse impact on demand in the short term, which has triggered a decline in prices over the past 12 months.
- Approximately 1,500 apartments are under construction and due to be completed by 2021. The majority of new developments comprise predominantly two bedroom stock. Overall, the current supply pipeline is on track to meet population/dwelling projections assuming all mooted projects proceed to presales and construction.

The following key demographic trends will have the following implications for future housing demand:

- Families are projected to remain the most common household type increased demand for bigger dwellings.
- Projected growth in lone person households increased demand for studio and one-bedroom apartments.
- Projected increase in the proportion of aged 65+ residents increased demand for dwellings close to key transport, retail and health infrastructure.

The housing capacity analysis assesses whether there is ample dwelling potential in the LGA to support its projected dwelling requirements over the next 20 years. Areas of dwelling potential have accounted for areas of housing opportunity that has the potential for increased development and are likely to be achieve project feasibility.

The analysis indicates that there is higher dwelling potential under revised planning controls as more feasible project outcomes are achieved for development. The potential to deliver future housing across existing and proposed strategic corridors should be also be considered, including potential opportunities to maximise integrated development outcomes with planned and potential public transport initiatives, as well as potential for redevelopment on NSW Government landholdings.

X EXECUTIVE SUMMARY



The Strategic Study

Based on the set of evidence-based analysis, a high-level housing Study has been developed for the Cumberland LGA. The Strategic Study sets out existing growth trends within the LGA and identifies areas with emerging opportunity to accommodate growth in housing over the next 10 to 20 years.

This Study has taken into consideration the significant development occurring along rail corridors as well as the various local and state strategic plans to be further investigated within this Study. An assessment of Cumberland's development capacity has also been undertaken and has determined that existing zoning of areas along the majority of train lines are sufficient to support the housing growth target of the LGA.

The Study has identified key strategic corridors and centres to be included in the LSPS and guide the LEP review. To provide guidance on the potential of these corridors and centres, six areas ranging in size and development capacity were investigated as having the potential to accommodate additional housing. The six investigation areas are:

- Merrylands;
- Merrylands West;
- Regents Park;
- South Granville;
- South Wentworthville; and
- Greystanes.

While these centres are not the only areas with potential development capacity, they provide a case study for similar areas in the locality. Further information on the mechanisms and classification of centres used to identify these investigation areas are included in **Section 2.5.2** and **Section 3.3.2**.

Cumberland Centres Framework



Strategic Centres



Principal Local Centres



Local Centres



ΦĐ

Planned Precincts



Strategic Corridors



Neighbourhood Centres



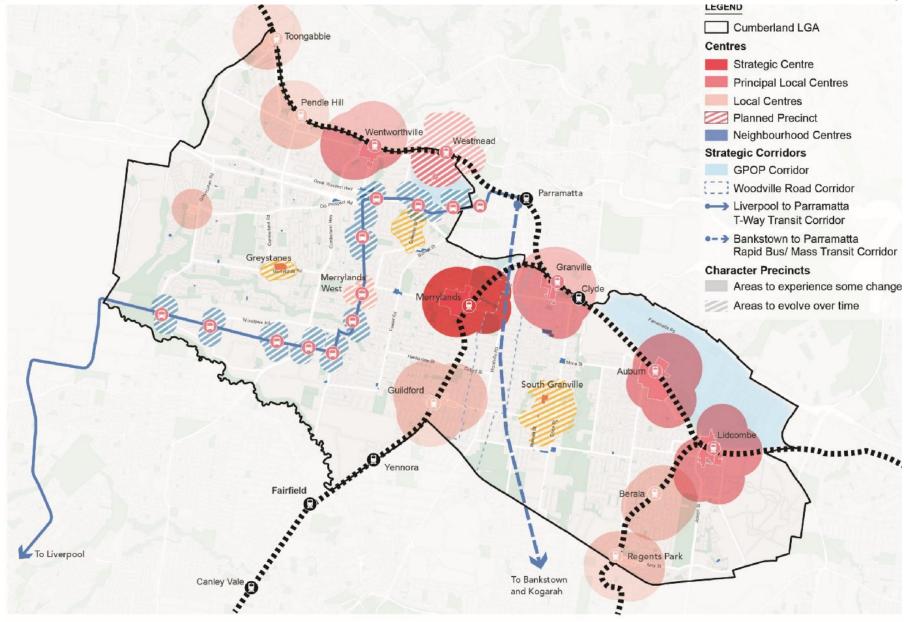
Future Housing Investigation Areas

URBIS CUMBERLAND LHS

LGA SNAPSHOT X



Council Meeting 19 February 2020









THE LEP Review Process

In 2018 the NSW Government announced the review of all Local Environmental Plans (LEPs) in NSW. The process will allow the vision and targets set in the Greater Sydney Region Plan: *Metropolis of Three Cities* and the District Plans for the five districts across NSW by the Greater Sydney Commission (GSC) to be implemented and realised at the local level.

To assist local councils with this process and accelerate the review of the LEPs, the NSW Minister for Planning has identified several LGA's as priority Councils. Cumberland Council is identified as a priority council and is required to undertake its LEP review within the required two-year period.

An overview of the LEP review is provided in Figure 1:

Figure 1 – LEP review overview



XIV ABOUT THE STUDY



Local Context

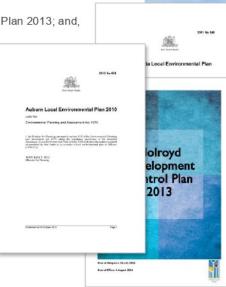
In May 2016 Cumberland Council was proclaimed with the amalgamation of the former Holroyd City Council, Aubum City Council and parts of the existing Parramatta City Council.

This has resulted in the following three different LEPs and Development Control Plans (DCPs) applying to the Cumberland LGA:

- Auburn Local Environmental Plan and Development Control Plan 2010;
- · Holroyd Environmental Plan and Development Control Plan 2013; and,
- Parramatta Local Environmental Plan and Development Control Plan 2011.

The application of three LEPs and DCPs in one Council area has led to inefficiency and complexity in the Cumberland planning system for both planners and the local community.

This Study will help guide planning for the Cumberland LGA over the next 20 years, resolve the need for three LEPs and DCPs and consolidate them into a new comprehensive LEP and DCP.





URBIS CUMBERLAND LHS

LGA SNAPSHOT XV



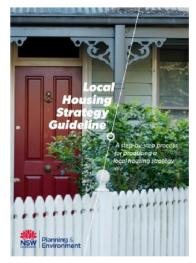


A Local Housing Study for Cumberland

The Cumberland LHS is one of the key outputs of the local strategic planning and LEP review process. The LHS sets out the local housing provisions for the Cumberland LGA and will encompass the high-order planning objectives and priorities of the Greater Sydney Regional Plan and Central City District Plan into future implementation plans for housing provision over the next 20 years.

The LHS seeks to establish a clear plan for housing in the Cumberland LGA underpinned by the objectives set out in the Central City District Plan. The Central City District Plan encompasses the Cumberland LGA and guides the growth and transformation of the entire District area.

This Study aims to provide land use planning direction which will help guide the Local Strategic Planning Statement (LSPS) and inform the comprehensive LEP and DCP at the local level.



The Cumberland LHS has been prepared in accordance with the NSW DPE Local Housing Strategy Guidelines from the government.

The Cumberland LHS comprises the following sections:

Section 1: Introduction

Section 2: The Evidence

Section 3: The Priorities

Section 4: Actions

OUTCOMES OF THE CUMBERLAND LHS

The Cumberland LHS has been prepared to ensure that it:

- Contains information to a standard that will be acceptable to all stakeholders;
- Demonstrates how housing supply will meet the needs of the future population;
- · Provides information that will be able to be independently verified;
- Provides the evidence base for supporting changes to the current planning framework;
- Recommends future land use approaches to ensure that future housing supply and growth is sustainable for the LGA;
- Explores planning mechanisms that can be implemented to ensure that the envisaged land use options are realised;
- Provides an implementation and delivery plan that will allow Council to implement the future land use approaches recommended in the Cumberland LHS; and,
- Acts as a guide to monitor and review the Cumberland LHS over the next 20 years to ensure that this work remains current and relevant.

XVI ABOUT THE STUDY



SUMMARY OF STRATEGIC STUDIES

The LHS forms part of a suite of documents being prepared to guide the future direction of the Cumberland LGA. Strategic studies which are also being prepared include:

- · Affordable Housing Study;
- · Employment and Innovation lands Study
- Transport Study;
- · Open Space and Recreation Study;
- Biodiversity Study;
- Heritage Study; and
- Bushfire Prone Land Study.

AFFORDABLE HOUSING STUDY

As part of the LHS, housing affordability and demand for affordable housing is required to be undertaken. Cumberland is considered to be an affordable area in Greater Sydney but faces significant gentrification and a displacement of very low and low income households, including highly vulnerable groups.

A separate study has been prepared regarding affordable housing measures and targets as a part of the overall strategic study document suite for the Cumberland LGA. Key actions and recommendations of the study have been considered in Section 4 of this study to ensure the provision of affordable housing forms part of future housing plans.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

As part of preparing the LHS, consultation with the community and key stakeholder groups has been undertaken to help influence how and where housing will be planned to support population growth, an ageing community and changes in the household structure. The engagement outcomes report has been included in a separate Report titled: "*Cumberland Council Local Housing Study Outcomes Report*" prepared by Urbis.



URBIS CUMBERLAND LHS

LGA SNAPSHOT XVII



Council Meeting 19 February 2020



1.LGA Snapshot





1.1. Local Government Area Snapshot

This section provides an overall snapshot of the Cumberland LGA and description of the area. It provides an understanding of the role of the LGA within the Sydney region and Central City District and identifies its association with the adjoining LGAs.

The LGA Snapshot provides an insight into the:

- Council Amalgamation;
- Local Government Area;
- Land Use;
- Housing;
- Heritage;
- Open Space;
- Employment;
- Social Infrastructure;
- Infrastructure;
- Flooding;
- Bushfire; and
- Biodiversity and riparian corridors.





Snapshot Insights

Based on the analysis of the Cumberland LGA the key findings from the snapshot are summarised as follows:

- The Council area is diverse and is surrounded by four LGAs including Parramatta, Fairfield, Blacktown and Canterbury-Bankstown. The LHS will help Council address the issue of three different LEPs and DCPs applying to the Cumberland LGA.
- Between 2016 and 2036, the population is forecast to grow by 34.8% to 304,811 people.
- The Cumberland LGA has a significant and growing population of persons aged between 25 to 49 years old which is projected to increase by 22,931 persons between 2016 and 2036. Older workers and preretirees are expected to rise between 2016 to 2036 by 8,610 persons.
- The LGA is predominantly zoned residential with the highest proportion of land zoned R2 Low Density (41.9% of the total land area).
- Semi-detached, terrace houses and multi dwelling development have increased by 2,359 dwellings over the past five years. Apartments also reported a substantial increase with a total of 2,620 dwellings. In contrast, detached houses experienced a decrease by -725 dwellings in the Cumberland LGA.
- The LGA contains a number of heritage items and heritage conservation areas. However, impacts on future housing from heritage constraints are limited.
- A gap in existing open space exists and may be a potential issue for future housing needs if not addressed as part of broader strategic planning work.
- The LGA has a extensive rail and bus network. However, issues of overcrowding of train services and low frequency of the buses in the area may impact on public transport usage in the LGA.
- The LGA is well serviced north to south via Woodville Road and east to west via the M4 Motorway, Great Western Highway and Parramatta Road. The roads in the LGA are generally through roads providing links to other destinations and areas. East-west connections are currently missing but could be improved with future infrastructure projects.

- The LGA comprises employment land consisting of primarily industrial and business zones. It is surrounded by major employment hubs and centres including Parramatta CBD, Greater Parramatta to Olympic Park (GPOP), Western Sydney Aerotropolis and Wetherill Park Industrial Land, providing employment opportunities for the future community.
- The Employment and Innovation Lands Study seeks to provide a number of opportunities for local employment and containment of the working population within the LGA, with the recommendation of a number of precincts focusing on various sectors and innovation hubs.
- The provision of social infrastructure is well dispersed; however, limitations in youth and senior facilities is evident in the western parts of the LGA. The need for additional social infrastructure such as schools highlights the need for such considerations to be included in future strategic studies.
- The LGA has limited flooding, bushfire and riparian corridors compared to adjoining LGAs. Further studies will inform measures to address environmental constraints and better manage biodiversity and riparian corridors.

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Council Amalgamation

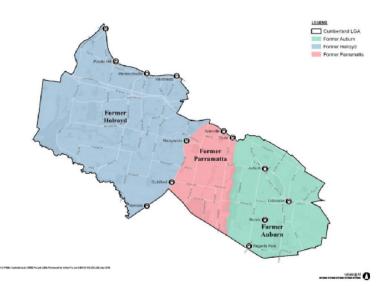
In May 2016, Cumberland Council was proclaimed with the amalgamation of the former Holroyd City Council, Auburn City Council and parts of the existing Parramatta City Council as shown in **Figure 2**.

This has resulted in three different LEPs and DCPs applying to the Cumberland LGA including:

- Auburn Local Environmental Plan and Development Control Plan 2010;
- Holroyd Environmental Plan and Development Control Plan 2013;
- Parramatta Local Environmental Plan and Development Control Plan 2011.

The application of three LEPs and DCPs in one Council area has led to inefficiency and complexity in the Cumberland planning system for both planners and the local community.

From the Council's perspective, "the preparation of a comprehensive LEP for Cumberland is considered to have a positive policy implication. The three LEPs which currently apply to Cumberland are due for review, and a consolidated LEP presents an opportunity to harmonise and update controls across the LGA" as stated in the Council report (Item No. C07/18-138) at the Council Meeting held on 18 July 2018.



Source: Urbis

Figure 2 – Former Council Local Government Areas



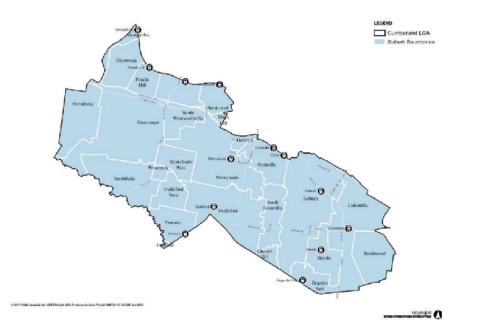
Council Meeting 19 February 2020

Local Government Area

SIZE AND LOCATION

Cumberland Council is a large LGA occupying 72 square kilometres of the western suburbs of the Greater Sydney Region. The LGA is located approximately 25km from the Sydney CBD and comprises a total of 29 suburbs as shown in **Figure 3**.

Figure 3 – Cumberland LGA and its suburbs



Source: Urbis

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Community Overview

Cumberland LGA has a population of approximately 242,542 (ABS 2016) within an estimated 67,815 households (ABS 2016). The Cumberland LGA has a large migrant population with 52% of the population being born overseas. Couples with children make up 41% of households.

It is one of the most culturally diverse areas in NSW, with residents originating from over 150 countries. The majority of these residents are from India (6.6%), China (6.5%) and Lebanon (4.9%).

POPULATION GROWTH

Between 2016 and 2036, the population is forecast to grow by 34.8% to 304,811 people. **Table 1** shows the forecast population by age group from 2016 to 2036.



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Table 1 – Historical and Forecasted Age Profile

Age group (years)	2016		2026		2036	
	Number	%	Number	%	Number	%
Babies and pre-schoolers (0 to 4)	17,953	7.9	23,054	8.2	24,303	8.0
Primary schoolers (5 to 11)	20,983	9.3	26,963	9.6	26,691	9.4
Secondary schoolers (12 to 17)	14,600	6.5	20,802	7.4	22,692	7.4
Tertiary education and independence (18 to 24)	24,480	10.8	28,257	10.1	31,087	10.2
Young workforce (25 to 43)	45,165	20.0	49,969	17.9	52,157	17.1
Parents and homebuilders (35 to 49)	44,234	19.6	57,666	20.6	60,713	19.9
Older workers and pre-retirees (50 to 59)	24,206	10.7	27,920	10.0	32,816	10.8
Empty nesters and retirees (60 to 69)	17,654	7.8	21,875	7.8	24,140	7.9
Seniors (70 to 84)	13,467	6.0	18,579	6.6	22,768	7.5
Elderly aged (85 and over)	3,309	1.5	4,550	1.6	5,446	1.8
Total persons	226,052	100	279,636	100	304,811	100

Source: ABS Census 2016



Based on the projected growth, it is essential to recognise the number of households and dwellings required to meet the housing needs of the population.

Table 2 – Cumberland Council - Historical and forecasted population and housing from 2011 to 2036

	Historical			Forecast		
	2011	2016	2021	2026	2031	2036
Population	203,181	225,691	260,173	279,636	293,373	304,811
Households	63,721	71,366	82,078	88,926	94,107	98,574
Dwellings	67,208	72,154	72,991	91,401	96,827	101,510

Source: 2016 ABS

Table 2 reveals that the intended number of households will increase by atotal of 27,208, representing a 27.6% increase between 2016 to 2036.Accordingly, the expected number of dwellings will increase by 29,356representing a 28.9% increase between 2016 to 2036. The projectionsreveal that the number of dwellings will exceed the number of householdsrequired over the next 20 years.

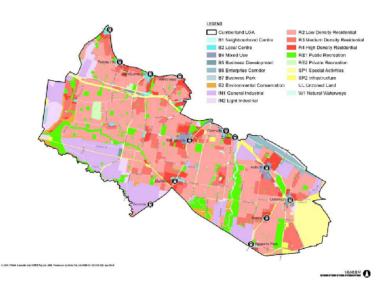
Given the projected growth, adequate housing supply must be delivered to meet the population targets. Changing market conditions and impacts to the financing of projects experienced by developers may have an impact on the provision of housing supply. Accordingly, the demographic makeup of the population will need to factor in other key considerations such as:

- · Changes in in household structures;
- Housing affordability;
- Variety in housing options; and,
- Changing trends in the market.

Land Use

At present, land in the Cumberland LGA is subject to three different LEPs and DCPs. As shown in **Figure 4** the Cumberland LGA is predominantly zoned residential and industrial.

Figure 4 - Cumberland LGA land zoning map



Source: Urbis



 Table 3 provides a breakdown of the three residential zones which

 represent a total of 56.9% of the Cumberland LGA.

Table 3 – Residential zoning and percentage of LGA

Zoning	Land area	Percentage of LGA
R2 Low Density Residential	30,012,457 sqm	41.9%
R3 Medium Density Residential	7,414,257sqm	10.3%
R4 High Density Residential	3,296,919sqm	4.6%

Source: Urbis

Other land uses in the Cumberland LGA include:

- Employment lands consisting of 11,590,595 sqm equating to 16.2%,
- Open space accounts for 8,769,347 sqm representing 12.3% and
- SP2 infrastructure totalling 3,709,289sqm and equates to 5.2%.







Planned Precincts

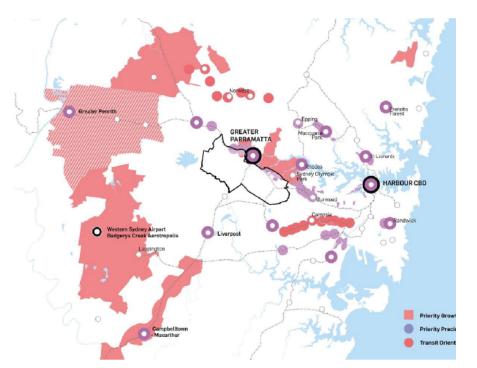
Several priority planned precincts have been proposed by the NSW Government as shown in **Figure 6**. Several suburbs in the Cumberland LGA have been included in priority growth and investigation areas.

Priority Precincts provide a planned approach to growth in Sydney, with new homes and jobs located close to public transport, shops and services, while retaining and enhancing a community's character.

Along the northern border of the Cumberland LGA, several projects are proposed including the Greater Parramatta to the Olympic Peninsula (GPOP) and the Greater Parramatta Growth Area. These projects will contribute to future employment, infrastructure, housing and heritage conservation opportunities in Cumberland.

Key strategic areas which will impact on the development potential of Cumberland LGA are described on the following pages.

Figure 5 – Priority precinct, growth areas and transit-orientated development in Greater Sydney



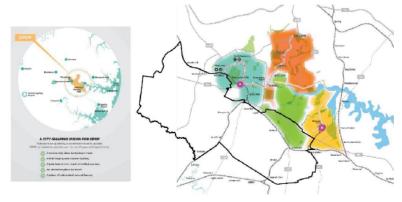
Source: Urbis



GREATER PARRAMATTA TO THE OLYMPIC PENINSULA - GPOP

In 2016, the Greater Sydney Commission commenced work on its first Collaboration Area – Greater Parramatta and the Olympic Peninsula (GPOP) which involves councils and multiple State agencies co-creating a vision for GPOP. It is the first Collaboration Area where a growth infrastructure compact will be piloted. Under the GPOP priority precinct, two of the four distinct quarters are partially located within the Cumberland LGA as shown in **Figure 6**.

Figure 6 - GPOP region and influences on Cumberland LGA.



Source: NSW DPE, Urbis

Parramatta CBD and Westmead Health and Education Super Precinct

The employment opportunities to be developed in the Parramatta CBD will provide local jobs and reduce travel times to work. Sector specialisation with health and education in Westmead will provide job opportunities for residents working or studying in these sectors. As part of future housing, worker and student accommodation will need to be considered to ensure the Cumberland community benefits from the prospects presented by the CBD and Westmead precinct.

Essential Urban Services, Advanced Technology and Knowledge Sectors in Camellia, Rydalmere, Silverwater, and Auburn

The benefits of the specialisation sectors and urban service improvements proposed for Auburn as part of the GPOP will further encourage local employment opportunities and the provision of necessary services for the Cumberland community.

GREATER PARRAMATTA GROWTH AREA

The NSW Government has prepared an Interim Land Use and Infrastructure Implementation Plan (ILUIIP) for the Greater Parramatta area. The plan includes Wentworthville and Westmead Planned Precincts, within the Cumberland LGA.

Westmead

Under the ILUIIP, Westmead is recognised as an innovation centre which will provide world-class health, education and research facilities for the communities of Western Sydney and beyond. As part of the Greater Parramatta Growth Area, it is intended that Westmead will provide for new homes and jobs.

Westmead is considered to present many benefits to the Cumberland Community as the area will present specialisation and offerings in two key areas of education and health. According to the Westmead Alliance, the Westmead health, education and research precinct have the potential to accommodate a new university campus with up to 30,000 new jobs in the next 20 years generating an additional \$4.5 billion in economic output. A masterplan is to be prepared for the overall plan. It is encouraged that future planning for this area by Western Alliance and Cumberland Council is undertaken to ensure a suitable supply of housing and employment in this area are achieved.

• Burwood, Strathfield and Homebush

The NSW Government have identified Burwood, Strathfield and Homebush as comprising the following strengths:

- Heritage architecture;
- Access to open space;
- Recreational facilities;

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11



- Restaurants;
- Business;
- · Shopping districts; and,
- · Good public transport links with Sydney CBD and Parramatta CBD.

It was for these reasons that the area was confirmed as a priority precinct. The planning in this area will seek to provide additional infrastructure such as schools, parks, community facilities, public transport and road upgrades to meet the future needs of the community.

PARRAMATTA ROAD URBAN TRANSFORMATION CORRIDOR

The Parramatta Road Corridor Urban Transformation Strategy envisages 27,000 new homes and 50,000 additional jobs over the next 30 years within the Parramatta Road Corridor, hereafter referred to as the Corridor. The Corridor is defined as *"the land adjoining and at least one block back from Parramatta Road, as well as Precincts that have been identified as a focus for future growth"* and is a priority location for the increased housing, economic activity and social infrastructure.

WESTERN SYDNEY AIRPORT AND AEROTROPOLIS

As part of the future growth and expansion of the Western Sydney airport and Badgerys Creek Aerotropolis, the Stage 1 Land Use and Infrastructure Implementation Plan (LUIIP) has been released. It includes a Structure Plan to guide land use as part of the Stage 1 release, which focuses on providing further employment opportunities in the Western Sydney region.

The Airport and Aerotropolis are located within 30 minutes from the Cumberland LGA by car. The proposed manufacturing, advanced engineering, warehouse and logistics and freight industries will present significant opportunities for the Cumberland workforce and aligns with the key industries in the Cumberland area.





Planning Proposals

As part of guiding future housing development for the Cumberland LGA, it is important to consider the existing and current planning proposals (PP) that Council is considering and understand the nature of amendments sought to existing controls.

CURRENT PLANNING PROPOSALS

The current Council and proponent-led planning proposals are provided in the following Table 4.

Table 4 - Current Planning Proposals - Site specific planning proposals

Site	Proposal description	Council or proponent-led	Status
100 Woodville Road, Granville (PLEP 2011)	The PP seeks to amend the Parramatta Local Environmental Plan 2011 and rezone the land from R2 Low Density to R3 Medium Density Residential to permit a convent on the site. The height of building (HOB) and floor space ratio (FSR) and FSR will be amended to facilitate medium density. It was recommended that the access proposed at-grade on Woodville road be deleted. The convent is likely to become permissible under Public Place of Worship under the R3 zone. Considering a site-specific DCP.	Proponent led	Pre -Gateway
55-57 Station Street and 6 Pritchard Street East, Wentworthville (HLEP 2013)	 The proposal applies to 55-57 Station Street and 6 Pritchard Street East, Wentworthville. The Planning Proposal Request seeks to amend the Holroyd Local Environmental Plan 2013 by: Amending the existing Floor Space Ratio (FSR) from 2:1 to 3.5:1; and 	Proponent-led	Pre- Gateway
	 Amending the Maximum Height of Buildings (HoB) from 17, 10 and 20 metres to 53 metres. 		



	The proposal also includes a Letter of Offer of proposed public benefit. The proposed controls, if approved, could permit a 15- storey mixed-use development with basement parking.		
2-22 William Street, Granville (PLEP 2011)	 This PP seeks to amend the Parramatta Local Environmental Plan 2011 by: Increasing the maximum building height from 14m to 16m Increasing the floor space ratio from 1:1 to 1.7:1 Removing the local heritage item no. I205 known as 10 William Street (Lot 27 DP 2371) from Schedule 5 of the Parramatta LEP 2011 on land at 2-22 William Street, Granville (Lots 18 to 21 in DP 2371 and SP 31488). 	Proponent-led	Pre-Gateway
246-264 Woodville Road, 2-4, 8-8A and 14-16 Lansdowne Street and 19 Highland Street, Merrylands (PLEP 2011)	 This PP seeks to amend the Parramatta Local Environmental Plan 2011 by: Amending the zoning from part B6 Enterprise Corridor and part R2 Low Density Residential to B4 Mixed Use, Increasing the maximum building height from part 12m (3 storeys) for B6 and part 9m (2 storeys) for R2 zones to 31m (9 storeys) across the Site, Increasing the floor space ratio from part 1.5:1 for B6 and 0.5:1 for R2 Zones to 2:1 across the Site. A planning agreement is being negotiated with the proponent. 	Proponent-led	Finalisation
Merrylands Station & McFarlane Street, Merrylands Precinct	The Planning Proposal seeks to amend Holroyd Local Environmental Plan 2013 Height of Buildings Map, Floor Space Ratio Map, Land Reserved for Acquisition Map, and Land Zoning Map for properties within the Merrylands Centre. The Proposal	Council led	Gazetted



(HLEP 2013)	also seeks to introduce design excellence provisions into the Holroyd LEP 2013 to encourage new developments to contribute to the urban and public domain character of the Merrylands Centre.		
4-12 Railway Street, Lidcombe (ALEP 2010)	 The PP seeks the following modifications to the provisions of the Auburn Local Environmental Plan 2010: Amending the FSR from 5:1 to 5.65:1; The justification for increasing the FSR is to transfer the potential floorspace from the RE1 zoned land to the B4 zoned land. The B4 zoned land has an FSR of 5:1. The RE1 zoned land has no applicable FSR. Amending the height from 32 metres to 62 metres (from 9 to 18 storeys) to enable the FSR to be accommodated within an appropriate building form. 	Proponent-led	Lodgement
Aubum and Lidcombe Town Centres (ALEP 2010) Aubum Road, Auburn Joseph Street, Lidcombe	 Planning on height and floor space controls to support development and urban design outcomes. 	Council led	Underway

Based on the current site-specific planning proposal, the following observations are made:

- Requests primarily relate to variations to the height and FSR development standards of the Auburn LEP 2010, Holroyd LEP 2013 and Parramatta LEP 2011.
- Proposals are generally proponent-led with the exception of Merrylands Station & McFarlane Street, Merrylands Precinct planning proposal which was led by Council to encourage better urban and public domain character of the Merrylands Centre.
- · Most applications are at the pre-gateway stage.

LGA-WIDE AMENDMENTS



The following **Table 5** provides LGA-wide planning proposals to address changes in State-led planning approaches, including new SEPPs, the LEP review process and the implementation of the region and district plans.

Table 5 – LGA wide amendment for Cumberland

Project	Proposal description	Council or proponent-led	Status
Minimum Lot Size Provisions for Dual Occupancy developments	 This PP was initiated after a review of new 'Low Rise Medium Density Housing Code' (released on 6 July 2018) and implication of the code to Cumberland LGA. The PP seeks to introduce a minimum lot size control of 600m² for development of dual occupancies under the Aubum LEP 2010 and the Holroyd LEP 2013, apply to all R2- Low density residential, R3- Medium density residential zones. No amendment to the Parramatta LEP 2011 as a minimum lot size of 600m² is already specified in the LEP. 		Exhibition



MAJOR PROJECTS

Table 6 identifies several major projects approved by the NSW Government under the former Auburn LGA.

Table 6 - Major Projects

Address	Development Type	Description	Determination	DA Reference
9 Hill Road, Homebush Bay	Mixed use residential	Four storey mixed-use residential and retail buildings comprising 249 residential apartments.	Approved	DA 280-11-2004
1 Burroway Road, Homebush Bay West	Residential, commercial and retail	Masterplan for 4-8 storey apartment buildings, commercial and retail uses.	Approved	DA 9-1-2004
1 Stromboli Strait, Homebush Bay	Mixed use residential	Eight storey mixed-use residential building comprising 130 units.	Approved	DA 501-12-2003
2 Stromboli Strait, Homebush Bay	Mixed use residential	Eight storey mixed-use residential building comprising 119 units.	Approved	DA 493-11-2003
2 Stromboli Strait, Homebush Bay	Mixed use residential	12 additional residential apartments	Approved	DA 156-6-2004
2 Stromboli Strait, Homebush Bay	Residential apartments	Modification to approved DA	Approved	DA 109-11-2003 DA53-2-2003
19-25 Bennelong Road, Homebush Bay	Residential apartments	Four storey Residential apartments comprising 64 units.	Approved	DA 214-07-2002

Major projects tend to relate generally to the Wentworth Point area (formally known as Homebush Bay) for residential flat buildings and mixed-use development.



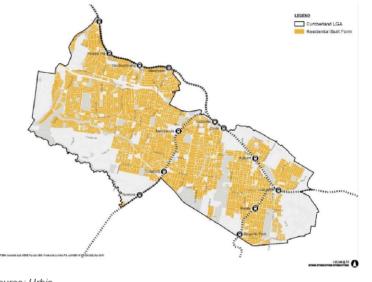
Housing

This section of the LGA snapshot takes a closer look at the existing housing situation in the Cumberland LGA to develop insights into the existing built form and trends into the supply of residential development over the past several years. Key influences on housing supply through Council initiatives and State-led approaches are also considered.

BUILT FORM

The residential footprint accounts for 40,723,635 sqm and represents 56.9% of the Cumberland LGA. As shown in **Figure 7** residential development is the most extensive and predominant land use within the LGA.

Figure 7 - Residential built form within the Cumberland LGA



Source: Urbis

DWELLING TYPE

This study identifies the following existing and potential housing typologies in the Cumberland LGA.

Figure 8 - Housing Typologies in the LGA



Note: Dwellings defined as flats are denoted in yellow Source: Urbis

Typology	Definition
Single Dwelling	One individual dwelling house its own lot
Dual Occupancy	Two dwellings (whether attached or detached) on one lot of land excluding secondary dwellings
Secondary Dwelling	A self contained dwelling on the same lot as the principal dwelling not exceeding 5% of the total floor are of the principal dwelling
Terraces/Attached/ Semi-detached Housing	A dwelling attached to another dwelling or building with their own private grounds and no other dwelling above or below them
Multi Dwelling Housing	A number of dwellings (whether attached or detached) on one lot of land, each with access at ground level.
Manor Homes	A building containing 3 or 4 dwellings, where each dwelling is attached by a common wall or floor, and at least 1 dwelling is partially or wholly located above



	another dwelling, and the building contains no more than 2 storeys
Shop Top Housing	One or more dwellings located above ground floor retail or commercial premises
Residential Flat Buildings	A building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing

An analysis of the dwelling types based on the 2011 and 2016 ABS data as shown in **Table 7** reveals semi-detached row houses, terrace houses and townhouse developments have increased significantly by 2,359 dwellings over the past five years. Flats and apartments have also reported a substantial increase with a total 2,620 dwellings. In contrast, detached houses experienced a decrease by -725 dwellings in the Cumberland LGA. The highest increase was 56% in the category of other dwellings, which may be attributed to secondary dwellings or studio units.

Table 7 – Dwelling Structure (Number of private dwellings)

					Change 2011-
Dwelling Type	2011	% of Total	2016	% of Total	16 (No.)
House	40,653	60%	39,928	55%	-725
Semi-detached	9,220	14%	11,579	16%	+2,359
Flat, unit or apartment	17,038	25%	19,658	27%	+2,620
Other	205	0%	508	1%	+303
Not applicable	72	0%	70	0%	-2
Not stated	94	0%	374	1%	+280
Total	67,282	100%	72,117	100%	+4,835

NB: Definitions of Dwelling type based on 2016 ABS definitions





10



The introduction of *State Environmental Planning Policy (Affordable Rental Housing) 2009* stimulated developer interest in the supply of secondary dwellings also known as 'granny flats'. The intention behind secondary dwellings was to allow families to take care of their elderly family members and prevent their transition to a retirement home at an earlier stage of their life. However, the benefits afforded by this form of development option to developers and property owners through the provision of rental accommodation was quickly realised.

RESIDENTIAL DEVELOPMENT APPROVALS

A review of residential development approvals over the past 10 years for the Cumberland LGA as reported by the NSW Government reveals a substantial increase in multi-unit housing when compared to detached dwellings.

Year	Detached	Multi-Unit
2008	322	627
2009	410	529
2010	530	1340
2011	484	1600
2012	384	1488
2013	494	1228
2014	488	1950
2015	528	3380
2016	506	3182
2017	523	2215
2018	429	1556

Table 8 – Development approvals for Cumberland LGA from 2008 to 2018

Source: NSW DPE projections

The trends in **Table 8** reveal the increasing number of approvals of multiunit development compared to detached dwellings which are high in the LGA but are slowly decreasing. This may be influenced by broader market conditions for housing across Greater Sydney.

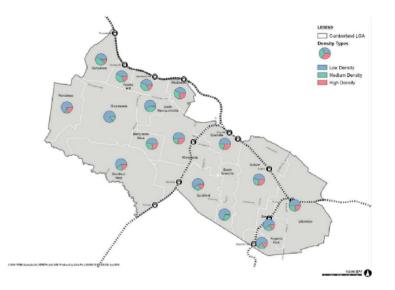




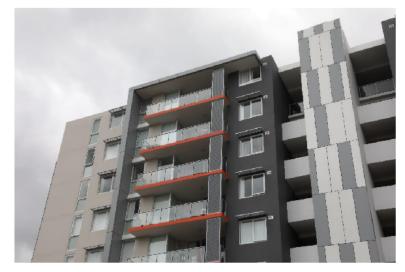
Dwelling Density

Based on the 2016 ABS data and as depicted in **Figure 9**, the Cumberland LGA predominantly contains low density housing representing a total of 41% of residential development.

Figure 9 - Dwelling Density in The Cumberland LGA



High density development is evident to be higher in Auburn and Granville town centres. **Figure 9** suggests a correlation between the provision of high-density development in areas serviced by the train line. Locations such as South Granville, South Wentworthville and Greystanes which are not serviced by a train line do not comprise any high-density development.



Source: Urbis

As shown in **Figure 9**, low density development is greater than 50% in all suburbs of Cumberland LGA except for Girraween, Pendle Hill, Wentworthville and Westmead. A further review of these areas identifies a greater amount of R3 Medium Density and R4 High Density Residential close to the B2 local centres and proximity to the train line. Overall, 43% of dwellings in the Cumberland LGA were medium or high density, compared to 44% in Greater Sydney.

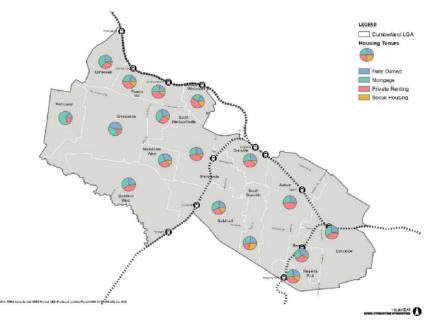
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Housing Tenure

According to the 2016 ABS data, approximately 53% of households are purchasing or fully own their home. As shown in **Figure 10**, Pemulwuy is a newly established residential estate and depicts the highest number of households under a mortgage, while Greystanes represents the highest number of households fully owned. Evidently, private renting represents 30.9% of households and is highest in medium and high density dwellings and predominantly associated with development along the train line. The median weekly rent of \$408 was reported for the Cumberland LGA in the 2016 ABS data.

A total of 7.1% of people were reported to be living in social housing. Based on **Figure 10** South Granville and Westmead provide the highest amount of social housing in the Cumberland LGA, while suburbs along the train line including Pendle Hill, Wentworthville, Merrylands provide a substantial amount of social housing. There are limited social housing options in Auburn and Lidcombe town centres. Figure 10 – Housing tenure in The Cumberland LGA



Source: Urbis



Other considerations for housing

AFFORDABLE RENTAL HOUSING

The initiatives under the *State Environmental Planning Policy – Affordable Rental Housing SEPP* should be explored as part of providing affordable housing solutions in the Cumberland LGA. This would entail considering all forms of housing solutions afforded under the SEPP to ensure options and variety is provided to the community and developers of these developments.

FSR BONUS INCENTIVES

Incentives for bonus FSR is provided under *State Environmental Planning Policy (Affordable Rental Housing) 2009* to developers who are seeking to provide new affordable housing as part of their development mix. The provisions require at least 20 per cent of the percentages of proposed dwellings in the residential flat building to be dedicated to affordable housing.

PEOPLE WITH DISABILITY

A total of 5.8% (12,503) of residents reported needing help in their day-today lives due to severe or profound disability, while a total of 19,249 carers (11.2% of the total population) provide unpaid assistance to a person with a disability, long term illness or old age. Factors relating to housing needs and access to care is essential for people living with a disability and those providing support. Consideration of access to public transport and closely located social services are imperative considerations required as part of any future planning for housing.

CUMBERLAND DESIGN EXCELLENCE PANEL

The Council recognises the limited number of quality and architecturally designed high-density housing developments in the Cumberland LGAImprove and expand public spaces.

On 3 April 2019, Council adopted an interim policy to enable to establishment of a Cumberland Design Excellence Panel. For a development to be considered to exhibit design excellence the following matters must be considered:

- Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved.
- Whether the form and external appearance of the development will improve the quality and amenity of the public domain.
- Whether the development detrimentally impacts on view corridors.
- How the development addresses the following matters:
 - The suitability of the land for development;
 - Existing and proposed uses and use mix;
 - Heritage issues and streetscape constraints;
 - The location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form;
 - Bulk, massing and modulation of buildings;
 - Street frontage heights;
 - Environmental impacts such as sustainable design, overshadowing, wind and reflectivity;
 - The achievement of the principles of ecologically sustainable development;
 - Pedestrian, cycle, vehicular and service access and circulation requirements; and
 - The impact on, and any proposed improvements to, the public domain.
 - Consideration of potential design competition provisions is currently underway by Council.





Heritage

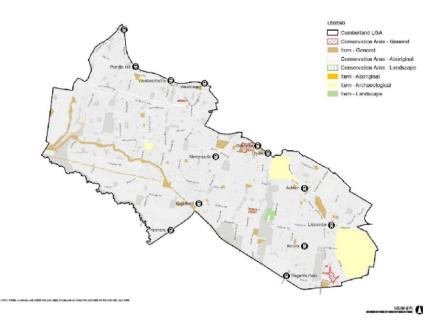
The Cumberland LGA has a total of 338 heritage items and five heritage conservation areas as shown in **Figure 11**. The heritage conservation areas cover a total of 8,154,852sqm representing 11.4% of the Cumberland LGA and include:

- Granville Civic Precinct;
- · Granville Residential Precinct;
- Lidcombe Hospital Precinct;
- Blaxell Estate Conservation Area, Granville; and,
- Fullagar Road Conservation Area, Westmead.

Heritage items within the LGA are located along the Sydney Trains Main Suburban Line (T2 - Inner West and Leppington Line and T3 - Bankstown Line) within established local centres, including Lidcombe and Granville. Items of high significance within the Cumberland LGA include but are not limited to:

- Rookwood Cemetery and Necropolis which is considered significant for its archaeological significance;
- Clyde Marshalling Yards is one of the few remaining suburban rail workshops in NSW; and,
- Boothtown Aqueduct forms part of the Upper Nepean scheme and provides significant natural heritage values of the reserve.





Source: Urbis

The Greater Parramatta Interim Land Use Infrastructure Implementation Plan (GPILUIIP) seeks to recognise Granville as one of Sydney's oldest suburbs by preserving and incorporating heritage elements in the built form and streetscape.

As part of the LEP review process, a comprehensive LGA-wide heritage study will be undertaken and will include the following:

 Review the existing European and Aboriginal Heritage Items and Conservation Areas;



Consider potential heritage items and conservation areas.

The outcomes and recommendations of this Study will be integrated into the LSPS and will inform the comprehensive LEP and DCP for the LGA.

The inclusion of new heritage items or conservation areas should be encouraged to ensure that significant items are protected in the future. The housing Study will promote the conservation and preservation of heritage items and conservation areas to allow for population growth whilst recognising the heritage value of the LGA.

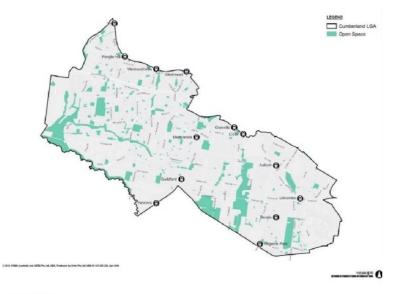




Open Space

Open space in the Cumberland LGA accounts for 8,769,347 sqm of the total area representing 12.25% as shown in **Figure 12**. However, the majority of open space is of poor quality and provides minimal facilities for public use. Potential opportunities for improved green space are to be encouraged in the Cumberland LHS.

Figure 12 – Open Space in the Cumberland LGA



Source: Urbis

CUMBERLAND OPEN SPACE AND RECREATION STUDY

The Draft Cumberland Housing Study reports a total of 333 parks, covering over 700 hectares of parkland, natural areas and sports grounds and equates to 9.8% of the total land area in the Cumberland Council area. The study focuses on maximising the use of Cumberland's open spaces in a way that delivers places and services where all members of the community can come together.

Existing gaps in recreational areas and facilities for the community need to be corrected through the provision of new housing in existing and proposed areas. Initiatives to provide active transit and green connections include:

- The inclusion of open space provisions including the renewal of the Duck Creek corridor in Section 7.11 Contribution Plans;
- Voluntary Planning Agreements (VPAs) for residential development to explore opportunities for the improvement of existing open spaces or provision of new open spaces and recreational facilities; and
- Ensure opportunities for a diverse mix of open space including parks, open space and passive recreation facilities.







Employment

THE CUMBERLAND WORKFORCE

A total of 85,281 people work in the LGA (73,504 full-time equivalent jobs). At least 27.7% of local workers also live in the area, with others coming from Blacktown, Fairfield and Parramatta council areas.

Key employment destinations correspond with industrial areas and town centres such as Girraween, Pemulwuy, Smithfield, Yennora, Clyburn, Regents Park, Smithfield, South Granville and Yennora, Merrylands town centre, Auburn town centre and parts of north Auburn and Lidcombe.

Most people travel to work by car (75.8%) and the most significant industries are manufacturing (17.2% of jobs), transport, postal and warehousing (10.8%) and retail trade (10.7%).

EMPLOYMENT LANDS

The Cumberland LGA comprises a total of 11,027,657sqm of industrial lands which are located in the southern suburbs of Yennora, Smithfield and Guildford West as shown in **Figure 13** and includes IN1 General Industrial and IN2 Light Industrial land. The majority of jobs in the industrial areas include manufacturing, wholesale, transport, postage and warehousing. Other activities represented in employment lands include construction, education, construction and bulky goods retail.

Based on the analysis, at present employment lands within the Cumberland LGA are generally industrial in nature. This presents limited opportunities for members of the community working in sectors other than manufacturing, warehousing, logistics and freight. The Cumberland Employment and Innovation Lands Study provides a strategic framework to meet future opportunities for employment in the area.

Cumberland is ideally positioned to capitalise on its geographically central location and support employment and innovation activities westwards in existing employment areas rather than finding potential hubs further east where there is a higher cost due to demand. The study aims to take advantage of the development and growth of the future Western City Aerotropolis, and reinforce the current cluster for industries where Cumberland has a competitive advantage.

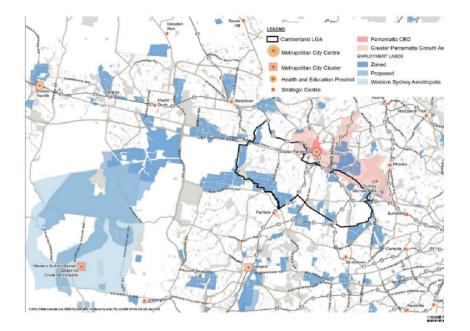


Figure 13 – Employment Areas within 30 Minutes of The Cumberland LGA

Source: NSW DPE, Urbis

Pemulwuy also contains a significant portion of industrial land which is identified as the Pemulwuy North Employment Lands and was formerly the CSIRO lands. The site is under the *State Environmental Planning Policy* (Western Sydney Employment Area) 2009.

Two Precinct Plans apply to this land and include:

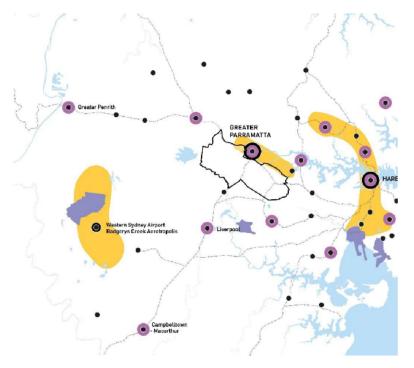
- Former CSIRO Site Pemulwuy Employment Lands; and,
- Greystanes Estate SEPP 59 Residential Lands.



DISTRICT AND REGIONAL ECONOMIC BENEFITS

The Cumberland LGA is centrally located from the metropolitan city clusters of Parramatta, Liverpool and Greater Penrith as shown in **Figure 14** and accessible via the existing Cumberland and Bankstown rail networks. A significant transit interchange is also located at Lidcombe.

Figure 14 - Regional and district plans for NSW



Source: NSW DPE, Urbis

The Western Sydney Airport and Badgerys Creek Aerotropolis are identified as a metropolitan cluster located within 30 minutes of travel by car from the Cumberland LGA.

Health and Education Precincts and strategic centres including Fairfield, Bankstown, Sydney Olympic Park and Blacktown are located within 30 minutes from the LGA via the existing road networks and also connected via the Cumberland and Bankstown train lines.

In the Central City District Plan under the Direction 'A city supported by Infrastructure,' the plans promote the need for 30-minute access to a metropolitan centre/cluster. Based on the central location and road and rail networks that traverse the Cumberland LGA, there is a strong ability for the LGA to meet this Direction through the economic and employment hubs offered in surrounding LGAs.

EMPLOYMENT AND INNOVATION LANDS STRATEGY

An Employment and Innovation Lands Strategy (EILS) was adopted by Cumberland Council in May 2019. The Strategy has been prepared to provide a framework for managing employment and innovation lands in Cumberland over ten years. The Strategy aligns with the work of the Greater Sydney Commission and the Central City District Plan by maintaining existing employment and innovation lands in Cumberland and providing a strategic framework that can support growth and maximise opportunities for the Cumberland area.

Several innovative precincts are identified in the Strategy (refer to **Figure 15)** which will provide greater opportunities for employment within 30 minutes of housing in the Cumberland LGA and have the potential to be integrated into the Cumberland Local Housing Study. The following planning principles apply to the various employment and innovation lands across the Cumberland area:

- Elevate the strategic importance of Cumberland's employment and innovation lands within the context of strategic planning for Greater Sydney and the Central City District and identify their role and function
- Recognise the importance of the freight network in supporting the
 ongoing viability of employment and innovation lands to ensure the



major freight routes and facilities are not unnecessarily constrained by residential growth in the vicinity

- Seek new ways of facilitating the growth of innovative businesses through the use of planning mechanisms and policies.
- Ensure the land use planning framework for employment and innovation lands promotes innovation and target industries, and
- Promote the health of employment and innovation lands in response to population growth, land use change and infrastructure provision.

The implementation of the strategic framework identified in the Strategy will be undertaken through the new Cumberland Local Environmental Plan (LEP).

Figure 15 – Cumberland Employment and Innovation Lands Strategic Framework



Image Source: Cumberland Council

Precinct	Strategic Focus	
Education Precinct	Education facilities and supporting services, aligned with current and emerging industries in region	
Specialised Cluster	Potential for renewal including uses such as advanced knowledge and manufacturing, digital and creative industries (including food)	
Services and Innovation	Maintain support service capability (e.g. train operations) and encourage new service, research and innovation activities	
Southern Gateways	Capitalise on strategic location for Sydney metro south and south- west; retain and expand existing pharmaceutical industry plus allied health, food/beverage	
Freight Hub	Promote strategic importance of this major hub; strengthen road and rail connections	
Enterprise Parks	Established and emerging business parks building on existing industry specialisations and increasing digitisation of production	
Emerging Local Centres	Smaller emerging centres supporting local growth; potential to target health, ancillary retail, food/beverage as well as emerging sectors (e.g. artisan industries)	
Creative Learning Precinct	Focus on industry and business collaboration, and greater alignment of education sector to equip local population with new skills and innovation capacity	
Commercial Corridor	Renewal with employment focus, including advanced knowledge and creative industries, digital, advanced manufacturing	
Eastern Gateway	Cluster of premium high-tech industrial units, closely aligned with Commercial Corridor	

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Social Infrastructure

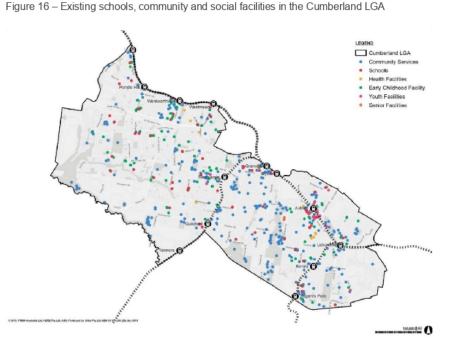
In 2016 a total population of 242,542 persons was recorded for the Cumberland LGA. From 2011 to 2016, Cumberland Council areas population increased by 22,834 people (11.8%), representing an average annual population growth of 2.26% per year over the period.

As shown in **Figure 16** the LGA has the following number of social infrastructure facilities:

- Schools (public and private): 55 schools
- Youth services: 20 services
- Early childhood: 92 childcare facilities
- Health facilities: 12 facilities
- Community services (public and private): 430 services

As shown in **Figure 16** there is an equal distribution of community services and early childhood facilities. However, youth facilities appear to be concentrated in Auburn, Granville and Clyde. Limited services are provided west of the LGA. Senior facilities and schools are fairly dispersed within the LGA.

As the population increases over the next 20 years, it will be important to provide adequate social infrastructure to meet the needs of the dominant family household structure and ageing population. Opportunities to identify initiatives to provide social infrastructure should be explored as part of strategic planning work.



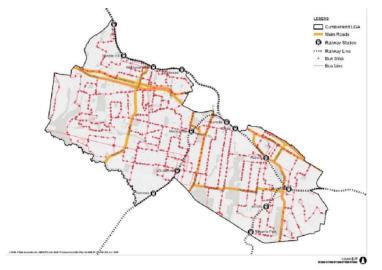
Source: Urbis



Infrastructure

The Cumberland LGA contains an integrated infrastructure network consisting of road, rail and bus as shown in **Figure 17**.

Figure 17 - Existing and proposed Infrastructure in the Cumberland LGA



Source: Urbis

ROAD

The main road networks which traverse through the Cumberland LGA include:

- **M4 Motorway** is a 40-kilometre motorway that extends from Concord in Sydney's inner west to Lapstone at the foothills of the Blue Mountains. The section of the M4 Motorway between Parramatta and Homebush is known as the New M4.
- **Great Western Highway** is a 201-kilometre-long state highway. It extends from the east to the west. The highway links Sydney with Bathurst, on the state's Central Tablelands.
- **Cumberland Highway** is a 34-kilometre long urban highway. The highway links the Pacific Highway (A1/B83) and Pacific Motorway (M1) at Pearces Corner, Wahroonga in the northeast with the Hume Highway (A22/A28) at Liverpool in the southwest.
- **Parramatta Road** is the major historical east-west artery of metropolitan Sydney connecting the Sydney CBD with Parramatta. It is the easternmost part of the Great Western Highway. Since the 1980s its role has been augmented by the City West Link Road and Motorway M4.
- Woodville Road is a 7.5km urban road which extends from Villawood to the junction at the M4 Motorway and Great Western Highway in Holroyd.

Based on the ABS data reporting, the use of a car is the preferred method to travel to work. A total increase of 11.6% of car dependency was reported. However, trends show public transport use as having a higher proportion of percentage change between 2011 and 2016, especially with the increase in the use of buses.

FREIGHT NETWORK

The EILS acknowledges the importance of the freight network to the growth of Cumberland's employment opportunities. Several strategic and regional freight road and rail links are provided in the Cumberland area. Road links include the Western Motorway, Cumberland Highway, Woodville Road and Silverwater Road. Rail links include the Western Line and Southern Sydney Freight Line.



RAIL

The Cumberland LGA is well serviced by the rail network as shown in **Figure 17** and includes the six of the total eight train lines offered by the Sydney Trains Network:

T1: North Shore, Northern and Western Line

- T2: Inner West and Leppington Line
- T3: Bankstown Line
- T5: Leppington Line
- T6: Carlingford Line
- T7: Olympic Park Line.

The LGA has direct linkages to the northern, southern, eastern and western suburbs of the greater Sydney region. The proximity of train stations to high density development supports trends identified in **Figure 6** with the siting of such development along the rail corridors traversing the LGA. An increase in train travel to work of 18% has been recognised between 2011 to 2016 as represented in **Table 9** with a significant increase in the supply of housing in residential apartments (2,620 dwellings). The increments between both factors represent a positive correlation between the recent rise in apartment supply near rail corridors and the increase in train travel to work. The following observations are made about the rail network:

- **Crowding of the rail network:** The capacity along the Main Westem Line to accommodate growth in peak period travel is constrained.
- Limited rail frequency: between Merrylands (and other T5 stations) and Parramatta CBD, combined with infrequent bus services.

Housing with access to public transport is ideal for supporting further development within the area and providing opportunities for density and transition in zones.

BUS/T-WAY

Many local bus services provide local services throughout the LGA. The Liverpool–Parramatta T-way is a continuous series of bus-only lanes and bus roadways between Parramatta and Liverpool running through the Cumberland LGA. The T80 service between Parramatta and Liverpool is Sydney's first bus rapid transport route, operating a 5 minute frequency service during peak periods.

There is potential to increase the number of T-way services to ensure public transport capacity and frequency within the Cumberland LGA.

FUTURE TRANSPORT INITITATIVES

- Sydney Metro West will double rail capacity between Sydney CBD and Greater Parramatta and is expected be operational in the second half of the 2020s. Key precincts to be serviced by Sydney Metro West include Sydney Olympic Park, Westmead, The Bays Precinct, and the Sydney CBD. An underground interchange is proposed for either Parramatta or Westmead to provide increased accessibility to the T1 Western Line.
- Bankstown to Parramatta bus corridor is a confirmed commitment for investigation with the potential in providing improved local services for South Granville and Guilford.
- Kogarah to Parramatta mass transit corridor is a proposed connection between Sydney Metro West and Sydney Metro South West at Bankstown extending south to Kogarah providing a cross-regional route to amend the current situation of diverting through the Sydney CBD to go to Parramatta from the Illawarra line. This route is likely to provide missing east-west connections in the Cumberland LGA servicing local centres including Regents Park, South Granville, Guildford and Merrylands West.
- Parramatta to Western Sydney Airport mass transit corridor is a
 potential extension of the Sydney Metro West linking Parramatta with
 the Western Sydney Airport. Potential local metro stops are most likely
 to be south of the Prospect Creek reservoir include local centres such
 as Merrylands West and Smithfield.



Travel to Work

Table 9 - Method of travel to work - Employed persons 2011 and 2016 ABS data

Method of Travel to work	2011	2016	Percentage change
Train	12,135	14,800	+18%
Bus	1,406	1,791	+21%
Car	45, 385	51,384	+11.6%
Motor bike/scooter	219	232	+5%
Bicycle	225	206	- 9%
Other (incl. taxis)	577	709	+18.6%
Walk	1,840	1,754	- 4%



Source: ABS Census 2016

As reported in **Table 9**, the use of the bus as a method of travel to work represents the highest percentage change of 21% from 2011 to 2016. The increased use of bus travel can be highlighted by the extensive bus network that runs within the Cumberland LGA as shown in **Figure 14**. The network provides services to employment lands, town centres, train stations and points of interest within and surrounding the LGA. It is noted that although the bus network is extensive, there are infrequent services in the peak periods and low-quality facilities. A T-way does traverse through the LGA from Liverpool to Parramatta CBD which provides frequent services.



Environmental

TOPOGRAPHICAL

Based on **Figure 18**, it is evident that west of the Cumberland Line, the land is highest at Pemulwuy to the west and significantly falls to Merrylands in the east. Notable heights are evident in Greystanes in the east and Pendle Hill and Wentworthville to the north.

Due to the number of waterways, east of the Cumberland Line the land is substantially low-lying land within the areas of Auburn, Granville and Clyde. Properties within this area would have views and vantage points towards the Sydney City to the east and Parramatta City to the north.

Slight rises in topography in Regents Park to the south of the Cumberland LGA is evident.



LEGEND Cumberland LGA Elevation (m) <0 1-10 11 - 20 21 - 30 31 - 40 41 - 50 51 - 60 61 - 70 71 - 80 81 - 90 91.100 101 - 110 111 - 120 121 - 130 131 > LISEDU BAL

Figure 18 - Existing topography of Cumberland LGA

Source: Urbis



FLOODING

As shown in **Figure 19**, the Cumberland LGA has several waterways that traverse through the local area as shown in **Figure 19** and includes from east to west:

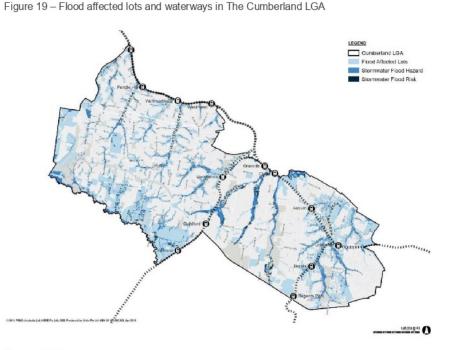
- Haslams Creek;
- Duck River;
- Duck Creek;
- Becketts Creek;
- · Finlaysons Creek; and,
- · Pendle Creek.

A significant portion of flood-affected lots are located in the south and west of the LGA and are mainly industrial areas. The suburbs of Lidcombe, Berala Regents Park and Aubum have a high proportion of flood-affected lots.

As an established area, the LGA has a substantial amount of stormwater flood areas which allow for flood management during high rainfall periods.

In developing the Study, impacts on future stormwater and flood affectations on the local area will need to be considered.





Source: Urbis



BUSHFIRE

Comprehensive bushfire mapping is not available for the Cumberland LGA.

As part of the LEP Review, a bushfire study will be prepared. The outcomes and recommendations of this study will inform the comprehensive LEP and DCP for the LGA.

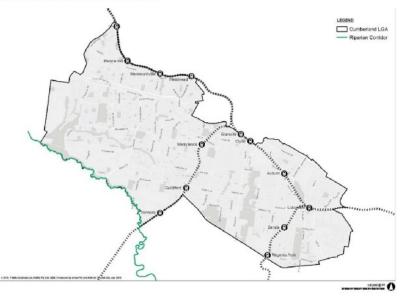
BIODIVERSITY AND RIPARIAN CORRIDORS

Mapping on biodiversity and riparian corridors is limited for the LGA. Based on **Figure 20**, a riparian corridor traverses south along the Cumberland border.

As part of the LEP Review, a biodiversity study will be prepared. The outcomes and recommendations of this study will be integrated into the Local Strategic Planning Statement (LSPS) and will inform the comprehensive LEP and DCP for the LGA.



Figure 20 – Biodiversity and riparian corridor, flood-affected lots, waterways and stormwater in The Cumberland LGA $\,$



Source: Urbis



Cumberland LGA SWOT Analysis

As part of the LGA Snapshot, an analysis of the strengths, weaknesses, opportunities and threats (SWOT) for the Cumberland LGA has been prepared in **Table 10** to help identify issues and risks and recommend suitable approaches to address housing needs over the next 20 years.

Table 10 - LGA Snapshot - SWOT Analysis

Factors	Strengths	Weaknesses	Opportunities	Threats
Location	Location and proximity to strategic centres and employment hubs.	Due to high level of employment lands in the LGA which should be retained, opportunities for housing is reduced in key areas of the LGA.	The Interim Land Use and Implementation Plan for Greater Parramatta will present opportunities for Wentworthville and Westmead. These areas are currently being investigated for future residential development. The EILS also provides a strategic framework for future employment uses to grow existing and potential new industries in the LGA.	Limited job options within the LGA based on the Cumberland workforce profile.
Density	High density development is predominantly provided close to existing train stations. Interest in low scale attached dwellings including dual occupancies has been identified in multiple local centres in the LGA.	The LGA is predominantly zoned for low scale residential uses with 41.6% of the total Cumberland LGA zoned R2 Low Density Residential.	Explore opportunities for medium to higher density development close to strategic centres and key employment hubs to encourage the 30-minute travel to work direction.	Limited developer response to development along Woodville Road.



Factors	Strengths	Weaknesses	Opportunities	Threats
		Medium density residential development represents 10.6%, and high density residential is 4.6% of the total Cumberland LGA. This is significantly lower than the amount of low-density development.	Explore a mix of R3 Medium Density and R4 High Density development along railway lines and road corridors.	Lack of uptake and incentive for site amalgamation to accommodate medium to high density development and allow for transitional zones.
		The transition in zoning and the variety in residential zone types is limited in the LGA.	Explore options of addressing the 'missing middle' in smaller centres.	
Design excellence	Promoting good design excellence through the Cumberland Design Excellence Panel.	Limited examples of development exhibiting architectural design excellence in medium to high density housing in the LGA.	Explore other incentives for design excellence such as design competitions	Developers not recognising the intent behind the incentives to promote good architecture and use of materials and finishes by allowing bonus FSR provided under the Cumberland Design Excellence Panel
Open Space		Existing gaps in the provision of open space within the LGA as identified in the Open Space and Recreation Study.	Improve liveability standards by improving and addressing the gap in open space and recreation facilities as identified in the Open Space and Recreation Study.	Balancing the nexus between encouraging residential development and managing open space gaps in the LGA.



Factors	Strengths	Weaknesses	Opportunities	Threats
Social infrastructure	The LGA is well serviced by community services, schools and childcare centres.	Youth, senior and health services facilities are limited in Pemulwuy, Greystanes, Merrylands West, Guildford West and South Wentworthville.	Opportunity to explore incentives for leisure and recreational spaces for youth and senior groups through developer funded initiatives or Section 94 Contributions.	A limited willingness by the developer to provide youth and seniors facilities.
	Existing youth, senior and health services are located within proximity of train stations.	Capacity of schools in the Cumberland LGA.		
Environmental	Flood-affected lands are limited to industrial land to the south at Yennora, north-east at Auburn and Lidcombe and partially south-east at Berala.		Better understanding of biodiversity and ecological constraints through the biodiversity strategy.	
Housing considerations			Opportunity to explore incentives such as build to rent dwellings (residential flat buildings) to reflect the high level of renting of higher density development while providing affordable housing options.	Encouraging a greater supply of affordable housing to meets the housing needs of the community while allowing development viability to be met.



Factors	Strengths	Weaknesses	Opportunities	Threats
Heritage	Recognise Granville as one of Sydney's oldest suburbs by preserving and incorporating heritage elements in the built form and streetscape.		Protect and conserve potential items through the comprehensive LGA wide heritage study.	



10



1.2. Planning Policy and Context

Strategic Context Plans

GREATER SYDNEY REGION PLAN

The Greater Sydney Region Plan, *A Metropolis of* Three *Cities,* released in 2018, establishes a 40-year vision and a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters. The Region Plan:

- Informs district and local plans and the assessment of planning proposals;
- Assists infrastructure agencies to plan and deliver for growth and change and to align their infrastructure plans to place-based outcomes;
- Informs the private sector and the broader community of the growth management and infrastructure investment intentions of the government.

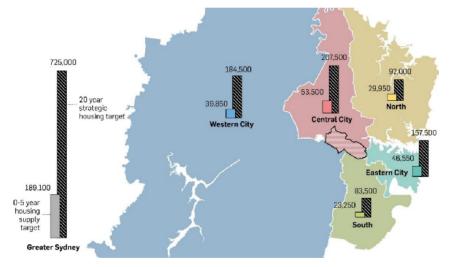
The Plan is built on a vision of three cities, with most residents living within 30 minutes of their jobs, education and health facilities, services and great places. It has been prepared concurrently with *Future Transport 2056* and *State Infrastructure Strategy 2018–2038* to align land use, transport and infrastructure outcomes. The three cities include:

- Western Parkland City;
- Central River City; and,
- Eastern Harbour City.

Cumberland LGA is located within the Central River City, where the population is projected to increase from 1.3 million people to 1.7 million people over the next 20 years.

Directions for the *Metropolis of Three cities* are based around a framework of liveability, productivity and sustainability. As the population of Greater Sydney is projected to grow to 8 million over the next 40 years, housing supply and choice will need to increase to meet the growing and changing needs of the community. Some 725,000 additional homes will be needed in Greater Sydney by 2036 to meet demand based on current population projections as shown in **Figure 21**.

Figure 21 – GSC Housing Targets



Source: NSW DPE, Urbis

The Plan sets out Objectives and Actions in relation to housing under Directions for Liveability. Those relevant to this study are set out in **Table 11**.



Table 11 – Housing Objectives, Metropolis of Three Cities

Direction	Objective	Strategies/Actions
Housing the city - Giving people housing choices	Objective 10: Greater housing supply	Councils to prepare housing strategies
		GSC to develop 6-10-year housing targets
	Objective 11: Housing is more diverse and affordable	Agencies to Implement Affordable Rental Housing Targets
A city of great places - Designing places for people	Objective 12: Great places that bring people together	Place-based Planning
	Objective 13: Environmental heritage is identified, conserved and enhanced	Identify, conserve and enhance environmental heritage

Source: Greater Sydney Commission

The Plan requires Council to prepare housing strategies that:

- Respond to the principles for housing strategies and housing targets published in the District Plans (discussed below);
- Outline how housing growth is to be managed, identify the right locations for additional housing supply in each LGA and inform updates of LEPs;
- Inform updated LEPs that are to be submitted within three years of the finalisation of District Plans.

To support the strategies, the Greater Sydney Commission will work with the council to develop 6-10 year housing targets.

CENTRAL CITY DISTRICT PLAN

The Central City District Plan is a 20-year plan to guide the implementation of the Greater Sydney Regional Plan: *A Metropolis of Three Cities* at a district level and is a bridge between regional and local planning. The District Plan will be a key strategic input to the Local Strategic Planning Statements (LSPS) and preparation of the Cumberland LEP.

Central City District will be the fastest growing District in Greater Sydney over the next 20 years. The population is projected to grow by 31 per cent to 1,521,500 persons, with demand for an additional 207,500 dwellings. This equates to an average annual supply of 10,375 dwellings.

Growth in the past five years has mainly been concentrated in and around centres and along public transport corridors with more than 56 per cent multi-unit dwellings (shop top housing and residential flat buildings).

The District Plan adopts the Objectives set out in the Region Plan (see Table 11) and sets out Planning Priorities such as the following:

C5. Providing housing supply, choice and affordability, with access to jobs, services and public transport.

C6. Creating and renewing great places and local centres and respecting the District's heritage.

The District Plan identifies Cumberland as being within the Greater Parramatta housing market area and indicates that research into housing preferences in Greater Sydney has shown that people generally prefer to remain within their local area.

The District plan specifies that planning for housing needs to consider the type of dwellings required to respond to expected changes in household and age structures. Over the 20 years, within the District:

- · Single person households are expected to increase by 81 per cent; and,
- 16 per cent of the District's population will be aged 65 or over.





The District Plan sets the 0–5-year housing supply target for Cumberland at 9,350 dwellings. These five-year targets are generally consistent with known housing approvals and construction activity. The 6–10-year housing targets will be developed iteratively through work undertaken as part of the housing study.

The District Plan also discusses the importance of the role of Local centres, such as Granville, Auburn and Merrylands, in supporting liveability objectives. The Plan indicates that councils will need to consider which centres will be appropriate to accommodate additional housing.

FUTURE TRANSPORT 2056

Future Transport 2056 is an update of NSW's Long-Term Transport Master Plan. It is a suite of strategies and plans for transport developed in collaboration with the Greater Sydney Commission. The *Greater Sydney Services and Infrastructure Plan* is designed to support the land use vision for Sydney by establishing the specific outcomes.

Greater Sydney transport initiatives impacting on the potential for urban growth and population increases in the Cumberland LGA include the following:

Committed initiatives (0-10 years)

- Sydney Metro West
- Parramatta Light Rail Stage 1 (Westmead to Carlingford)
- WestConnex

Initiatives for investigation (0-10 years)

• Rapid bus link between Bankstown and Parramatta

Initiatives for investigation (10-20 years)

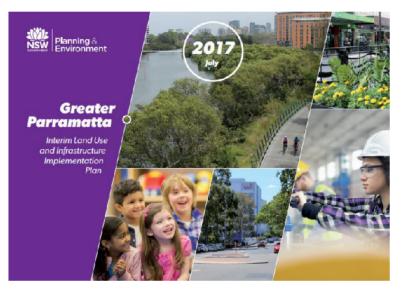
- Need to develop transit corridor between Parramatta and Western
 Sydney Airport
- Parramatta to Kogarah mass transit/train link
- · Parramatta outer ring road

GREATER PARRAMATTA GROWTH AREA

In 2017 the State government announced a Housing Affordability Strategy of which the Premier's Priority to increase the supply of housing is one part. Accelerating rezoning will speed up the supply of available homes in appropriate areas.

Planned Precincts are being expanded to fast-track the delivery of new homes. These are areas identified by the NSW Government and recognised by the Regional and District Plans as areas with good access to existing and planned transport. These precincts will accelerate the rezoning of land to support new and more diverse developments.

An Interim Land Use and Infrastructure Implementation Plan for the Greater Parramatta Priority Growth Area has been prepared, which includes Westmead Planned Precincts within the Cumberland LGA. The Interim Plan forecasts more than 72,000 new homes are required in the Growth Area and sets out a framework for more detailed planning work. Further planning for Westmead is in the early stages.



URBIS



PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION STRATEGY 2016

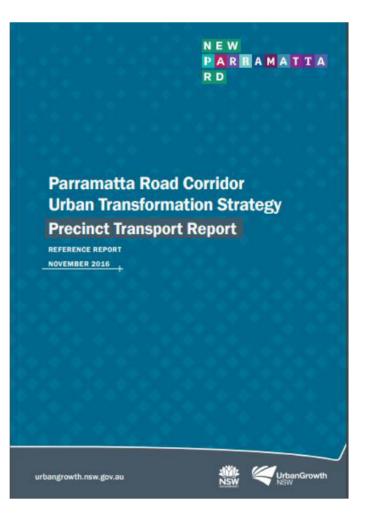
The Parramatta Road Corridor Urban Transformation Strategy envisages 27,000 new homes and 50,000 additional jobs over the next 30 years within the Parramatta Road Corridor, hereafter referred to as the Corridor. The Corridor is defined as *"the land adjoining and at least one block back from Parramatta Road, as well as Precincts that have been identified as a focus for future growth"* and is a priority location for the increased housing, economic activity and social infrastructure.

The strategy aims to provide a diverse mix of housing types and choices, including affordable housing and create opportunities for more people to live closer to jobs within the Corridor. The strategy is implemented by a Ministerial Direction under Section 117 of the *Environmental Planning and Assessment Act 1979* to ensure all development within the Corridor is consistent with the strategy. Land within the City of Parramatta and Cumberland LGAs is defined in the strategy as Corridor West.

Reference is made to the following strategic actions which are related to the future housing needs of the Cumberland community:

- Prepare a new Local Housing Study that implements the Parramatta Road Corridor Urban Transformation Strategy's Principles and Strategic Actions, taking into account changed economic and demographic characteristics, new transport opportunities and population projections.
- Ensure the community is diverse, with key workers, students, seniors and families.
- A minimum of five per cent of new housing is Affordable Housing.
- The community's housing needs are met with a mix of dwelling types, sizes and prices.
- Explore incentives such as value sharing.

The Strategy envisages the following future development opportunities and challenges for the Granville and Auburn precincts shown in **Table 12**.



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Table 12 - Cumberland Council opportunities in Parramatta Road Corridor Urban Transformation Strategy'

Considerations	Granville	Auburn
Population/housing projections by 2050	10,700 new people5,400 new homes	2,200 new people1,000 new homes
Urban Renewal Opportunities	 Land west of Woodville Road 'Auto Alley' on Church Street north of Parramatta Road The land between the rail line and Parramatta Road The land between Parramatta Road to M4 Motorway 	 Land fronting Parramatta Road, Adderley Street, St Hilliers Road, Rawson Road, Highgate Street and Hampstead Road North Aubum residential area between Braemar Avenue, Karrabah Road, Rawson Street, and St Hilliers Road
Challenges	 Fragmented ownership and small lots Overcoming physical barriers such as Parramatta Road, the M4 Motorway and the Western Rail line Delivery of new open space under the M4 Motorway 	 Fragmented ownership and small lots Overcoming physical barriers and busy roads, such as Parramatta Road, St Hilliers Road and the M4 Motorway Interface issues between areas undergoing renewal and long-term employment lands Presence of key infrastructure such as an intermodal terminal Perception of safety outside of daylight hours when business activity is reduced.



Key Actions	 Non-residential uses fronting Parramatta Road and transitioning to residential towards the north of the Precinct A new urban plaza adjacent to the railway station Recognise Granville as one of Sydney's oldest suburbs by preserving and incorporating heritage elements in the built form and streetscape 	 Encourage higher density residential uses within reasonable walking catchments of public transport Capitalise on the existing large lot sizes which can support redevelopment opportunities Create a series of local activity nodes to support employees Preserve a green buffer along with parts of Duck River and Haslam's Creek
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The Parramatta Road Corridor Urban Transformation Implementation Plan 2016 – 2023 is a planning tool for short-term growth and change in the Corridor. A 'Precinct Release Process' has been developed to guide how Precincts will be planned and delivered.



SYDNEY GREEN GRID

In acknowledging that green space is a cornerstone of liveability in urban areas, the NSW Government has proposed a network of high-quality green space that aims to connect town centres, public transport hubs and major residential areas. Housing should be provided close to proposed green connections and priority areas.

The Duck River Corridor has been identified as a priority project for the Central District which currently provides large amounts of open space and sporting facilities for the neighbouring communities of Granville, Auburn and Bankstown. Parramatta Road also offers opportunities for uplift along the Parramatta Road corridor improving improved north-south green link connectivity between centres, regional open spaces, Parramatta River and the Cooks River. The focus areas have been identified in Figure 22.

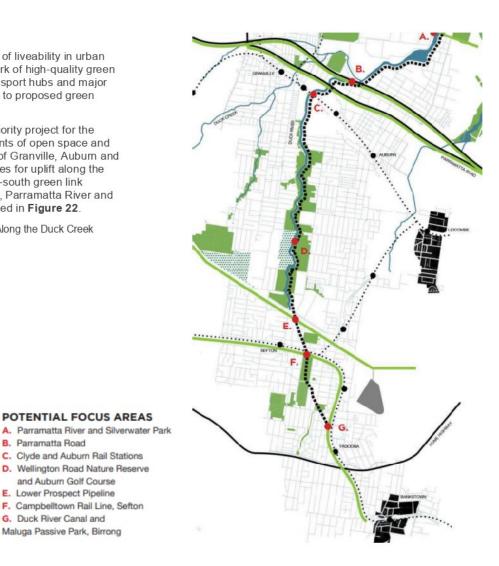
B. Parramatta Road

C. Clyde and Auburn Rail Stations

and Auburn Golf Course E. Lower Prospect Pipeline F. Campbelltown Rail Line, Sefton G. Duck River Canal and Maluga Passive Park, Birrong

Figure 22 - GANSW Green Grid, Potential Focus Areas Along the Duck Creek Corridor

Source: Government Architect NSW



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17



State Environmental Planning Policies

STATE ENVIRONMENTAL PLANNING POLICY NO 70 – AFFORDABLE HOUSING (REVISED SCHEMES) (SEPP 70)

An objective of the *Environmental Planning and Assessment Act* 1979 is to promote the delivery and maintenance of affordable housing. The Act enables councils to levy contributions for affordable housing. SEPP 70 identifies these LGAs. In February 2019, SEPP 70 was expanded to include all councils across NSW.

The council may prepare an affordable housing contribution schemes and amend the LEP to reference the scheme. The NSW Government has developed a guideline for councils to help prepare schemes.

STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009 (AFFORDABLE HOUSING SEPP)

The Affordable Housing SEPP was introduced to facilitate an increased supply and diversity of affordable rental and social housing. The SEPP makes provisions for the permissibility and development controls for housing types including in-fill affordable housing (villas, townhouses, apartments), along with secondary dwellings (granny flats), boarding houses, group homes, social housing and supportive accommodation.

STATE ENVIRONMENTAL PLANNING POLICY NO 65 – DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT (SEPP 65).

SEPP 65 aims to deliver better apartment design for the benefit of residents and streetscapes and establishes a consistent approach to the design and assessment of apartment developments. The policy is supported by the Apartment Design Guide, which provides design criteria and general guidance about how development proposals can achieve the nine design quality principles identified in SEPP 65.

STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 (SENIORS SEPP)

The Seniors SEPP aims to facilitate the development of housing for seniors and people with a disability in a way that balances the growing demand for suitable accommodation with the need to maintain the local character of neighbourhoods.

STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

The Policy requires a BASIX certificate with lodgement of a development application for a new home or alteration and additions. BASIX aims to deliver equitable, effective water and greenhouse gas reductions across the state. BASIX encourages a reduction of energy use through specific design strategies for lighting, heating, cooling and ventilation.

STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008 (CODES SEPP).

The Codes SEPP makes provisions for exempt and complying development. Exempt development is very low impact development that does not need any planning or building approval but must comply with the Building Code of Australia. Complying development is a fast track approval process for straightforward residential, commercial and industrial development. Development that meets specific criteria can be issued with a certificate from an accredited certifier. This includes the construction of a new dwelling house and alterations/additions to a house.

A new Low-Rise Medium Density Housing Code and Low-Rise Medium Density Design Guide have been introduced to encourage more low rise medium density housing. The Code allows one and two storey dual occupancies, terraces, townhouses, and manor homes as complying development. The Code was introduced in July 2018 but many councils, including Cumberland Council, have been granted a deferral until 1 July 2019.



STATE ENVIRONMENTAL PLANNING POLICY (URBAN RENEWAL) 2010 (URBAN RENEWAL SEPP)

The urban renewal SEPP aims to establish the process for assessing and identifying sites as urban renewal precincts and to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts.

The Granville Growth Centre is identified in the Urban Renewal SEPP. However, it has since been incorporated into the implementation of the Parramatta Road Corridor Urban Transformation Strategy, discussed below. Accordingly, the provisions of the Urban Renewal SEPP no longer apply to the centre due to a Ministerial Direction.



Local Environmental Plans

Local Environmental Plans (LEPs) set the directions for land use by guiding development, planning decisions and protecting natural resources. Cumberland LGA is currently subject to three LEPs following council amalgamations in 2016. The following LEPs apply to development within the Cumberland Council area:

PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011

The Parramatta Local Environmental Plan 2011 (PLEP) sets the land use policies and development controls largely for the Granville area of the LGA.

The zones shown in Table 13 allow residential accommodation:

Table 13 – PLEP residential Zones

Zoning	General Explanation
R1 General Residential	Permits 2 storey dwellings, townhouses and apartments
R2 Low-Density Residential	Permits 2 storey dwellings
R3 Medium Density Residential	Permits 2 storey dwellings and townhouses
R4 High-Density Residential	Permits 2 storey dwellings, townhouses and high-rise apartments
E3 Environmental Management	Permits 2 storey dwellings

Also, the following zones allow residential development of varying scales in the form of shop top housing:

- R1 General Residential
- R4 High-Density Residential
- B1 Neighbourhood Centre

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- B2 Local Centre
- B4 Mixed Use

HOLROYD LOCAL ENVIRONMENTAL PLAN 2013

The Holroyd Local Environmental Plan 2013 (HLEP) sets the land use policies and development controls for the former Holroyd Council area to the north-west of the Cumberland LGA.

The zones shown in Table 14 allow residential accommodation:

Table 14 – HELP Residential Zones

Zoning	General Explanation
R2 Low-Density Residential	Permits 2 storey dwellings
R3 Medium Density Residential	Permits 2 storey dwellings and townhouses
R4 High-Density Residential	Permits 2 storey dwellings, townhouses and high-rise apartments
R4 High-Density Residential	Permits 2 storey dwellings, townhouses and high-rise apartments

Also, the following zones allow residential development in the form of shop top housing:

- R4 High-Density Residential
- B1 Neighbourhood Centre
- B2 Local Centre
- B4 Mixed Use

AUBURN LOCAL ENVIRONMENTAL PLAN 2010

The Auburn Local Environmental Plan 2010 (ALEP) sets the land use policies and development controls for the former Auburn Council area to the south-east of the Cumberland LGA.

The zones shown in Table 15 allow residential accommodation:

Table 15 - ALEP Residential Zones

Zoning	General Explanation
R2 Low Density Residential	Permits 2 storey dwellings
R3 Medium Density Residential	Permits 2 storey dwellings and townhouses
R4 High Density Residential	Permits 2 storey dwellings, townhouses and high-rise apartments
B1 Neighbourhood Centre	Permits high rise apartments
B2 Local Centre	Permits high rise apartments
B4 Mixed Use	Permits high rise apartments
E3 Environmental Management	Permits 2 storey dwellings

In addition, the following zones allow residential development in the form of shop top housing:

- R4 High Density Residential
- B1 Neighbourhood Centre
- B2 Local Centre
- B4 Mixed Use

50



Development Control Plans

LEPs are supplemented by development control plans (DCPs). DCPs provide more detailed planning guidelines and design guidance for new development, which need to be considered when preparing a development application. The development controls include setbacks, urban design, stormwater drainage, landscaping, parking and access. As with LEPs, Cumberland LGA is currently subject to three DCPs. The following DCPs apply to development within the Cumberland LGA.

PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

Parramatta Development Control Plan (PDCP) includes specific controls for:

- · Dwelling houses, dual occupancies and secondary dwellings
- Attached dwellings, multi-dwelling housing and residential flat buildings
- Shop top housing.

Guildford Precinct, Granville Precinct and Granville Town Centre are identified as special precincts and contain additional controls for residential development within these precincts. A portion of the Granville Town Centre Precinct falls within the Cumberland Council LGA. Additional controls are included for a residential zone around Memorial Park.

HOLROYD DEVELOPMENT CONTROL PLAN 2013

Holroyd Development Control Plan (HDCP) includes specific controls for:

- · Dwelling houses, dual occupancies and secondary dwellings
- Attached dwellings, multi-dwelling housing and residential flat buildings
- Shop top housing.

Site-specific controls exist for several areas which apply additional or varied controls.

AUBURN DEVELOPMENT CONTROL PLAN 2010

Auburn Development Control Plan (ADCP) includes specific controls for:

- Dwelling houses, dual occupancies and secondary dwellings
- Attached dwellings, multi-dwelling housing and residential flat buildings
- Shop top housing.

Site-specific controls exist for several areas which apply additional or varied controls within these areas.



Council Strategies and Plans

WENTWORTHVILLE CENTRE REVITALISATION PROJECT

Council has developed a new planning strategy for Wentworthville Centre to help facilitate revitalisation. This includes a Wentworthville Planning and Placemaking Strategy, exhibited in 2015, which has the following vision:

"A progressive, colourful, vibrant and engaging local centre that is comfortable and well connected to the surrounding area and facilities. Wentworthville Centre will be a great place to live and shop; to stay".

Community feedback provided directions which form the foundation for planning for revitalisation for the centre, including a Direction for residential development with the community supporting high quality mid-rise residential redevelopment, particularly in and around the station.

A planning proposal and detailed planning controls were placed on public exhibition between May and July 2019.

CUMBERLAND COMMUNITY STRATEGIC PLAN 2017-27 (CCSP)

This CCSP sets out the community's vision for the future; the strategies in place to achieve it, and how progress towards or away from the vision will be measured. Priority areas that resulted from the community engagement program which were:

- A sense of community and liveability of the area
- Safety
- · Equality and access to infrastructure and services
- · High quality and a diverse range of green space
- Jobs
- Education
- A strategic approach to planning and development that results in positive outcomes for the community
- Positive leadership based on community involvement in decision making
- Cleanliness



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DRAFT WOODVILLE ROAD STRATEGY 2015

The Draft Woodville Road Strategy reviewed the existing land use pattern and built form of the corridor, identified strategic opportunities and constraints and recommended future development options and built forms.

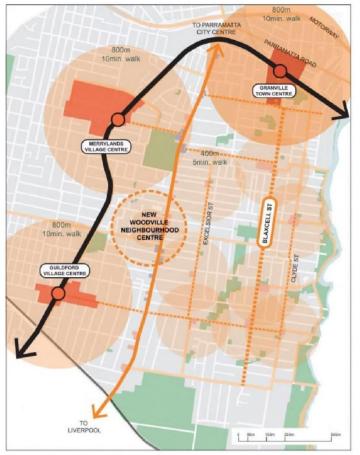
Key objectives of the Strategy which relate to the future housing needs of the Woodville Road locality and greater Cumberland area include:

- A change in land use and density will facilitate an acceleration housing growth and the creation of Parramatta's future inner-city neighbourhoods, co-locating employment and housing.
- Woodville Road functions as a major north-south connection, servicing 40,000 vehicles per day. Any proposed changes must consider the impacts to amenity and implement measures to ensure traffic flow continues as efficiently as possible along Woodville Road.
- Existing controls have left a legacy of various development types dispersed in an ad-hoc pattern. Increases to housing density should occur in specific nodes in close proximity to the Parramatta City Centre and other local centres.
- Create a neighbourhood centre for residents along Woodville Road currently underserved by existing centres.
- Potential connections through the Western Sydney Light Rail network should be identified.

The City of Parramatta Council adopted a new draft planning framework for Woodville Road including key changes to the current LEP and DCP controls based on the vision and objectives of the Woodville Road Strategy. Rezoning is proposed for R4 High Density Residential for most properties fronting Woodville Road and B4 Mixed Use zones for key nodes and the proposed neighbourhood centre, illustrated in **Figure 23**.

The strategy identified the development potential of 264 Woodville Road, Merrylands as a likely neighbourhood centre. A planning proposal seeking to rezone land on Woodville Road, Merrylands, and to increase height and FSR controls was lodged by Parramatta City Council in March 2015. In February 2019, Cumberland Council resolved to proceed with the rezoning of land at 264 Woodville Road, Merrylands (the former John Cootes site), from part R2 Low Density Residential and part B6 Enterprise Corridor to B4 Mixed Use, in line with the Gateway Determination issued in June 2016.

Figure 23 - Woodville Road Strategy, Proposed Neighbourhood Structure



Source: City of Parramatta Council

53



DRAFT AUBURN AND LIDCOMBE TOWN CENTRES STRATEGY 2016

This Draft Strategy seeks to provide an approach to facilitate a vision for the future Auburn and Lidcombe Town Centres that recognise their role in the centres hierarchy. A review of the permitted heights for Auburn and Lidcombe town centres was first initiated by Council resolution on 16 April 2014 in response to a DA proposal for land in Auburn Town Centre, which highlighted that the heights and FSRs in the two centres were poorly aligned. The draft strategy was put on hold due to the amalgamation of Council and was reported to the Cumberland IHAP on 17 November 2016.

The Strategy supports the provision of an increased range of heights in Lidcombe and Auburn Town Centres, accompanied by some amendments to zoning and FSR, to facilitate the improved urban design and the economic growth of the town centres, including public domain improvements in the future.

An updated Auburn and Lidcombe Town Centres Planning Controls Strategy was reviewed at the Ordinary Council Meeting on 17 April 2019. The new strategy aims to inform the preparation of a planning proposal to amend zoning, floor space and height controls for Auburn and Lidcombe Town Centres to be implemented in the new Cumberland LEP and guide future amendments to Cumberland DCP.

Further work is underway on the recommendations for both town centres.

The key elements of the strategy for both centres include:

- Retention of existing floor space ratios in precincts where a reduction was proposed, as development has proceeded in these precincts under the current controls
- Changes to maximum heights for some precincts to allow for improved building design while maintaining the existing floor space ratios at these precincts
- Minor changes to zonings and/or floor space ratios for some precincts to better support the activation of specific precincts
- Recommendations, including future investigation of design excellence and value capture mechanisms to identify areas where additional height may be permitted, subject to certain provisions.





Image Source: Cumberland Council

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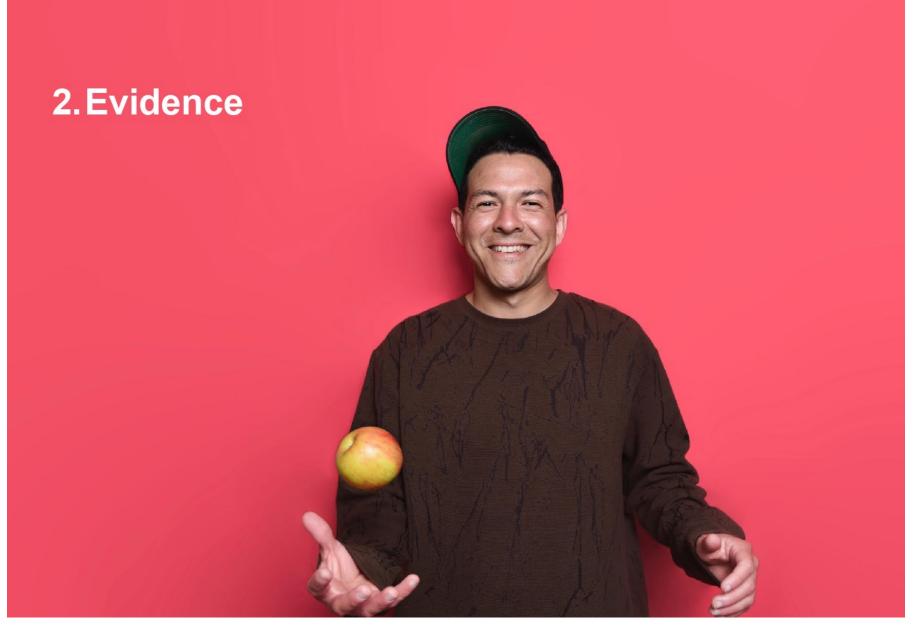


Housing Vision

"To promote the sustainable growth of Cumberland over the next 20 years with a key focus on providing housing diversity and affordability, a vibrant and safe place for the community to live and work which supports the 30-minute city"

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2.1. Demographic Overview

2.1.1. Historic population growth

Chart 1 outlines the historic population growth in the Cumberland LGA over the past decade. The key findings include:

- The population of Cumberland LGA increased from approximately 190,000 in 2008 to 235,000 in 2018, reflecting a strong average annual growth rate of 2.2% over the period. This is above the average annual growth rate for Greater Sydney of 1.7%.
- The localities with the highest growth over the last five years were
 - Pemulwuy (10.8% p.a.)
 - Lidcombe (South) Rookwood (6.4% p.a.)
 - Girraween Toongabbie (4.9% p.a.)
- Lidcombe has had strong population growth over the last seven years driven by new apartment stocks completed in close proximity to the train station. There has also been strong growth in population for Pemulwuy, Girraween and Toongabbie due to new houses and townhouses being developed in the area.





Source: ABS Census 2016

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2.1.2. Current population CURRENT AGE STRUCTURE

Chart 2 shows the five year age group structure for Cumberland LGA and Greater Sydney for 2016. The key findings include:

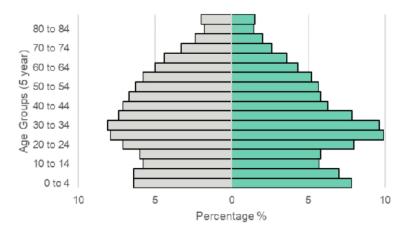
- Greater Sydney had a more even distribution of population across the five year age groups compared with Cumberland LGA.
- Cumberland LGA had high proportions of young children and young adults, with a lower proportion of the population age 40 years or over (38.3%) when compared with Greater Sydney (44.8%).
- Young adults who were 20 to 39 years of age represented 35.2% of the population. In comparison, the 20 to 39 age group in Greater Sydney represented 30.5% of the population.
- Cumberland LGA also had a higher proportion of young children (14.8%) in the 0 to 9 age group when compared with Greater Sydney (12.8%).



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Chart 2 – Five year age groups



Greater Sydney Cumberland LGA

Source: ABS Census 2016

CURRENT HOUSEHOLDS

Table 16 shows there were 67,815 occupied private dwellings in Cumberland LGA in 2016, with 213,057 people occupying these dwellings. This equates to an average household size of 3.1, which is larger than Greater Sydney's average household size of 2.8.

Table 16 - Average Household Size - Cumberland LGA and Greater Sydney

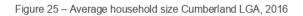
Dwellings	Cumberland LGA	Greater Sydney
Occupied private dwellings	67,815	1,855,734
Persons in occupied private dwellings	213,057	4,473,142
Average household size (persons per dwelling)	3.1	2.8

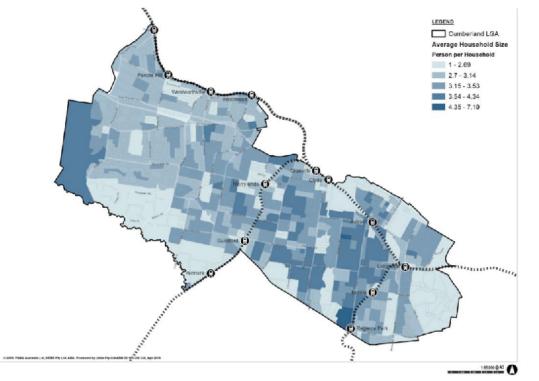
Source: ABS Census 2016

- Lower average household sizes are clustered around the suburbs of Greystanes, Wentworthville and the southern part of Lidcombe. Westmead and Lidcombe are suburbs on the train line and have higher density housing near train stations which may attract young couples, lone persons or small families.
- Figure 25 shows the average size of households across Cumberland LGA.
- Larger households are clustered around established suburbs of Regents Park, Auburn, Berala and South Granville. These suburbs also have high levels of cultural diversity, with 40% or more of the population born overseas.
- The relatively new suburb of Pemulwuy is characterised by larger average household size. This may be related to the development of new housing estates in the area, targeting larger families. The suburb is not as culturally diverse as other suburbs in the Cumberland LGA.
- Lower average household sizes are clustered around the suburbs of Greystanes, Wentworthville and the southern part of Lidcombe. Westmead and Lidcombe are suburbs on the train line and have higher density housing near train stations which may attract young couples, lone persons or small families.

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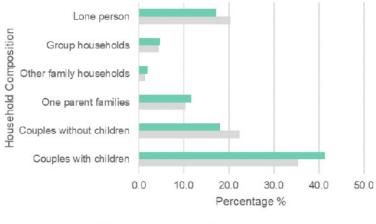


Source: ABS Census 2016; Urbis

60 EVIDENCE



Chart 3 - Household types



Cumberland LGA Greater Sydney

Source: ABS Census 2016

Chart 3 above shows household types in Cumberland LGA and Greater Sydney in 2016. Key findings include:

- Cumberland LGA was characterised by high proportions of family households. Couples with children represented over 40% of the population, which is higher than Greater Sydney (35.3%).
- There was also a higher proportion of one parent families in Cumberland LGA (11.8%) than in Greater Sydney (10.4%).
- Approximately one-quarter of households in the Cumberland LGA are lone person, which is less than the Greater Sydney (20.4%) average.



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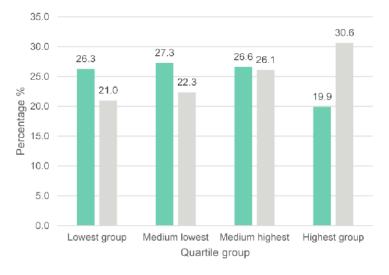


CURRENT HOUSEHOLD INCOMES

Chart 4 below shows the current household incomes in Cumberland LGA and Greater Sydney. Key findings include:

- The 'medium lowest' quartile group was the largest group in 2016, representing 27.3% of households with income.
- The 'lowest' quartile group in Cumberland LGA is higher than Greater Sydney (26.3% and 21.0% respectively).
- Households in the 'high' quartile group only make up 19.9% of households with income which is over 10% lower than Greater Sydney (30.6%).

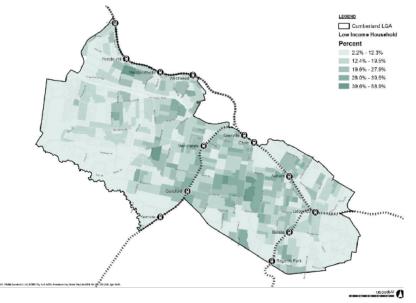
Chart 4 - Household income quartiles



Cumberland LGA Greater Sydney

Figure 26 below shows the distribution of the 'lowest' quartile group across Cumberland LGA. The map illustrates that low-income households are generally clustered in the suburbs of South Granville, Auburn and Berala. As discussed above, these suburbs are also characteristic of larger average household sizes, suggesting a potential correlation between low income and overcrowded households in these areas.

Figure 26 – Low-income households in Cumberland LGA, 2016



Source: ABS Census 2016; Urbis

Source: ABS Census 2016; Urbis

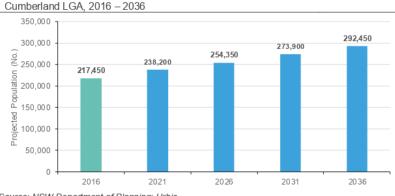
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2.1.3. Projected population PROJECTED POPULATION GROWTH

Chart 5 shows the population projections of Cumberland LGA from 2016 to 2036. The population is expected to grow from approximately 217,500 people in 2016 to 292,500 people in 2036, at an average annual growth rate of 1.5%.

Chart 5 - Projected population



Source: NSW Department of Planning: Urbis

 Table 17 compares the projected population growth rates for the Cumberland

 LGA under both Forecast ID and NSW DPE forecasts from 2016 to 2036. The

 key findings include:

- Forecast ID projects stronger annual population growth between 2016 to 2021 (2.9%) relative to NSW DPE forecasts (1.8%). Over the longer term, however, ID growth rates drop off to 0.8% per annum by 2036. This will result in a lower overall average growth rate of 1.5% per annum from 2016 to 2036. This is the same average annual growth rate forecasted by NSW DPE.
- Forecast ID and NSW DPE both project a lower growth rate for the Cumberland LGA than the Greater Sydney average annual growth rate of 1.6% from 2016 to 2036. This reflects a slowdown in projected population growth in the medium term.

Table 17 – Projected Annual Population Growth

Cumberland LGA and Metropolitan Sydney, 2016 - 2036

Period	Cumberland LGA – Forecast ID	Cumberland LGA – NSW DPE	Greater Sydney – NSW DPE
2016 – 21	2.9%	1.8%	1.8%
2021 – 26	1.5%	1.3%	1.6%
2026 - 31	1.0%	1.5%	1.5%
2031 - 36	0.8%	1.3%	1.5%
2016 – 36 (Average)	1.5%	1.5%	1.6%

Source: NSW Department of Planning, Forecast ID

The suburbs with the strongest projected growth rates are Auburn North (3.2%), Pendle Hill (3.2%) and Wentworthville (3.4%).

PROJECTED AGE STRUCTURE

Chart 6 shows the projected population by age for Cumberland LGA and Greater Sydney for 2026 and 2036, compared with the 2016 population. Projections for 2026 and 2036 are based on NSW DPE forecasts. The key findings include:

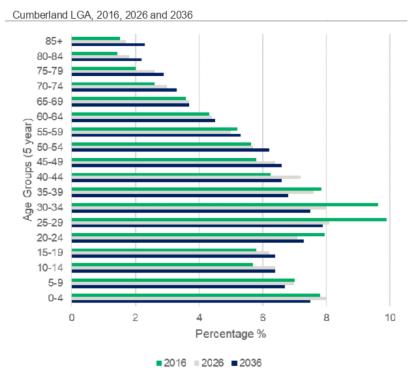
- Cumberland LGA is projected to experience growth in all age groups, but with a different population age structure in 2036 compared with 2016.
- While Cumberland LGA will still have high proportions of young children and young adults, people aged 0-9 and 20-44 are projected to represent a smaller proportion of the population in 2036.
- In particular, the 20 to 39 age group is projected to make up 29.5% of the population in 2036, compared with 35.2% in 2016.

EVIDENCE 63



- The 0-9 age group is projected to represent 14.2% of the population in 2036, which is only slightly less than in 2016 (14.8%).
- As in most places across Australia, Cumberland LGA will experience an ageing population, with the most significant changes in the 75-79, 80-84 and 85+ age groups. These age groups represented 4.9% of the population in 2016 and are projected to represent 7.4% of the population in 2036.

Chart 6 - Ten-year population projections

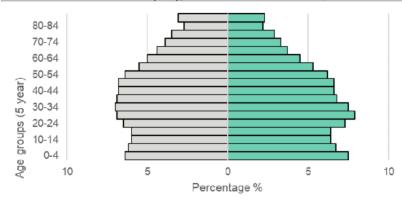


Source: ABS Census 2016; NSW Department of Planning



Chart 7 – Five year age groups

Cumberland LGA and Greater Sydney, 2036





Source: NSW Department of Planning; Urbis

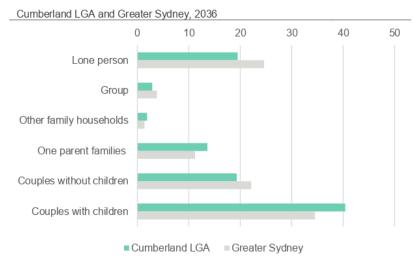
PROJECTED HOUSEHOLDS

Chart 8 below shows the projected household types for Cumberland LGA and Greater Sydney for 2036 based on NSW DPE forecasts. Key findings include:

- Couples with children are projected to remain the most common household type in Cumberland LGA, although experiencing a slight decrease from 41.4% in 2016 to 40.4% in 2036.
- The Cumberland LGA is projected to experience growth in lone person households in 2036, increasing from 17.1% to 19.5%.
- Couples without children will comprise a similar proportion of the population as in 2016, representing 19.3% of households in the Cumberland LGA. This is projected to remain less than the proportion of households in Greater Sydney (22.2%).



Chart 8 – Projected household types

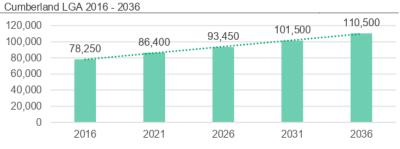


Source: NSW Department of Planning

Chart 9 shows the projected household growth in Cumberland LGA from 2016 to 2036 based on NSW DPE forecasts. Key findings include:

- Cumberland LGA will experience the strongest growth in households between 2016 and 2021, increasing by 10.4% in this time period. Comparatively, Greater Sydney is projected to experience 8.7% growth in households in the same period.
- Cumberland LGA will experience continued household growth from 2016 to 2036 with a projected growth rate of 29.2% in this period. This is slightly higher than the projected growth rate for Greater Sydney of 28.3%.

Chart 9 – Projected households



Source: NSW Department of Planning

PROJECTED HOUSEHOLDS AND GROWTH RATE

Table 18 – Cumberland LGA and Greater Sydney, 2016 - 2036

	2016	2021	2026	2031	2036	% change 2016- 2036
Cumberland LGA	78,250	86,400	93,450	101,500	110,500	-
Growth rate	-	10.4%	7.5%	7.9%	8.1%	29.2%
Greater Sydney	1,726,900	1,891,500	2,058,350	2,230,600	2,409,300	-
Growth rate	-	8.7%	8.1%	7.7%	7.4%	28.3%

Source: NSW Department of Planning

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2.2. Housing Supply

Current Supply

Table 19 shows the changes in dwelling types in the Cumberland LGA from2011 to 2016. The key findings include:

- Total dwellings increased by 4,835 to around 72,120 in 2016, reflecting an increase of 7.2%.
- Houses have historically accounted for the majority of dwelling supply in the Cumberland LGA, accounting for 55% of total dwellings in 2016.
- The proportion of semi-detached dwellings, flats, units and apartments have increased over the past 5 years. This is noting that a number of town centre locations in the LGA have experienced high density residential development, particularly focused around train stations in Aubum, Lidcombe and Merrylands.

DWELLING TYPES

Table 19 - Cumberland LGA, 2011 to 2016

					Change 2011-
Dwelling Type	2011	% of Total	2016	% of Total	16 (No.)
House	40,653	60%	39,928	55%	-725
Semi-detached	9,220	14%	11,579	16%	+2,359
Flat, unit or apartment	17,038	25%	19,658	27%	+2,620
Other	205	0%	508	1%	+303
Not applicable	72	0%	70	0%	-2
Not stated	94	0%	374	1%	+280
Total	67,282	100%	72,117	100%	+4,835

Source: ABS Census 2011 and 2016; Urbis

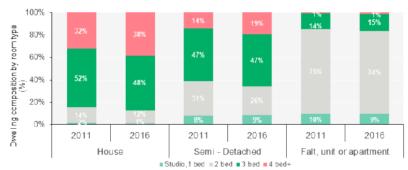
Chart 10 highlights the dwelling composition by number of rooms within the Cumberland LGA. The key findings include:

- Around 86% of houses in 2016 within Cumberland LGA are three and four bedroom dwellings.
- A high proportion of units are two bedroom (74% of total units), followed by three bedroom units (15%), and studios and 1 bedroom units (9%). The

high majority two-bedroom apartment stock is a reflection of buyer preference and the attractiveness to developers as it offers a flexible typology attractive to both owner occupiers and investors.

Chart 10 - Dwelling composition by room type

Cumberland LGA, 2011 and 2016



Note: Excludes not applicable, not stated dwellings Source: ABS Census 2011 and 2016; Urbis

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Completions and Approvals

Chart 11 highlights the dwelling completions by dwelling type in the Cumberland LGA from 2012 to 2018. Net dwelling completions in the LGA increased from 381 in 2012 to 1,707 in 2018, which reflected the Sydney housing boom and increased developer activity. The majority of growth was in the multi-unit category with the number of dwellings increasing from 165 in 2012 to 1,462 in 2018. Growth in detached housing remained relatively stable averaging about 260 per year, which reflects the limited land available for new houses.

Chart 11 - Dwelling Completions

Cumberland LGA 2012 - 2018

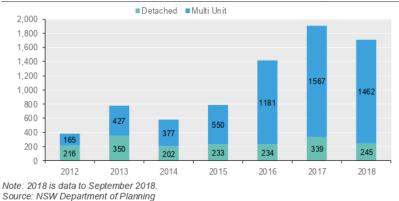
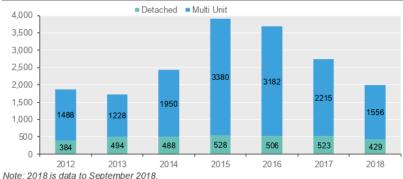


Chart 12 outlines the dwelling approvals by type in the Cumberland LGA from 2012 to 2018. From 2012 to 2015, total dwelling approvals rose from 1,872 to 3,908 before gradually declining to 2,738 in 2017. The majority of growth was in the multi-unit category while detached housing remained relatively stable.

Chart 12 - Dwelling Approvals

Cumberland LGA 2012 - 2018



Source: NSW Department of Planning

Chart 13 outlines the sales of units in the Cumberland LGA over the past decade. The key findings include:

- The median sale price of units increased from approximately \$285,000 in 2008 to \$550,000 in 2018. This equates to an annual growth rate of 6.8% over the past 10 years based on an average of around 935 settled transactions per annum. Apartment growth has been stronger in Cumberland LGA in comparison to Greater Sydney's annual growth rate of 6.4% over the past decade.
- The Cumberland LGA unit price for the 25th percentile is \$475,000 and the 75th percentile is \$620,000, indicating a relatively tight range in pricing.
- · The suburbs currently with the highest median sale price are:
 - Lidcombe (\$744,000), average median price growth of 7.5% per annum over the past five years.
 - Greystanes (\$696,999), average median price growth of 7.3% per annum over the past five years.

EVIDENCE 67



- Girraween (\$687,000), average median price growth of 8.9% per annum over the past five years.
- The median sale price within the LGA increased from December 2008 to December 2017 where it peaked at \$595,000 before dipping to \$550,000 in December 2018.
- The number of settled transactions peaked at 1,293 in December 2015 and the lowest number of transactions was 422 in December 2018. The steep drop off in transactions is due to an overall softening of the Sydney housing market, noting that tighter lending conditions have seen an adverse impact on demand over the short term. It is also noted that the sales include settled transactions so do not include off-the-plan sales that are yet to settle.

Chart 13 - Sales cycle - units

Cumberland LGA, December 2008 to 2018



Note: Chart represents transactions of settled sales only and excludes off-the-plan sales Source: APM PriceFinder; Urbis

Chart 14 outlines the sales of houses in the Cumberland LGA over the past decade. The key findings include:

• The median sale price of houses increased from approximately \$385,000 in December 2008 to \$820,000 in December 2018. This equates to an average annual growth rate of 7.8% over the past 10 years based on an

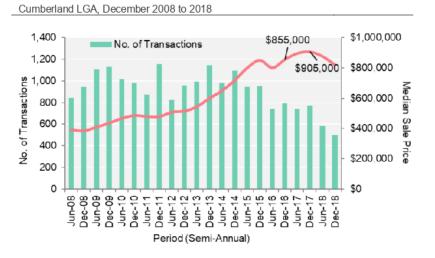
68 EVIDENCE

average of around 915 settled transactions per annum. Housing growth has been stronger in Cumberland LGA in comparison to Greater Sydney's annual growth rate of 7.0% over the past decade.

- The Cumberland LGA house price for the 25th percentile is \$730,000 and the 75th percentile is \$940,000.
- The suburbs currently with the highest median sale price are:
 - Westmead (\$1,235,000), recording average median price growth of 10.6% per annum over the past five years.
 - Lidcombe (\$1,155,000), recording average median price growth of 10.4% per annum over the past five years.
 - Mays Hill (\$1,042,500), recording average median price growth of 6.0% per annum over the past five years.
- The median sale price has smoothly increased from December 2008 to the second half of 2017, where it peaked at \$905,000 before dipping to \$818,000 in December 2018. The number of transactions peaked at 1,156 in December 2011, while the lowest number of transactions was 504 in December 2018.



Chart 14 - Sales cycle - houses



Source: APM PriceFinder; Urbis

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Rental Market

As of February 2019, vacancy rates for postcodes within the Cumberland LGA ranged from 2.3% to 3.9%, with the Metropolitan Sydney vacancy rate sitting at 3.2%. The postcode 2145 (including the suburbs of Westmead, Pendle Hill, Pemulwuy, Wentworthville, South Wentworthville, Girraween, Greystanes and Mays Hill) has the highest vacancy rate of 3.9% in the Cumberland LGA. Vacancy rates in the middle ring of Sydney have increased from 2.6% in March 2018 to 5.1% in December 2018 as a result of significant numbers of new apartment buildings being completed and the market taking more time to absorb the new stock. There has been a correction in the vacancy rate as it gradually declined to 3.6% in February 2019.

As a rule of thumb, a vacancy rate of 2.5 to 3.5% is indicative of a rental market that is in equilibrium. A vacancy rate of under 2.5% indicates a rental market that is below equilibrium and can result in rental growth. A vacancy rate of over 3.5% is indicative of excess rental properties that can sometimes result in landlords lowering rents and relaxing lease terms.

As of December 2018, median rents in Cumberland LGA as provided by the NSW Department of Family and Community Services were:

- \$345 for a 1 bedroom unit
- \$430 for a 2 bedroom unit
- \$508 for a 3 bedroom house
- \$533 for a 3 bedroom townhouse.

Key findings of median rent in the Cumberland LGA include:

- The highest median rent for a 1 bedroom unit was \$460 for the postcode 2141 (comprising suburbs of Berala, Lidcombe, Rookwood) and the lowest rent was \$270 for the postcode 2165 (comprising suburbs of Fairfield).
- The highest rent for a 2 bedroom unit was \$545 for the postcode 2141 and the lowest rent was \$370 for the postcode 2165.
- The highest rent for a 3 bedroom house was \$565 for the postcode 2144 (comprising suburbs of Auburn) and the lowest rent was \$450 for the postcode 2165.
- The highest rent for a 3 bedroom townhouse was \$575 for the postcode 2144 and the lowest rent was \$480 for the postcode 2146 (comprising suburbs of Toongabbie).

Over the past decade, the median rent for two-bedroom units grew at an average annual rate of 5.3% to 7.1% in the Cumberland LGA. Postcode 2165 recorded the lowest growth at 5.3% while postcode 2141 grew the fastest at 7.1%. Two bedroom units in the Cumberland LGA recorded growth above Greater Sydney, which averaged 4.3%. Median rental growth for three bedroom houses ranged from 3.3% to 5.7% in the Cumberland LGA. Postcode 2146 recorded the lowest growth at 3.3% while postcode 2141 grew the fastest at 5.7%. Median rents for three bedroom houses grew at an average annual rate of 4.6% in Greater Sydney.

70 EVIDENCE



Proposed Supply

 Table 20 highlights proposed residential development within Cumberland LGA over the next seven years. Key findings comprise:

- There are approximately 11,700 apartments and 565 townhouses in the development pipeline ranging from mooted to construction.
- Approximately 150 apartments/townhouses are in the rezoning application stage and 2,700 apartments/townhouses in the rezoning approval stage.
- Approximately 1,500 apartments are under construction and due to be completed by 2021. Around 430 apartments are under construction at Merrylands and 180 apartments are under construction at both Lidcombe and Mays Hill.
- Approximately half of the pipeline has received development approval, however, there is uncertainty regarding whether they move through to construction in the current market cycle.
- The majority of development is expected to occur within Merrylands, Pendle Hill and Aubum, comprising over 50% of the pipeline.
- Analysis of development applications provided by Council and Urbis research shows that the majority of major new projects are weighted towards two bedroom stock. This is consistent with the dwelling composition of existing apartments within the LGA.

PROPOSED RESIDENTIAL SUPPLY

Table 20 - Cumberland LGA, no. of dwellings

Project Stage	2019	2020	2021	2022	2023	2024	2025	Total
Mooted	0	0	0	202	590	480	1,600	2,872
Development Application	0	62	262	278	360	0	931	1,893
Development Approval	17	1,278	2,470	1,801	472	0	0	6,038
Construction	610	450	418	0	0	0	0	1,478
Total	627	1,790	3,150	2,281	1,422	480	2,531	12,281

Note: Mooted stage consists of rezoning application, rezoning approval and other pre-development application stages

Source: Council, Cordell Connect; Urbis

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2.3. Housing Demand

Dwelling completions in the Cumberland LGA have increased in the last three years with an average of 1,830 dwellings completed each year. The majority of the new supply has been in the form of apartment buildings in proximity to key centres such as Lidcombe and Auburn.

Forecast id forecasts that there will be an additional 28,500 dwellings in the Cumberland LGA over the next 20 years. The activity is projected to slow down once the current boom in construction is completed in 2019 and 2020.

PROJECTED DWELLINGS

Table 21 – Cumberland LGA

	2016	2021	2026	2031	2036	2016-2036
Dwellings	72,991	84,211	91,401	96,827	101,510	
Growth (No.)		11,220	7,190	5,426	4,683	28,519
Growth (%)		2.9%	1.7%	1.2%	0.9%	1.7%
Source: Forecast id						

Key demographic trends in the Cumberland LGA and implications for housing demand include:

- Families are projected to remain the most common household type in the Cumberland LGA, which will continue to drive demand for bigger dwellings such as houses, townhouses and larger apartments.
- The Cumberland LGA is projected to experience a growth in lone person households from 17% in 2016 to around 20% by 2036. This will also drive demand for smaller apartments such as studios and one bedroom apartments
- The proportion of residents aged over 65 years of age is projected to increase significantly over the next 20 years. This growth will likely see older residents looking to downsize from their family houses to townhouses and apartments. This will drive demand for dwellings close to key public transport, retail and health infrastructure.

As part of the consultation process for the Local Housing Study, Urbis will ask key stakeholders about the housing needs within the LGA and incorporate the findings into the assessment.

72 EVIDENCE



2.4. Housing Gaps

Table 20 indicates there are currently around 12,300 dwellings in the dwelling pipeline in the Cumberland LGA with the potential to be completed in the next seven years. This equates to an average of around 1,750 per annum. Although it is noted there is an opportunity for future projects to be developed that are yet to enter the planning process. Forecast id forecasts that there will be an additional 18,400 dwellings in the Cumberland LGA from 2016-2026, equating to an average of 1,840 dwellings per year. This suggests that the current total supply pipeline is on track to meet the population/dwelling projections assuming all the projects proceed through to presales and construction. It is noted that not all these projects will proceed to construction though there are likely to be other projects that emerge.

There has been significant development of new apartment projects located in close proximity to key centres that has provided new housing for people looking to live close to retail, public transport and community services. Two bedroom apartments have generally accounted for 60-80% of units in new projects with a smaller proportion of one and three bedroom units in the dwelling mix. With an increase in the number of lone person households, there may be a gap in the supply of studio/one bedroom apartments.

Of the projects in the pipeline, the majority are apartment buildings with around 565 townhouses proposed. In addition, the number of detached houses is declining as existing homes are demolished for high density developments. With the number of families living in the Cumberland LGA projected to increase, there may be a shortfall in the future provision of larger dwellings.



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Council Meeting 19 February 2020

2.5. Land Use Opportunities and Constraints

2.5.1. Overall Approach

Sections 2.5 and 2.6 of the Study present the adopting approach to assessing the level of housing opportunity, available housing capacity and dwelling potential across the Cumberland LGA.



74 EVIDENCE

Figure 27 provides a step-by-step process in identifying housing opportunities across the LGA and the resultant dwelling potential.



Figure 27 Overview of the housing opportunities and dwelling capacity assessment



Housing Opportunity: Areas with potential to accommodate residential development.

Available Housing Capacity: Areas with housing opportunity that have physical capacity to accommodate dwellings under current planning controls.

Dwelling Potential: Dwellings in areas under available housing capacity that are likely to be developed, factoring market feasibility analysis.

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2.5.2. Housing Opportunity Assessment

The following section presents the methodology that forms the basis for determining:

- Areas with limited capacity;
- Areas with development capacity; and
- Areas with potential to be enhanced.

The Nine Broad Themes

A list of opportunities and constraints have been identified under nine (9) broad themes that were considered critical factors impacting urban growth and renewal within the LGA.

The nine broad themes comprise the following:

- Environmental constraints;
- Open space and recreation;
- · Established amenities or social infrastructure;
- Heritage and conservation areas;
- Key centres or precincts;
- Accessibility;
- Current development trend;
- Existing lot sizes; and,
- Lot ownership.

METHODOLOGY

In order to evaluate the level of housing opportunity within the Cumberland LGA, a set of housing constraints and opportunities parameters have been applied to each lot using Geographic Information System (GIS) analysis and multi-criteria scoring analysis.

The results of the housing opportunities analysis are illustrated on page 84 Of the LHS and which identifies lots with high, medium and low housing opportunities.

Appendix A – Housing Opportunity Analysis – Land Use Opportunities and Constraints, provides a detailed breakdown of the constraints and opportunities criterion and the adopted scoring approach assessed across each criterion.

 Table 22 overleaf provides an overview of the multi-criteria scoring analysis

 adopted in assessing the housing opportunity.

76 EVIDENCE



Table 22 - Housing Opportunity Assessment

Factors	Scoring Approach
Hard Constraints	 Hard constraints are land that is treated as unavailable for residential development. The below hard constraints have been identified as: Public open space Existing sports & recreation facilities Regional significance green corridors & open space Natural areas, conservation areas/ reserves etc. Creeks/ drainage corridors Health and education facilities Rookwood Cemetery Road Corridors including Woodville Road, Cumberland Highway and Parramatta Road Liverpool to Parramatta T-way and Bus Stations Existing Rail Line and Train Station Employment and Industrial Lands Existing DA's under Construction Each lot is assessed against the above constraints. If one of these constraints are met, the lot is deemed as unavailable for residential developable.
Soft Constraints	 Soft constraints are defined as land that is treated as affecting the outcomes of development and potentially affecting yields, but do not preclude development. Soft constraints include: Level of flood risk Heritage and conservation areas Existing DA's which are mooted or under development application, planning proposals

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	 Fragmented ownership / existing lot sizes Lot ownership (Strata title land, Torrens Title, LAHC owned land). Each lot is assessed against above soft constraints out of the highest possible score of 5. A score of 5 indicates that the lot is not affected by the soft constraint, and is considered to have the highest suitability for residential development.
Opportunities	 Opportunities are defined as locational attributes that are favourable towards residential development. Opportunities include: Accessibility to key centres, precincts or infrastructure; such as Strategic Centres e.g. Greater Parramatta, Sydney Olympic Park, Fairfield Local Centres and Neighbourhood Centres Train stations and bus stops Public open space. Each lot is assessed against above opportunities, and provided a score ranging between 2 and 5. A score of 5 indicates that the lot rates very strongly against the factor, and is considered to have the highest suitability for residential development.

Being assessed against the above set of factors, the score obtained from each criterion have been sum up to determine the overall score for each lot, and accordingly, the level of housing opportunity for each lot across the LGA.

Refer to **Appendix A Housing Opportunity Analysis** for the multi-criteria table with reasoning provided for each rating.

2.5.3. Distribution of Housing Opportunity

Based on the results of the multi-criteria scoring analysis, housing opportunity for lots have been categorised as low, medium and high (as shown in **Table 23** below).

Classification of lots into low, medium and high housing opportunities have been determined by analysing the statistical distribution of scores for all lots within the LGA:

- Low housing opportunity scores fall within the lowest quartile (25th percentile);
- Medium housing opportunity scores fall within the interquartile range (25th to 75th percentile); and
- High housing opportunity scores fall within the highest quartile (75th percentile).

This is illustrated in **Figure 28**. The lowest possible score is 0, which reflects the scores of lots affected by hard constraints i.e. unavailable for residential development. The highest achievable score theoretically is 118, if a particular lot were to achieve the highest ratings across all tested constraints and opportunity factors.

However, the analysis shows that lots identified as having housing opportunity scored between 57 and 84. As such, low, medium and high housing opportunity scores sit within relatively tight bands.

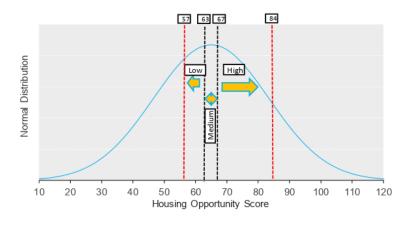
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Table 23 - Level of housing opportunity

Housing Opportunity	Definition
Low Housing Opportunity	Lots with development potential yet may have limited yield capacity due to certain constraints. These lots achieve an overall score of 62 or below.
Medium Housing Opportunity	Lots that appear to have greater development potential and minimal constraints. These lots achieve an overall score between 63 and 67.
High Housing Opportunity	Lots with high development potential. These lots achieve an overall score of 68 and above.

Figure 28 – Housing Opportunity Scoring Distribution



As presented in **Figure 29**, areas along existing transit corridors have high housing opportunities.

Taking into account current rezoning plans and town centre planning proposals along the east-west train corridor, areas along the north-south train corridors appear to have greater potential to accommodate additional housing. These include Merrylands, Guildford, Berala and Regents Park. Areas within the 400m-walkable catchment to the Liverpool-Parramatta T-way Bus Stations have also shown to have a higher opportunity, particularly around Merrylands West and Guildford West.

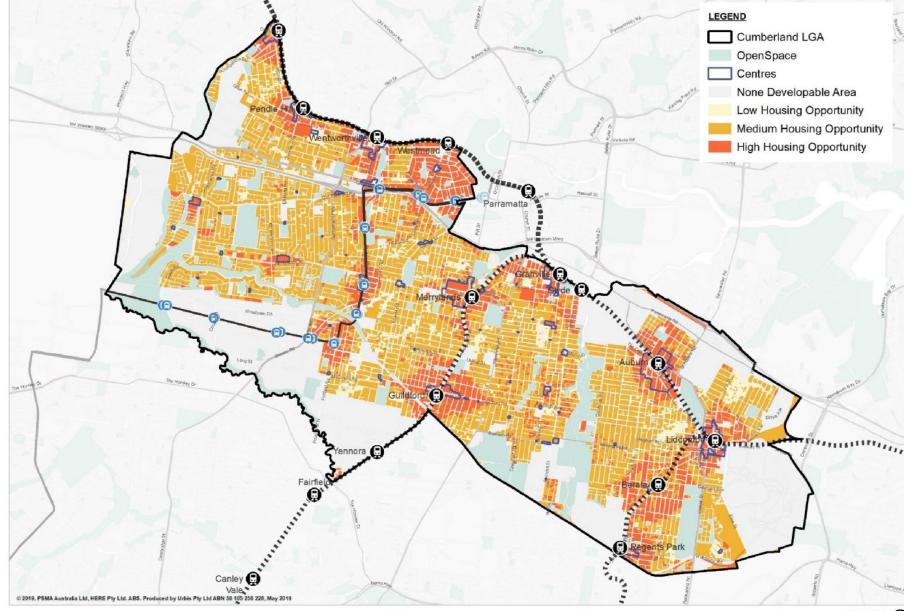
The housing opportunity heat map has also illustrated the distribution of development opportunities around Greystanes neighbourhood centre and South Granville neighbourhood centre, where additional housing may potentially be accommodated.

It is important to note that the findings from this analysis should be viewed purely as a housing opportunity from a spatial perspective, with actual capacity to be further informed by the assessment against existing zoning, planning proposals, development feasibility and market demand for certain housing products. This analysis forms the base criteria for investigation areas identified in **Section 3.3.2**.

Refer to Appendix A for the criterion mapping under each theme.

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2.6. Areas with Potential Development Capacity

This section assesses the available housing capacity on opportunity lots identified in Section 2.5. In general, available housing capacity is measured as:

Available Housing Capacity = Estimated Potential Dwellings - Estimated Existing Dwellings

The methodology used to assess available housing capacity is outlined in Section 2.6.1.

Once this is calculated, a set of market probability factors are applied on these sites to determine whether delivering housing product would be feasible under current planning controls (base case) and revised planning controls (high case). These scenarios have been informed by feasibility testing of housing options outlined in Section 3.4 of the Study.

From this, the dwelling potential for the Cumberland LGA can be calculated as:

Dwelling Potential = Estimated Potential Dwellings under market feasibility scenario - Estimated Existing Dwellings + Committed Residential Projects¹

The dwelling potential under the market feasibility scenarios are then assessed against the long term forecast dwelling targets for the LGA. This will provide an indication of whether long-term dwelling forecasts are realistically achievable.

Available Housing Capacity ESTIMATED EXISTING DWELLINGS

Existing dwellings on lots identified in Section 2.5 have been estimated through analysis of Geoscape data for the Cumberland LGA.

Geoscape is a Geographic Information Systems (GIS) product provided by PSMA, which provides a digital representation of every building, including attributes such as building footprints, eave height and roof heights.

Applying the following attributes allows a calculation of approximate residential building GFA on these lots, which are then converted into dwelling yield using average dwelling/lot sizes for apartments and townhouses.

ESTIMATED POTENTIAL DWELLINGS

To understand the physical housing capacity available in the Cumberland LGA, Urbis have assessed only lots identified as an opportunity (low, medium, high) in the multi-criteria scoring analysis undertaken in Section 2.5.

The approach relies on the following key assumptions:

- Planning controls applied to lots vary across the differing LEPs and DCPs of the former Auburn, Holroyd and Parramatta LGAs. Planning controls reflect FSR, building height, site coverage and minimum site area constraints.
- Housing capacity has only been assessed on lots with the potential for increased density of development i.e. R3, R4 and B4 zonings.
- If existing built form (identified through Geoscape) on lots exceeds height greater than two storeys, these lots are excluded from analysis. This reflects the opportunity cost exceeding the benefit of redeveloping these sites.

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¹Includes projects that have received development approval or are under construction. This has initially been excluded as non-developable area in the multi-criteria analysis outlined in Section 2.5



- Housing capacity has been quantified as the number of physical dwellings that could be supported on opportunity lots, which would take the form of either **apartment** or **townhouse** development. The form of new residential development is assumed to take place under the following zonings:
 - R3: Apartments within 800m walking catchment of train station OR Townhouses outside 800m walking catchment of train station
 - R4: Apartments
 - B4: Apartments.
- Average dwelling sizes for potential housing development include:
 - 80 sq.m for an apartment (average size of a two bed apartment)
 - 140 sq.m for a townhouse (based on a minimum lot size of 200 sq.m will site coverage allowance)

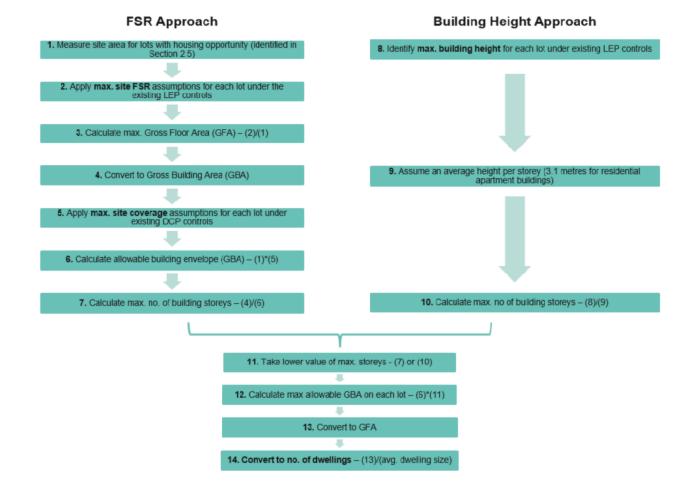
The methodology outlined in Figure 30 overleaf is used to assess potential dwelling capacity for opportunity lots, taking regard for existing LEP and DCP planning controls and key assumptions outlined previously. The methodology is as follows:

- Calculate the maximum number of allowable storeys for each lot under an FSR and building height approach. Detailed steps are outlined in Figure 30.
- Adopt the more conservative estimate of the two approaches e.g. if the maximum number of allowable storeys calculated under the FSR approach is 7, and the maximum number of allowable storeys calculated under the building height approach is 8, then we use 7 storeys as our constraint.
- 3. Calculate the maximum allowable residential GFA (with an allowance for ground floor commercial development where applicable i.e. shop-top housing, mixed use)
- 4. Convert GFA into number of dwellings using average dwelling sizes for new apartment and lot sizes for townhouse development.

82 EVIDENCE



Figure 30 – Methodology for assessing Available Housing Capacity





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Dwelling Potential

Dwelling potential across the LGA has been determined by applying a market feasibility factor to sites with available housing capacity that reflects that all sites will not be feasible due to site specific factors. This factor relates to the probability of residential development occurring on an opportunity site based on its:

- Zoning
- Lot size
- · Development type i.e. apartments or townhouses

Dwelling potential has been assessed under the following scenarios:

- **1. Existing planning controls:** This case applies probabilities of future development occurring under the existing planning controls.
- 2. Revised planning controls: This case applies probabilities of future residential development occurring under revised planning controls.

The probabilities are shown in Table 24 and have been informed by the feasibility testing of housing options in Section 3.4. The section ultimately provides recommendations around relaxing planning controls for developers to achieve more viable feasibilities on these sites.

The key points relating to Table 25 are:

- The probability of residential development occurring on B4 and R4 sites with available housing capacity is **twice as likely** under revised planning controls than under existing planning controls.
- 70% probability of apartment development occurring on R3 sites reflects the development feasibility of lower density apartments under existing planning controls.
- Probabilities for townhouse development occurring are low across both scenarios, reflecting limited development feasibility of this option.

Table 24 - Development probabilities under existing and revised planning controls

Development Type	Existing Planning Controls	Revised Planning Controls
B4		
500 – 1,000 sq.m	25%	50%
>1,000 sq.m	35%	70%
R4		
500 – 1,000 sq.m	25%	50%
>1,000 sq.m	35%	70%
R3		
Apartments	70%	70%
Townhouses		
<600 sq.m	0%	0%
600 – 800 sq.m	30%	30%
>800 sq.m	60%	60%

Table 25 overleaf highlights the estimated dwelling potential under both market feasibility scenarios and an unconstrained case. The unconstrained case does not factor market probabilities and assesses available housing capacity from purely a physical land use perspective.

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The key findings include:

- The unconstrained case estimates dwelling potential for an additional 43,200 dwellings in the LGA. This assumes that all sites with available housing capacity will be developed, which is not the case.
- Dwelling potential under existing planning controls is estimated to be around 24,200 dwellings, which is lower than the forecast dwelling requirement for the LGA.
- Dwelling potential under revised planning controls is estimated to be around 30,000 dwellings, which is higher than the forecast dwelling requirement for the LGA. This equates to around 27 years of estimated dwelling capacity within the LGA, based on the forecast annual dwelling requirement.

The analysis indicates that there is higher dwelling potential under revised planning controls as more feasible project outcomes are achieved for development.

No.	Dwellings	Available housing capacity – unconstrained	Market Feasibility – current planning controls	Market Feasibility – recommended planning framework
(1)	Estimated Potential Dwellings	41,400	22,400	28,200
(2)	Estimated Existing Dwellings	5,700	5,700	5,700
(3)	Add: Committed residential projects	7,500	7,500	7,500
(4)	Dwelling Potential (1) - (2) + (3)	43,200	24,200	30,000
(5)	Forecast dwelling requirement (2018-2036) ¹		25,650	25,650
(6)	Annual dwelling requirement (2018-2036) - (5)/18		1,425	1,425
	Years of estimated dwelling potential – (4)/(6)		17.0	27.3

Table 25 - Dwelling Potential for Cumberland LGA

1.Based on ForecastID Population Projections

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Future Housing Opportunities

The map overleaf illustrates the location of low, medium and high housing opportunities across the LGA. Mapped areas of development potential include only zonings with increased density potential (i.e. R3, R4, B4). R2 zonings have been excluded for this analysis, noting that the potential for increased housing density can be achieved through other planning mechanisms discussed in **Section 3.3.3** under current controls.

The key findings in the map include:

- High housing opportunities are concentrated within town centres and in close proximity to train stations.
- Transit-oriented development provides increased opportunities for mixedused developments within walkable catchment areas to local services, employment opportunities and open space. Current B4 zoned land is particularly underused in many town centres and would be suitable for future high-density residential development.

The dwelling potential heat map (Map 2) illustrates the indicative locations of dwelling potential in the Cumberland LGA under the recommended planning framework. The hotspots indicate areas of dwelling potential i.e. areas of available housing capacity that are likely to be delivered feasibly under the recommended planning framework. Areas in red indicate areas of high dwelling potential i.e. sites with available housing capacity that have the potential to support a high number of dwellings (to be delivered feasibly).

It should be noted that a heat map represents only the indicative locations of dwelling potential, and as such, does not reflect the true locations of sites with dwelling potential.

The key findings of the heat map include:

- Areas of high dwelling potential are located around town centres such as Lidcombe, Aubum and Merrylands. This is in line with the higher feasibility outcomes achieved under apartment development near town centres under the recommended planning framework (refer to Section 3.4)
- There are opportunities to deliver housing away from town centres and public transport nodes. These include areas around the University of Sydney Lidcombe campus and Berala.

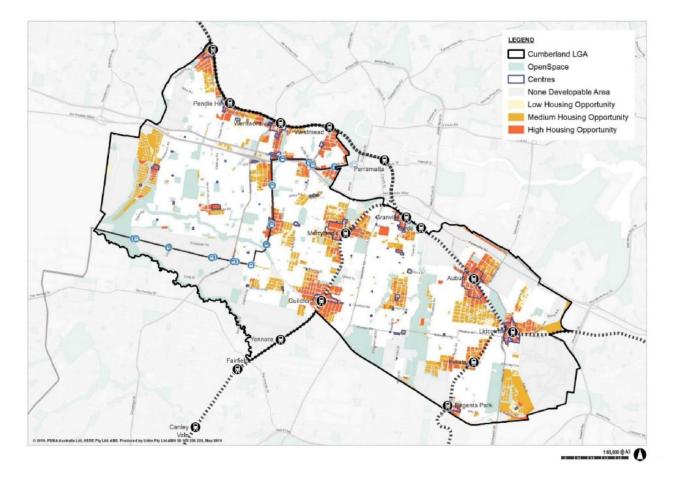
The delivery of housing across these locations is however subject to more detailed feasibility studies.

Furthermore, potential to deliver future housing across the following locations should be considered:

- There are potential opportunities to maximise integrated development outcomes with planned and potential public transport initiatives, including Sydney Metro West, Bankstown to Parramatta bus corridor, Kogarah to Parramatta mass transit corridor and Parramatta to Western Sydney Airport mass transit corridor.
- Housing opportunities within existing strategic corridors in the Cumberland
 LGA, including Parramatta Road, Woodville Road and T-way corridor.
- Potential for infill housing development in areas away from train stations and centres that would require further analysis including South Granville and Merrylands West.
- Potential for redevelopment on NSW Government landholdings should also be pursued that could provide increased housing diversity (refer to Map 3)



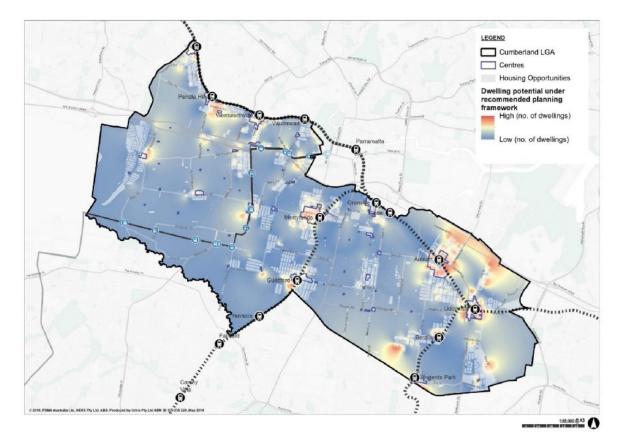






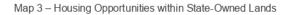


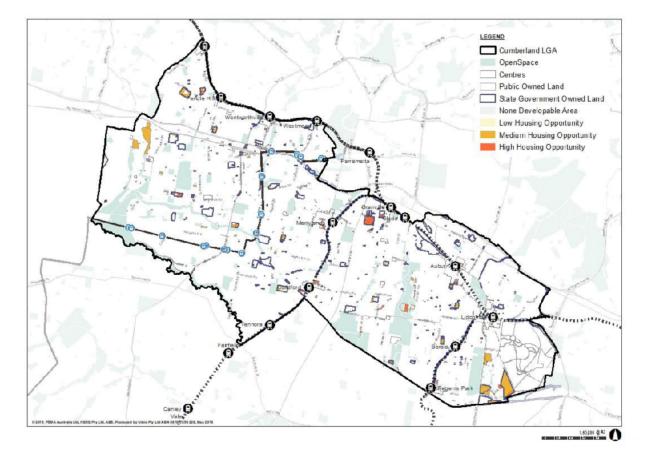
Map 2 – Dwelling Potential Heat Map



88 EVIDENCE

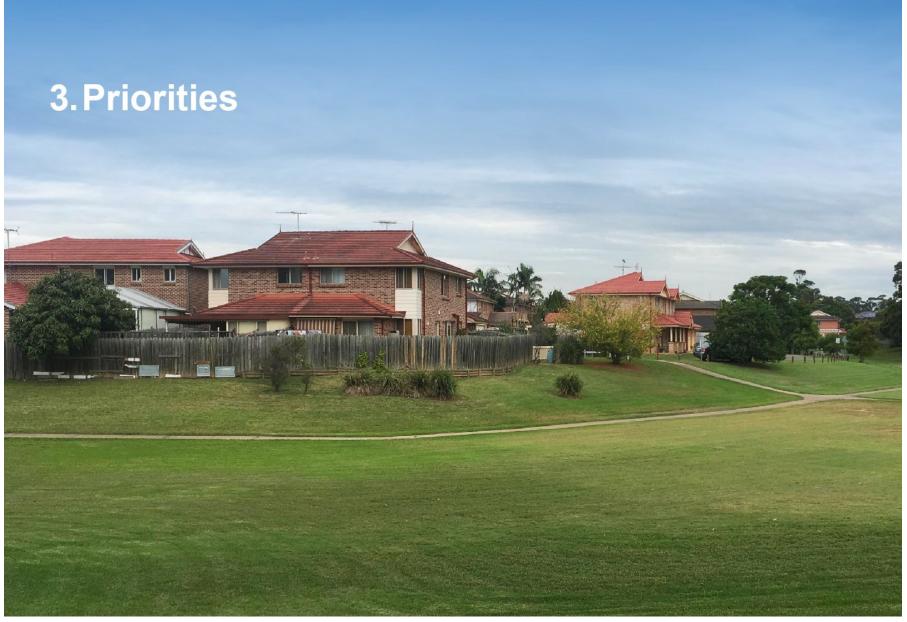














3.1. Local Housing Study Objectives

Stakeholder and Community Consultation

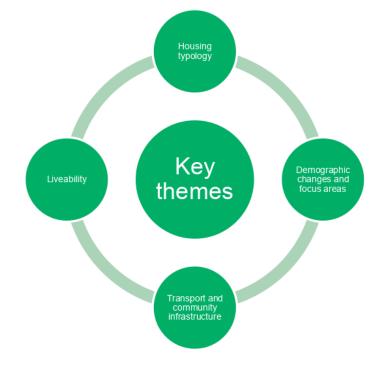
As part of developing the local housing objectives for Cumberland, several targeted stakeholder and community consultation meetings were held. The consultation was undertaken to inform the Local Housing Study included:

- Aboriginal and Torres Strait Islander Consultative Committee
- Cumberland Access Committee
- Culturally and Linguistically Diverse Committee
- Heritage Committee
- Youth Advisory Committee
- Disability Inclusion and Access Panel
- Access Committee (Merrylands, Sub-Committee of the Cumberland Access and Inclusion Panel)
- Access Committee (Auburn, Sub-Committee of the Cumberland Access and Inclusion Panel)
- Safety Committee

Key themes

The key themes from the stakeholder consultation can be defined into four areas, as shown in Figure 28.

Figure 31 - Key theme areas for Cumberland



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HOUSING TYPOLOGY

Housing choice and diversity

The community raised concerns on the shortage of different housing typologies within the Cumberland LGA. Housing mix should consider typologies which meet the needs and preferences for the various cultural backgrounds within the LGA. Currently, housing is predominantly provided in low density single dwelling houses with a high preference for intergenerational family living. To provide the housing stock and diverse housing needed close to local centres, increased density and new typologies are needed.

Density close to public transport

A focus on high density housing close to and around transport hubs is supported. However, the high number of apartment development in recent years raises concern for the need for more high-density development in the future. Development should be scaled to provide a step down between low density single dwellings and high density residential flat buildings.

Housing to meet present and future community needs

Based on the community profile which is made up of a high proportion of newly arrived immigrants, there is a need and preference for housing that allows for share housing options. Such options could also cater to the ageing population and include affordable housing options.

The community recognised the lack of housing options for students within the 18-24 age group and also for housing for an ageing population is essential as part of a future housing strategy.

Addressing unauthorised development

Concerns were raised with the growing number of unauthorised secondary dwelling developments within the LGA. Measures should be implemented to ensure the planning pathway for secondary dwellings is transparent and understood by the general public.

DEMOGRAPHIC CHANGES

Needs and Preferences

The community is highly made up of migrants and refugees and is an attractive place to live for new immigrants due to the high proportion people of the same ethnicity living in the Cumberland LGA. As this trend may continue, it is essential to provide suitable housing options that meet the cultural needs and preferences of the community.

Development incentives

Recommendations were explored for three or four-bedroom apartments to be incentivised along the Western Railway Line as this is busiest train line within the Cumberland LGA.

TRANSPORT AND COMMUNITY INFRASTRUCTURE

Town centres and transport hubs

Development should be located within proximity of existing and future public transport and a focus on public transport reliance.

• Open spaces and recreation facilities

Places like Wentworthville have a high proportion of green spaces, when compared to other areas in the LGA which feel underutilised and dated. Due to the limited supply, open space generally feel overused.

• Future social infrastructure needs

There is a perception that existing schools are overcrowded and there is the perceived need for additional schools to cater for the growing population. Exploration of vertical schools to meet future supply is encouraged. The LGA has a sufficient supply of medical and health care centres.

Traffic and parking

Major complaints received from residents generally relate to traffic and parking matters. Local centres and neighbourhood shops should be encouraged to reduce reliance on cars. The LGA should encourage dedicated bike lanes particularly to cater for those commuting on public transport.

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LIVEABILITY

Affordability and choice

Housing affordability is considered a major issue for residents. There is a lack of affordable housing options due to the amount of redevelopment in the recent years. The Cumberland LGA has the second highest rate of homelessness when compared to Greater Sydney.

Celebrating cultural diversity

The cultural diversity of Cumberland is a key strength for the local government area. Future housing needs to ensure the cultural needs of the diverse community are met.

Accessibility

Accessibility is a major issue for the people living in Cumberland with a disability. Many older dwellings and units do not have adequate access provisions or design to standards.

Liveability

To improve liveability in the LGA a vibrant night time economy is encouraged as experienced in Auburn.



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Key Directions

Based on the key themes, the following key directions are recommended:

- Encourage future housing supply and development within proximity to public transport.
- Ensure future housing is affordable and meets the needs and preferences for the community to address concerns of homelessness and varying household structures.
- Ensure social infrastructure for future growth areas can support future population growth.
- Allow for variety in different housing typologies including the 'Missing Middle'.
- Renew existing local areas to establish future desired character over the next 20 years.
- Promote design excellence for future development in the LGA
- Enhance existing open spaces and explore options for more open space
 and recreational facilities
- · Provide opportunities for local shops and neighbourhood centres.

Local Housing Study Objectives

The following LHS objectives informed from the community consultation and stakeholder consultation and the evidence base analysis.

LHS Objectives

- · Encourage housing diversity and choice within the Cumberland LGA.
- Provide a place-based approach which promotes liveability and housing.
- · Promote transit-orientated housing options to meet the 30-minute city target
- Explore opportunities for the 'Missing Middle' throughout the LGA.
- Explore opportunities for renewal of large land holdings such as Land and Housing Corporation to provide for greater housing affordability in the LGA.
- Provide initiatives to promote design excellence in the Cumberland.
- · Identify areas for infill development within existing centres and local areas.
- Recognise and embrace the cultural diversity of the community and address their housing needs and preferences.
- Provide opportunities to maintain and enhance heritage within the LGA.
- Retain employment and explore development options that may provide local jobs opportunities.
- Identify future infrastructure needs for a growing community.

94 PRIORITIES



3.2. Land Use Planning Approach

To diversify the type and level of housing throughout the LGA, a high-level Strategic Centres plan has been prepared to investigate areas of highest housing potential in Cumberland LGA, as shown in **Figure 31**.

The plan is based on the multi-criteria analysis in **Section 2.5.2** which categorised the level of housing opportunity based on a site's physical constraints and locational attributes e.g. within walking catchment to a train station, access to open public space etc.

Investigation Areas have been categorised based on the Cumberland LSPS Centres Framework. Key themes were identified based on the findings of **Section 2.6**.

 High housing opportunities are concentrated within town centres and in proximity to train stations

Transit-oriented development provides increased opportunities for mixedused developments within walkable catchments areas to local services, employment opportunities and open space. Current B4 zoned land is underutilised within town centre locations has the potential for increased apartment development.

- Future transit corridors increase the capacity of existing centres
 - There are potential opportunities to maximise integrated development outcomes with planned and potential public transport initiatives, including Sydney Metro West, Bankstown to Parramatta bus corridor, Kogarah to Parramatta mass transit corridor and Parramatta to Western Sydney Airport mass transit corridor.
 - Housing opportunities within existing strategic corridors in the Cumberland LGA, including Parramatta Road, Woodville Road and Tway corridor.
 - Potential for housing development as infill in areas away from train stations and centres that would require further analysis including South Granville and Merrylands West.

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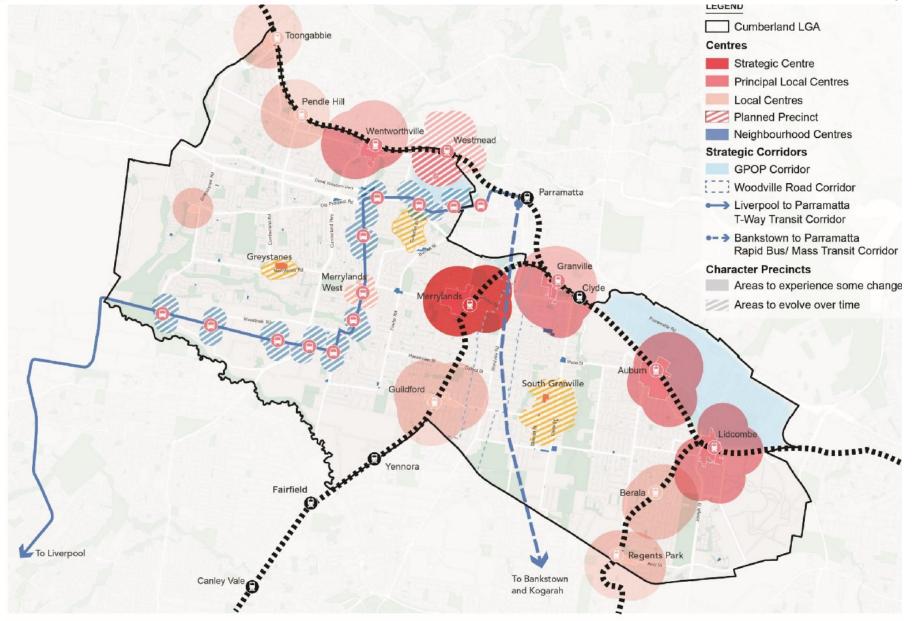




Table 26 - Proposed Centre Structure and Investigation Areas

Classification	Definition	Precincts	Character assessment
Strategic Centres	Located along with key transport nodes, strategic centres provide local and regional services, including employment centres within a walkable distance.	Merrylands	Areas to experience some change
Principal Local Centres	Located along train lines, principal centres provide an assortment of local services including neighbourhood shops and are highly accessible to major employment centres.	Aubum Granville Lidcombe Wentworthville	Areas to experience some change
Local Centres	Local centres usually include a small number of neighbourhood shops and are usually located along high- frequency public transport routes including bus services. They provide good accessibility to employment centres and local services within primary or secondary centres.	Berala Guildford Merrylands West Pendle Hill Pemulwuy Regents Park Toongabbie	Areas to experience some change
Planned Precincts	Priority Precincts provide a planned approach to growth in Sydney, with new homes and jobs located close to public transport, shops and services, while retaining and enhancing a community's character.	Westmead	Areas to evolve over time
Strategic Corridors	Areas currently undergoing investigation by Council and State agencies that will impact the future employment and housing capacity of the Cumberland LGA	GPOP Corridor Parramatta Road Corridor Woodville Road Corridor T-way transit Corridor	Areas to evolve over time

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Neighbourhood Centres	Suburban centres which provide small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.	Various throughout the LGA	Areas to experience limited change
Future Housing Investigation Areas	Small neighbourhood centres close to public transport with the potential for growth if there are changes to current infrastructure including proposed and potential transit corridors.	Greystanes South Granville South Wentworthville	Areas that may be enhanced over time

Taking into account the current development pipeline for the principal local centres and the multi-criteria analysis undertaken, it was concluded that future development capacity should be dispersed between strategic and local centres. Future housing investigation areas have also been identified due to their proximity to the proposed and potential transit corridors and infrastructure projects. Investigation areas can be further considered by the Council in future studies.

To inform the potential capacity of varying centres, six specific centres were identified with the intention that the potential housing typologies and desired future character could be translated to centres of the same classification or scale. The precincts identified in this study were:

- · Merrylands;
- Merrylands West;
- Regents Park;
- · Greystanes;
- South Granville; and
- South Wentworthville.

A photographic study of each centre informed the analysis of the existing neighbourhood character. To identify the current function and housing potential of each centre, the following key characteristics were identified:

- Existing Planning Controls;
- Built Form and Character;
- Traffic and Transport Conditions;
- Open Space;
- Social Infrastructure;
- Opportunities;
- Constraints; and
- Desired Future Character.

98 PRIORITIES



Merrylands Existing Character



Merrylands Walkable Catchment Precinct and the distribution of housing opportunity





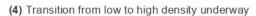


(1) Located adjacent to Merrylands Train Station, bus interchange and shopping (2) Existing low density hous centre



(3) Emerging Housing Typologies







PRIORITIES 99



Classification	Potential Strategic Centre	
Existing Planning Controls	A mix of R3/R4/B4 in the town centre west of the train line	27-65 metres within the town centre west of the train line
	B4/R4 north of Merrylands Road to the east of the train line	9 metres for low density residential housing
	B1/R2 south of Merrylands Road to the east of the train line	11-14 metres for medium density housing east of the train line
		18-21 metres for high density housing along the eastern side of the train line
Built Form and Character	high opportunities to increase height and a large scale Stock station with small scale shops on the corner of Railway Terra single dwellings are rezoned for high density residential flat b consistent built form, the eastern side presents a mix of single	h minimal transition. Further east, Woodville Road is also in the
Traffic and Transport Conditions	 access to key employment areas within the LGA include 5 minutes to the Parramatta CBD; and 15 minutes to the Westmead Health and Education Road Network: Merrylands Road provides an east-west link with one to per hour speed limit 	

100 PRIORITIES



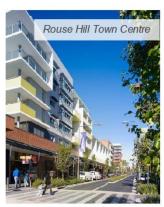
	Parking:
	A two storey commuter car park is located on Terminal Road within the Merrylands Town Centre
	Street parking is also available on both sides of the Train Station
	Pedestrian Network:
	Pedestrian access is available across the train line via an underground pedestrian tunnel and lift access via a bridge over the station.
Open Space	Regionally important open spaces near the precinct include:
	Granville Park
	Holroyd Gardens
	Duck Creek Corridor
Social Infrastructure	Local community services in the area include Merrylands Central Library, Cumberland Council offices, Merrylands Community Garden and Merrylands Police Station. Other general services include child care centres, medical centres and banks, cafés and restaurants. Educational establishments within the locality include TAFE Granville and Merrylands East Public School
Opportunities	Proximity to the established town centre and train station provides excellent opportunity for growth in the precinct. Housing opportunities should consider the transition between high density residential flat buildings along the train line and low to medium density dwellings to the east of the station as well as the high density corridor along Woodville Road further to the east.
Challenges	The existing development pipeline in Merrylands could impact on the feasibility of new medium density housing on the eastern side of the train line. The heritage character of Merrylands and impact on heritage properties must be considered for all new development. Additional development will need to consider the impacts on the existing road network and social infrastructure.

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Merrylands - Desired Future Character







Provide a transition in building height and form within the low density residential area between Merrylands town centre and Woodville road corridor.

3 – 6 storeys





102 PRIORITIES

CUMBERLAND LHS



Merrylands West



Merrylands West Walkable Catchment Precinct and the distribution of housing opportunity



(1) Located along T-way Corridor with access to high frequency bus services to Liverpool and Parramatta



(2) Redevelopment of Social Housing underway



(3) Central Gardens Nature Reserve within 5 mins walkable catchment

(4) Emerging Housing Typologies

URBIS CUMBERLAND LHS



Classification	Tertiary Transit Corridor	
Existing Planning Controls	B2 along Sherwood Road south of Merrylands Road	West of Sherwood Road - 17 to 23 metres
	R4 to the east of Sherwood Road	East of Sherwood Road - 15 to 23 metres
	R3 to the west from Coolibah Street	
Built Form and Character	chemist, hairdresser, pub and small supermarket. The majority of	s a mix of tenancies including multiple food and drink premises, a of development is set back from the road with generous amounts as. Redevelopment has begun to occur towards the southern end
Traffic and Transport	Public Transport:	
Conditions	 Sherwood T-way is located on both sides of Sherwood Road providing frequent services to both Parramatta and Liverpool with 4-5 buses every hour between 5.00am and 12.30 midnight. Local bus services are also available from Merrylands Road providing access to other local centres and Western Sydney Parklands. Road Network: 	
	 Sherwood Road provides two traffic lanes in each direction speed limit: 	on and is a local north-south link with a 60 kilometre per hour
	 To the north the road leads to Centenary Road, providing access to the Western Motorway and Great Highway 	
	- To the south, the road leads to Woodpark Road, a key industrial employment area in the locality	
	Merrylands Road provides an east-west link with two traff	fic lanes in each direction with a 60 kilometre per hour speed limit
	Parking:	
	 Street parking is not available on Sherwood Road with ge for accessibility to multiple tenancies within the centre. 	enerous amounts of parking located within front setbacks allowing

104 PRIORITIES



	Pedestrian Network:
	• There are multiple driveway egress points along Sherwood Drive including 20 metres of continuous driveway on the eastern frontage reducing the overall pedestrian safety of the area.
	While pedestrian pathways are of an adequate width and grade for pedestrians, due to the large amount of at grade parking it is likely pedestrians would cross through parking areas to reach other services within the centre.
Open Space	Central Gardens Nature Reserve provides a high-quality open space area for locals however it is not accessible via Merrylands Road and must be entered via Elford Crescent, a low density residential area.
Social Infrastructure	The majority of local services are available in the Merrylands town centre, accessible by public transport or car along Merrylands Road.
	Educational establishments in the locality include:
	Merrylands Public School;
	Sherwood Grange Public School;
	Merrylands High School; and
	Cerdon College
Opportunities	The existing retail is low scale and provides a high quantity of at-grade parking along the street frontages. With the high frequency of T-way services along Sherwood Road and connections to services along Merrylands Road, it is possible to reduce at-grade parking and setback areas to improve street interface and pedestrian connections.
	Redevelopment of existing social housing and new private market housing demonstrates there is an interest in higher density housing in the area and opportunities for uplift.
Challenges	There is a need for more local services for the existing and proposed population. Further investigation will be required on the need for services in the locality.

URBIS CUMBERLAND LHS



Merrylands West – Desired Future Character



Improve existing street interface and activate street frontage by providing greater pedestrian activities on street level.

The provision of shop-top housing along the T-way bus corridor could provide street activation through ground floor retail uses, and more housing that are closer to to jobs..

3 – 6 storeys





Regents Park



Regents Park Walkable Catchment Precinct and the distribution of housing opportunity



(1) Amy Street neighbourhood shops leading the Regents Park Train Station



(2) Transition between single dwellings and shop top hou on Amy Street







(4) Local playground along canal reserve within 5mins walkable catchment

PRIORITIES 107

(3) Emerging Housing Typologies



Classification	Tertiary Transit Corridor	
Existing Planning Controls	B2 along Amy Street to the west of Kingsland Road	Up to 20 metres along Amy Street to the west of Kingsland Road
	R2 along Amy Street to the east of Kingsland Road	9 metres along Amy Street to the east of Kingsland Road
Built Form and Character	towards Regents Park Station. Four storey shop top housing key sites within the locality including the intersections of Amy to three storey social housing is also located along the Lower	ing a mix of one and two storey attached shop top housing leading and residential flat buildings including social housing is located on Street with Kingsland Road, Regent Street and Aubum Road. Two Prospect Canal Reserve which serves as the southern boundary of ly larger than many other precincts investigated in this study, many oreys and granny flats.
Traffic and Transport	Public Transport:	
Conditions	 Regents Park Train Station provides services to two major train interchanges within 10 minutes – Lidcombe and Bankstown. 	
	 Local bus services are available along Amy Street providing access to Bankstown, Berala, Aubum, Granville and Merrylands. 	
	Road Network:	
	• The majority of the local road network provides one traffic lane and street parking in each direction with a 50 kilometre per hour speed limit.	
	Parking:	
	A Council car park is located on Regent Street providing	g timed parking for approximately 50-60 car spaces.
	Street parking is available on a majority of the local roa	id network.
	Pedestrian Access:	
	Pedestrian crossings are located on Blaxcell Street clo	se to local shops and services
	The majority of existing pathways are of adequate qual	lity and width
	The general frequency and speed of cars on the surrou reducing speed	und street network allows for safe pedestrian crossing without

108 PRIORITIES



Open Space	Local playing fields are located at Guilfoyle Park accessible from the Dooley's Sports Club via the Regent Street car park. Smaller reserves along the canal provide local playgrounds.
Social Infrastructure	Amy Street provides a variety of local community services including a post office, chemist, medical centre and Regents Park library. Educational facilities are located on the southern side of Lower Prospect Canal Reserve, including Regents Park Public School and Karningul School.
Opportunities	Regents Park provides a high level of service for a tertiary precinct with high-frequency transport options to multiple employment areas within Cumberland. There is an opportunity to improve the transition between shop top housing at high activity intersections and low density single dwellings along Amy Street. Rezonings ensure development is planned and within the character of the area rather than ad-hoc additions.
Challenges	As Regents Park is a highly established neighbourhood, further community consultation is recommended to ensure future development meets the needs of the community. Impacts on traffic and existing infrastructure should also be assessed.

URBIS CUMBERLAND LHS



Regents Park – Desired Future Character

Maintain the character of a leafy neighbourhood, while providing more housing opportunity through the implementation of the missing middle strategy, introducing low to medium density type of housing such as manor homes, townhouses/terraces, duplex and triplex etc.

2-3 storeys









Greystanes



Greystanes' Walkable Catchment Precinct and the distribution of housing opportunity



(1) Ridgeline running along north of the Greystanes neighbourhood centre





(2) Existing housing stock and emerging missing middle housing typologies



(3) Medium Density Aged Care along Cumberland Road

CUMBERLAND LHS



Classification	Investigation Area	
Existing Planning Controls	R2 to the north-east of the shopping centre	17 metres in the local centre
	B2 to the north of Merrylands Road	9 metres for residential zoning
	R3 to the south of Merrylands Road	
Built Form and Character	Greystanes Shopping Centre and the Greystanes Hotel form a low-scale neighbourhood centre surrounded by low density residential including townhouses and detached dwellings with medium density aged care located along Cumberland Road. The topography of the area slopes from the north towards Merrylands Road with a ridgeline running along Terry Road parallel to Merrylands Road. Residential areas surrounding the centre provide a high level of green coverage with street trees and large front setbacks.	
Traffic and Transport	Public Transport:	
Conditions	 Local bus services are available from Merrylands Road providing access to other local centres in the LGA and Western Sydney Parklands 	
	Road Network:	
	 Cumberland Road is a local road with a 50 kilometre per hour speed limit running north-south which provides one lane for traffic with street parking available in each direction. 	
	 North of Merrylands Road, the road leads to the arterial Prospect Road which leads to the Western Motorway to the east and Pemulwuy to the west 	
	 South of Merrylands Road, the road forms part of density residential 	the local road network and leads to Holroyd High School and low
	 Merrylands Road provides an east-west link with two t hour 	raffic lanes in each direction at a speed limit of 60 kilometres per
	 A turning land along Merrylands Road between Conceptsion of the second se	umberland Road and Braeside Road allows safe entrance into rel from both directions
	Parking:	
	Parking is available on the local street network surrout	nding Merrylands Road.

112 PRIORITIES



	• Parking is located within the neighbourhood centre with over 100 car spaces located in the Greystanes Shopping complex and approximately 200 additional car spaces at the Greystanes Hotel.	
	• The majority of parking can be accessed from both Merrylands Roads and the local road network from the side and rear frontages of the centre.	
	Pedestrian Network:	
	• The majority of existing pathways are of adequate quality and width; safety could be improved along Merrylands Road and within the car park of the neighbourhood centre.	
	Open space is located within residential areas, Benaud Street Park, in particular, is not accessible for pedestrians due to its location at the end of a cul-de-sac.	
Open Space	Small reserves within the locality provide passive play areas of adequate quality including Benaud Street Park, Hopman Street Park and Ian Street Park. Local playing fields are located at Daniel Street Park providing an opportunity for more active recreation.	
	Western Sydney Parklands is also accessible via public transport along Merrylands Road.	
Social Infrastructure	Local services within walking distance of the locality include:	
	 Greystanes Public School which is currently approved for an increase of 184 students (to a total of 897 students); Holroyd High School; 	
	Greystanes Library.	
Opportunities	Housing along Merrylands Road could be investigated as a potential for increased density, which should also reinforce the green character of the area. There is an opportunity to provide a key landmark site along the Terry Street ridgeline and improve the street interface and accessibility from Merrylands Road.	
Challenges	Due to the low scale nature of the Greystanes Shopping Centre and Hotel, it is unlikely that development will be financially feasible under the current FSR and height controls.	

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Council Meeting 19 February 2020

Greystanes – Desired Future Character

Maintain the existing neighbourhood character within a greenery setting, sensibly increase density by introducing the missing middle range of housing typologies such as terraces and low density apartments.

Predominantly 2-3 storeys, with opportunity to introduce higher density of 4-5 storeys closer to the local neighbourhood centre.











2-5 storeys



South Granville



South Granville Walkable Catchment Precinct and the distribution of housing opportunity



(1) Existing Neighbourhood Centre with access to well-serviced bus station and several medical/health facilites



(3) William Lamb Park, Dellwood St

(4) Redevelopment of Social Housing

(5) Emerging Housing Typologies



Classification	Investigation Area			
Existing Planning Controls	B1 along Dellwood Road			
	R3 to the west of Blaxcell Street			
	R4 to the east of Pegler Avenue			
single storey dwellings on large single lots to amalgamated lots for attached terraces and townhouse developments. So housing on the surrounding streets towards Woodville Road is also in the process of being redeveloped for attached terr				
Traffic and Transport Conditions	 Public Transport: High-frequency bus services are available along Blaxcell Street providing access to Hurstville, Bankstown and Parramatta every 10 minutes during peak periods, 15 minutes during off-peak weekday periods, and 20 minutes on weekends. Road Network: 			
	Blaxcell Road is an arterial road with a 50 kilometre per hour speed limit running north-south providing one lane for traffic with street parking available in each direction with a median strip.			
	Dellwood Street is a local road with a 50 kilometre per hour speed limit.			
	Parking:			
	 A Council car park is accessible via Dellwood Road providing approximately 20 car spaces with a 2 hour limit Monday to Saturday. 			
	Pedestrian Network:			
	 High-frequency bus services are available along Blaxcell Street providing access to Hurstville, Bankstown and Parramatta every 10 minutes during peak periods, 15 minutes during off-peak weekday periods, and 20 minutes on weekends. Road Network: Blaxcell Road is an arterial road with a 50 kilometre per hour speed limit running north-south providing one lane for traffic with street parking available in each direction with a median strip. Dellwood Street is a local road with a 50 kilometre per hour speed limit. Parking: Street parking is available on all local streets surrounding Merrylands Road. A Council car park is accessible via Dellwood Road providing approximately 20 car spaces with a 2 hour limit Monday to Saturday. 			

116 PRIORITIES



	 Roundabouts are located at frequent intersections of Dellwood Road, allowing for safer access across the road. Pedestrian crossings are located on Blaxcell Street, close to local shops and services.
Open Space	William Lamb Park is a high-quality playground located on Dellwood Road forming part of the Dellwood neighbourhood centre.
	Little Duck Creek to the west and the Duck River Corridor provide high quality regional open space including:
	Auburn Botanic Gardens
	Bright Park
	Harry Gapes Reserve
	Ray Marshall Reserve
	Webb Avenue Playing Fields
Social Infrastructure	Within the Dellwood neighbourhood centre, services include a post office, dentist and medical centre. Local services within walking distance of the locality include multiple childcare centres, Blaxcell Road Public School and Granville Youth Association.
Opportunities	Dellwood neighbourhood centre is a vibrant community which has the potential to become a tertiary centre due to its proximity to social services, open space and employment. Interest in attached dwellings has already been recognised in the precinct, and further investigation into the Blaxcell Road transport corridor may activate further development in the precinct. Redevelopment of LAHC housing may also influence future housing choice within the locality.
Challenges	Current transport services can maintain the existing population but will need to be investigated further if there is to be an increase in population. Due to the mix of public and private ownership, the collaboration will be necessary to amalgamate future sites for development.

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South Granville – Desired Future Character

Reinforce existing neighbourhood character while encouraging growth and further activation of streets.

Introduce shop-top housing form at neighbourhood centre, and missing middle type of housing typologies in the walkable catchment of the centre and amenities.

2-5 storeys













South Wentworthville



South Wentworthville Walkable Catchment Precinct and the distribution of housing opportunity



(1) Existing Neighbourhood shops



(3) Existing Housing Stock - Social Housing





(4) Emerging Housing Typologies

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Classification	Investigation Area					
Existing Planning Controls	B1 on the intersection of Coleman Street and Friend Street	9 metres for residential zoning				
	R2 surrounding the B1 zone	10 metres for B1 zone				
	R3 north of Verlie Street					
Built Form and Character	The intersection of Coleman Street and Friend Street provides a small neighbourhood centre for the precinct. A mix of low to medium housing surrounds the centre including single dwelling houses, newly constructed dual occupancies and social housing in the form of cottages and medium density flat buildings. The majority of dwellings are situated on oversized lots with large front yards and nature strips.					
Transport	Public Transport:					
		 Bus stops on Coleman Street provide access to local services in Pemulwuy, South Wentworthville and the Merrylands local centre as well as employment opportunities in Greystanes 				
	Road Network:					
	 Coleman Street is an arterial road with a 50 kilometre per hour speed limit running north-south providing one lane for traffic and street parking available in each direction. To the north, it leads to the Western Motorway and Great Western Highway 					
	Parking:					
	Street parking is available on the local road network					
	Some parking is providing in front of the row of shops					
	Pedestrian Network:					
	Pedestrian crossings are located on Coleman Street c	·				
Open Space	Small reserves within the locality provide passive play areas Reserve.	of adequate quality including Friend Park, Pitt Park and Leawarra				
Social Infrastructure	Westmead Rehabilitation Hospital is also located on Colema and must be accessed by vehicle.	n Street. Local services are highly inaccessible via public transport				

120 PRIORITIES



Opportunities	The existing lot sizes provide opportunities to provide attached dwellings including dual occupancies and terraces.
Constraints	Accessibility to public transport is limited to local bus services, while the Coleman T-way is located along Coleman Street providing frequent services to Parramatta, it is not safely accessible by walking due to the Great Western Highway.

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Council Meeting 19 February 2020

South Wentworthville – Desired Future Character

Utilise large lots and LAHC land holdings by investigating opportunities for amalgamation and redevelopment, to deliver better quality of social/ affordable housing while providing greater housing choice within the neighrbouhood.

Introduce missing middle type of housing to increase density without posing impact to existing low-density housing character.















3.3. Mechanisms to Deliver the Options

The following provides an overview of the mechanisms that will help to deliver the options provided in the Strategic Centres Plan.

Planning pathway, policy or guideline	Purpose	How it will help drive and deliver the planning options
Rezoning	The Strategic Centres Plan identifies several local and neighbourhood centres to achieve the objectives of the LHS. This will require rezonings and amendments to existing development standards such as building heights and FSR provisions in the LEP to achieve the future desired character as identified in Section 3.2 of this Study.	 Future Planning Proposals will allow for amendments to the LEP to realise the recommended future character of the local and neighbourhood centres. The proposals will help address the following: Provide housing choice and diversity in the LGA; Explore opportunities for the urban renewal of existing Land and Housing Corporation Land; Promote development along key rail and road corridors including the development along the existing T-way between Liverpool and Parramatta; and Provide family and new entry developers to contribute to providing the 'missing middle' development.
State Environmental Planning Policy (Exempt and Complying Development Codes)	The exempt and complying development code SEPP seek to allow development with minimal impact to be undertaken without consent or fast-tracked assessment by a Council or private certifier.	Division 4 Part 3B Low Rise Medium Density Housing Code allows for the complying development of dual occupancies, manor houses and multi dwelling housing (terraces) and attached dwellings. The Strategic Centres Plans identifies precincts for medium density housing within the LGA. The code will provide further flexibility for the provision of medium density development. At present, Cumberland Council is one of forty-nine Councils that has been exempt from the Code until the LEP review process has been completed.

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Design Guide



Low Rise Medium Density The Low-Rise Medium Density Design Guide for Complying Development provides consistent design and development standards for low rise medium density residential dwellings proposed under complying development. This includes terraces, manor homes and dual occupancies as complying development in the R1, R2, R3 and RU5 zones, where medium density development is permitted under a Council's Local Environmental Plan (LEP).

> This initiative aims to allow approvals for these housing types faster and more straightforward providing greater housing choice and supply.

The medium density housing code:

- Allows an applicant to lodge a complying development certificate (CDC) for medium density housing and concurrent subdivision.
- Requires the submission of a Design Verification Statement from the Building Designer for a medium density Complying Development Certificate (CDC), and
- Requires councils to consider the Design Guide for DAs to assess development applications for manor

On 18 July 2018 Council resolved to prepare a planning proposal to amend the three existing LEPs and nominate a minimum lot size for the development of dual occupancies in the Cumberland LGA. The amendment is in response to the minimum lot size of 400m² as stipulated in the Low-Rise Medium Density Design Guide. The increase in minimum lot size to 600m² will allow for building forms. landscaped areas and vehicle access provision that is more compatible with the low-density residential character and would better maintain a reasonable level of amenity for residents. It would further 600m² enable planting or retention of tree canopy on private land, which is important to manage the urban heat island effect in central Sydney.

The Strategic Centres Plan proposes missing middle options such as manor homes, townhouses/terraces, duplex and triplex in Regents Park to increase housing diversity in the area and increase housing in areas accessible by public transport whilst maintaining the leafy neighbourhood character of the area.

Council has raised concerns with the quality of the development delivered under the complying development codes. It is recommended that Council explore opportunities to implement medium density housing as a form of infill development within lower scale. It is recommended that the Council include additional controls in the comprehensive Cumberland DCP for development prescribed as Complying Development in the Low-Rise Medium density Design Guide, to ensure controls relating to architectural quality and urban design reflect the desired and future character of the local area.

124 PRIORITIES



	houses and terraces until such time they have their own DCP for these housing types.	
Low Rise Medium Density Design Guide for DAs	 The Design Guide for DAs provides design guidance for various forms of medium density housing including townhouses, villas, dual occupancies, terraces and manor houses. It has been developed to assist: 1. Applicants in preparing their DAs for the medium density housing; and 2. Councils when they are assessing them where they do not have local development controls in place for assessing this type of housing. It includes best practice design standards and will ensure these developments are well-designed and fit into the local character of an area. 	The NSW Government has required that until Councils have appropriate controls in place in their DCPs, they are required to consider the Design Guide for DAs when assessing a DA for medium density development. It is recommended that Cumberland Council prepare specific controls in the comprehensive DCP for dual occupancies, terraces and manor homes which resonate with the desired future character of the precincts and centres identified in this Study and LSPS.
State Environmental Planning Policy – (Housing for Seniors or People with a Disability)	This Policy provides design and planning standards for housing for older people, people with disabilities and low incomes to have access to affordable housing.	The evidence base reveals that housing options for an aging population will need to be provided. The Seniors Housing SEPP provides development guidelines for a variety of housing options, including development incentives to encourage the supply of housing for an aging population.
State Environmental Planning Policy - Affordable Rental Housing 2009	The affordable rental housing SEPP helps to increase the amount and diversity of affordable housing in the state through design and planning standards. Several development incentives are provided to encourage the	A review of past development applications in the Cumberland LGA has found that a significant amount of residential development in high density areas allows for affordable housing. The incentives provided under the SEPP for bonus FSR granted with the provision of affordable housing units appeal to developers in the

URBIS CUMBERLAND LHS



	supply of affordable housing for the community.	LGA. The SEPP is a great mechanism to encourage the supply of affordable housing in the LGA. Shop top housing is an option that has been explored as part of the Study. Future shop top housing development would be subject to the provisions of the SEPP, however as part of preparing the comprehensive DCP specific controls to inform the character and shop top housing requirements should be included.
State Environmental Planning Policy No 65 Design Quality of Residential Development	The Policy provides comprehensive design and assessment approach for residential flat development. It is accompanied by the Apartment Design Guidelines.	The Strategic Centres Plans identifies high density development (5-8 storeys) within the primary transit corridor and future precinct of Merrylands. The design of residential apartment developments will be required to be assessed against the SEPP.
Apartment Design Guidelines	The Apartment Design Guide provides design and planning standards for apartment development for NSW.	The development of apartments within the primary transit corridor and future Merrylands precinct will need to be designed in accordance with the Apartment Design Guidelines (ADG). Although the ADG stipulates compliance requirements for residential apartment buildings, it is recommended that further controls relating to the intended future character of Merrylands be explored as part of the comprehensive DCP specific to the precinct area.
Cumberland Local Heritage study	The Council has commissioned a comprehensive review of local heritage as part of the Cumberland Local Heritage Study.	The Study recommends the enhancement of heritage items and heritage conservation areas within Granville. The heritage study may identify further items for consideration. It is important that the conservation and management of potential items is recognised and incorporated as part of the LEP review process.
Local Character and Place Guideline	Guidelines developed by the NSW Government to assist with local place making initiatives.	The Cumberland LHS adopts the 'change, enhance and maintain character' assessment approach as prescribed in the Local Character and Place Guideline prepared by the NSW Government. In preparing the LHS, an assessment of the existing character and expectations for the desired future character of the local and neighbourhood centres has been

126 PRIORITIES



		defined to inform the objectives, standards and controls of the comprehensive LEP and DCPs to guide future development for Cumberland.As part of preparing the LSPS, it is encouraged that the sense of place and successful cultural planning is further explored. Cumberland's diversity of different cultures and people are a strength of the community. Creating cultural precincts, revitalising and animating urban space and nurturing a sense of place and local character is highly encouraged.
Promoting Design Excellence	Initiatives promoting design excellence in Cumberland	 Several suggestions for promoting design excellence as part of future development in the LGA are listed as follows: On 3 April 2019, Council adopted an interim policy to enable to the establishment of a Cumberland Design Excellence Panel. For a development to be considered to exhibit design excellence, the following matters must be considered: Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved. Whether the form and external appearance of the development will improve the quality and amenity of the public domain. Whether the development detrimentally impacts on view corridors. How development addresses the following matters: The suitability of the land for development; Existing and proposed uses and use mix; Heritage issues and streetscape constraints; The location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form; Bulk, massing and modulation of buildings;

URBIS CUMBERLAND LHS



		 Street frontage heights;
		 Environmental impacts such as sustainable design, overshadowing, wind and reflectivity;
		 The achievement of the principles of ecologically sustainable development;
		 Pedestrian, cycle, vehicular and service access and circulation requirements; and
		 The impact on, and any proposed improvements to, the public domain.
		Consideration of potential design competition provisions is currently underway by Council.
		Design review panel
		Council has implemented a Design Excellence Panel to provide design advice an guidance to significant development proposed in the LGA. The Panel is an excellent sounding board to give advice on key areas of architecture, urban design and landscape to inform good design outcomes for the LGA.
		Council allows 10% bonus FSR for development that exhibits design excellence a identified locations. The request for the detailed design information as part of unlocking additional FSR incentive is highly recommended.
Social infrastructure review	A review of the social infrastructure needs for Cumberland over the next 20 years.	As the population and housing supply increases over the next 20 years, the analysis undertaken in the Study suggests the need for more social infrastructure to meet the needs of the community. At present, it is found that social infrastructure supply for schools, elderly and youth services is limited. A review of future deman is required to be undertaken through a social infrastructure review to ensure the supply of this infrastructure is provided over the next 20 years. An LGA wide and focused one on the areas recommended for growth is highly recommended.

128 PRIORITIES



Future public infrastructure review	A review of the future public transport for the next 20 years.	The Strategic Centres Plan has been developed around a transit orientated and place-based approach. It is recommended that a review of the future public infrastructure be undertaken to ensure that the key objectives of the LHS and transport strategy are realised.
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URBIS CUMBERLAND LHS



3.4. Evaluation of the Options

The following section assesses the development feasibility of housing options, which represent key opportunities for the Council in addressing the housing gap that currently exists within the LGA.

IMPLICATIONS OF MARKET FEASIBILITY TESTING FOR HOUSING OPPORTUNITY

The outcomes of feasibility testing within the following section have informed the market feasibility perspective in estimating the level of dwelling potential for the Cumberland LGA (refer to Section 2.6).

As such, the following section provides an evidence base for calculating an appropriate level of expected housing development to occur in the LGA under the current planning controls.

Enabling feasible development outcomes through revised planning controls on opportunity sites will ensure that housing needs will be met.

Approach

Development feasibility was tested for the three out of the six housing options, as these options represent the key opportunities for the Council to address the housing gap that currently exists within the LGA.

The tested options for feasibility include:

1. Shop-top housing – Merrylands West.

Demand for a similar product is expected to come from younger couples and small families as well as from the downsizer market, noting a proportional increase in the ageing population.

2. Townhouses (Missing Middle) – Regents Park

Demand for a similar product is expected to come from families, which are projected to remain the most common household type in the LGA

3. Low density apartments (5 to 8 storeys) – Merrylands town centre

Demand for a similar product is expected to come from younger couples, small families and downsizers, especially price-conscious buyers.

Each option has been assessed under two cases:

- Base case –testing under the current planning controls.
- Feasible case –testing under the minimum planning controls required to achieve development feasibility, i.e. when residual land value exceeds estimated land value.

The following feasibility approach was undertaken to determine the residual land values of these three sites under the housing options:

130 PRIORITIES



- 1. Estimate dwelling yield on the site under the current planning controls, i.e. FSR, site coverage, building heights.
- 2. Estimate expected revenue to be generated by dwelling yield, based on comparable developments in the region.
- 3. Estimate the total project costs. The following cost assumptions were accounted for:
- Selling commissions and marketing costs 4% of gross realisation value (GRV)
- Goods and services tax (GST) 10% of GRV
- Developers margin for profit and risk 18% of GRV
- Construction costs benchmarked to Rawlinson's Construction Handbook 2018 for comparable development types. Professional fees and contingency fees applied.
- Local infrastructure contributions assessed in line with relevant local council Section 94 Plans for new dwellings
- Land Tax assessed in line with state tax requirements
- Long service levy 0.35% of total development costs
- Financing costs assessed in line with appropriate project lead in and construction periods at a 6% interest rate.
 - 1. Estimate residual land value (net realisation less total project costs)
 - Compare the residual land value with the estimated land value (allowing for a market premium to amalgamate sites). Development feasibility is achieved when residual land value exceeds estimated land value

A summary of the following options is provided in Table 28 overleaf. The key findings and conclusions include:

- Neither of the three options is feasible under the base case, i.e. under the current planning controls.
- Shop-top housing and low-density apartments (5 to 8 storeys) can achieve development feasibility under revised planning controls (primarily site coverage or building heights) under the feasible case. This will allow for higher FSRs to be achieved across the sites.

- The exception, however, is medium density townhouse development. Increasing the density of development under the feasible case does not facilitate feasible development within the bounds of medium density development. The estimated cost to purchase the site far exceeds the residual land value.
- This is notwithstanding that small-scale projects are likely to continue to occur on larger individual sites (600+ sqm) where builders/developers can knock down the older existing home and build four townhouses/manor homes. This provides the uplift to drive feasibility and removes the premiums associated with amalgamating sites.



Option	Planning Controls	Assumption	Base Case	Feasible Case	Recommendation
Shop Top Housing – Merrylands West	Max FSR: 2.8:1	Unit Yield	28	48	Shop-top housing development not feasible under current planning controls.
Menyianus west	Max Site Coverage: 30%	Site Coverage	30%	45%	Increase maximum site coverage to 45% OR increase
	Max Building Height: 23m (including retail podium)	Storeys	6 (23m)	9 (32m)	building heights to 32m to achieve feasibility.
	(including retail podium)	Implied FSR	1.3	1.9	
		Is it feasible?	No	Yes	
Townhouses – Regents Park	Max FSR: 0.75:1	Yield	15	76	Very low feasibility for townhouse development, with unrealistically high FSR, required on-site to achieve
	Max Site Coverage: 30% Max Building Height: 9m	Implied FSR	0.75	N/A	feasibility.
	max building height. an	Is it feasible?	No	Yes	Smaller scale medium density development is feasible, provided land acquisition costs are low.
5 to 8 Storey Apartments – Merrylands Town Centre periphery	Max FSR: 2.0:1	Unit Yield	56	85	8-storey apartment development not feasible under current planning controls.
	Max Site Coverage: 30%	Site Coverage	30%	36%	Increase maximum site coverage to 40% OR increase
	Max Building Height: 25m	Storeys	8 (25m)	10 (32m)	building heights to 32m to achieve feasibility.
		Implied FSR	1.7	2.2	
		Is it feasible?	No	Yes	

Table 28 - Summary of Housing Options - Feasibility Testing

132 PRIORITIES



Option 1 – Shop Top Housing

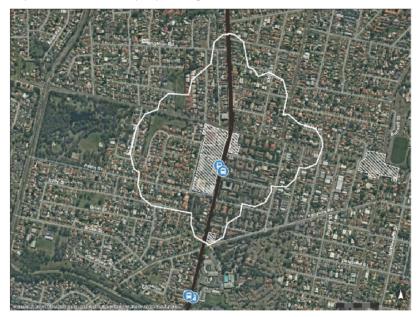
SITE OVERVIEW

The site is located in the Merrylands West precinct, within the B2 local centre zoning and to the east of Sherwood Road. The precinct is characterised by local services, including smash repairs and petrol station.

Redevelopment has begun to occur towards the southern end of the precinct in the form of shop-top housing.

Sherwood T-Way is located on Sherwood Road with services available in both directions providing frequent services to both Parramatta and Liverpool.

Map 4 - Site Context - Shop Top Housing



KEY ASSUMPTIONS AND FINDINGS

Base Case

- Maximum allowable residential GFA under the current planning controls supports development for 28 units over 6 storeys. This achieves a resultant FSR of 1.3:1 (within the allowable FSR controls).
- The development assumes a mix of one (10%), two (70%) and three (20%) bedroom units based on the mix in comparable locations.
- Adopted revenue of **\$7,500 per sq.m** on saleable area, which is in line with current pricing benchmarks for new apartment development within Merrylands West and surrounding suburbs
- Estimated land cost of \$1,000 per sq.m for the subject site is based on site sales evidence and unit site values for comparable locations in Western Sydney. An additional 30% premium on top of land costs reflects the site acquisition cost to the developer.
- Under these assumptions, the base residual land value does not exceed the estimated required land sale price of the subject site. As a result, shoptop housing is not feasible under the base case.

Feasibile case

- To achieve feasibility of shop-top housing on the site, i.e. when base residual land value exceeds the land sale price for the subject site, the following planning controls and market assumptions were applied:
 - Increased maximum allowable residential GFA by either relaxing allowable site coverage to 45% or maximum building height to 32 metres to 9 storeys (under existing site coverage allowance). This achieves a resultant FSR of 1.9:1 (within the allowable FSR controls).
 - Adopted revenue of \$7,800 per sq.m on saleable area, which represents a sale premium on the upper levels of the development.
 - Higher land acquisition costs of \$1,600 per sq.m based on the increased unit site value of the development.

URBIS CUMBERLAND LOCAL HOUSING STRATEGY



Overall, development of shop-top housing is feasible if planning controls (primarily site coverage or building heights) are revised to allow for a higher (though within current controls) FSR to be achieved.

 Table 29 provides a feasibility summary for shop-top housing under the base case and feasible case.

Development Summary

Table 29 – Development Summary – Shop Top Housing

	Findings	Base Case	Uplift Case
(1)	Site Area (sq.m)	2,082	2,082
(2)	Max. allowable FSR ¹	2.8	2.8
(3)	Site coverage	30%²	45%
(4)	Dwellings (no.)	28	48
(5)	Residential GFA (sq.m)	2,623	3,905
(6)	Implied FSR - (5)/(1)	1.3	1.9
(7)	Residential storeys - [(5)/0.7]/[(1)*(5)] ³	6	9
(8)	Residual land value	\$1,303,622	\$4,330,561
(9)	Estimated required sale price	\$2,706,600	\$4,330,560
	Feasible (Yes/No)	No	Yes

1.LEP control

2. DCP control

3. Residential GFA converted to Gross Building Area (GBA) to calculate storey levels

RECOMMENDED PLANNING CONTROLS

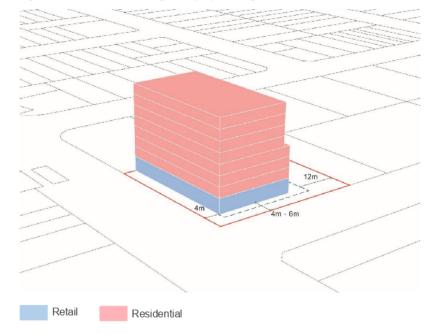
It is important to note that this urban form testing is based on the high-level feasibility assessment that determines the minimum site coverage required to deliver a viable development. The following diagram illustrates the resulting built form of the feasibility assessment, with reference to existing development

134 PRIORITIES

controls of Auburn DCP 2010 and the Apartment Design Guide. Detailed design will still be required to achieve an optimum built form outcome.

The following diagram illustrates the resulting built form of feasible development under the feasible case. A more rigorous design will be required to achieve an optimum built form outcome.

Figure 33 – Urban Form Testing – Shop-top housing



 Consider increasing residential site coverage to 45% to practically allow developments to achieve the current maximum FSR and height controls



Option 2 – Missing Middle

SITE OVERVIEW

The site is located in the Regents Park precinct, within the R2 Low Density residential zoning and comprises six houses. The precinct is characterised by low density houses on lots of around 450-600 sq.m.

Redevelopment has been limited within the area with some older weatherboard houses knocked down and replaced by larger double story homes.

There is a small local centre located to the east of the train station comprising convenience retail, walk-up apartments and nearby schools.

The Regents Park train station provides indirect access to employment centres with most commuters changing at Lidcombe station to express services.



Map 5 – Site Context – Missing Middle



KEY ASSUMPTIONS AND FINDINGS

Base Case

- Maximum allowable residential GFA under the current planning controls supports development for 15 x 2-story townhouses. This achieves a resultant FSR of 0.75:1 (the maximum allowable FSR control).
- The development assumes a mix of two (40%) and three bedroom (60%) townhouses with lot sizes of 200 and 250 sq.m respectively.
- Adopted revenue of around \$4,600 per sq.m on saleable area, which is in line with current pricing benchmarks for new townhouses in Lidcombe and surrounding suburbs

URBIS CUMBERLAND LOCAL HOUSING STRATEGY



- Estimated land cost of \$1,600 per sq.m for the subject site is based on site sales evidence of homes in Regents Park. An additional 30% premium on top of land costs reflects the site acquisition cost to the developer of buying all six lots.
- Under these assumptions, the base residual land value does not exceed the estimated required land sale price of the subject site. As a result, amalgamating multiple sites for a townhouse development is not feasible under the base case.

Feasible case

- Increasing the density of development does not facilitate feasible development within the bounds of medium density development.
- Planning controls are not considered to be a key impediment of the development of amalgamating sites and developing medium density townhouses and manor home projects. Key impediments include:
 - The lots in the area are generally relatively small (<500 sq.m) which means they can only be replaced by 2 x 200-250 sq.m lots which are not sufficient to justify the land and construction costs
 - The likely premium that would be required to amalgamate sites results in a total site price that further inhibits feasibility.
- Amalgamating low density house sites to redevelop as medium density townhouses/manor homes is not feasible. This is reflected by the limited townhouse development that has occurred in the area with projects such as Botanica involving development on very large non-residential sites.
- Small scale projects are likely to continue to occur on larger individual sites (600+ sq.m) where builders/developers can knock down the older existing home and build four townhouses/manor homes. This provides the uplift to drive feasibility and removes the premiums associated with amalgamating sites.

The below table provides a feasibility summary for townhouses under the base case and feasible case.

Development Summary

Table 30 – Development Summary - Townhouses

	Findings	Base Case	Uplift Case
(1)	Site Area (sq.m)	3,608	3,608
(2)	Max. allowable FSR ¹	0.75	1.75
(3)	No. Units	15	76
(4)	Residential GFA	2,706	13,405
(5)	Implied FSR - (5)/(1)	0.75	3.72
(6)	Residual land value	\$748,835	\$7,504,641
(7)	Estimated required sale price	\$7,504,640	\$7,504,640
	Feasible (Yes/No)	No	Yes

1.LEP control

RECOMMENDED PLANNING CONTROLS

- Consideration of the allowance of 3-storey walk up apartments in close proximity to the local centre
- Support of Low-Rise Medium Density Code to allow for manor homes on smaller sites (~400-500 sq.m) subject to supportable design outcomes.

136 PRIORITIES



Option 3 – 5 to 8 Storey Apartments

SITE OVERVIEW

The site is located in the Merrylands precinct, within the R2 Low Density zoning and comprises of two single dwelling lots to the east of Merrylands train station. While the western side of the train lines provides more consistent built form, the eastern side presents a mix of single dwellings, shop-top housing, and higher density residential flat buildings.

The site is located within a 300-metre walk of Merrylands train station, which provides high-frequency access to key employment areas such as Parramatta (5-minute train), Westmead Health and Education Precinct (15-minute train) and Sydney CBD (40 minutes).

Map 6 – Site Context – 5 to 8 Storey Apartments



URBIS CUMBERLAND LOCAL HOUSING STRATEGY

KEY FINDINGS

Base Case

- Maximum allowable residential GFA under the current planning controls supports development for 56 units. This achieves an FSR of 1.7:1 (within allowable FSR control).
- The development assumes a mix of one (15%), two (65%) and three (20%) bedroom units based on the mix in comparable locations.
- Adopted revenue of \$8,100 per sq.m on saleable area, which is in line with current pricing benchmarks for new apartments in Merrylands and Granville
- Estimated land cost of \$1,275 per sq.m for the subject site is based on site sales evidence and unit site values for comparable locations in the region. An additional 30% premium on top of land costs reflects the site acquisition cost to the developer.
- Under these assumptions, the base residual land value does not exceed the estimated required land sale price of the subject site. As a result, 8storey residential units are not feasible under the base case.

Feasible Case

- To achieve feasibility of high density residential on the site, i.e. when base residual land value exceeds the land sale price for the subject site, the following planning controls and market assumptions were applied:
 - Increased maximum allowable residential GFA by either relaxing allowable site coverage to 36% or maximum building height to 32 metres to 9 storeys (under existing site coverage allowance). This achieves a resultant FSR of 2.0:1 (within the allowable FSR controls).
 - Base case revenue of \$8,100 per sq.m applied to the saleable area, as no premium expected on density uplift
 - Higher land acquisition costs of **\$1,900 per sq.m** based on the increased unit site value of the development.

Overall, development of high density apartments up to the existing maximum FSR of 2.0:1 is feasible if planning controls (primarily site coverage) are revised to allow for the maximum FSR to be achieved.



The below table provides a feasibility summary for shop-top housing under the base case and feasible case.

Development Summary

Table 31 - Development Summary - 5 to 8 Storey Apartments

	Findings	Base Case	Uplift Case
(1)	Site Area (sq.m)	3,091	3,091
(2)	Max. allowable FSR ¹	2	3
(3)	Site coverage	30%²	36%
(4)	Dwellings (no.)	56	76
(5)	Residential GFA (sq.m)	5,193	6,198
(6)	Implied FSR - (5)/(1)	1.7	2.0
(7)	Residential storeys - [(5)/0.7]/[(1)*(5)] ³	8	9
(8)	Residual land value	\$4,270,680	\$7,634,771
(9)	Estimated required sale price	\$5,123,333	\$7,634,770
	Feasible (Yes/No)	No	Yes

1.LEP control

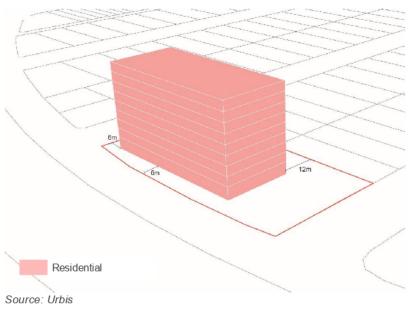
2. DCP control

3. Residential GFA converted to Gross Building Area (GBA) to calculate storey levels

The following diagram illustrates the resulting built form of feasible development under the feasible case. A more rigorous design will be required to achieve an optimum built form outcome.

138 PRIORITIES

Figure 34 - Urban Form Testing - 5 to 8 Storeys



RECOMMENDED PLANNING CONTROLS

Consider increasing residential site coverage to 40% to practically allow developments to achieve the current maximum FSR and height controls

URBIS CUMBERLAND LHS







4.1. Implementation and Delivery Plan

This section of the Study identifies the implementation and delivery of the LHS to drive the initiatives recommended in the Study to allow for future housing growth and supply in the identified areas of the Strategic Plan. The implementation and delivery of this Study are provided based on the following approach:

- LEP Process
- Citywide strategies
- Studies and Analysis
- Consultation
- Groups and Precincts

LEP Process

As an accelerated Council a period of two years has been provided to Cumberland for the LEP review and preparation process. The following provides the actions and timeframes to allow for the successful completion of this process.

Item	Action	Timeframe	Priority	Responsibility
Cumberland Strategies	Prepare Draft strategies	July 2019	High	Cumberland Council
	Revise Draft strategies	September 2019		
	Finalise strategies	November 2019		
Local Strategic Planning	Prepare Draft LSPS	May 2019	High	Cumberland Council
Statement	Put LSPS on public exhibition	July 2019		
	Revise Draft LSPS based on public exhibition	September 2019		
	Finalise LSPS	November 2019		
Prepare Local Environmental Plan	Prepare draft LEP	2019	High	Cumberland Council

140 ACTIONS

URBIS CUMBERLAND LOCAL HOUSING STRATEGY



Item	Action	Timeframe	Priority	Responsibility
	Publicly exhibit draft LEP	2020		
	Gazettal of LEP	2020-2021		
Prepare Development Control Plan	Prepare draft DCP	2019	High	Cumberland Council
FIGH	Publicly exhibit draft DCP	2020		
	Adoption of DCP	2020-2021		

Citywide Strategies

Item	Action	Timeframe	Priority	Responsibility
Planning proposals for Auburn and Lidcombe town centres	Planning proposals submitted to NSW DPE Amendments incorporated into LEP Gazettal of LEP amendments	2020	Medium to High	Cumberland Council NSW Department of Planning and Environment
GPOP	Finalisation of the GPOP	2019	Medium	NSW Department of Planning and Environment Relevant Council LGAs
Low Rise Medium Density Code and Planning Proposal	Request NSW DPE to amend minimum lot size for dual occupancy to 600m ² in LEP	2019	Medium	NSW Department of Planning and Environment Cumberland Council

URBIS CUMBERLAND LOCAL HOUSING STRATEGY ACTIONS 141



Studies and Analysis

Item	m Action		Priority	Responsibility
Comprehensive Heritage Study for Cumberland	Stage 1: review and update existing inventory sheets and identify any items which may no longer be suitable for heritage listing	July 2019	High	Cumberland Council
	Stage 2: identify potential new listings	Late 2019		
Affordable Housing Study	Undertake and prepare an affordable housing study	July 2019	High	Cumberland Council
Transport Study	rt Study The transport study seeks to: Identify issues identified including heavy traffic, pressure on some public transport services and ability to cater for growth. Explore future opportunities, including: Vibrant centres with a wider range of transport options Public transport that supports a 30-minute city Encouraging a safe and reliable road network Integrate with planned transport infrastructure projects Opportunities for collaboration with transport agencies and providers		High	Cumberland Council
Open Space and Recreation Study	 Uneven distribution of open space across the Cumberland area. Some parts of the Cumberland area are undersupplied for recreation facilities Future opportunities to include: Provision of new community/civic space in town centres 	July 2019	High	Cumberland Council

142 ACTIONS

URBIS CUMBERLAND LOCAL HOUSING STRATEGY



Item	Action	Timeframe	Priority	Responsibility
	 Improve the quality of open spaces, particularly smaller local parks Focus on Duck River and Prospect Reservoir Water Pipeline corridors to deliver Green Grid priorities 			
Bushfire Prone Land Study	Undertake and prepare a Bushfire Prone Land Study for the Cumberland LGA.	July 2019	High	Cumberland Council
Social Infrastructure Review	Undertake a review of the existing and future demand for social infrastructure to address planned growth of the LGA over the next 20 years.	June 2020	High	Cumberland Council
Public Infrastructure Review	Future Rapid Bus Transport System Review of present and train capacity for T1 Western line, T5 Cumberland Line and T2 Inner West and Leppington Line	2019-2026	High	Cumberland Council Adjoining LGAs Greater Sydney Commission Transport for NSW Infrastructure NSW NSW Department of Planning and Environment

Consultation

To ensure the successful implementation of the Study, consultation with key stakeholder groups will be important to drive the initiatives over the next 20 years. The following stakeholder's groups and actions to allow for the implementation of the Study is provided as follows:

Stakeholder group	Action	Timeframe	Priority	Responsibility
Greater Sydney Commissio	Working together with the GSC to ensure the strategic objectives for the Central City District are realised.	2019-2026	High	Greater Sydney Commission

URBIS CUMBERLAND LOCAL HOUSING STRATEGY ACTIONS 143



Stakeholder group	Action	Timeframe	Priority	Responsibility
				Cumberland Council
NSW Department of Planning and Environment	Working with the NSW DPE to prepare a comprehensive LEP for Cumberland.	2019-2021	High	NSW Department of Planning and Environment
				Cumberland Council
Parramatta City Council	Working with Parramatta Council to implement cross	2019-2026	High	Parramatta City Council
	LGA strategic plans and planned precincts			Cumberland Council
	Advocate for public transport improvements to accommodate future housing growth	2019-2026	Medium to High	Advocate for public transport improvements
Liverpool City Council and	Working together with the two Councils to advocate	2019-2026	Medium to	Cumberland Council
Bankstown City Council	better transport links for future housing growth.		High	Liverpool City Council
	Train frequency and services			Bankstown City Council
	Rapid bus transport services between Bankstown and			,
	Parramatta			

144 ACTIONS

URBIS CUMBERLAND LOCAL HOUSING STRATEGY



Groups and Precincts

In order to allow for timely implementation of the Study as envisaged in the Strategic Centres Plan, the approach and focus for Cumberland's housing growth for the next 20 years is provided below.

Group	Precinct	Action	Timeframe	Priority	Responsibility
Strategic Centres		 Progress current planning proposals Investigate potential for future precinct including infrastructure needs Review and establish required development controls under LEP Establish suitable DCP controls to meet the desired future character as identified in the Study. 	Short term	High	Cumberland Council
Principal Local Centres	Granville Auburn Lidcombe Wentworthville	 Progress current proposals Review and define precinct areas Establish suitable DCP controls to meet the desired future character as identified in the Study 	Short term	Medium to high	Cumberland Council
Local Centres	Merrylands West Regents Park Guildford Berala	 Progress current proposals Investigate potential for future precinct including infrastructure needs Review and establish required development controls under LEP 	Short to Medium term	Medium	Cumberland Council

URBIS CUMBERLAND LOCAL HOUSING STRATEGY ACTIONS 145



Group	Precinct	Action	Timeframe	Priority	Responsibility
	Pendle Hill Toongabbie Pemulwuy	 Establish suitable DCP controls to meet the desired future character as identified in the Study. 			
Planned Precincts	Westmead	 Work with the NSW Government on proposals within the precinct Opportunity to work with the Government on Westmead investments 	Short term	High	Cumberland Council
Strategic Corridors	GPOP Corridor Parramatta Road Corridor Woodville Road corridor T-way transit corridor	 Work with the NSW Government to provide future advocacy for improved links and transport between LGAs Focus on transit orientated precincts and development Review of planning controls as identified in the Corridor Plans. 	Short to Medium term	Medium	Cumberland Council
Neighbourhood Centres	Various throughout the LGA	 Implement strategies to allow low-medium density infill development through planning pathways 	Medium to Long term	Low – Medium	Cumberland Council
Future Housing Investigation Areas	Greystanes South Granville South Wentworthville	 Future areas for investigation by the Council for renewal and enhancement. 	Medium to Long term	Low – Medium	Cumberland Council

146 ACTIONS

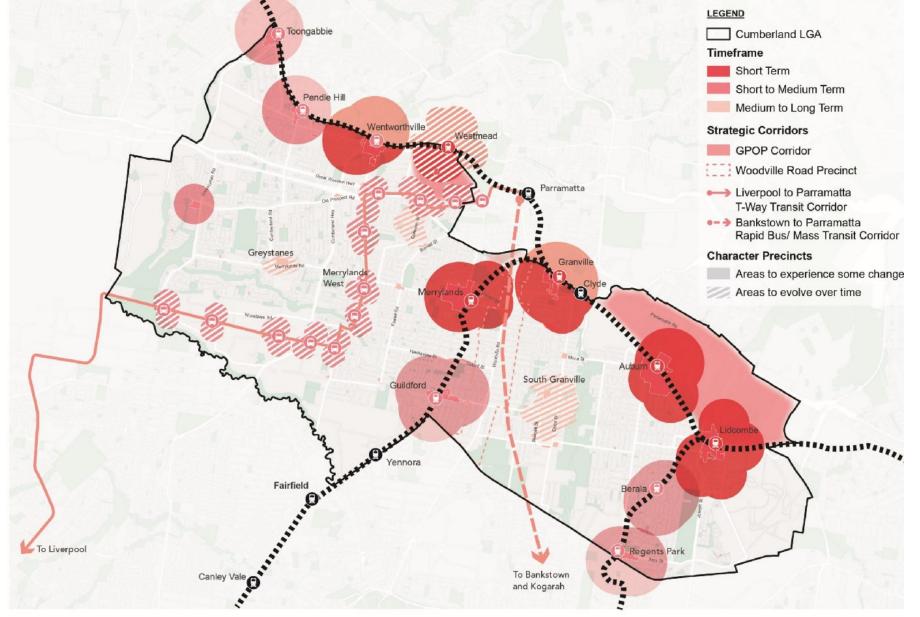
URBIS CUMBERLAND LOCAL HOUSING STRATEGY



Group	Precinct	Action	Timeframe	Priority	Responsibility
		 Further place and infrastructure study required to support future growth and planning initiatives. 			

URBIS CUMBERLAND LOCAL HOUSING STRATEGY ACTIONS 147







4.2. Planning Proposal

The Study sets out the future planning of the Cumberland LGA with an approach to provide future housing supply and variety in housing over the next 20 years. The Strategic Centres Plan in Section 3.2 of this Study identifies precincts for future planning and growth, which would require amendments to existing controls and rezonings to achieve the land use approach.

The evidence base shows that the housing targets can be achieved but will require a review of current planning controls to meet future needs while also considering feasibility and market demand. However, the Cumberland LHS seeks to achieve more than the required housing targets necessary for the LGA. As a result, the several areas are identified to be maintained, changed or enhanced with the aim to:

- Encourage housing diversity and housing affordability
- Allow for housing greater density along with public transport nodes
- Utilisation and renewal of existing Land and Housing Corporation stock

Provide greater housing choice with the implementation of R3 Medium Density zone to allow for zone transitions within the LGA and reduce the number of R2 Low Density zoning.

These specific precincts can assist the Council to achieve better land use planning outcomes for the LGA rather than solely focussing on housing targets. As part of a coordinated approach, the Council can consider rezonings and planning proposals to amend existing planning controls to deliver the intentions of the Plan and Study as part of future works.

It is important that any future rezonings and planning proposals, taken into account the required social and public infrastructure necessary to accommodate the growing needs of the community and future population in these areas.

A Planning Proposal Framework has been provided in Table 32 to ensure key considerations for future planning proposals has been provided.

URBIS CUMBERLAND LOCAL HOUSING STRATEGY ACTIONS 149



Planning Proposal Framework

A framework for the consideration of Planning Proposals is provided in Table 32.

Table 32 - Planning Proposal Framework

Strategic Planning Context	Planning Principles	Considerations
Consistent with A Metropolis of Three Cities: Greater Sydney Region Plan and Central City District Plan	Planning proposals must consider the following: Ensure development aligns and is consistent with the broader State and local government's strategic vision, directions and objectives.	 Is the planning proposal consistent with A Metropolis of Three Cities: Greater Sydney Region Plan? Is the planning proposal consistent with Western City District Plan?
Consistent with Cumberland Local Strategic Planning Statement		 Is the planning proposal consistent with the LSPS?
Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls		 Does the planning proposal respond to new infrastructure investment? Does the planning proposal respond to changing demographic needs?
Seeking to update the current planning controls if they have not been amended in the last 5 years		Would an LEP review make this no longer relevant?
Consistent with Section 9.1 Ministerial Directions		 Is the planning proposal consistent with Section 9.1 Ministerial Directions?
Traffic and Transport Considerations	Planning Principles	Consideration
Local traffic and transport	Planning proposals must consider the following: Ensure homes are within walking distance of a rail station (800 metres) or bus stop (400 metres), and routes link to Major centres, transport hubs, schools, employment opportunities and residential areas.	 Will the proposed development generate more traffic on existing roads? Does the proposed development propose any traffic management measures which may improve the function of a road?
Public transport		 Is the proposed development within 800m walking distance from a train station?

150 ACTIONS

URBIS CUMBERLAND LOCAL HOUSING STRATEGY



Cycle and pedestrian movement	 Encourage walking and cycling within and to and from the centres and residential areas. Ensure efficient movement of vehicles and pedestrians and minimise conflicts between local traffic and residential amenity. 	 Is the proposed development within 800m of a T-way stop or within 400m walking distance from a bus stop? Does the proposed development provide active transport? Does the proposed development contribute to the active transport system beyond the immediate vicinity of the site? Does the proposed development contribute pedestrian footpaths? Does the proposed development provide cycle lanes? If so, are they combined/ separated?
Environmental Considerations	Planning Principles	
	Fianning Finicipies	Consideration
Bushfire Hazard	Planning proposals must consider the following: Ensure that bushfire protection measures include safe evacuation routes and asset protection zones from the proposed development. [Draft PBP 2018] Ensure stormwater management design minimises	 Does the proposed development have any bushfire risk? If so, how is it proposed to be mitigated? Does the proposed development have any acid
Bushfire Hazard	Planning proposals must consider the following: Ensure that bushfire protection measures include safe evacuation routes and asset protection zones from the proposed development. [Draft PBP 2018]	 Does the proposed development have any bushfire risk? If so, how is it proposed to be mitigated?

URBIS CUMBERLAND LOCAL HOUSING STRATEGY ACTIONS 151



Flora and fauna	 geotechnical flooding events Contamination Acid sulphate soil Plan for a well-designed interface between residential and commercial land to minimise conflicting impacts. Encourage the retention of mature trees and 	 Does the proposed development have any vegetation? If so, is the vegetation proposed to be retained? Are there any threatened flora and fauna species identified on the site? If so, what mitigation measures are proposed to not negatively affect their habitat?
Soil stability, erosion, sediment, landslip assessment and subsidence	Encourage the retention of mature trees and vegetation to address climate change, urban heat island effect, and shade.	 Are there any risks associated with the geotechnical constraints (e.g. soil stability, erosion, sediment, landslip, subsidence, etc.)? If so, how is the planning proposal propose to mitigate these risks?
Water quality		Are there rain gardens and other water quality measures proposed to address the site's runoff?
Stormwater management		 Does the proposed development provide any changes to the current stormwater mitigation measures? Are there any drainage basins proposed to assist with mitigation measures?
Flooding		 Is the proposed development affected by the 1:100 flood event?
Land/site contamination (SEPP 55)		Is land contaminated?Can it be remediated?
Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining)		Not applicable to Cumberland
Sea level rise		Not applicable to Cumberland

152 ACTIONS

URBIS CUMBERLAND LOCAL HOUSING STRATEGY



Urban Design Considerations	Planning Principles	Consideration
Existing site plan (buildings, vegetation roads, etc) Building mass/block diagram study (changes in building height and FSR)	 Planning proposals must consider the following: Consistency with the Government Architect's <i>Evaluating Good Design</i> objectives. Ensure new housing typologies are consistent with the local character and context. Regard for Government Architect's Design Excellence Competition Guidelines (Recommended for Cumberland Council to identify areas for Design Excellence) 	 How does the proposed development fit within the surrounding context? E.g. land use and height/scale transitions. If significant changes are proposed which diverge from the surrounding areas, how does the proposed development address the frontages to adjacent properties? Does the proposed development have any negative impacts on surrounding properties which cannot be mitigated, such as: Overshadowing Privacy Noise Traffic generation Has the proposed development given consideration to active street frontages?
Lighting impact		 Does the proposed development overshadow surrounding areas?
Development yield analysis (potential yield of lots, houses, employment generation)		 Does the proposed development create an uplift of number of people? Has the proposed development responded to the increase of the site in regards to open space provision, traffic and transport, etc.?

URBIS CUMBERLAND LOCAL HOUSING STRATEGY ACTIONS 153



ADG Compliance		 Does the proposed development comply with the Apartment Design Guidelines? (For apartments only)
Design Excellence		Does the proposed development provide merits for design excellence?
Economic Considerations	Planning Principles	Considerations
Economic impact assessment	Planning proposals must consider the following: Encourage development within proximity to local and regional centres and strategic corridors.	Does the proposed development have any employment generating uses contained within the site?
Retail hierarchy	Ensure future residents are within 30 minutes to an employment centre.	 Is the proposed development within 400m walking distance to a retail centre?
Employment land		 Does the proposed development have access to nearby employment land? How can future residents access nearby employment from the proposed development? [30min city]
Social and Cultural Considerations	Planning Principles	Considerations
Heritage impact	Planning proposals must consider the following: Recognise the history, heritage and character of the surrounding area through identifying European and Aboriginal Cultural Heritage.	 Does the proposed development have any heritage impact on or adjacent to the site? If so, how does the proposed development aim to mitigate impacts?
Aboriginal archaeology	Ensure new/enhanced open space can meet the passive and active recreation needs of the future population and support biodiversity values.	 Does the proposed development have any Aboriginal artefacts contained within site? Have appropriate mitigation measures been considered for Aboriginal artefacts?
Open space management	Integrate waterway corridors, heritage items and high-value landscape features to improve enjoyment	 How has the proposed development considered uplift in open space requirements for the surrounding area?

154 ACTIONS

URBIS CUMBERLAND LOCAL HOUSING STRATEGY



	and access of these places as part of an integrated open space network [GA Office Greener Spaces] Ensure local parks feature a mix of active and passive recreation uses and are within easy walking and cycling reach of homes. Consider opportunities for providing additional open space and recreation facilities in response to future	 Does the proposed development propose any dedication of public open space? Does the proposed development propose any private open space? Does the proposed development provide any embellishment of existing open space?
European archaeology	population needs. Ensure existing and proposed education and social infrastructure facilities meet the future population	 Does the proposed development have a plan of management for proposed public open space? Does the site have any European artefacts?
	needs. Encourage the urban renewal of government- owned land.	Have appropriate mitigation measures been considered for European artefacts?
Stakeholder engagement	Promote social and affordable housing mix within high amenity areas.	 Has the applicant consulted with surrounding neighbours to understand the community sentiment toward the proposed development?
Housing affordability		 Does the proposed development provide any consideration for social or affordable housing units?
Social infrastructure		 Is the proposed development within walking distance to a primary school? Is the proposed development within walking distance to a secondary school? Are there any private schools identified within walking distance to the proposed development? Are there childcare facilities within or near the proposed development? Are there health facilities near the proposed development?

URBIS CUMBERLAND LOCAL HOUSING STRATEGY ACTIONS 155



		 Is the proposed development owned by the private or public landowner? Does the proposal include land owned by a public authority? Does the proposal include existing social and affordable housing?
Infrastructure Considerations	Planning Principles	Considerations
Infrastructure servicing and potential funding arrangements	Planning proposals must consider the following: Ensure adequate essential infrastructure is provided to service existing and future residents.	 Is there sufficient infrastructure capacity to service the following: Water; Sewer; Electricity; Telecommunications. Does the proposed development seek to increase capacity in infrastructure systems to alleviate the uplift?

Proposals for site uplift

The following provides as a specific set of criteria for site-specific Planning Proposals. Proponents are required to demonstrate compliance with the above planning proposal framework and the following listed criteria:

Ecologically Sustainable Design	The proposed development will achieve a 5 Star Green Rating – Communities for Precinct scale development or Green Star performance for a building.
Design Excellence Strategy	Demonstrate design excellence through a design competition process for a building at least 25m or greater.
Active Transport	The proposal will promote active transport strategies by encouraging through site links to cycleways, end of trip facilities, bike parking facilities and other similar initiatives.

156 ACTIONS

URBIS CUMBERLAND LOCAL HOUSING STRATEGY



	The proposal will address the LGAs shortage in public open space, with a total of 30% of the total site area
Public Open Space	to be dedicated for public open space through a Planning Agreement as an open space contribution.

URBIS CUMBERLAND LOCAL HOUSING STRATEGY ACTIONS 157



4.3. Monitoring and Reviews

To ensure the Cumberland LHS remains relevant and consistent with the state and local planning framework and legislative changes, it is recommended that the review of the Study be undertaken as follows:

Review period	Requirements for review
	This review would consider the rate of housing delivery and supply within the LGA. The annual reporting would monitor and identify trends which will help to inform be considered as part of the five-year review.
Annual Reviews	At the same time, it may identify opportunities for the implementation of housing initiatives recommended in this Study.
	Reviews of the annual evidence base over five years and housing stock against the broader aims of District and Regional Plans to ensure that the LHS is aligned with local housing needs.
Five yearly review	The five-year review may allow for a review of the policies to influence the supply and demand for housing in the LGA.
Ten-year review	to ensure that the 20-year vision statement, the evidence base and the strategic and planning contexts are aligned with the goals of the community, the broader aims of the district and regional plans, and the LHS implementation and deliver the plan.

The Monitoring and Reporting phase is important to help identify triggers that would result in a comprehensive and holistic review of the LHS, including potentially:

- · Change in housing supply or demand, demographic, economic or environmental conditions, and
- Changes to transportation infrastructure projects.

158 ACTIONS

URBIS CUMBERLAND LOCAL HOUSING STRATEGY



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All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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Appendix A Housing Opportunity Analysis -Land Use Opportunities and Constraints



Criteria	Possible Score	Score	Justification
Environmental Constraints			
High Risk Flood	5	3	Lot that has been identified with a high risk of flood are given a score of 3, as flood-affected lots may require risk-mitigation strategies to be in place prior to any development, where development may incur additional cost. The remainder lots are deemed as suitable for development and given the highest possible score of 5.
Open Space & Recreation			
Public Open Space	0	0	These factors have been perceived as criteria for elimination and
Existing Sports & Recreation Facilities	0	0	given a score of 0, as these restricts any forms of development to
Regional Significance Green Corridors & Open Space	0	0	occur on-site.
Natural Areas, Conservation Areas/ Reserves etc.	0	0	
Creeks/ Drainage corridors	0	0	
Established Amenities/ Social Infrastructure			
Health Facilities	0	0	These factors have been perceived as criteria for elimination and
Rockwood Cemetery	0	0	given a score of 0, as these restricts any forms of development to
Schools	0	0	occur on-site.
Road Corridors - Woodville Road, Cumberland Highway, Parrar	0	0	
T-way & stops	0	0	
Train Station & Rail line	0	0	
Employment and Industrial lands (Include Industry & Business	0	0	
Existing DA's - Construction	0	0	



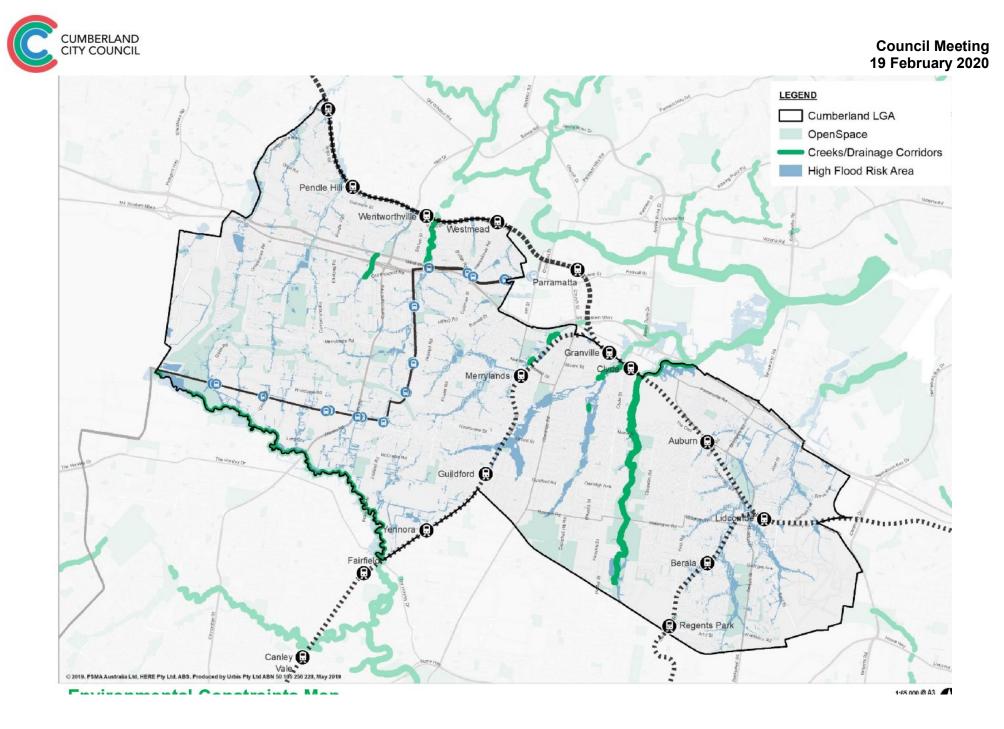
Criteria	Possible Score	Score	Justification
Heritage and Conservation Areas			
Item - Archeological Item - General Conservation Area - General	5 5 5	3 1 2	Lots that are located within the heritage conservation areas and/or shown the presence of heritage item on-site are given a score from 1 to 3, depending on the degree of influence these factors would imply on the lots' suitability for development. Lots that are not located within heritage conservation area and have no presence of heritage items are given the highest possible score of 5.
Key Centres/Precincts			
 Greater Parramatta to Olympic Park (GPOP) 2km from Strategic Centres (Greater Parramatta, Sydney B1 Neighbourhood Centre B2 Local Centre and B4 Mixed Use Centre Town Centres 800m walkable catchment from B2 Local Centres, B4 Mixed Use Centre and Town Centres (Along Rail Line or around Train 400m walkable catchment from other B2 Local Centre, B4 Mixed Use Centre and Town Centres (that's not along transit 400m walkable catchment from B1 Neighbourhood Centre 	4 5 5 5 3 4 2	4 5 2 5 5 3 4 2	Lots have been assessed against its strategic location within its suburb and the Cumberland LGA. These factors are perceived as positive attributes towards residential development. Scores are given to lots based on its' proximity to the type of centres. The score range of 2-5 are rated based on the hierarchy of the centres, with local Neighbourhood Centre as 2 and major Strategic Centres as the highest score of 5. Lots that are not located in the walkable catchment of centres are given the lowest score 1.
Accessibility			
Within 400m walking distance to Public Open Space larger than Within 400m walkable catchment to bus stops	3 5	3 5	Lots have been assessed against its accessibility to transit stations and public amenities. An additional score of 3 is given to lots that have ease access to public open space, while an
Within 800m walkable catchment to train station	5	5	additional score of 5 is given it lots are located within 5-10mins walk to transit stations.

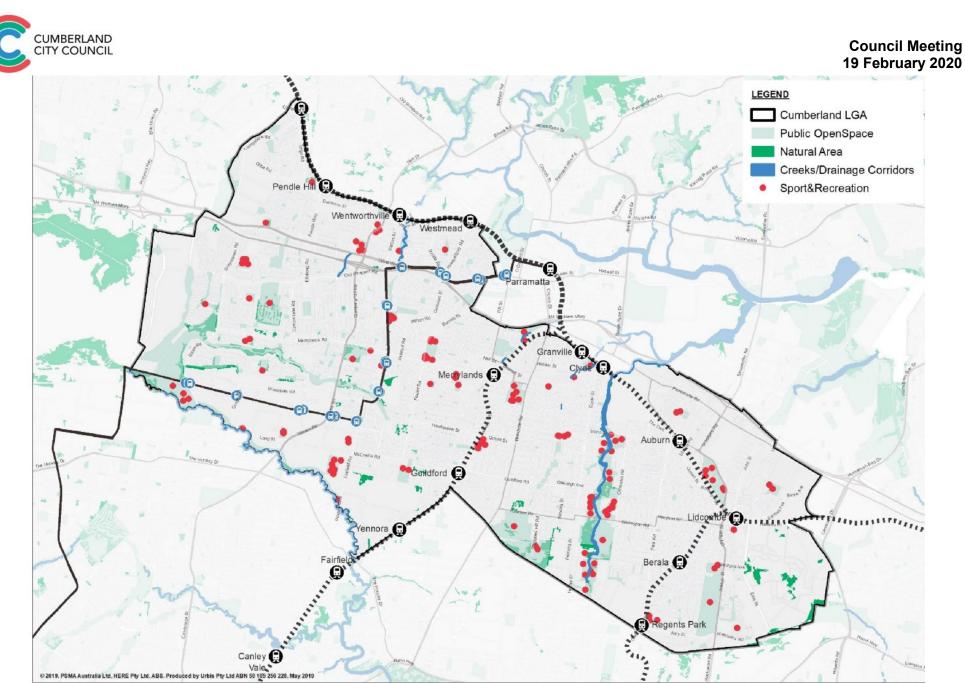
Lots that are located beyond these walkable catchment are treated as lots with average opportunity and 'given score of 1.



Criteria	Possible Score	Score	Justification
Current Development Trend (Existing DA's, PPs and underg	going projects)		
Existing PP's	5	2	The assessment of lots' development opportunity has taken into
Existing DA's - Mooted	5	3	consideration the presence of planning proposal or development
Existing DA's - Development Application	5	2	application (DA) on-site. These DAs have been rated based on
Existing DA's - Development Approval	5	1	the completion status, where lowest score is given to DA that has been approved.
			Lots that have no presence of any form of DA or planning proposals are deemed as suitable for development, and given a score of 5.
Existing Lot Sizes			
< 600 sq.m	1	1	Lot has been assessed against its' land size through a rating of 1
600-1000 sq.m	2	2	to 5 based on the level of suitability for any new development to
1000-2000	3	3	OCCUL.
2000-10000 sqm	4	4	
>10,000 sq.m	5	5	
Lot Ownership			
Strata Title Land/Block (within Town Centres & B1-B4 Centres)	5	2	Lots that have multiple owners on-site presents challenges for
Strata Title Land/Block (others)	5	1	new development to take place. These lots are given the lowest
Torrens Title	5	5	scores 1 and 2. Lots with single ownership are deemed as the
NSW Land and Housing Corporation (LAHC)	5	5	most suitable for development to occur, where a score of 5 is provided.

Lots that are currently owned by LAHC are given a higher score, with the potential of lots to be amalgamated for redevelopment under one single ownership.

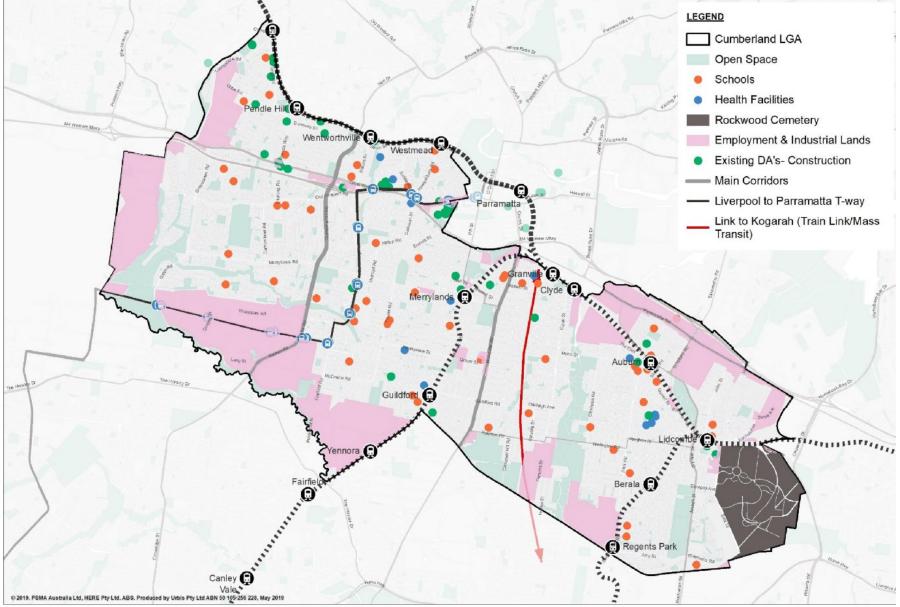




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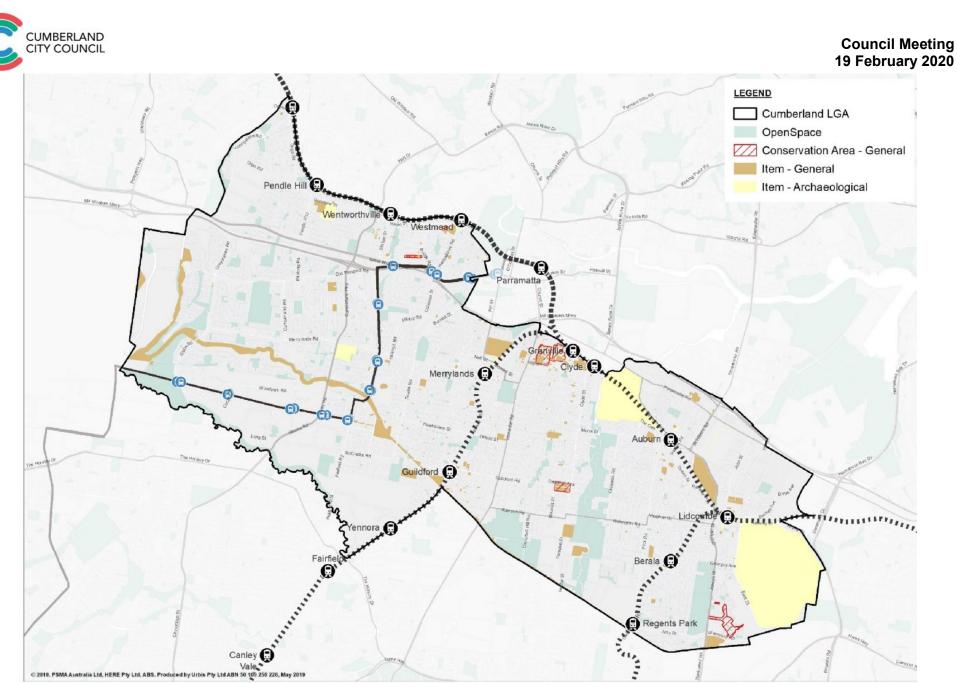
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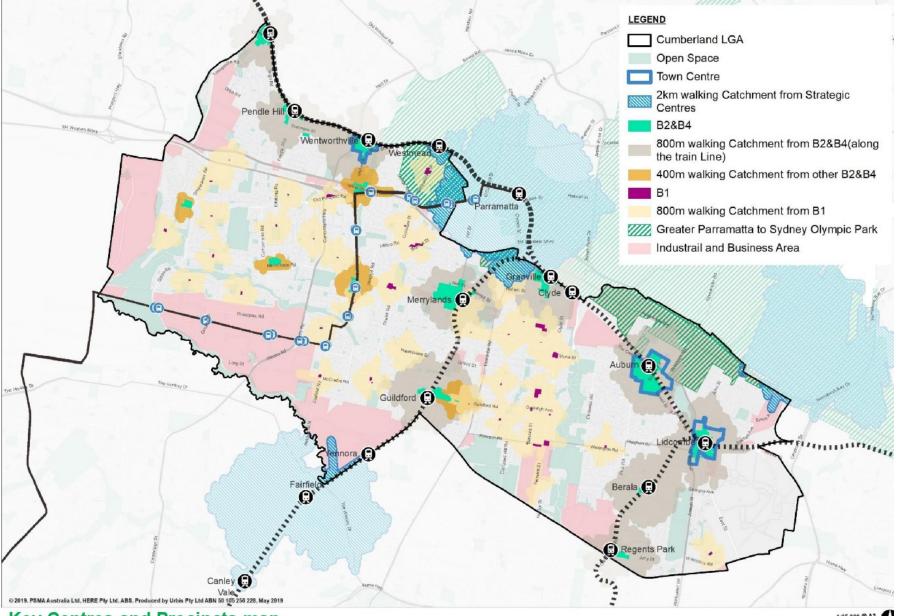
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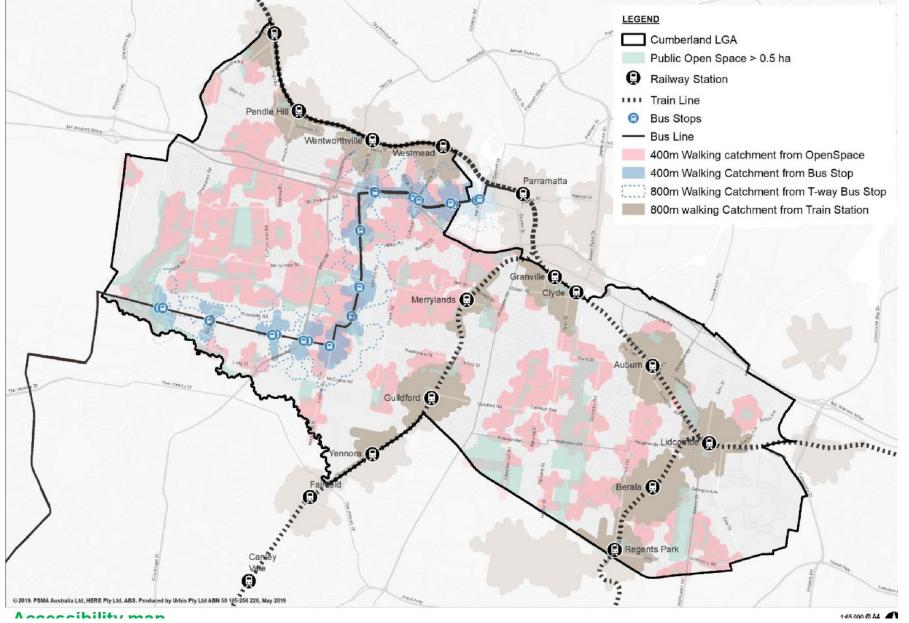


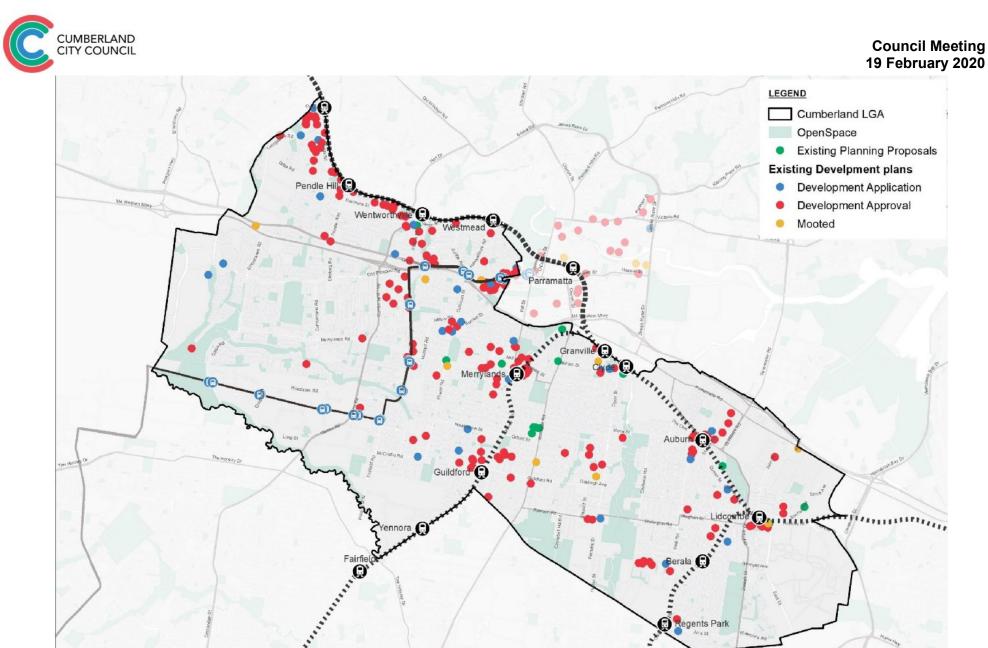


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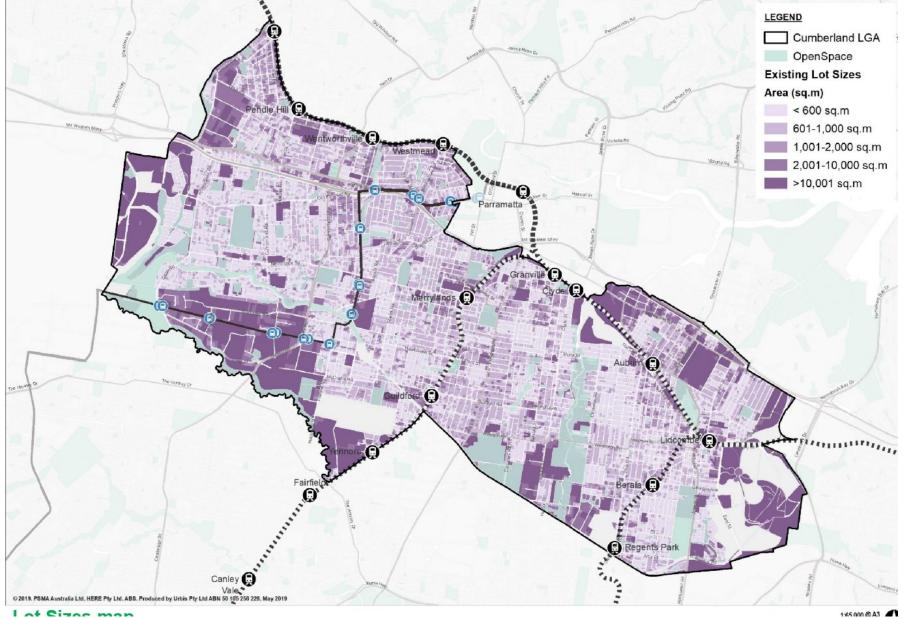
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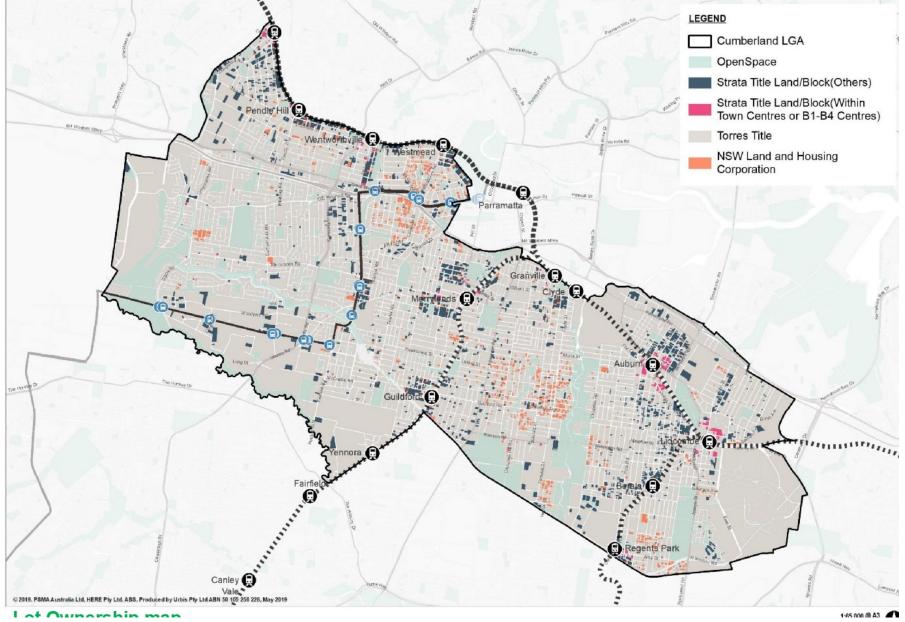
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DOCUMENTS ASSOCIATED WITH REPORT C02/20-370

Attachment 3

Background Paper – Affordable Housing Background Report (JSA Preliminary Report – May 2019)



Cumberland Affordable Housing Study: Preliminary Background Report



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Table of Contents

1	Introduction						
	1.1	Background to the Affordable Housing Study	5				
	1.1	Reporting Structure	5				
	1.2	Aim of the Affordable Housing Study	6				
	1.3	Methodology for the Affordable Housing Study	6				
2	Summ	nary of Preliminary Findings	8				
	2.1	What is Affordable Housing?	8				
	2.2	Why is Affordable Housing Important					
	2.3	What is the evidence of local need?					
		2.3.1 Demographic and Housing Overview					
		2.3.2 Housing Need, Cost and Afforability					
	2.4	Preliminary Review of Strategies & Mechanisms 2.4.1 Framework for the Affordable Housing Study					
		2.4.1 Preliminary review of Effective Strategies and Mechanisms					
3	Demo	graphic and Housing Trends					
5	3.1	Overview					
	3.2	Relative Disadvantage.					
	3.3	Population and Age Profile					
	3.4	Household Composition	10				
	3.5	Ethnicity and Language					
	3.6	Labour Force Qualifications and Participation					
	3.7	Changes in Median Income and Rent					
	3.8	Change in Total Occupied Private Dwellings, Housing Structure and Tenure					
	3.9	Change in Amount of Rental Properties Affordable to Target Groups					
	3.10	Change in Affordable Housing Target Groups					
	3.11						
	3.11 FACS Social Housing Waiting Times						
	5.12	3.12.1 What is 'homelessness'?					
		3.12.2 Characteristics of Homeless People in NSW, 2017-18 (AIHW, 2018)					
		3.12.3 Characteristics of people who experienced homelessness over a 10 year period (ABS 20	016) 30				
		3.12.4 Profile of homelessness in Cumberland LGA					
4	Housi	ng Afforability	. 37				
	4.1	What is Affordable Housing?					
	4.2	Why is Affordable Housing important?					
	4.3	What are the types of 'Affordable Housing'?					
	4.4	Comparative <i>Cost</i> of Housing					
		4.4.1 Overview					
		4.4.2 Comparative Rental Cost and Change over Time					
		4.4.3 Rental Snapshot 4.4.4 Comparative Purchase Cost and Change over Time					
	4 E						
	4.5	Comparative Affordability of Housing	51				

New Affordable Housing Development Case Studies

i

-000	 UDi	TH	51	1.7	DD	15
	 	1.1	1.1	~	DD	9

		4.5.1	Overview				
		4.5.2	Affordability of Rental Properties				
		4.5.3	Affordability of Purchase	55			
	4.6	Housing S	Stress	57			
		4.6.1	Overview	57			
		4.6.2	Housing Stress among Renters				
		4.6.3	Housing Stress among Home Purchasers	60			
5	Planr	ning, Fundin	ng & Policy Environment	6 3			
	5.1	Funding a	and policy environment	63			
		5.1.1	Family and Community Services NSW	63			
		5.1.2	Increasing community sector capacity				
		5.1.3	Private Rental Assistance Programs				
	5.2	The NSW	Planning Context	69			
		5.2.1	Affordable Housing Support in EP&A Act and related policies	69			
		5.2.2	Policy and Legislation on Boarding Houses	74			
	5.3		hip to the Regional Planning Context				
6	Appe	ndix A: Sel	ected Housing Indicators	7 7			
7							
	7.1						
	7.2	Determin	ed DA's	4			
		7.2.1	165 Joseph Street, Lidcombe				
		7.2.2	32 Norval Street, Auburn	5			
	7.3	Rental snapshot		6			
		7.3.1	137 Hawksview, Merrylands (Unit 1A)	6			
	7.4						
		7.4.1	88 Joseph Street, Lidcombe				
		7.4.2	Parraville Lodge (315 Woodville Road, Guildford)				
		7.4.3	For Sale Boarding Houses	9			
8	Appe	ndix C: Rei	ntal Snapshot, May 2019	11			
	8.1	Overview		12			
			0.7				
Fig	Figures						
Figure 2-1: Mechanisms and Strategies to Create and Retain Affordable Housing along a							

Figure 2-1: Mechanisms and Strategies to Create and Retain Affordable Housing along a		
Continuum of Planning Intervention	1	
Figure 3.1: SEIFA IRSD for selected areas over time	5	
Figure 3.2: SEIFA IRSD for SA1s in Cumberland LGA	8	
Figure 3.3: Population Projections Cumberland LGA to 2036	9	
Figure 3.4: Age Profile Cumberland LGA and Greater Sydney.	10	
Figure 3.5: Household Composition 2006-16	11	
Figure 3.6: Born Overseas 2006-16	12	
Figure 3.7: Language Spoken at Home 2006-16	12	
Figure 3.8: Poor Spoken English 2006-16	13	
Figure 3.9: Proportion of people born overseas for SA1s in Cumberland LGA	14	
Figure 3.10: Post-School Qualifications 2006-16	15	
Figure 3.11: Labour Force Participation 2006-16		

ii



------ JUDITH STUBBS

Figure 3.12: Unemployment Rate 2006-16	16
Figure 1.3.13 % of Dwelling Types Cumberland LGA 2006-16	17
Figure 1.3.14 % of Dwelling Types Greater Sydney 2006-16	18
Figure 3.15 3 Change in proportional % of Dwelling Types (Rate of Change) 2006-2016	18
Figure 3.16: Flats and units as a proportion of all dwellings for SA1s in Cumberland LGA	19
Figure 3-17: Change in Tenue in Cumberland LGA 2006-16	20
Figure 3-18: : Change in Tenue in Greater Sydney 2006-16	20
Figure 3.19: Social housing as a proportion of all dwellings for SA1s in Cumberland LGA	22
Figure 3-20: Change in % of Rental Properties Affordable to Very Low, Low and Moderate Income Households in Cumberland LGA 2006-16	24
Figure 3-21: Change in % of Rental Properties Affordable to Very Low, Low and Moderate Income Households in Greater Sydney 2006-16	24
Figure 3-22: Proportional Change in the Number of Very Low, Low and Moderate Income Renting Households 2006-16	25
Figure 3.23: Age profile of SHS clients in NSW, 2017-2018	28
Figure 3.24: Unit profile of SHS clients in NSW at presentation/beginning of support, 2017-2018	28
Figure 3.25: Living arrangement of SHS clients in NSW, 2017-2018	29
Figure 3.26: Main reasons for seeking assistance of SHS clients in NSW, 2017-2018	29
Figure 3.27: Situation ever experienced homelessness.	31
Figure 3.28: All reasons for most recent experience of homelessness.	31
Figure 3.29: Time since last experienced homelessness.	32
Figure 3.30: Length of time of most recent experience of homelessness.	32
Figure 3.31: Whether sought assistance from service organisation(s) during most recent	
experience of homelessness.	33
Figure 3.32: All types of service providers used during most recent experience of homelessness.	33
Figure 4.1: Median Rent trend 2007-2017, 1 BR Flats/Units (June Qtr 2017 \$)	43
Figure 4.2: Median Rent trend 2007-2017, 2 BR Flats/Units (June Qtr 2017 \$)	44
Figure 4.3: Median Rent trend 2007-2017, 3BR Separate Houses (June Qtr 2017 \$)	45
Figure 4.4: Median Sales trend 2007-2017, All Dwellings (March Qtr 2017 \$)	48
Figure 4.5: Median Sales trend 2007-2017, Non-Strata Dwellings (March Qtr 2017 \$)	49
Figure 4.6: Median Sales trend 2007-2017, Strata Dwellings (March Qtr 2017 \$)	50
Figure 4-7: Housing Stress among very low, low and moderate income renting households	59
Figure 4-8: Housing Stress among very low, low and moderate income purchasing h/holds	61

Cumberland Affordable Housing Study: Preliminary Background Report

iii

Tables

CUMBERLAND CITY COUNCIL

Table 2.1: Relevant Affordable Housing Income and Cost Benchmarks	8
Table 3.1: SEIFA Disadvantage and Education and Occupation by percentile for selected	
areas.	6
Table 3-2: Detailed Homeless and Other Marginal Housing, Auburn & Merrylands- Guildford SA3s, 2016	35
Table 4.1: Relevant Affordable Housing Income and Cost Benchmarks	37
Table 4-2: Types of Affordable Rental Accommodation	40
Table 4-3: Types of Affordable Purchase Housing	41
Table 4.4: Rent Tables, Houses, December Quarter 2018	45
Table 4.5: Rent Tables, Flats/Units, December Quarter 2018	46
Table 4-6: Rental prices by quartile for all properties for rent in Cumberland Council area	
	47
Table 4.7: Sales Tables, September Quarter 2018	50
Table 4.8: Rent Tables, Houses, December Quarter 2018	52
Table 4.9: Rent Tables, Flats & Units, December Quarter 2018	54
Table 4.10: Sales, September Quarter 2018	56
Table 4.11: Break Down of Relative Housing Stress among Income and Tenure Groups	58
Table 4.12: Households in rental stress for Cumberland LGA	59
Table 4.13: Households in purchasing stress for Cumberland LGA	61
Table 6-1: Change in Selected Medians 2006 - 2016	1
Table 6-2: Change in Total Occupied Private Dwellings 2006 – 2016	1
Table 6-3: Apartments and Private Rental 2006 – 2016	1
Table 6-4: Social (Public and Community) Housing 2006 – 2016	1
Table 6-5: Change in No. and % of Rental Properties Affordable to Very Low, Low and Moderate Income Renting Households 2006-2016	1
Table 6-6: Profile of Renting Households in Target Groups 2006-2016	1
Table 6-7: People in Boarding Houses and Private Hotels 2016	1
Table 8-1: Rental prices by quartile for all properties for rent in Cumberland Council area	
	13
Table 8-2: Units & flats rental prices by quartile for all properties for rent in SA2 districts in Cumberland Council area	14
Table 8-3: Granny flat rental prices by quartile for all properties for rent in SA2 districts inCumberland Council area	15
Table 8-4: Medium density rental prices by quartile for all properties for rent in SA2 districts in Cumberland Council area	16
Table 8-5: Separate House rental prices by quartile for all properties for rent in SA2 districts in Cumberland Council area	17



1 Introduction

1.1 Background to the Affordable Housing Study

Cumberland Council has engaged Judith Stubbs and Associates (JSA) to prepare an *Affordable Housing Study* for the Cumberland LGA. This will inform the preparation of a detailed *Affordable Housing Policy*, and examine and detail the most effective strategies and mechanisms that Council can employ to protect and increase affordable housing for key target groups in the LGA. The *Affordable Housing Study* will also provide the evidence base for the preparation of a detailed *Affordable Housing Contributions Scheme* as required by *SEPP 70 (Affordable Housing)*.

The study area for the *Affordable Housing Study* includes all land within the Cumberland LGA that is currently used as, or has the potential to be developed for, residential purposes.

It is positive that Cumberland Council recognises the need for affordable housing locally, and has already demonstrated its commitment to affordable housing for the Cumberland community by endorsing the *Cumberland Interim Affordable Housing Policy* (2017). However, further work is needed for the development of a more detailed *Affordable Housing Policy*, and to support other strategic planning initiatives currently being undertaken.

Importantly, opportunities for the levying of affordable housing contributions have recently been opened up through the gazettal of amendments to *SEPP 70 (Affordable Housing)* on 28 February 2019, with the SEPP now applying to the whole of the State including Cumberland Council area. This makes the preparation of a rigorous *Affordable Housing Study* timely, and the development of a detailed evidence-base for demonstrating affordable housing 'need' and 'viable contributions rate' critical as part of the suite of strategies and mechanisms open to Council.

1.1 Reporting Structure

The project will be undertaken in a number of stages:

- This *Preliminary Background Report* provides a preliminary analysis of the need for affordable housing within the local housing market context. It provides relevant definitions and benchmarks, the rationale for engagement with this policy area, and an overview of the main mechanisms likely to be effective in the local housing market context. It also provides a discussion of the local, state and national policy context that frames the development of the *Affordable Housing Study*, and related plans.
- The next stage of the project will involve the preparation of a more detailed **Background Report**, which will provide more detailed background data and information, and an assessment of the **most effective strategies and mechanisms** that can be employed by Council in the local context.
- A Case Study Report on best practice in affordable housing design, development and management will also be provided by JSA to give practical examples of initiatives from other areas.

Cumberland Affordable Housing Study: Preliminary Background Report



- A Draft Affordable Housing Policy will then be prepared, based on feedback on priority mechanisms and strategies set out in the Background Report.
- This will be followed by the preparation of a *Draft Affordable Housing Contributions Scheme*, which sets out Council's case with regard to need and defensible contribution rates and administrative considerations.

1.2 Aim of the Affordable Housing Study

The broad aim of the Cumberland Affordable Housing Study is:

To identify the need for affordable housing in Cumberland LGA, including affordable rental, social and market housing, and provide a robust evidence base to inform local policy options for meeting affordable housing needs for different groups in the community.

It is noted that affordable housing is a broad area, so that an important aspect of this study is to identify focussed, practical and implementable policies, strategies and mechanisms, with particular emphasis on those most likely to be effective and feasible in the local context, and which will most readily address requirements of the *District Plan* and the preparation of Council's *Local Strategic Planning Statement*, and the consolidated Local Environmental Plan and local policy framework.

1.3 Methodology for the Affordable Housing Study

The preparation of the *Affordable Housing Study* and related work for Cumberland Council will involve the following broad research actions:

- Detailed research on local housing need for key target groups;
- A thorough understanding of the local housing market at different geographic scales including LGA, suburb and precinct level, noting that there are considerable differences in land values and the housing market context across Cumberland LGA;
- Economic modelling of varied development and redevelopment scenarios at different scales across the LGA including understanding the key determinants of housing cost and affordability, and the likely amount of land value uplift (using residual land value analysis) under different development and redevelopment scenarios within different precincts;
- An audit of local planning instruments and provisions to identify any unintended impediments to the creation of affordable, diverse and/or lower cost housing, and to open up opportunities for its development through the market;
- An audit and first cut assessment of the potential for Council and/or publicly owned sites to be used in affordable housing demonstration projects; and
- Analysis of key findings from consultation with key stakeholders including local housing and homelessness services, developers and peak industry bodies, and Council staff and elected representatives.

⁶ Cumberland Affordable Housing Study: Preliminary Background Report



Collaboration with and input from Council staff and elected representatives at key points of the project are also important in developing a locally-focused approach to meeting affordable housing needs that are relevant to the local housing market and service context.

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Cumberland Affordable Housing Study: Preliminary Background Report

7

CUMBERLAND CITY COUNCIL

2 Summary of Preliminary Findings

2.1 What is Affordable Housing?

'Affordable housing' has a **statutory definition** under the NSW Environmental Planning and Assessment Act 1979 (NSW), being housing for very low, low or moderate income households. SEPP 70 defines 'very low-income' households as those on less than 50% of median household income; 'low-income' households' as those on 50-80% of median household income, and 'moderate-income' households as those on 80-120% of median household income for Greater Sydney. Housing is deemed to be 'affordable' to these groups where they pay **no more than 30%** of gross household income on their housing costs.

'Affordable housing' **products** include the full range of housing for various target groups. This can include housing that is **subsidised** in some way, from special needs accommodation such as group homes and social (community and public) rental housing for those most disadvantaged in the housing market; to 'key worker' (discount market rent) housing, and assisted or subsidised purchase for households who still need some assistance to enter the home ownership market. In *some* areas or housing markets, it also includes housing **delivered through the private market**, typically smaller, lower cost accommodation such as boarding houses, smaller apartments, secondary dwellings and the like.

The following table provides benchmarks that are used in this study when referring to 'affordable housing', in March 2019 dollars, and are consistent with relevant NSW legislation.

	Very low-income	Low-income	Moderate-income
	household	household	household
Income Benchmark	<50% of Gross Median H/H Income for Greater Sydney	50-80% of Gross Median H/H Income for Greater Sydney	80%-120% of Gross Median H/H Income for Greater Sydney
Income Range (2)	<\$913	\$914-\$1,460	\$1,461-\$2,190
	per week	per week	per week
Affordable Rental	<\$274	\$275-\$438	\$439-\$657
Benchmarks (3)	per week	per week	per week
Affordable Purchase	<\$281,000	\$281,0011-	\$455,001-
Benchmarks (4)		\$456,000	\$681,000

Table 2.1: Relevant Affordable Housing Income and Cost Benchmarks

Source: JSA 2019, based on data from ABS (2016) Census indexed to March Quarter 2019 dollars

- (1) All values reported are in March Quarter 2019 dollars
- (2) Total weekly household income
- (3) Calculated as 30% of total household income



2.2 Why is Affordable Housing Important

Anyone in the community could need affordable housing. This includes a young person seeking to live near where they grew up, a recently separated or divorced person with children for whom conventional home ownership may no longer be economically viable, households dependent on one (or even two) low or median waged, key worker jobs, or an older person on a reduced retirement income, including after the death of a spouse.

Lack of affordably priced housing not only affects the quality of life of individual families, who may be sacrificing basic necessities to pay for their housing. It also has a serious impact on employment growth and economic development. The loss of young families and workers in lower paid essential service jobs can adversely affect local economies, and is contributing to labour shortages in some regions of NSW. The displacement of long-term residents reduces social cohesion, engagement with community activities (such as volunteering), and extended family support.

As well as impacting on the health and wellbeing of low income families, and older and younger people, this can contribute to a lack of labour supply among 'key workers' who are essential to various services including childcare, aged services, health care, tourism, hospitality and emergency services, but whose wage increasingly does not allow them to access rental or purchase housing close to where they work. Affordably priced housing is thus an important form of community infrastructure that supports community wellbeing and social and economic sustainability, including a diverse labour market and economy, and strong and inclusive communities.

2.3 What is the evidence of local need?

2.3.1 Demographic and Housing Overview

The demographic profile of Cumberland LGA is quite different to that of Greater Sydney. It is far more ethnically diverse, with people born overseas and speaking languages other than English at home increasing at well above average rates from 2006-16; has a significantly higher level of community disadvantage, unemployment and people with no post-school qualifications; and experienced stronger growth in population than the Sydney average over the past decade. The local population is younger, with the median age of 32 years in 2016 and getting somewhat younger from 2006 compared with the overall aging of Greater Sydney; and has a higher proportion of families with children and of young adults.

Occupied private dwellings grew by 15% in the LGA from 2006-16 compared with 13% for greater Sydney, with strong growth in medium density development and flats and units, and particularly high growth in areas undergoing redevelopment in the LGA. These areas also tend to be associated with higher growth in private rental, which is much higher than the Greater Sydney average, and increased at a higher than average rate over the past decade. There was a commensurate reduction in owner occupied households in the LGA, and only small increase in purchasers, which went against the Greater Sydney trend.

Cumberland Affordable Housing Study: Preliminary Background Report



Although there is a higher than average rate of social housing in the LGA (7.7% compared with 5% for Greater Sydney), this decreased proportionally over the past decade and is not keeping pace with local need, with more than 1,500 households on the NSW waiting list for the LGA, and more than 10 years waiting time for family accommodation.

Moreover, the rental market is becoming more far important in the local context, with an increase in long-term renters, and a total of 41.4% of renting households (private rental and social housing) in 2016 compared with 34.9% for Greater Sydney. As noted below, purchase is now generally out of reach for all very and low income households in the LGA, and for most moderate income households.

2.3.2 Housing Need, Cost and Afforability

Housing Cost and Affordability

The areas that now comprise Cumberland LGA have historically provided lower cost housing for some of the more disadvantaged groups in Greater Sydney. However, there is evidence that this has been changing over at least the past decade, particularly in areas related to the former Holroyd LGA.

Rental Cost and Afforability

Although **median rents** in Cumberland LGA are similar to Greater Sydney, median household income is 23% lower, the LGA is far more socially disadvantaged, and there is a much higher than average proportion of very low and low income renters in the LGA, with very low income renter making up almost 40% of all renting households in the LGA compared with 30% for Greater Sydney. The median cost of rent also grew at a much greater rate in the LGA from 2006-16, with 24% growth in real (adjusted) rents compared with a 9% real increase in incomes in the LGA. These rent to income differentials have also worsened compared with Greater Sydney.

There is also a significant difference in **rental trends** in the former Auburn and Holroyd LGAs, parts of which make up the current Cumberland LGA. These areas are used as they provide for detailed longitudinal analysis. Whist Auburn LGA generally tracked Greater Sydney from 2007-17 for median rent on 1 and 2 bedroom units, the former Holroyd LGA was historically much cheaper than average, but has grown at a much higher rate (92% for 1 bedroom units and 52% for 2 bedroom units in real terms compared with 24% and 37% for Greater Sydney respectively).

Real rent increases for 3 bedroom houses from 2007-17 tended to have a similar trajectory for the former LGAs and Greater Sydney, but houses in the former Auburn LGA are actually more expensive than the Greater Sydney average in recent years.

In terms of **affordability** of rents, separate houses Cumberland LGA were similar to, or somewhat less affordable than, the Greater Sydney average, with a median 2 bedroom house affordable mainly to only the upper 5% of low income households, and a median **3 bedroom home affordable** to two-thirds of moderate income renters, and to no very low or low income families.

Flats and units for rent in Cumberland LGA are more affordable than the Greater Sydney average, but still exclude all very low income households and a majority of low income households from

¹⁰ Cumberland Affordable Housing Study: Preliminary Background Report



renting affordably in the LGA. For example, even a median 1 bedroom unit was only affordable to the upper half of the low income band.

It is also noted that relatively few New Generation Boarding Houses have to date been constructed in the LGA, and that a room in the three that were identified was affordable to **only the upper 50% of low income people**. This is significant given these are generally one of the most affordable forms of accommodation in the Sydney context.

Cost and Afforability of Purchase

The median sale for 'All Dwellings' in Cumberland LGA are below the Greater Sydney average - 18% less for all dwellings, 13% less for non-strata dwellings, and 31% less for strata dwellings. However, there are significant differences in the areas that in part now make up Cumberland LGA, with these areas generally experiencing higher rates of increase in purchase cost from 2007-17.

Although both the former LGAs closely tracked Greater Sydney averages from at least 2007, the former **Auburn LGA overtook these areas in 2012**, and remained consistently more expensive for the purchase of **separate houses**. In real terms, between 2007 and 2017, median sales for houses in **Auburn and Holroyd LGAs increased by 64% and 85% respectively, compared with 50% for Greater Sydney**.

Median sales for **Strata Dwellings** in the former Auburn and Holroyd LGAs have been consistently less than Greater Sydney averages over the period, likely due to the higher cost of inner and middle ring locations where a high proportion of new apartments have been constructed. Nonetheless, between 2007 and 2017, median sales for Strata Dwellings in the **Auburn and Holroyd LGAs have increased at a significantly greater rate than for Sydney more generally (by 62% and 66% respectively, compared with 48% for Greater Sydney**).

Importantly, the purchase of any dwelling in Cumberland is unaffordable for all very low and low income households, and to around half of moderate income households.

While strata dwellings for purchase are *more* affordable in Cumberland compared with the Greater Sydney average, the affordability of separate houses is somewhat less affordable than for Greater Sydney, with **separate houses affordable to high income households only in the LGA**.

Again, the lower incomes and higher levels of disadvantage of people in the LGA are noted in this context.

Evidence of Growing Housing Need

Not surprisingly, the higher than average rents and/or rent increases in areas that have been among the more affordable in Sydney are reflected in the affordability of properties to relevant target groups in Cumberland LGA, and in the changing profile of renters.

Despite significant growth in private rental *perse*, there have been **significant losses in the amount** of rental *properties* in Cumberland LGA that is affordable to renters on very low and low incomes, with the situation worsening dramatically between 2006 and 2016 in the LGA, and more rapidly than for Greater Sydney. The proportion of rental stock in the LGA that would be affordable to very low income renters fell from 30% in 2006 to 22% in 2016. The fall in rental stock that was affordable to low income households was far more dramatic, with rental properties affordable to



households in the low income range falling from 53% to only 34% from 2006-2016. As well as the 'market share' of such accommodation, there was also a real **loss of such properties in absolute terms** over the period.

It is likely that this reflects increasing gentrification of existing areas, with lower cost stock moving into a more expensive rental ranges relative to income as rent are driven up through increased pressure from other parts of Greater Sydney and overseas migration, the higher cost of new housing stock in redevelopment areas, and the non-replacement of lower cost stock lost to redevelopment.

Further evidence of gentrification of the LGA comes from changes in the income profile of renters over the past decade.

In 2006, almost 40% of **renting** *households* in the areas that now make up the LGA were on **very low incomes** compared with only 30.5% for Greater Sydney, whilst 22.3% were on **low incomes** compared with 18.9% for Sydney generally. By 2016, the proportion of renting households in the LGA on very low incomes had reduced to 37.5%, whilst those on low incomes had decreased to 20%. Although the relative decline in low income households as a proportion of renters was similar to Greater Sydney for the period, the rate of decline for very low income households was double the Greater Sydney rate of decrease (-6% compared with -3%).

However, the number of very low and low income renters increased in absolute terms. This indicates a continued movement of people from more expensive areas of Greater Sydney and from overseas. Importantly, this is occurring at the same time as rental properties are being lost from the lower end of the market through price increases relative to income and redevelopment and non-replacement, as noted above.

Housing affordability, housing stress and homelessness data also indicates that these groups are under increasing pressure in the local rental market, and at an increasing and serious risk of displacement from areas that have provided some of the more affordable accommodation in Greater Sydney.

Housing Stress and Homelessness

A commonly used measure of underlying **need for affordable housing** is the number of very low and moderate income households in 'housing stress', or paying at least 30% of their income on their housing costs, or at risk of after-housing poverty.¹ In total, there were around **19,000 households in housing stress in the LGA in 2016** - 13,500 in rental stress and 5,500 in purchase stress.

By far the most serious affordable housing need is among **very low and low income renters**, who together make up almost two-thirds of households in housing stress. When moderate income renters are included, **renters make up more than 70% of those in housing stress**. Very low income renters are far more likely than other target groups to be in **severe housing stress** (paying more than

¹ See for example Yates, J. 2007. *Housing Affordability and Financial Stress*, AHURI Sydney University, who notes that, often 'housing stress' is defined by the 30-40 rule, that is, that a low income household (in the lowest 40% of household income) will pay no more than 30% of its gross income on housing costs. This broad rule of thumb is often extended to the low to moderate income groups as defined under SEPP 70.

¹² Cumberland Affordable Housing Study: Preliminary Background Report



50% of their gross household income in rent), with 59% of this group in severe stress compared to 13% of low income renters.

Very low and low income purchasing households make up 21% of those in housing stress. Very low income purchasers are also more likely to be in severe housing stress, 60% of this group compared to 24% of low income purchasers for example. It is likely that this group have experienced a change in life circumstances after purchasing their home, for example, divorce, unemployment or retirement, and most very low income and low income households would no longer be able to obtain a housing loan without significant capital or savings.

It is not surprising in this context that **homelessness has increased dramatically** in the LGA, and at a far higher rate than the Greater Sydney average (122% compared to 37% for NSW from 2011-16). There were 3,244 homeless people in the LGA in 2016,² and an additional 4,327 people who were 'marginally housed'. This was 13.5 homeless people and 18.0 marginally housed people per 1,000 population, with the figures largely due to people living in 'severely overcrowded dwellings'. These rates were around 3 times and 6 times the NSW rates respectively.

2.4 Preliminary Review of Strategies & Mechanisms

2.4.1 Framework for the Affordable Housing Study

A **broad range of policy levers** that may be used to support the provision and retention of affordable housing will be considered, and those **most likely to be effective and feasible in the local context** will be the focus of more detailed investigation and recommendations in the next stage of the study.

Figure 1 below provides an overview of JSA's Affordable Housing Framework. This sets out the range of strategies and mechanisms that will be explored and evaluated as part of the study along a continuum of weak to strong planning interventions. It is noted that there is no 'one size fits all' approach, and that the effectiveness of each strategy and mechanisms must be carefully considered in the context of the local housing market and the nature of local need. Broadly, these are to:

- **Facilitate** the development of diverse, lower cost and affordable housing forms, and remove barriers and open up opportunities for affordable housing through the market;
- Provide for **mandatory** affordable housing contributions and other planning provisions to create affordable rental housing; and
- Seek to **directly create** affordable housing through exploring beneficial partnerships on Council and other public owned land including in partnership with community housing providers as part of best practice multi-tenure developments.

² Auburn and Merrylands-Guildford SA3 areas, the closest Census approximation.

Cumberland Affordable Housing Study: Preliminary Background Report



Council Meeting 19 February 2020



STRONG INTERVENTION

Limited Market Intervention	Facilitative Intervention	Mandatory Intervention	Direct Market Intervention
 Define 'affordable housing', set benchmarks and assess need. Assess where and for whom the market is supplying genuinely 'affordable housing' (AH). Ensure adequate supply of land supply to meet projected need. Ensure efficient approvals process. Advocate to other levels of government for an increase in AH resources or policy responses. Convene forums with industry, public & community sector to raise awareness and develop responses. Conduct staff training to improve capacity in AH issues. Provide planning, building or design support to community or private sector developers. 	 Assess gaps in market provision of AH including location, type, tenure, and target groups. Remove impediments in local planning schemes (LPS), e.g. zoning that constrains diversity. Include AH aims, objectives & provisions in LPSs supported by polices, controls, etc. Make low-cost housing types permissible in appropriate locations in all relevant zones. Include incentive-based variations to controls in LPSs to offset the impact of mandatory provisions or to enable diversity in lower value markets; or to capture a share of benefit (profit) in higher value /uplift markets. Develop incentive-based state planning policies to create AH. 	 Require housing diversity in LPSs in market-based developments where assessed as likely to be 'affordable', with or without concessionary offsets. Require % of time-limited affordable rental (e.g. at discount market rent), with or without concessionary offsets. Mandate a % of AH (e.g. greenfield or large-scale redevelopments) through DCP Masterplan or similar. Proactive land assembly or acquisition to facilitate consolidation & redevelopment. Mandate a reasonable contribution (in cash, land or dwellings) where feasible. Require SIA in major redevelopment of low cost housing/types, & require mitigation to offset loss (e.g. cash or in kind contributions, rehousing tenants). Develop mandatory state planning policies to create AH. 	 Reduce cost through waiving fees, land rates, contributions, etc for AH developments. Use public resources in AH PPPs, e.g. through partnerships on counci or other public land via land audits; EOIs to create AH on public land, etc. Use resources gained through incentive-based or mandatory mechanisms for AH PPPs. Enter into longer-term development and/or management partnerships with a preferred community housing provider (e.g. MOU). Directly funding or construction of AH by local, state or federal agencies.

WEAK INTERVENTION

Figure 2-1: Mechanisms and Strategies to Create and Retain Affordable Housing along a Continuum of Planning Intervention

Cumberland Affordable Housing Study: Preliminary Background Report

C02/20-370 - Attachment 3

1



2.4.2 Preliminary review of Effective Strategies and Mechanisms

The housing need, demand and supply scenario described above indicates that **strong and proactive intervention is needed by Council and State Government** to increase the supply of affordable, diverse and lower cost housing products for key target groups as a matter of priority through the mechanisms and strategies available to them (see Figure 2.1 above).

By far, the main issue in Cumberland LGA is the need to **significantly increase the supply of** affordable rental housing for very low and low income renting households.

Limited Market Intervention

It is important that Council **adopt relevant affordable housing targets, definition, benchmarks and objectives in relation to affordable housing** in its detailed Affordable Housing Policy. These ensure that the policy and relevant actions are directed to creating **genuinely affordable housing** according to the statutory definition (see Column 1 in the table above).

Facilitative Intervention

There is likely a limited amount that can be done through the market itself for those in greatest housing need, although the next stage of the research will undertake an **audit of local environmental planning instruments** (relevant LEPs and DCPs) to understand if there are impediments to the creation of lower cost and affordable housing types in the LGA, and make recommendations about zoning, planning controls and permissibility that may increase affordability for at least *some* of the target groups.

There may also be benefit in **providing incentives** to developers and community housing providers related to variations to controls tied to a specified affordable housing outcome, and secured through a **Voluntary Planning Agreement**. This will be subject to **detailed economic analysis** in the next stage of the research (see 'Facilitative Intervention' in Column 2 of the table above).

Mandatory Intervention

A range of stronger or 'mandatory interventions' are likely to be required to achieve an increase in the supply of affordable rental housing for very low and low income renters in the local housing market context (see Column 3 in the table above).

In particular, **inclusionary zoning approaches** that require that a reasonable and feasible proportion of affordable rental housing be provided in new developments of multi dwelling and residential flat buildings in the LGA are likely to be required if these is to be any real impact on supply.

This includes **mandatory affordable housing contributions under the recently amended SEPP 70**, which now includes Cumberland Council. It is clear from the research conducted so far that 'need' could be demonstrated to satisfy the requirements of the SEPP. The above average increase in purchase prices and rents over the past decade or so in the LGA also indicates that such mandatory contributions are likely to be economically feasible and viable without adversely affecting development. This will also be subject to **detailed economic analysis** in the next stage of the research.

2



Direct Creation of Affordable Housing

Given the limitations of market delivery of affordable housing to all very low income households and to most low income households, one of the most effective ways of delivering affordable housing is through **development/management partnerships on publicly owned land** with a registered Community Housing Provider. This land may be owned by Council, or by another public authority, and have the potential for development or redevelopment due to being vacant, having a redundant use or being underutilised. It can be developed as a standalone affordable housing development, or as part of a mixed use and/or mixed tenure development, incorporating owner occupied dwellings, affordable (key worker) and social rental housing.

Such land can be developed under a variety of contractual arrangements: by Council acting alone; or in conjunction with a partnering agency or agencies, such as a registered Community Housing Provider (CHP). The desired outcomes can be specified by Council or the public authority, for example, under a competitive EOI process, with performance criteria related to number and mix of dwellings, target groups to be accommodated, expected returns, sharing of risk, title sharing arrangements, etc.

Financially, the arrangement can be structured in a number of ways, depending on Council's preference. It can involve an effective contribution from Council (e.g. in the form of part or all of the capital cost of the land); can be cost neutral (e.g. where some of the units are sold to recoup the cost of the land); or even revenue raising in some markets (for example, where some units are sold to fund the cost of development, and income generating uses such as residential, commercial or retail are provided in the development).

The **selective redevelopment of older stocks of public housing**, including through long-term lease or transfer of title to a CHP, is also an effective way of unlocking the value and development potential in this land, renewing and diversifying stock, and increasing the amount of affordable housing as part of multi-tenure developments.

Again, a detailed land audit to **identify potential sites and precincts, and to examine the economic feasibility of different development scenarios**, will be undertaken in the next stage of the research.



3 Demographic and Housing Trends

3.1 Overview

This section provides an overview of relevant demographic and housing indicators for Cumberland LGA compared with Greater Sydney.

It also provides an analysis of key housing trends from 2006-16 for SA2s that make up the LGA. At the time of the 2016 Census there were 13 of these small areas (SA2s) within the LGA, which generally include one to three suburbs within a logical geography that provides a manageable framework to understand the LGA. These SA2s also provide a consistent geography to understand change over time in key Census indicators, and a way of comparing 'like with like' as Census and administrative boundaries change.

The analysis assists in understanding how the LGA compares with the wider metropolitan area in terms of changes in the composition of housing stock, tenure, cost and affordability, and the way in which the LGA and smaller areas within it may be changing in terms of increased rental pressure, displacement of relevant target groups and gentrification within the context of a changing housing market.

A summary of key trends is provided here as further background to key supply and demand drivers in the housing market, and as part of the evidence supporting strategies and mechanisms that will be developed as part of this study. Detailed data by SA2 is provided in **Appendix A**.

The following have been used for the purpose of the analysis:

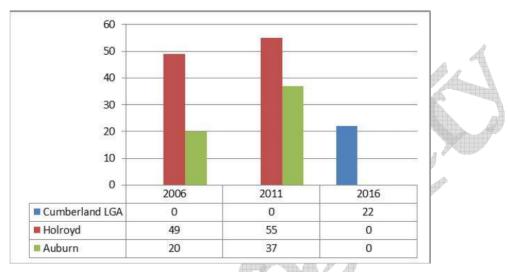
- Auburn Central SA2: Part of Auburn State Suburb
- Auburn North SA2: Part of Auburn State Suburb
- Auburn South SA2: Part of Auburn State Suburb
- Berala SA2: Berala State Suburb
- Granville-Clyde SA2: Granville State Suburb
- Greystanes-Pemulwuy SA2: Greystanes and Pemulwuy State Suburbs
- Guildford-South Granville SA2: Guildford and South Granville State Suburbs
- Guildford West-Merrylands West SA2: Guildford West, Merrylands West and Woodpark
 State Suburbs
- Lidcombe SA2: Lidcombe State Suburb
- Merrylands-Holroyd SA2: South Wentworthville, Merrylands and Holroyd State Suburbs
- Pendle Hill-Girraween SA2: Pendle Hill and Girraween State Suburbs
- Regents Park SA2: Regents Park State Suburb
- Wentworthville-Westmead SA2: Mays Hill, Westmead and Wentworthville State Suburbs

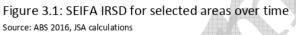
4



3.2 Relative Disadvantage

Cumberland LGA is relatively disadvantaged and in 2016 was in the 22nd percentile of LGAs for SEIFA Index of Relative Socio-economic Disadvantage. While there was a trend of decreasing disadvantage in the previous Holroyd and Auburn LGAs over time, Cumberland LGA is much more disadvantaged than either of these LGAs were in 2011.





The table below shows SEIFA indexes of Relative Socio-economic Disadvantage and Education and Occupation for Cumberland LGA and for SA2s within Cumberland LGA. It can be seen that there are areas of considerable disadvantage, particularly in Auburn and Guildford-South Granville.





SA2 Area	Socioeconomic Disadvantage	Education & Occupation
Cumberland LGA	22	55
Auburn - Central	5	6
Auburn - North	4	3
Auburn - South	8	19
Berala	11	15
Granville - Clyde	10	11
Greystanes - Pemulwuy	67	83
Guildford - South Granville	5	9
Guildford West - Merrylands West	11	17
Lidcombe	30	28
Merrylands - Holroyd	16	17
Pendle Hill - Girraween	43	33
Regents Park	11	13
Wentworthville - Westmead	44	17
Rookwood cemetery	N/A	N/A
Smithfield Industrial	N/A	N/A
Yennora Industrial	N/A	N/A

Table 3.1: SEIFA Disadvantage and Education and Occupation by percentile for selected areas.SA2 AreaSocioeconomic DisadvantageEducation & Occupation

Source: JSA 2019, based on data from ABS (2016) Census indexed to March Quarter 2019 dollars

6



The map below shows the distribution of Relative Socio-economic Disadvantage using SEIFA index percentiles in Cumberland LGA by SA1. It can be seen that Cumberland contains some of the most disadvantaged areas in Australia, with SA1s in the bottom decile of Australian SA1s.



Cumberland Affordable Housing Study: Preliminary Background Report

7



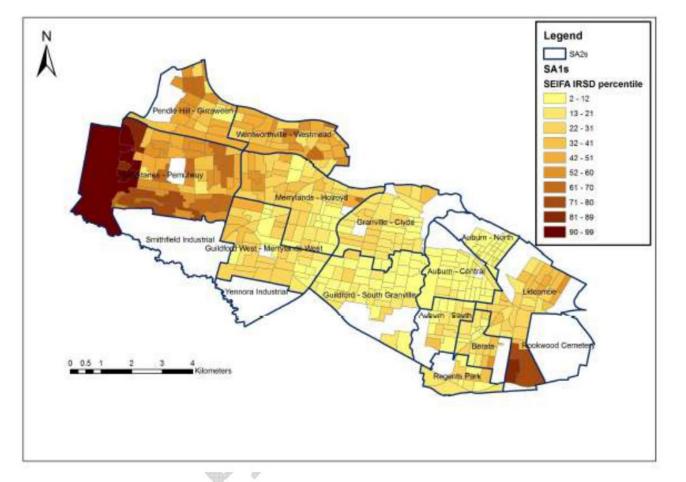


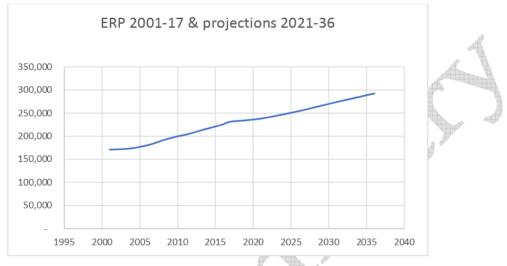
Figure 3.2: SEIFA IRSD for SA1s in Cumberland LGA Source: ABS Census 2016, JSA calculations

8



3.3 Population and Age Profile

At the time of the 2016 Census, Cumberland LGA had a total population of 231,443 people (ERP), and projected to increase to 292,000 by 2036,³ as shown below.





The LGA has a **younger than average age profile**, a median age of 32 compared with 36 years for Greater Sydney. Although around one-third of residents in both are aged 30-49 years, Cumberland LGA had a slightly higher proportion of children (0-9) and young adults (20-29) compared with Greater Sydney, and a lower proportion of adults aged 50+ years (26% for Cumberland LGA compared with 31% for Greater Sydney), as shown in the graph below.

Cumberland Affordable Housing Study: Preliminary Background Report

9

³ JSA was advised by Council staff to rely upon NSW Government population projections for the purpose of this report.



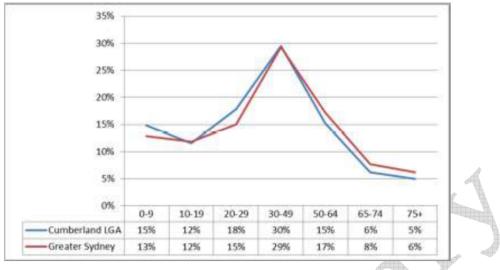


Figure 3.4: Age Profile Cumberland LGA and Greater Sydney. Source: ABS Census 2016, JSA calculations

Unlike Greater Sydney, the LGA's median age has been getting slightly younger over the past 10 years. Some SA2s have a particularly young median age, including Auburn North (29), and Guildford-South Granville and Auburn Central (30 years each) (see Table 7.1 in **Appendix A**).

3.4 Household Composition

The household profile of Cumberland LGA is quite different to Greater Sydney in several respects. The proportion of '**couple with children' households** was significantly higher in 2016 (44% for the LGA compared with 37% for Greater Sydney), and had increased at a higher rate over the previous 10 years.

The proportion of '**lone person'** and '**couple only'** households were lower than average, and lone persons had decreased at a higher rate than Greater Sydney over the period. There was also slightly higher than average rate multi-family and group households in the LGA in 2016, as shown in the following graph.



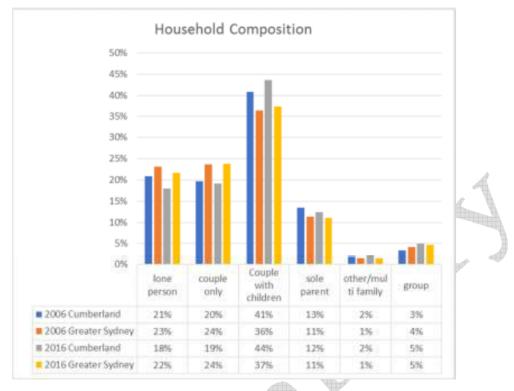
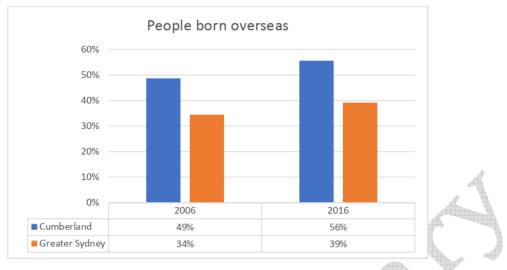


Figure 3.5: Household Composition 2006-16 Source: ABS Census 2016, JSA calculations

3.5 Ethnicity and Language

The following graphs indicate that Cumberland LGA is becoming more ethnically diverse compared with Greater Sydney, with an increasing proportion of people born overseas (reaching 56% in 2016 compared with 39% for Greater Sydney); a decreasing proportion of people who speak only English at home (31% in 2016 compared with a Sydney average of 62%); and an increasing rate of people who spoke little or no English (more than double Greater Sydney rate).







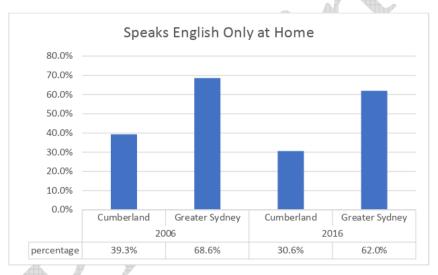


Figure 3.7: Language Spoken at Home 2006-16 Source: ABS Census 2016, JSA calculations

12



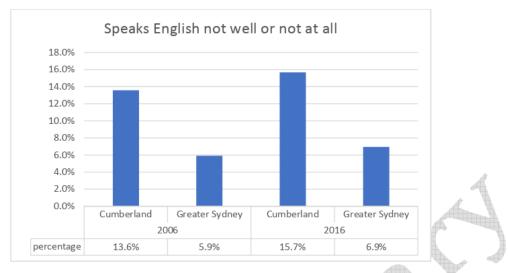


Figure 3.8: Poor Spoken English 2006-16 Source: ABS Census 2016, JSA calculations

The map below shows the distribution of people born overseas in Cumberland LGA by SA1.



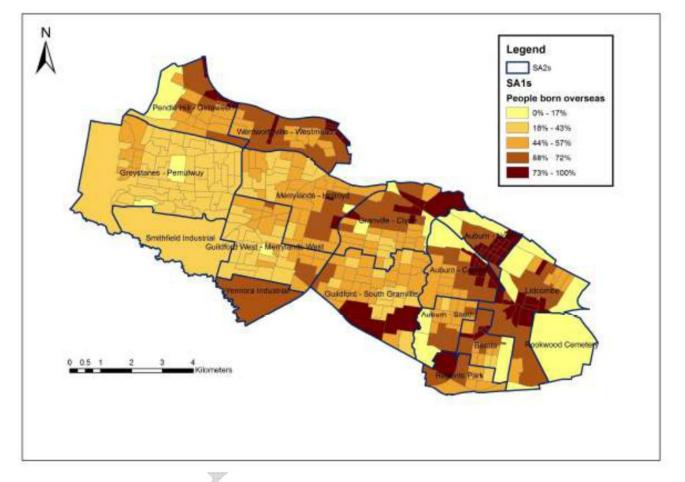


Figure 3.9: Proportion of people born overseas for SA1s in Cumberland LGA Source: ABS Census 2016, JSA calculations

14



3.6 Labour Force Qualifications and Participation

The level of post-school qualifications of any type was much lower in the LGA than Greater Sydney (48% and 60% respectively in 2016), although each area had increased the rate of qualified residents from 2006.

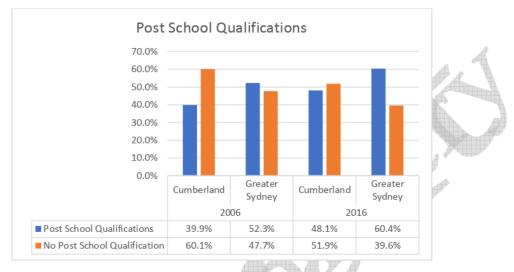


Figure 3.10: Post-School Qualifications 2006-16 Source: ABS Census 2016, JSA calculations

The labour force participation rate was much lower, and unemployment much higher than average in the LGA, although differentials with Greater Sydney and the young age of the local population indicate that the gap is likely to represent people who are disconnected from the labour market or discouraged job seekers rather than retirees.

Both labour force participation and unemployment rates rose in the LGA from 2006-16, as shown in the graphs below.

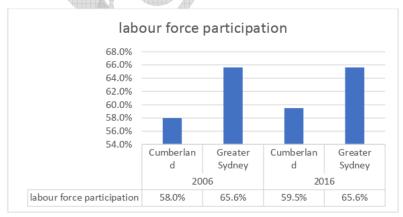


Figure 3.11: Labour Force Participation 2006-16 Source: ABS Census 2016, JSA calculations



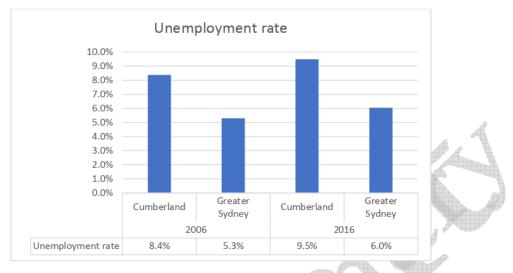


Figure 3.12: Unemployment Rate 2006-16 Source: ABS Census 2016, JSA calculations

3.7 Changes in Median Income and Rent

In 2016, whilst **median weekly rent** was 9% lower than that of Greater Sydney, **median household income** in the LGA was 23% lower than average in the LGA. Between 2006 and 2016, although median income rose by 52%,⁴ median rent increased by 82%,⁵ with the rent and income differentials less favourable for housing affordability than Greater Sydney over this time (49% and 76% respectively).

Some SA2s had particularly high rates of increase in non-adjusted rents, in particular Auburn North (100%), Lidcombe (96%), Berala, Granville-Clyde and Guildford-South Granville (all more than 90% increase). Each of these areas have much lower growth in household incomes over the 10 years, and most were associated with higher rates of growth in flats and apartments (see Table 7.1 in **Appendix A** for detail).

3.8 Change in Total Occupied Private Dwellings, Housing Structure and Tenure

The growth in **households (occupied private dwellings)** was higher in Cumberland than for Greater Sydney from 2006-2016 (15% and 13% respectively), with some SA2s in the LGA experiencing much higher than average growth for the period. There was particularly high growth in Lidcombe

16

⁴ Values not adjusted for inflation/CPI.

⁵ Values not adjusted for inflation/CPI.



(33%), Guilford-South Granville (25%), Auburn South and Greystanes-Pemulwuy (22% each) and Auburn South (22%).

In terms of change in dwelling structure, the following graphs indicate that **flats and apartments** are an increasingly important component of the housing market, and now make up more than onequarter of housing stock. Some SA2s within Cumberland LGA had very high growth in higher density development, including Granville-Clyde (79% growth in apartments), Lidcombe (74%), Guilford-South Granville (70%), and Greystanes-Pemulwuy (939%), although the latter was from a very low base. Auburn Central and Auburn North SA2s also experienced relatively high growth in absolute terms of an already high base of apartment.

Villas, townhouses, secondary dwelling and the like (**'attached dwellings'** in the 2016 Census) have also growth significantly from 2006-16, whist there was a commensurate decline in separate houses in the LGA's stock profile, with such dwellings now at the Greater Sydney average (56% of all stock).

These trends are summarised in the following graphs, and in detail in Tables 7.2 and 7.3 of Appendix A.

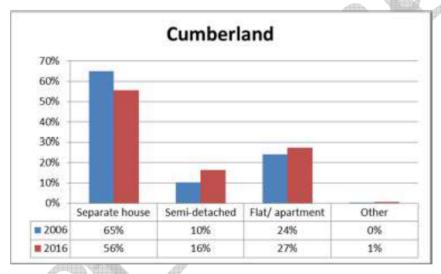


Figure 1.3.13 % of Dwelling Types Cumberland LGA 2006-16 Source: JSA 2019, derived from ABS 2016 Census Time Series Data and TableBuilder



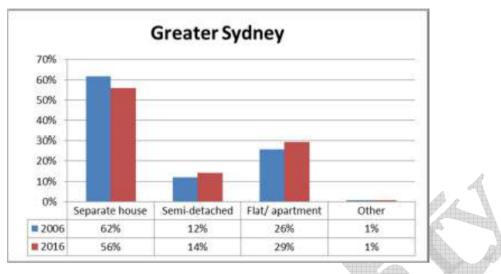


Figure 1.3.14 % of Dwelling Types Greater Sydney 2006-16 Source: JSA 2019, derived from ABS 2016 Census Time Series Data and TableBuilder

The **rate of change** in separate houses and flats and apartments was similar in the LGA and Greater Sydney, although there was a much higher rate of change for medium density dwelling forms, albeit from a somewhat lower base.

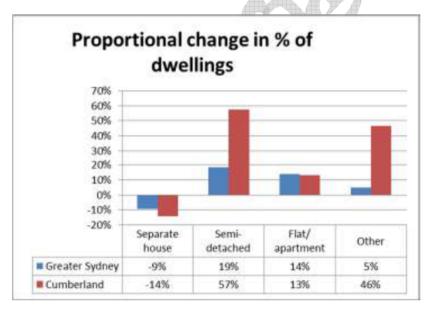


Figure 3.15 3 Change in proportional % of Dwelling Types (Rate of Change) 2006-2016 Source: JSA 2019, derived from ABS 2016 Census Time Series Data and TableBuilder

The map below shows the distribution of flats and units in Cumberland LGA by SA1.

18



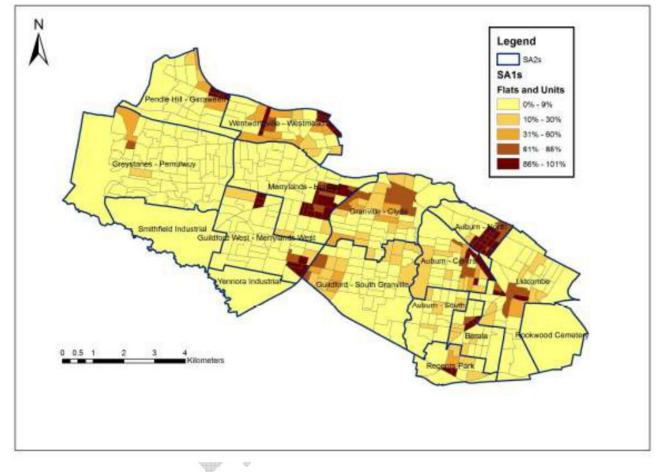


Figure 3.16: Flats and units as a proportion of all dwellings for SA1s in Cumberland LGA Source: ABS Census 2016, JSA calculations

Cumberland Affordable Housing Study: Preliminary Background Report

19



There were also significant changes in the **tenure profile** of occupied private dwellings in the LGA, with decline in the proportion of people who owned their home outright which has been mainly offset by the increase in private rental, and a small increase in purchasing households. There was also a proportional loss of social housing over the period, as discussed below.

Importantly, the **renters** make up a much higher than average proportion of households in the LGA when both private and social housing renters are combined (41.4% rental compared with 34.9% for Greater Sydney), as shown in the graphs below (see also Table 7.6 in **Appendix A**).

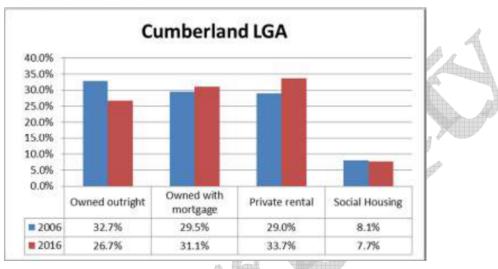


Figure 3-17: Change in Tenue in Cumberland LGA 2006-16 Source: JSA 2019, derived from ABS 2016 Census Time Series Data and TableBuilder

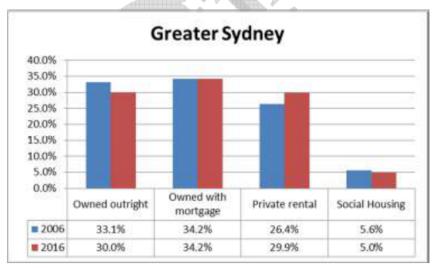


Figure 3-18: Change in Tenue in Greater Sydney 2006-16 Source: JSA 2019, derived from ABS 2016 Census Time Series Data and TableBuilder

As noted, the **proportion of private rental dwellings** was also significantly higher in Cumberland LGA compared with Greater Sydney in 2016 (around 34% and 30% respectively, and increased more rapidly as a proportion of all tenures (from 29% in the LGA compared with 26% in Sydney

Cumberland Affordable Housing Study: Preliminary Background Report

20



in 2006). Private rental in the LGA grew by around 4,500 dwellings in the period (a 26% increase on existing stock compared with 23% for Greater Sydney). Again, some SA2s experienced stronger growth in dwellings that are privately rented, including Lidcombe (41% growth in private rental), Auburn South (39%), Granville-Clyde (35%), 79% growth in apartments), Guilford-South Granville (70%), and Greystanes-Pemulwuy (33%), with these areas also associated with stronger growth in flats and apartments.

In 2016, **social (public and community) housing** made up a higher proportion of dwellings in the LGA than in Greater Sydney (7.7% and 5% respectively), although like Sydney, the rates of social housing as a proportion of all housing has been declining for at least the past decade (from 8.1% of dwellings and 6% of dwellings respectively). Although there was an increase in social housing in absolute terms in the LGA (from 4338 to 4801 households), this and the housing stress and displacement data discussed later, indicates that social housing is unlikely to be keeping pace with growing need. SA2s with the highest rate of social housing in Guilford-South Granville (19%), Regents Park (12%) and Wentworthville-Westmead SA2s (11.8%).

Like Greater Sydney, there was a much higher rate of growth in community housing than in public housing over the period, with this likely due to government policy that is focused on growing the community housing sector through stock transfer, selective redevelopment of older stock and funding. It is positive that there was a relatively high rate of growth in community housing in Guilford-South Granville, Lidcombe, Granville-Clyde, and Greystanes-Pemulwuy SA2s, although this was from a low base and did not generally involve a large volume of stock creation.

See Tables 7.4 in Appendix A for more detail.

The map below shows the distribution of social housing in Cumberland LGA by SA1.



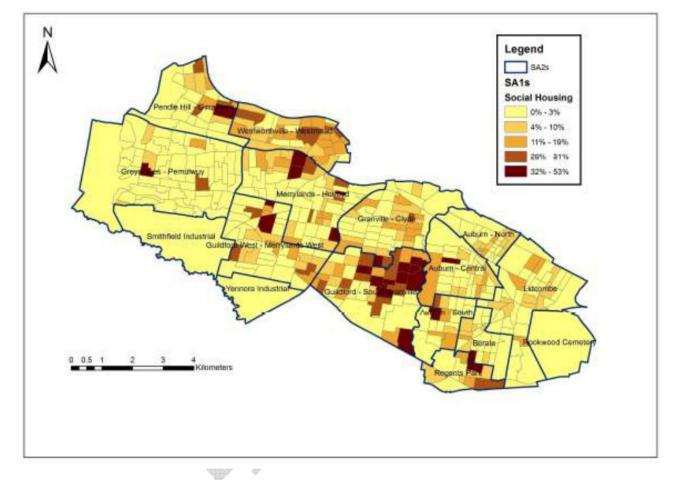


Figure 3.19: Social housing as a proportion of all dwellings for SA1s in Cumberland LGA Source: ABS Census 2016, JSA calculations

22



3.9 Change in Amount of Rental Properties Affordable to Target Groups

The areas that now comprise Cumberland LGA have historically provided lower cost housing for some of the more disadvantaged groups in Greater Sydney. However, there is evidence that this has been changing over at least the past decade.

There have been significant losses in the **amount of rental stock in Cumberland LGA that is affordable to renters on very low and low incomes**, with the situation worsening dramatically between 2006 and 2016 in the LGA, and more rapidly than Greater Sydney.

The proportion of rental stock in the LGA that would be affordable to **very low income renters** fell from 30% in 2006 to 22% in 2016. The fall in rental stock that was affordable to low income households was far more dramatic, with stock affordable to households in the low income range falling from 53% to only 34% of rental stock from 2006-2016. As well as the 'market share' of such accommodation, there was also a real loss of such stock in absolute terms over the period. As such, not only was more affordable stock not created in new developments. Existing affordable or lower cost stock has also moved into a more expensive rental range relative to income.

Some SA2s experienced a greater loss of accommodation than others with regard to very low income renters, in particular, Auburn Central, Auburn North, Berala, Merrylands-Holroyd, Pendle Hill-Girraween, Regents Park and Wentworthville-Westmead.

There have been more significant losses, in absolute terms and proportionally, in rental properties that are **affordable to low income renters** in Cumberland LGA, with such losses much greater than the Sydney average. There were particularly high losses and/or non-replacement of such stock in the SA2s of Auburn Central, Auburn South, Greystanes-Pemulwuy, Lidcombe, Guildford West-Merrylands West, Regents Park and Wentworthville-Westmead.

The situation was very different for rental properties that are affordable to **moderate income households** in the LGA, with large increase in such stock in absolute and proportional terms (from 14% in 2006 to 39% in 2016), and much higher than the Greater Sydney average. As well as the movement of rental that was historically affordable to very low and low income households into higher rent bands through the processes of gentrification, this also indicates that a reasonable amount of the stock created through redevelopment is affordable to this group, most likely smaller flats and apartments.

These trends are summarised in the following two graphs, and in detail in Table 7.5 Appendix A.



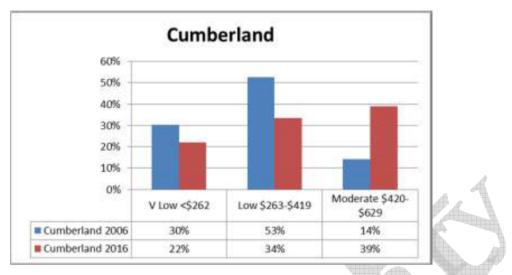
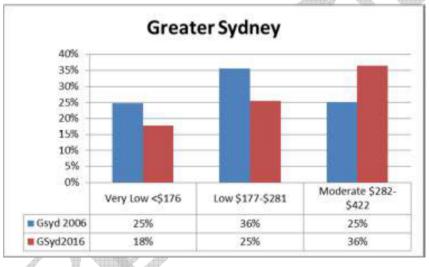


Figure 3-20: Change in % of Rental Properties Affordable to Very Low, Low and Moderate Income Households in Cumberland LGA 2006-16



Source: JSA 2019, derived from ABS Census Time Series Data and TableBuilder

Figure 3-21: Change in % of Rental Properties Affordable to Very Low, Low and Moderate Income Households in Greater Sydney 2006-16

Source: JSA 2019, derived from ABS Census Time Series Data and TableBuilder

It is important to note that lower cost or more affordable rental stock is often not actually occupied by people in the lower income bands who need it, and a close inspection of the Cumberland Census data indicates that cheaper stock is often occupied by households who could 'afford' to pay more in rent. It is often the case in a competitive rental market that there is significant pressure at all ends of the market, and likely that there would be considerable competition for lower cost rental properties in the LGA.



3.10 Change in Affordable Housing Target Groups

Further evidence of gentrification of the LGA comes from changes in the income profile of renters over the past decade.

In 2006, almost 40% of renting households in the areas that now make up the LGA were on **very low incomes** compared with only 30.5% for Greater Sydney, whilst 22.3% were on **low incomes** compared with 18.9% for Sydney generally. By 2016, the proportion of renting households in the LGA on very low incomes had reduced to 37.5%, whilst those on low incomes had decreased to 20%. Although the relative decline in low income households as a proportion of renters was similar to Greater Sydney for the period, the rate of decline for very low income households was double the Greater Sydney rate of decrease (-6% compared with -3%).

This **rate of decline** in very low income renters was more significant in a number of SA2s, including Auburn Central (-24%), Auburn North and Auburn South (-20% each), Lidcombe, Pendle Hill-Girraween and Wentworthville-Westmead (-16% each). In some areas, there was a gain in low and/or moderate income renters as a proportion of all renters, but in others, these groups also declined, likely due in part to the amount of redevelopment occurring.

Despite changes in the profile over the decade, very low and low income renters increased in **absolute terms** from 2006-16, and increased at a higher rate than for Greater Sydney. For example, very low income renters increased from 7,151 households to 8,864 households, or an increase of 24% in the number of such households compared with 22% for Greater Sydney, as shown in the following graph.

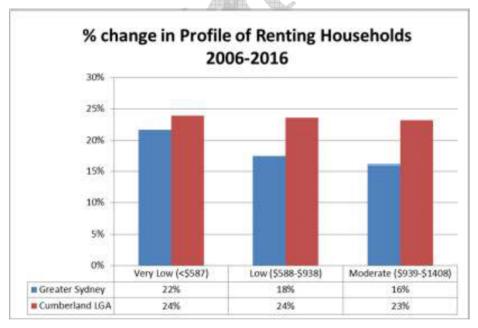


Figure 3-22: Proportional Change in the Number of Very Low, Low and Moderate Income Renting Households 2006-16

Source: JSA 2019, derived from ABS Census Time Series Data and TableBuilder

Cumberland Affordable Housing Study: Preliminary Background Report

25



This indicates a movement of people into the LGA seeking lower cost (though often not 'affordable') housing from more expensive parts of Sydney and from overseas. Importantly, as noted above, this is occurring at the same time that rental properties are being lost from the lower end of the market through price increases relative to income and redevelopment and non-replacement.

Housing stress and affordability data described elsewhere also indicates that these groups are under increasing pressure in the local rental market, and at in increasing risk of displacement from areas that have provided some of the more affordable accommodation in Greater Sydney.

3.11 FACS Social Housing Waiting Times

There are two FACS Housing NSW allocation zones within the Cumberland LGA.

- Allocation **Zone GW02 Auburn/Granville** includes the suburbs of Auburn, Berala, Granville, Guildford (Shared), Lidcombe, Newington, Regents Park, Rookwood, Silverwater and South Granville.
- Allocation Zone GW08 Holroyd includes the suburbs of Guildford (Shared), Girraween, Greystanes, Guildford West, Holroyd, Mays Hill, Merrylands, Merrylands West, Pemulwuy, Pendle Hill, South Wentworthville, Westmead (Shared) and Woodpark.⁶

As of 30 June 2018, there are total of **1,518 applicants** on the NSW housing register with Auburn/Granville or Holroyd listed as their allocation zone, including a total 1,396 (92%). General Applicants and 122 (8%) Priority Applicants. These applicants comprise around 3% of all applicants on the NSW housing register.

FACS reports that the expected waiting times for social housing properties in both the Auburn/Granville and Holroyd allocation zones by dwelling type are **5-10 years** for a studio/1 bedroom property and **10+ years** for 2 bedroom, 3 bedroom and 4 or more bedroom properties.

3.12 Homelessness and 'At Risk' of Homelessness

3.12.1 What is 'homelessness'?

The Australian Bureau of Statistics (ABS) defines homelessness as follows:

When a person does not have suitable accommodation alternatives they are considered homeless if their current living arrangement:

- is in a dwelling that is inadequate; or
- has no tenure, or if their initial tenure is short and not extendable; or
- does not allow them to have control of, and access to space for social relations.⁷

26

⁶ https://www.facs.nsw.gov.au/housing/help/applying-assistance/choose-where/chapters/allocationzone-locator

⁷ ABS (2012) Information Paper – A Statistical Definition of Homelessness, 4922.0, pg 7.



The ABS provides an estimate of homeless people based on place of enumeration Census data. The ABS defines the 'homeless operational group' as:

- Persons living in improvised dwellings, tents, or sleeping out
- Persons in supported accommodation for the homeless
- Persons staying temporarily with other households
- Persons living in boarding houses
- Persons in other temporary lodgings
- Persons living in 'severely' crowded dwellings

The ABS also provides an estimate of people counted in 'other marginal housing', which it defines as:

- Persons living in other crowded dwellings
- Persons in other improvised dwellings
- Persons who are marginally housed in caravan parks

3.12.2 Characteristics of Homeless People in NSW, 2017-18 (AIHW, 2018)

The Australian Institute of Health and Welfare (AIHW) compiles and provides information on people who have received assistance from specialist homelessness agencies and services. The most recent report (AIHW 2018) refers to people who sought and received services from homelessness agencies during FY 2017–18. The AIHW reports that:

- 43% of clients were male and 57% were female;
- 87% were born in Australia and 13% were born overseas (top countries of birth being New Zealand, England, Philippines, Lebanon, China and Fiji);
- 60% presented to services alone (living on their own) and 36% presented with children (either as a couple or sole parent);
- Nearly half (48%) of clients were between 18 to 44 years old, 25% were children 14 years or younger;
- 32% of clients report that they are living on their own, 36% as a single parent with children, 11% couple with children, 4% couple without children, 11% other type of family and 5% group household; and
- The main reasons for seeking assistance include housing crisis (24%), domestic and family violence (20%), financial difficulties (11%), inadequate or inappropriate dwelling conditions (8%), relationship/family breakdown (7%) and housing affordability stress (7%).⁸

⁸ AIHW (2018) Specialist homelessness services 2017-18, Supplementary tables – New South Wales.

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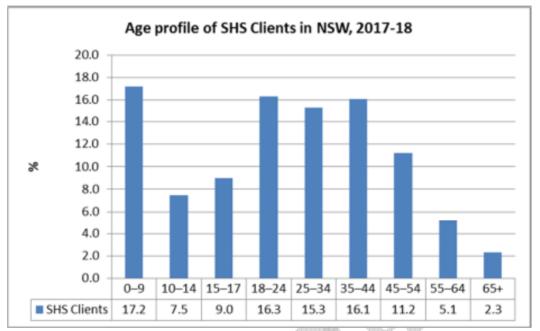


Figure 3.23: Age profile of SHS clients in NSW, 2017-2018 Source: AIHW (2018)

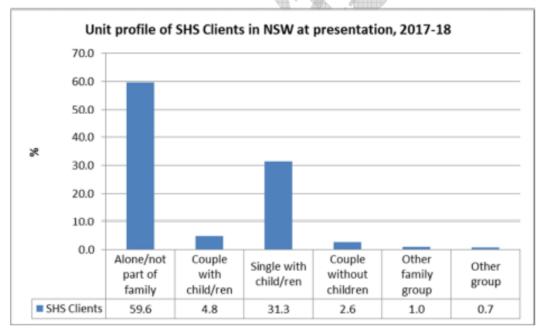


Figure 3.24: Unit profile of SHS clients in NSW at presentation/beginning of support, 2017-2018

Source: AIHW (2018)

28



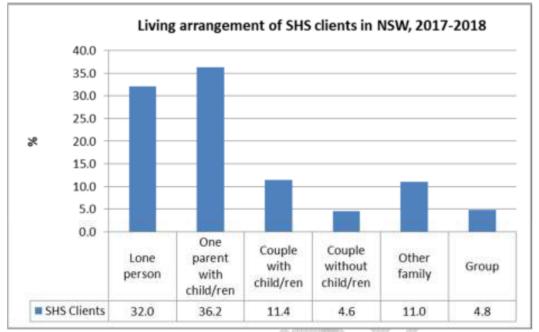


Figure 3.25: Living arrangement of SHS clients in NSW, 2017-2018 Source: AIHW (2018)

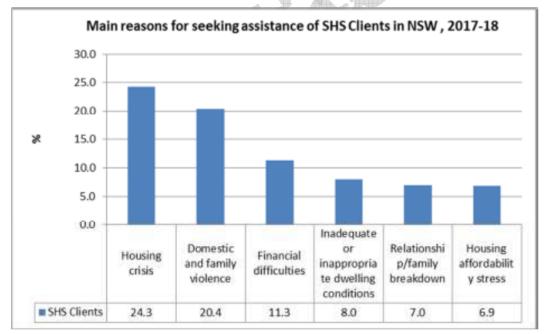


Figure 3.26: Main reasons for seeking assistance of SHS clients in NSW, 2017-2018 Source: AIHW (2018)



3.12.3 Characteristics of people who experienced homelessness over a 10 year period (ABS 2016)

The ABS' *General Social Survey* provides more detailed information on the characteristics of people who have experienced homelessness in the last ten years, indicating that they are disproportionately young people, while a high proportion are also middle aged.⁹

- 53% of people were aged 15-34 years compared to 33% of the general population aged 15 or over
- 43% of people were aged 35-64 years compared to 47% of the general population aged 15 or over
- 4% of people were aged over 65 years compared to 19% of the general population aged 15 or over

The graphs below show:

- Situation ever experienced homelessness
- All reasons for most recent experience of homelessness
- Time since last experienced homelessness
- Length of time of most recent experience of homelessness
- Whether sought assistance from service organisation(s) during most recent experience of homelessness

In summary, the most common response to homelessness is to stay with friends or relatives, while the most common cause of homelessness was relationship problems. Less than half of respondents had experienced homelessness in the last two years. The median time homeless was around one month, with around one quarter of respondents homeless for six months or more. Only one third of respondents sought assistance with homelessness, and of these, around 70% used housing service providers or crisis accommodation.

30

⁹ ABS 20490DO005_2016 Census of Population and Housing: Estimating homelessness, 2016



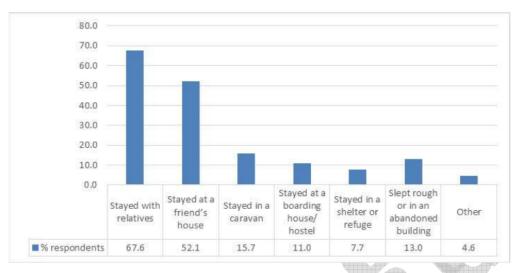


Figure 3.27: Situation ever experienced homelessness. Source: JSA 2018, based on General Social Survey 2016

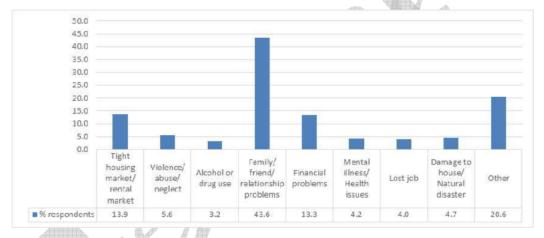
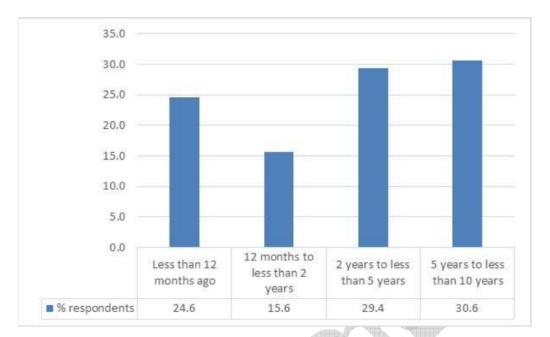


Figure 3.28: All reasons for most recent experience of homelessness. Source: JSA 2018, based on General Social Survey 2016







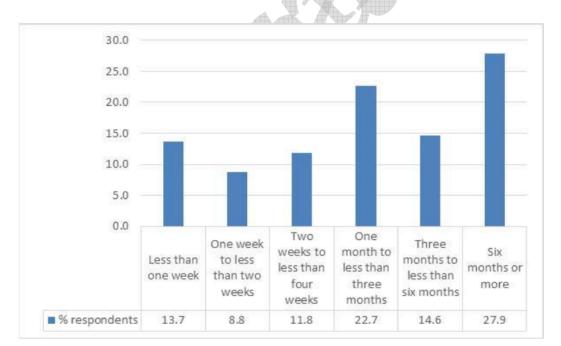


Figure 3.30: Length of time of most recent experience of homelessness. Source: JSA 2018, based on General Social Survey 2016

32



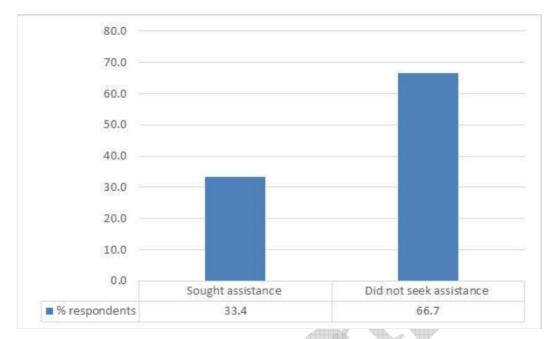


Figure 3.31: Whether sought assistance from service organisation(s) during most recent experience of homelessness.

Source: JSA 2018, based on General Social Survey 2016

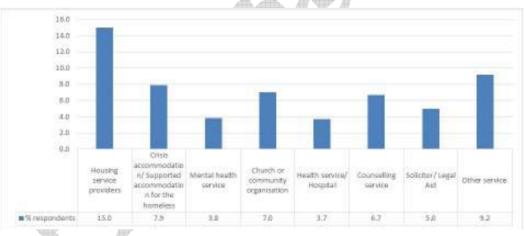


Figure 3.32: All types of service providers used during most recent experience of homelessness.

Source: JSA 2018, based on General Social Survey 2016

3.12.4 Profile of homelessness in Cumberland LGA

The ABS provides estimates of homelessness based on data collected through the Census. The SA3 level is the smallest geographic area that data is available for 'homelessness operational groups' and 'other marginal housing' (as defined above) for 2011 and 2016. The table below shows this information for the SA3 areas of Auburn and Merrylands-Guildford, which do not align exactly to the Cumberland LGA but is the best data available for comparison.

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At the 2016 Census, ABS estimated there were a total of **3,244 homeless people** in the Auburn and Merrylands-Guildford SA3 areas, and an additional 4,327 people who were 'other marginally housed', or 13.5 homeless people and 18.0 marginally housed people per 1,000 resident population¹⁰ with the figures largely due to people living in 'severely overcrowded dwellings'.

By comparison, rates for NSW were 5.0 homeless people and 5.0 marginally housed people per 1,000 population, meaning that **the Auburn and Merrylands-Guildford SA3's rate of homelessness** is much higher than average. Equivalent rates in 2011 were 6.9 homeless people and 12.4 marginally housed people per 1,000 resident population for the combined Auburn and Merrylands-Guildford SA3s and 4.0 homeless people and 3.9 marginally housed people per 1,000 population for NSW, suggesting homelessness in the Auburn and Merrylands-Guildford SA3 areas has increased significantly between 2011 and 2016.

The table below shows this information in detail, with key findings for the combined Auburn and Merrylands-Guildford SA3s ('Cumberland') including:

- 1,786 more people counted as homeless in 2016 compared to 2011; an increase of 122% compared to 37% increase in NSW.
- In 2016, people living in 'severely' crowded dwellings make up 81% of all homeless persons in the area, compared with 45% for NSW.
- An overall homelessness rate of three times the NSW rate.

34

¹⁰ ABS 2016, 2011, Usual Resident Population SA3 Auburn and SA3 Merrylands-Guildford



			HOMELESS OPERATIONAL GROUP OTHER MARGINAL HOUSING									
	SA3	Persons living in improvised dwellings, tents, or sleeping out	Persons in supported accommodation for the homeless	Persons staying temporarily with other households	Persons living in boarding houses	Persons in other temporary lodgings	Persons living in 'severely' crowded dwellings	All homeless persons	Persons living in other crowded dwellings	Persons in other improvised dwellings	Persons who are marginally housed in caravan parks	All other marginally housed
	New South Wales	2,584	5, 843	5,366	6, 853	220	16,821	37,692	32,512	1,763	3,000	37,275
2016	Auburn Merrylands - Guildford	8	24	50 84	142 71	0	1,502 1,123	1,726 1,518	2,289	17	0	2, 30 6 2,021
	Total 'Cumberland'	47	225	134	213	0	2,625	3,244	4,285	42	0	4,327
	New South Wales	1,920	4,921	4,946	5,798	242	9,655	27,483	22,138	996	3,787	26,921
2011	Auburn Merrylands -	16	33	34	27	0	521	628	1,149	0	0	1,149
	Guildford	10	77	56	40	0	644	830	1,439	30	0	1,469
	Total 'Cumberland'	26	110	90	67	0	1,165	1,458	2,588	30	0	2,618
	New South Wales				4.00/				4704			
% Change		35%	19%	8%	18%	-9%	74%	37%	47%	77%	-21%	38%
2011-2016	Auburn Merrylands -	-50%	-27%	47%	426%	0%	188%	175%	99%	0%	0%	1.0069626
	Guildford	290%	161%	50%	78%	0%	74%	83%	39%	-17%	0%	0.3757658
	Total 'Cumberland'	81%	105%	49%	218%	0%	125%	122%	66%	40%	0%	65%
_	New South Wales	664	922	420	1,055	-22	7,166	10,209	10,374	767	-787	10,354
# Change 2011-2016	Auburn Merrylands -	-8	-9	16	115	0	981	1098	1140	17	0	1,157
	Guildford	29	124	28	31	0	479	688	557	-5	0	552
	Total 'Cumberland'	21	115	44	146		1,460	1,786	1,697	12		1,709

Table 3-2: Detailed Homeless and Other Marginal Housing, Auburn & Merrylands-Guildford SA3s, 2016

Source: JSA, 2019; ABS (2016) Estimating Homelessness

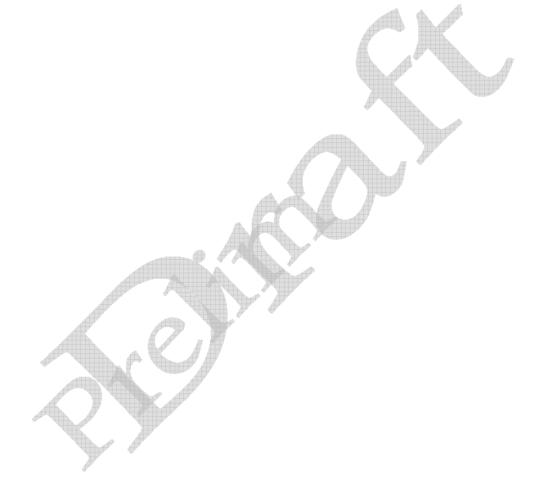


The above is a count of the number of people homeless or marginally housed on Census night 2016 and 2011. However, the number of people experiencing homelessness in a year will be much greater, due to undercounting and the fact that the ABS Census provides only a snap shot in time, for example only about 2% of those homeless for less than a week in any one year will be counted. An estimate of the **annual number** of instances of homelessness in **Auburn and Merrylands-Guildford SA3 areas** for 2016 using homelessness duration data from the General Social Survey is 40,000 to 60,000 instances of homelessness and 50,000 to 80,000 instances of people marginally housed, with a best estimate of 50,000 instances of homelessness and 65,000 instances of marginally housed people in any given year. It should be noted that these instances will include a single person with multiple bouts of homelessness; and around 70% of instances will have a duration of less than two weeks and 80% will have a duration of less than four weeks.

Of these around 17,000 would be expected to seek assistance in total, 7,500 to obtain assistance from housing service providers and 4,000 to access housing service providers and crisis accommodation. Again, it is noted that the Census is likely subject to under-reporting for this more mobile target group, so figures could be higher.

36







(7) Calculated using ANZ Loan Repayment Calculator, using 13 May 2019 interest rate (4.76%) and assuming a 20% deposit for a 30 year ANZ Standard Variable Home Loan and 30% of total household income as repayments.

4.2 Why is Affordable Housing important?

There is a common misconception that 'affordable housing' refers only to social (public or community) housing. However, many residents facing affordability problems in the Cumberland LGA are likely to fall outside the eligibility criteria for such housing, or be unlikely to access it due to long waiting times.

Anyone in the community could need affordable housing. This includes a young person seeking to live near where they grew up, a recently separated or divorced person with children for whom conventional home ownership may no longer be economically viable, households dependent on one (or even two) low or median waged, key worker jobs, or an older person on a reduced retirement income, including after the death of a spouse.

Lack of affordably priced housing not only affects the quality of life of individual families, who may be sacrificing basic necessities to pay for their housing. It also has a serious impact on employment growth and economic development. The loss of young families and workers in lower paid essential service jobs can adversely affect local economies, and is contributing to labour shortages in some regions of NSW. The displacement of long-term residents reduces social cohesion, engagement with community activities (such as volunteering), and extended family support.

As well as impacting on the health and wellbeing of low income families, and older and younger people, this can contribute to a lack of labour supply among 'key workers' who are essential to various services including childcare, aged services, health care, tourism, hospitality and emergency services, but whose wage increasingly does not allow them to access rental or purchase housing close to where they work. Affordably priced housing is thus an important form of community infrastructure that supports community wellbeing and social and economic sustainability, including a diverse labour market and economy, and strong and inclusive communities.

Finally, the location of affordably priced housing is a key issue in terms of social equity and sustainability. Providing for a mix of affordably priced housing for different target groups in well-located areas provides for social mix and reduces the potential stigma that can be associated with such accommodation. Locating such housing close to transport and services also provides for the needs of key groups including those with a disability and the frail aged, reduces car dependency and the cost of transport, which can be a significant impost on very low, low and moderate income households¹¹ and on the environment.

Cumberland Affordable Housing Study: Preliminary Background Report

¹¹ See for example Gleeson, B. and Randolph, B. (2002) 'Social disadvantage and planning in the Sydney Context', in *Urban Policy and Research Vol. 20(1) pp101-107*; and Kellett, J. Morrissey, J. and Karuppannan, S. 2012. 'The Impact of Location on Housing Affordability', *Presentation to 6th Australasian Housing Researchers Conference*, 8-10 February 2012, Adelaide, South Australia.

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4.3 What are the types of 'Affordable Housing'?

'Affordable housing' **products** include the full range of housing for various target groups. This can include housing that is **subsidised** in some way, from special needs accommodation such as group homes and social (community and public) rental housing for those most disadvantaged in the housing market; to 'key worker' (discount market rent) housing, and assisted or subsidised purchase for households who still need some assistance to enter the home ownership market. In *some* areas or housing markets, it also includes housing **delivered through the private market**, typically smaller, lower cost accommodation such as boarding houses, smaller apartments, secondary dwellings and the like.

Social housing and special needs accommodation generally requires 'deep subsidies' to be affordable, and rent is tied to a proportion of income (generally no more than 25-30% for a very low or low-income social housing tenant). Affordable housing for moderate-income households including groups like key workers is generally offered at a discounted rate on the rent that would normally apply (typically around 70-80% of market rent); or as subsidised purchase, shared equity and the like for moderate-income purchasers. The latter groups generally do not need such large subsidies for their housing to be 'affordable' compared with people who would normally qualify for social rental housing, for example, where deep subsidies will generally be required.

Increasingly, a mix of income groups will be accommodated in the same affordable housing development, along with housing provided on the open market, as part of 'mixed tenure' developments.

It should be remembered that only around 5% of dwellings are social rental or special affordable housing products, and that these are generally tightly targeted. As such, the private market constructs the vast amount of housing, so that reducing the cost and increasing the affordability of private rental and purchase housing is an import part of providing for the housing needs of low-and moderate-income households, as well as those on very low incomes who would not be eligible for social housing.

The following table provides an overview of the types of **affordable rental housing** most relevant to the Australian market and policy context.



Table 4-2: Types of Affordable Rental Accommodation

AFFORDABLE RENTAL ACCOMMODATION

Social Rental Housing:

 General Special needs accommodation Boarding Houses 	Rental housing provided through the public or community sector where rental costs are generally no more than 25% of gross household income. Social renters are generally on very low-incomes and will often have other special needs. Stringent eligibility criteria (including income and asset tests) generally apply. Housing for target groups incl. aged persons, Aboriginal people, people with disabilities, youth and homeless people. May be provided with support agreements with service providers, or as supported group homes, managed communities or other forms of supported accommodation. Generally multiple single occupants, generally with their own room and sometimes en suite or other private amenities, with shared or communal facilities, on site management and house rules. This is generally provided in one building, though it may be configured in multiple facilities. May also be provided
Public Housing	through the market as private lodging or boarding houses, lower cost private hotels, student accommodation, etc. Social housing owned and/or managed by a public authority (Housing NSW).
 Community Housing 	Social housing owned and/or managed by a Registered Community Housing Provider (CHP). Much of the growth in social housing is likely to be achieved through such providers in the future, either through stock transfers from Housing NSW, government grants or their own revenue raising and development programs. CHPs active in the LGA include Pacific Link, Community Housing Limited and Compass Housing Services (see Section 6).
 Aboriginal Housing 	Aboriginal housing is housing owned by the Aboriginal Housing Office. Housing NSW or community housing providers manage Aboriginal housing on behalf of the Aboriginal Housing Office. Housing NSW manages most properties with tenancy conditions similar to those of public housing.
Co-Operative Housing	Housing owned and/or managed by a tenant co-operative on a not-for-profit basis. May be provided within one complex, or as dispersed dwellings. Often formed on the basis of some common need or issues, e.g. women's, disability, Aboriginal or student co-operative.
Discount Market Rental Housing in perpetuity	Sometime referred to as 'key worker housing', an effective rental subsidy is provided on the market rental that would otherwise apply (generally discounted by 20-30%). Generally most appropriate for moderate-income households, but may also make rental affordable to low-income households, depending on the local market. Generally owned and/or managed by a Registered Community Housing Provider. Such housing has been developed, for example, using the National Rental Affordability Scheme (NRAS)
Time limited Discount Market Rental Housing	An offset is provided to the developer (e.g. additional density, taxation rebate or other subsidy) to provide rental accommodation at typically 80% of market rent to moderate income households for a limited period, typically 10 years. The actual or effective subsidy offsets additional financing costs to the developer, whilst there is an opportunity for additional profit or capital gain at the end of the period for which it must remain 'affordable housing'. Such housing has been developed, for example, using the National Rental Affordability Scheme (NRAS) and/or SEPP (Affordable Rental Housing) 2009, discussed later.
Private Rental through the Market	Dwellings provided through the market that can be rented for less than other dwellings due to savings related to construction materials or methods, amenity, size or development standards or the local housing market ('lower cost housing'). This private rental housing may also be 'affordable' to very low, low- or moderate-income households, <i>provided</i> it meets the income and housing cost benchmarks set out in Table 4.1 above.
Source: JSA 2015, derived from	n various sources

Cumberland Affordable Housing Study: Preliminary Background Report



The following table provides an overview of the types of **affordable purchase products** most relevant to the Australian market and policy context.

Table 4-3: Types of Affordable Purchase Housing

AFFORDABLE PURCHASE ACCOMMODATION

Rent-To-Buy Products	Rent-to-buy schemes are typically a form of vendor finance, where a purchaser may pay a small deposit and more than market rent, with the balance going towards paying off the home. Ownership remains with the vendor until the transaction is complete. ¹² Other schemes operated by public or community sector housing providers have provided for all or a portion of rent normally paid to go toward building up equity in the home. This has included sale to sitting tenants.
Shared-Equity Products	The cost of purchase is shared with an equity partner (preferably a public or a community-housing provider). Housing is kept 'affordable' in perpetuity through contractual arrangements (e.g. secured through a deed of sale and/or covenant against title) that provides for buy-back by the equity partner at an appropriate share of equity and capital gain when the low- to moderate-income purchaser wants to sell. The share is then sold to another purchaser who needs affordable housing. Alternatively, when the dwelling is sold, the sale price, including any capital gain, is split between the equity partners. Other states including WA have a more developed sector than NSW in this regard (e.g. through GoodStart (general and for those with a disability), and Aboriginal shared equity scheme).
Property Covenants	Similar to shared-equity in that the title is covenanted to ensure either resale to the sponsoring agency at an affordable price, or sale to others at an affordable price, thereby ensuring that a 'windfall' profit is not gained by the first subsidised purchaser.
Land Trusts	The land is owned by an organisation, such as a community housing provider, who leases the land to an occupier, with the occupier constructing a house on the land. There are often additional opportunities for the occupier to contribute sweat equity to the construction of dwellings. Alternatively, the land might be sold at a lower price, with a covenant requiring sale back to the sponsoring organisation. The effect of such arrangements is to keep the purchase and repayments cost lower than would be the case if the full cost of land were included, and to maintain the housing as affordable housing in perpetuity.
Assisted purchase	Where there is some other mechanism that provides support or assistance to enter the home purchase market. This is more advanced in some states than in NSW. For example, the WA Department of Housing's <i>Keystart</i> program provides low deposit loans to low to moderate income purchasers to purchase 100% of a property. Other approaches involve support for the prospective buyer to bridge the deposit gap through provisions of low interest deposits, or provision of finance on a sliding scale for interest or repayments.
Private market Housing	Dwellings provided through the market that can be purchased for less than other dwellings due to savings related to construction materials or methods, amenity, size or development standards. This private market housing may also be 'affordable' to low- or moderate-income households, <i>provided</i> it meets the income and housing cost benchmarks set out in Table 4.1 above.

Source: JSA 2015, derived from various sources

Cumberland Affordable Housing Study: Preliminary Background Report

¹² Consumer protection agencies, such as NSW Fair Trading publish warnings against such schemes where they are operated privately (as distinct from schemes offered by a social housing provider).



4.4 Comparative *Cost* of Housing

4.4.1 Overview

This section provides an overview of the changing **cost** of rental and purchase in Cumberland LGA compared with Greater Sydney averages. Where change over time has been analysed, the former LGAs that in part make up the current Cumberland LGA have been used from 2007-17, as this is the only longitudinal data available. Although not precise with regard to boundaries, the former Auburn and Holroyd LGAs provide an indication of the relative price increases experienced in the study area, and the relative pressure on the local rental and purchase markets.

4.4.2 Comparative Rental Cost and Change over Time

Median Rent Change (2007-2017)

The figures below show the trend in median rents from 2007 to 2017 by different housing products (1BR flats/units, 2BR flats/units and 3BR houses) for the former Auburn and Holroyd LGAs compared with Greater Sydney. Values have been adjusted for CPI to June Quarter 2017 dollars.

1BR Flats/Units

Although the former Auburn LGA has consistently tracked Greater Sydney in terms of rent increase for 1BR units, there was a steep increase in real rents for the former Holroyd LGA over this time from a much lower starting rent.

Between 2007 and 2017, median rents for 1BR units in Holroyd LGA increased 92% compared with 20% in Auburn LGA and 24% in Greater Sydney in real terms.

This is shown in the following graph.



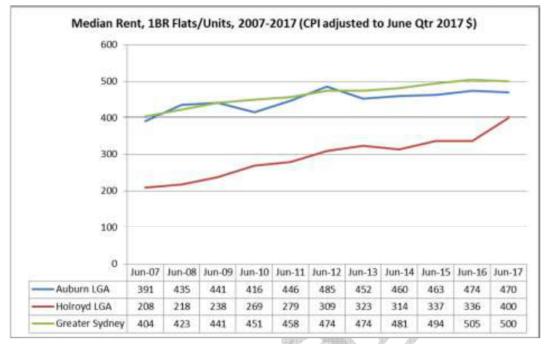


Figure 4.1: Median Rent trend 2007-2017, 1 BR Flats/Units (June Qtr 2017 \$) Source: JSA 2019; FACS Housing NSW (2017) Issue 120, Rents, Trend June Qtr 1990-2017, Metropolitan LGAs; ABS (2019) Consumer Price Index, Australia.

2BR Flats/Units

Although historically much cheaper than Greater Sydney, 2BR units in the former Auburn LGA are now attract similar median rents to the Sydney average. However, 2BR units in the former Holroyd LGA still lag behind Greater Sydney median rents.

In real terms, between 2007 and 2017, median rents for 2BR units in Auburn LGA increased by 53% compared with 34% for Holroyd LGA and 32% in Greater Sydney.

This is shown in the following graph.



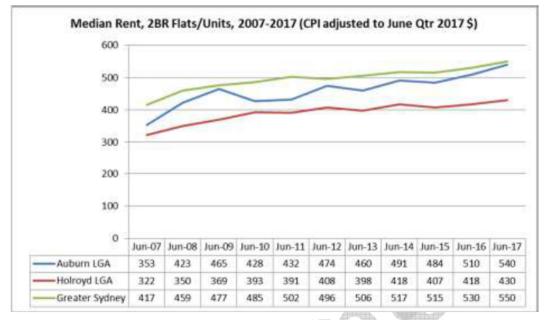


Figure 4.2: Median Rent trend 2007-2017, 2 BR Flats/Units (June Qtr 2017 \$) Source: JSA 2019; FACS Housing NSW (2017) Issue 120, Rents, Trend June Qtr 1990-2017, Metropolitan LGAs; ABS (2019) Consumer Price Index, Australia.

3BR Houses

Although median rents for 3 bedroom houses in the former Holroyd LGA have generally similar to Greater Sydney averages, median rents for this product in Auburn LGA have generally been somewhat more expensive than the Sydney average.

In real (adjusted) terms, between 2007 and 2017, median rents for 3BR houses in Auburn LGA increased 52% compared with 37% for both Holroyd LGA and Greater Sydney, as shown in the following graph.



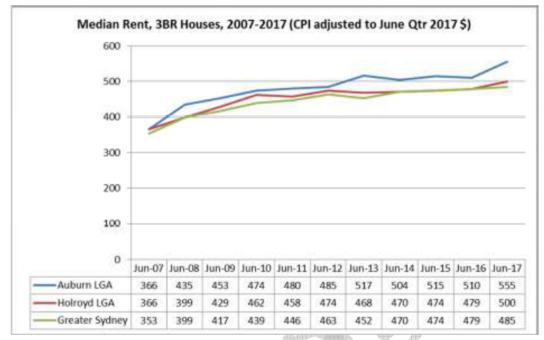


Figure 4.3: Median Rent trend 2007-2017, 3BR Separate Houses (June Qtr 2017 \$) Source: JSA 2019; FACS Housing NSW (2017) Issue 120, Rents, Trend June Qtr 1990-2017, Metropolitan LGAs; ABS (2019) CPI Australia.

Rents - Most Recent Quarter (December 2018)

Rental Cost for Separate Houses

Median rents for separate houses in Cumberland LGA the most recent quarter (September 2018) were similar to Greater Sydney averages, whilst first quartile rents for separate houses in Cumberland LGA are consistently above Greater Sydney.

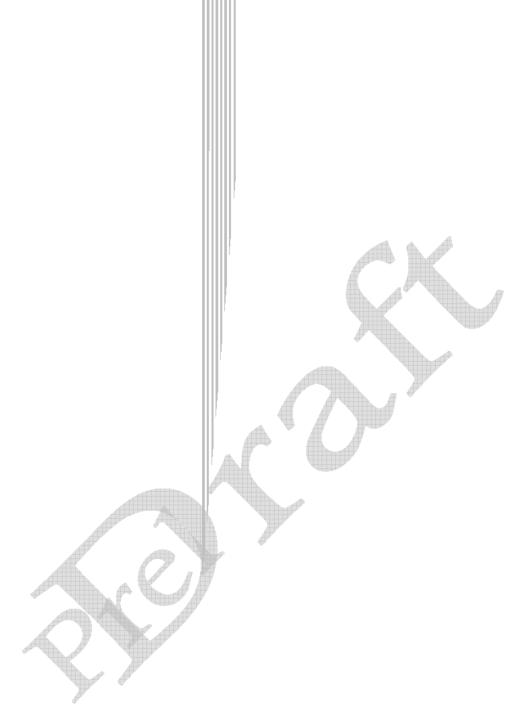
Rental trends for Cumberland LGA have tended to go against those for Greater Sydney more generally in the most recent 12 months. Whilst rents for all housing products analysed have decreased in Greater Sydney in the year to December 2018, there was a slight increase in median rents for 2 and 2BR houses in the LGA, and half the rate of decrease for 4BR houses compared with Greater Sydney, as shown in the following table.

Table 4.4: Rent Tables, Houses, Dec	cember Quarter 2018
-------------------------------------	---------------------

	Dwelling Type	1 st Quartile (\$)	Median (\$)	2017-18 Change Median Weekly Rental (CPI adjusted)
Cumberland LGA	2 BR House	\$400	\$430	0.75%
Greater Sydney	2 BR House	\$370	\$450	-3.2%
Cumberland LGA	3BR House	\$451	\$508	0.47%
Greater Sydney	3BR House	\$425	\$500	-1.03%
Cumberland LGA	4BR+ House	\$550	\$620	-2.62%
Greater Sydney	4BR+ House	\$540	\$625	-4.88%

Source: NSW Department of Family and Community Services (2019) Rent & Sales Report No 126, Dec Qtr 2018







Bedrooms	1st quartile	Median	3rd quartile	No. properties
0	256	280	300	8
1	300	330	393	80
2	380	420	460	448
3	460	510	550	232
4+	600	670	710	101
Total Number	n/a	n/a	n/a	869

Table 4-6: Rental prices by quartile for all properties for rent in Cumberland Council area

Source: www.domain.com.au. Accessed between 9 and 15 May, 2019. JSA calculation 2019

4.4.4 Comparative Purchase Cost and Change over Time

Median Sales Trend (2007-2017)

The figures below show the trend in median sales from 2007 to 2017 by different housing products (All dwellings, Non-Strata and Strata dwellings) for the former Aubum and Holroyd LGAs (prior to Council amalgamation) compared with Greater Sydney. Values have been adjusted for CPI to March Quarter 2017 dollars. As noted, this is the last period for which comparative longitudinal data was available prior to the creation of Cumberland LGA.

Median Sale Price - All Dwellings

Although lower in cost, real price increases in for 'All Dwellings' in each of the former LGAs have generally tracked the Greater Sydney average sale price.

In real terms, between 2007 and 2017, median sales for All Dwellings in Auburn LGA and Holroyd LGA increased 37% and 62% respectively, compared with 49% Greater Sydney, with Holroyd staring from the lowest base, as shown in the following graph.





Figure 4.4: Median Sales trend 2007-2017, All Dwellings (March Qtr 2017 \$) Source: JSA 2019; FACS Housing NSW (2017) Issue 120, Sales, Trend Mar Qtr 1991-2017, Metropolitan LGAs; ABS (2019) CPI Australia.

Median Sale Price - Non-Strata Dwellings

Although both the former LGAs closely tracked Greater Sydney averages from at least 2007, the former Auburn LGA overtook these areas in 2013, and remained consistently more expensive for separate houses.

In real terms, between 2007 and 2017, median sales for Non-Strata Dwellings in Auburn and Holroyd LGAs increased by 64% and 85% respectively, compared with 50% for Greater Sydney, as shown in the following graph.





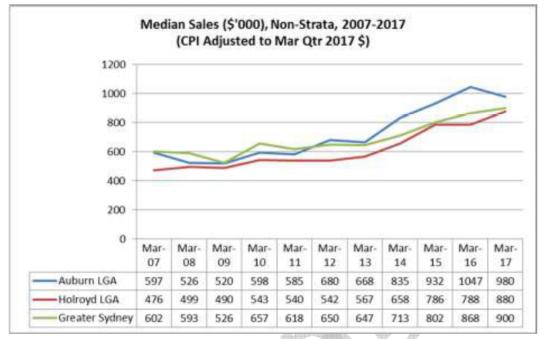


Figure 4.5: Median Sales trend 2007-2017, Non-Strata Dwellings (March Qtr 2017 \$) Source: JSA 2019; FACS Housing NSW (2017) Issue 120, Sales, Trend Mar Qtr 1991-2017, Metropolitan LGAs; ABS (2019) Consumer Price Index, Australia.

Median Sale Price - Strata Dwellings

Median sales for Strata Dwellings in the former Auburn and Holroyd LGAs have been consistently less than Greater Sydney averages over the period, likely due to the higher cost of inner and middle ring locations where a high proportion of new apartments have been constructed.

Nonetheless, between 2007 and 2017, median sales for Strata Dwellings in the Auburn and Holroyd LGAs have increased at a significantly greater rate than for Sydney more generally (by 62% and 66% respectively, compared with 48% for Greater Sydney).

This is shown in the following graph.



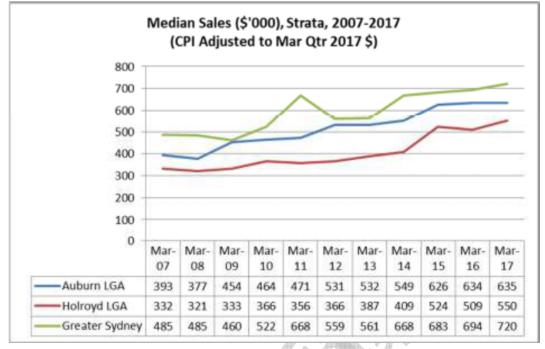


Figure 4.6: Median Sales trend 2007-2017, Strata Dwellings (March Qtr 2017 \$) Source: JSA 2019; FACS Housing NSW (2017) Issue 120, Sales, Trend Mar Qtr 1991-2017, Metropolitan LGAs; ABS (2019) Consumer Price Index, Australia.

Sales - Most Recent Quarter (September 2018)

Median sale for dwellings in Cumberland LGA are below the Greater Sydney average - 18% less for all dwellings, 13% less for non-strata dwellings, and 31% less for strata dwellings.

Median sales of strata and non-strata dwellings in Cumberland LGA and Greater Sydney have fallen in the most recent quarter to September 2018 (CPI adjusted), with larger falls among non-strata dwellings (-13% change for non-strata compared with -9% change for strata in Cumberland LGA in real terms). Although the sale price of strata dwellings fell by well above the Sydney average, the price reduction for separate house in the LGA over the last 12 months was less than for Greater Sydney.

Table 4.7: Sales	Tables, September Quarter 2018
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	Dwelling Type	1 st Quartile (\$)	Median (\$)	Annual Change Median Sales Price (CPI adjusted)
Cumberland LGA	Strata	\$480,000	\$550,000	-8.59%
Greater Sydney	Strata	\$580,000	\$720,000	-3.47%
Cumberland LGA	Non-Strata	\$731,000	\$800,000	-13.12%
Greater Sydney	Non-Strata	\$677,000	\$900,000	-15.32%
Cumberland LGA	Total Dwellings	\$550,000	\$678,000	-6.86%
Greater Sydney	Total Dwellings	\$635,000	\$806,000	-7.63%

Source: NSW Department of Family and Community Services (2019) Rent & Sales Report No 126, September Quarter 2018

Cumberland Affordable Housing Study: Preliminary Background Report



4.5 Comparative Affordability of Housing

4.5.1 Overview

This section looks at the relative **affordability** if various rental and purchase delivered through the private market, that is, whether very low, low and moderate income households would be paying more than 30% of their gross household income on housing costs in accordance with the statutory definition and benchmarks set out in **Table 4.1** above. It is important to understand the extent to which the market is or can provide affordably priced housing for key target groups so as to evaluate the extent to which market intervention through the planning system is required, and the most effective types of intervention. Further, the vast majority of housing is delivered through the market, so that understanding its capacity to deliver affordability in the local context is crucial.

4.5.2 Affordability of Rental Properties

Rental Houses – Affordable For Whom?

Separate houses for rent in Cumberland LGA are somewhat **less affordable** than the Greater Sydney average. A first quartile 2BR house for rent in Cumberland LGA is affordable to only the upper 23% of the low income band, compared to upper 42% of the band for Greater Sydney.

A first quartile 3 BR house for rent in Cumberland is affordable to most moderate income earners, but to no low income households, while a similar product for Greater Sydney remains affordable to a small proportion (8%) of low income households. Again, Cumberland was *less affordable* than average.

The affordability of house with 4 or more bedrooms was similar to the Sydney average, with a first quartile house affordable to the around upper 50% of the band. Larger median rental houses were generally affordable to only a small proportion of moderate income households, noting that newly created stock is more likely to reflect median or higher prices.

Rents for separate houses in Cumberland are thus unaffordable for all very low income households and for most low income households, as is the case across Greater Sydney, although the local affordability situation is worse than average, likely due to the lower income profile of renters in the LGA and of residents generally.

This is shown in more detail in the following table.



Table 4.8: Ren	t Tables, Houses	, December Quar	ter 2018					
		2 BR I	House	3 BR H	louse	4BR+	4BR+ House	
		Q1	Median	Q1	Median	Q1	Median	
Cumberland	Weekly Rent	\$400	\$430	\$451	\$508	\$550	\$620	
LGA	Affordability (Greater Sydney)	Affordable to 23% of low income band	Affordable to 5% of the low income band	Affordable to 95% of moderate income band	Affordable to 68% of moderate income band	Affordable to 49% of moderate income band	Affordable to 17% of moderate income band	
Greater	Weekly Rent	\$370	\$450	\$425	\$500	\$540	\$625	
Sydney	Affordability (Greater Sydney)	Affordable to 42% of low income band	Affordable to 95% of the moderate income band	Affordable to 8% of the low income band	Affordable to 72% of the moderate income band	Affordable to 54% of the moderate income band	Affordable to 15% of the moderate income band	

Source: NSW Department of Family and Community Services (2019) Rent & Sales Report No 126, Dec Qtr 2018; ABS (2016); ABS (2019) Consumer Price Index Australia, Dec 2018.

52



Rented Flats and Units - Affordable For Whom?

Flats and units for rent in Cumberland LGA are more affordable than the Greater Sydney average, but still exclude all very low income households and a majority of low income households from renting affordably in the LGA.

A first quartile 1BR unit for rent in Cumberland LGA is affordable to 85% of the low income band, compared to 17% of the band for Greater Sydney; whereas a median unit was affordable to around the upper half of low income households in the LGA.

A median 2BR unit in the LGA was affordable to only the very top of the low income band in the LGA, and only to moderate income households in Greater Sydney.

A median 3 BR unit for rent in Cumberland LGA is affordable to only 49% of the moderate income band, while for Greater Sydney it is affordable to higher income earners only.

Despite being cheaper than the Greater Sydney averages, median and first quartile rents for flats and units in Cumberland are unaffordable for all very low income households and some or all low income households, depending on the product type.

This is shown in more detail in the following table.



ole 4.9: Rent	Tables, Flats	,	ber Quarter 2018 R Flat/Unit	2 BR	t Flat/Unit	3BR	Flat/Unit
		Q1	Median	Q1	Median	Q1	Median
Cumberland	Weekly Rent	\$300	\$345	\$380	\$430	\$500	\$550
LGA	Affordability (Greater Sydney)	Affordable to 85% of low income band	Affordable to 57% of low income band	Affordable to 36% of low income band	Affordable to 5% of low income band	Affordable to 72% of moderate income band	Affordable to 49% of moderate income band
Greater	Weekly Rent	\$410	\$490	\$440	\$550	\$560	\$730
Sydney	Affordability (Greater Sydney)	Affordable to 17% of low income band	Affordable to 77% of moderate income band	Affordable to 99% of moderate income band	Affordable to 49% of moderate income band	Affordable to 44% of moderate income band	Affordable to higher incomes only

Source: NSW Department of Family and Community Services (2019) Rent & Sales Report No 126, Dec Qtr 2018; ABS (2016); ABS (2019) Consumer Price Index Australia, Dec 2018.

54

Cumberland Affordable Housing Study: Preliminary Background Report



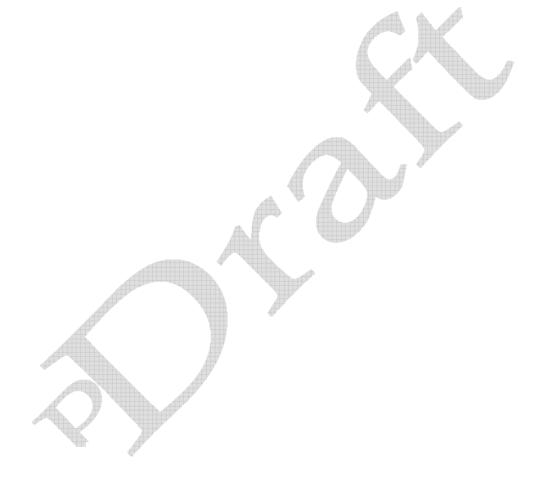




Table 4.10: S	ales, September	Quarter 2018				15	
		Str	ata	N	lon-Strata		wellings
		Q1	Median	Q1	Median	Q1	Median
Cumberland	Sale price	\$480,000	\$550,000	\$731,000	\$800,000	\$550,000	\$678,000
LGA	Affordability (Greater Sydney)	Affordable to 89% of moderate income band	Affordable to 55% of moderate income band	Affordable to higher incomes only	Affordable to higher incomes only	Affordable to 58% of moderate income band	Affordable to 1% of moderate income band
Greater	Sale price	\$580,000	\$720,000	\$677,000	\$900,000	\$635,000	\$806,000
Sydney	Affordability (Greater Sydney)	Affordable to 45% of moderate income band	Affordable to higher incomes only	Affordable to 2% of moderate income band	Affordable to higher incomes only	Affordable to 20% of moderate income band	Affordable to higher incomes only

Source: NSW Department of Family and Community Services (2019) Rent & Sales Report No 126, Sept Qtr 2018

56

Cumberland Affordable Housing Study: Preliminary Background Report

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4.6 Housing Stress

4.6.1 Overview

A commonly used measure of underlying **need for affordable housing** is the number of households in 'housing stress', or at risk of after-housing poverty.¹³ A broad 'rule of thumb' for 'housing stress' is when a very low, low or moderate income household is paying more than 30% of its gross income on rental or mortgage repayments, and 'severe housing stress' when such a household is paying more than 50% of its income on such housing costs.

Other factors will clearly affect the financial and social wellbeing of a family, including the adequacy and appropriateness of their housing, and costs that are unequally borne by some households, for example, high health care or transport costs where they live in a regional or rural area.¹⁴

As such, housing stress is useful as a broad metric for understanding the comparative affordability of an area, and indicates the potential scale of the problem for planning purposes.

The following table provides a summary of data below.

Moreover, by far the most serious affordability problem when considering housing stress is among **very low and low income renters**, who combined make up 63% of all households in housing stress. Very low income renters are far more likely than other target groups to be in **severe housing stress** (that is, paying more than 50% of their gross household income in rent), 59% of this group compared to 13% of low income renters. When moderate income renters are included, **renters in the target groups make up more than 70% of those in housing stress**.

As noted earlier, a much higher proportion of renters in the LGA are in the very low and low income bands compared with Greater Sydney, and long-term rental is increasing among lower income groups, further indicating the seriousness of this issue.

Very low and low income purchasing households make up 21% of those in housing stress. Very low income purchasers are also more likely to be in severe housing stress, 60% of this group compared to 24% of low income purchasers for example. It is likely that this group have experienced a change in life circumstances after purchasing their home, for example, divorce, unemployment or retirement, and very low income and most low income households would no longer be able to obtain a housing loan without significant capital or savings.

¹³ See for example Yates, J. 2007. *Housing Affordability and Financial Stress*, AHURI Sydney University, who notes that, often 'housing stress' is defined by the 30-40 rule, that is, that a low income household (in the lowest 40% of household income) will pay no more than 30% of its gross income on housing costs. This broad rule of thumb is often extended to the low to moderate income groups as defined under SEPP 70.

¹⁴ See for example Gleeson, B. and Randolph, B. (2002) 'Social disadvantage and planning in the Sydney Context', *Urban Policy and Research* Vol 20(1) pp101-107; and Kellett, J. Morrissey, J. and Karuppannan, S. 2012. 'The Impact of Location on Housing Affordability', *Presentation to 6th Australasian Housing Researchers Conference*, 8-10 February 2012, Adelaide, South Australia.



Whilst purchase stress is also a serious issue, purchasers often have an appreciating asset and their income to payments ratio generally decreases over time. Long-term renters do not have these benefits, and are particularly hard hit in a context where the real cost of rental compared with income continues to grow.

In total, there were around 19,000 households in housing stress in the LGA in 2016, around 13,500 in rental stress and 5,500 in purchase stress.

The following table shown this in more detail.

	Housing Stress Sumn	nary: Cumberland LGA	1
INCOME BAND	RENTAL STRESS	PURCHASE STRESS	TOTAL STRESS
	(Severe + Moderate)	(Severe + Moderate)	AC D
Very Low	7,851 (41%)	1,975 (10%)	9,826 (52%)
Low	4,120 (22%)	2,055 (11%)	6.175 (32%)
Moderate	1,517 (8%)	1,490 (8%)	3,007 (16%)
Total	13,487 (71%)	5,520 (29%)	19,007 (100%)

Table 4.11: Break Down of Relative Housing Stress among Income and Tenure Groups

Source: JSA 2019, derived from ABS 2016 Census, Table Builder

This is now looked at in more detail for different tenure groups.

4.6.2 Housing Stress among Renters

As noted above, at the time of the 2016 Census, there were almost 13,500 renting households in housing stress in Cumberland LGA (71% of all very low, low and moderate income renting households in stress).

Despite the lower median rental cost in Cumberland LGA, there is a **similar rate of housing stress to the Greater Sydney benchmark**, largely due to the much lower incomes of local residents. In Cumberland LGA, 70% of very low, low and moderate income renting households were in housing stress in 2016 compared with 71% for Greater Sydney. Very low income households are far more likely to be in severe housing stress (paying more than 50% of gross household income on their rent) than other groups in both Sydney and the LGA.

The following graph show the relative housing stress among renters for the relevant areas.

Appendix B - 58



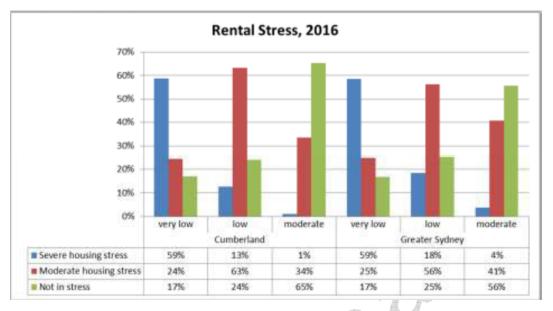


Figure 4-7: Housing Stress among very low, low and moderate income renting households Source: JSA 2019, derived from ABS Census, Table Builder 2016

The majority (58%) of the 13,487 households in rental stress in Cumberland were on **very low incomes** (7,851), with 31% on low incomes (4,120) and 11% on moderate incomes.

However, rental stress in terms by household type and income level varies.

- One family households with children (couple parents, single parent and other one families) make up over half (55%) of all renting households in stress. Of the one family households with children in rental stress, over half are very low income earning families (also an overall large number of households at 3,769).
- Lone person households also make up a large proportion of the renting households in stress (23%). 80% of the lone person households in rental stress are very low income earners.

The breakdown in income and household type of those in rental housing stress in **Cumberland LGA** is set out in the Table below.

	All Renting Households in Stress	Lone person renting households in Stress	Couple renting households in Stress	One family w/ children renting households in Stress	Multi- family renting households in Stress	Group and other renting households in Stress
Very Low Income Households	7,851 (58%)	2,516 (80%)	872 (54%)	3,769 (51%)	60 (24%)	328 (42%)

Table 4.12: Households in rental stress for Cumberland LGA

Appendix B -



	All Renting Households in Stress	Lone person renting households in Stress	Couple renting households in Stress	One family w/ children renting households in Stress	Multi- family renting households in Stress	Group and other renting households in Stress
Low Income Households	4,120 (31%)	540 (17%)	535 (33%)	2,613 (35%)	110 (45%)	322 (41%)
Moderate Income Households	1,517 (11%)	102 (3%)	214 (13%)	981 (13%)	76 (31%)	132 (17%)
Total in Stress	13,487 (100%)	3,158 (100%)	1,621 (100%)	7,363 (100%)	245 (100%)	782 (100%)
Total very low, low, mod income renting households	19,249 (70% of whom are in stress)	4,511 (70% of whom are in stress)	2,698 (60% of whom are in stress)	9,965 (74% of whom are in stress)	344 (71% of whom are in stress)	1,197 (65% of whom are in stress)

Source: JSA 2019, based on data from ABS Census of Population and Housing 2016 (Table Builder)

4.6.3 Housing Stress among Home Purchasers

At the time of the 2016 Census, there were 5,520 purchasing households in housing stress in Cumberland LGA.

Despite the lower cost of purchase in the Cumberland LGA, there is a **higher rate of housing stress among purchasers to Greater Sydney, particularly for very low income households**. As noted, this is likely due to the lower average incomes in the LGA, and to the changed circumstances of households post-purchase. In Cumberland LGA, 29% of all purchasing households¹⁵ were in housing stress in 2016 compared with 20% for Greater Sydney, again likely due to lower incomes and the aspiration to own a home.

This is shown in the following graph.

Appendix B - 60

¹⁵ All purchasing households: very low, low, moderate and higher income.



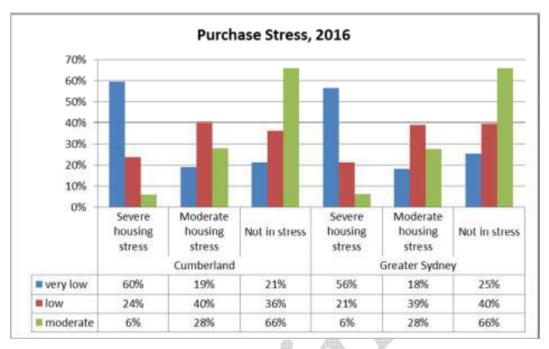


Figure 4-8: Housing Stress among very low, low and moderate income purchasing h/holds Source: JSA 2019, derived from ABS Census, Table Builder 2016

In 2016, over half of all very low, low and moderate income purchasing households in Cumberland LGA were in housing stress (55%). Of those 5,520 households in mortgage stress, 36% were on very low incomes (1,975), with 37% on low incomes (2,055) and 27% on moderate incomes (1,490).

However, mortgage/purchase stress in terms by household type and income level varies.

- One family households with children (couple parents, single parent and other one families) make up over two-thirds (69%) of all purchasing households in stress. Of the one family households with children in purchase stress, just over one third (34%) are very low income earners, 38% are low income earners and 28% are moderate income earners.
- Whilst **lone person households** make up a smaller group than one family households of purchasers in stress, those that are on **very low incomes** are much more likely to be in purchase stress (48%).

The breakdown in income and household type of those in purchase stress in **Cumberland LGA** is set out in the table below.

Table 4.13: Households in purchasing stress for Cumberland LGA

Appendix B -



	All Purchasing Households in Stress	Lone person purchasing households in Stress	Couples without children purchasing households in Stress	One family w/ children purchasing households in Stress	Multi- family purchasing households in Stress	Group and other purchasing households in Stress
Very Low Income Households	1975 (36%)	383 (48%)	190 (35%)	1,272 (34%)	27 (13%)	11 (14%)
Low Income Households	2055 (37%)	279 (35%)	205 (38%)	1,438 (38%)	81 (40%)	30 (39%)
Moderate Income Households	1490 (27%)	141 (18%)	150 (28%)	1,078 (28%)	93 (46%)	36 (47%)
Total in Stress	5,520 (100%)	803 (100%)	545 (100%)	3,788 (100%)	201 (100%)	77 (100%)
Total very low, low and moderate income purchasing households	10,101 (55% of whom are in stress)	1,476 (54% of whom are in stress)	1,184 (46% of whom are in stress)	6,693 (57% of whom are in stress)	418 (48% of whom are in stress)	139 (55% of whom are in stress)

Source: JSA 2018, based on data from ABS Census of Population and Housing 2016 (Table Builder)

The affordability and housing need data discussed above indicate a significant housing affordability problems for the LGA, and one that is not readily able to be addressed through the market.

Appendix B - 62



5 Planning, Funding & Policy Environment

5.1 Funding and policy environment

This section provides an overview of the funding and policy environment that provides a context to demographic and housing trends outlined above, and to strategic responses to growing affordability issues in Cumberland LGA.

5.1.1 Family and Community Services NSW

Public housing estates and tenancies in the Cumberland LGA do not appear to have been a particular priority or feature of the most recent policy initiatives and programs of FACS NSW including the Social and Affordable Housing Fund (SAHF), Communities Plus and recent large-scale tenancy management transfers.

Social and Affordable Housing Fund (SAHF)

The Social and Affordable Housing Fund (SAHF) is a key initiative under the *Future Directions for Social Housing in NSW* strategy. The SAHF program is designed to increase the supply of social and affordable housing by 3,400 dwellings through contracts with nominated service providers (namely Community Housing Providers). Under the SAHF model, the NSW Government does not directly fund or purchase homes but has been 'set up with \$1.1 billion in seed funding from the NSW Government' that is 'invested in the marked by the Government's investment arm, NSW Treasury Corporation...Market returns from this investment will be applied to funding the SAHF program.'¹⁶ So far, service agreements have been signed with five CHPs through the first phase of SAHF to deliver 2,200 dwellings in metropolitan and regional NSW by 2020, and service packages over a 25 year term. Providers include:

- BaptistCare NSW & ACT
- Uniting
- SGCH Sustainability Ltd
- St Vincent de Paul Housing
- Compass Housing Services Co Ltd

Phase 2 of SAHF has a target of 1,200 and service packages. FACS has reported that four Service Agreements are being finalised to delivery Phase 2 of the program with the following providers:

- Anglicare 550 dwellings
- Housing Plus 220 dwellings
- SGCH Portfolio Ltd 260 dwellings

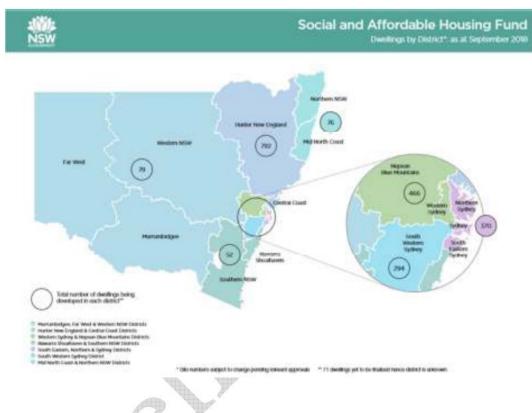
Appendix B -

¹⁶ https://www.facs.nsw.gov.au/about/reforms/future-directions/initiatives/SAHF, accessed 17 May 2019.



• Uniting NSW/ACT - 300 dwellings

There is no publicly available information about the specific locations of the SAHF projects. FACS has provided a map showing that **466 SAHF dwellings** will be created in the **Western Sydney and Blue Mountains/Nepean Districts**. It is unclear whether any of these dwellings will be created in the Cumberland LGA.



Communities Plus

The Communities Plus program is also a key strategy of the *Future Directions for Social Housing in NSW* strategy, which will deliver 23,000 new and replacement social housing dwellings, 500 affordable housing dwellings and up to 40,000 private dwellings through redevelopment projects on existing social housing estates and sites. There are seven **Major Sites** including Ivanhoe, Telopea, Waterloo, Riverwood, Arncliffe, Redfern and Villawood; none are in the Cumberland LGA. There are also twenty-four smaller **Neighbourhood Projects** that have been announced through three releases. There are potentially **four** Neighbourhood Project sites located within the Cumberland LGA.

- Two sites in Release 2 both South Granville
- Two sites in Release 3 Lidcombe and Westmead

Appendix B - 64



Neighbourhood Project (Release 2): South Granville - Blaxcell Street

Information available from Communities Plus includes the site address and land size.¹⁷

- Address: 262-266 Blaxcell Street, South Granville, NSW
- INDICATIVE LAND SIZE: APPROX. 2,250 m²



Neighbourhood Project (Release 2): South Granville - Delwood Street

Information available from Communities Plus includes the site address and land size.¹⁸

- Address: 7 Delwood Street and 36-38 Gordon Avenue, South Granville, NSW
- INDICATIVE LAND SIZE: APPROX. 1,850 m²



Neighbourhood Project (Release 3): Lidcombe & Westmead

'Lidcombe' and 'Westmead' listed as Neighbourhood Project sites, but there is no further information provided on the website about the project sites or locations.

¹⁷ https://www.communitiesplus.com.au/release-two/south-granville-blaxcell-st

¹⁸ https://www.communitiesplus.com.au/release-two/south-granville-delwood-st



Depending on where in 'Lidcombe' and 'Westmead' these projects are location, they may be within either Cumberland LGA or Parramatta LGA.

Communities Plus reports that, "Neighbourhood Renewal Release 3 includes seven Contract For Sale sites in Metropolitan and Regional NSW and three Project Delivery Agreement sites in Western Sydney. In total the ten sites will deliver an estimated 641 new private, social and affordable homes into the high demand NSW housing market. The ten sites will see 34 existing social housing dwellings turned into 190 new and modern homes for social housing residents."¹⁹

Management Transfers to Community Housing Providers

In 2016, the NSW Government announced a large-scale management transfer program of 14,000 tenanted public housing properties to registered Community Housing Providers (CHPs). To date, contracts with nine successful CHPs have been signed for management transfers across NSW including:

- Maitland and Port Stephens to Hume Community Housing
- Singleton, Cessnock, Dungog, Mid-Coast, Muswellbrook, Upper Hunter to Compass Housing
- Gunnedah, Tamworth, Walcha, Liverpool Plains, Armidale Regional, Glen Innes, Gwydir, Guyra, Inverell, Moree Plains, Narrabri, Tenterfield, Uralla to Homes North
- Shoalhaven to Southern Cross Community Housing
- Coffs Harbour, Bellingen to Mission Australia Housing
- Nambucca, Kempsey, Port Macquarie-Hastings to Community Housing Limited
- Ryde, Hornsby, Ku-ring-gai to Link Housing
- Northern Beaches and Mosman to Bridge Housing
- North Sydney, Hunters Hill, Lane Cove, Willoughby to St George Community Housing²⁰

Again, none of these major stock transfer initiatives are currently planned for public housing stock within Cumberland LGA.

5.1.2 Increasing community sector capacity

Other initiatives have focused more generally on growing affordable housing through **increasing community housing sector capacity to deliver and manage such housing**. These include increased funding for Community Housing Providers (CHPs), transfer of social housing stock to CHPs, including some with title, and regulatory support to increase their professionalism and capacity.²¹

¹⁹ https://www.communitiesplus.com.au/release-three/overview

²⁰ Information obtained from Tenants NSW as management transfer information from FACS NSW websites are no longer available. https://www.tenants.org.au/news/transfer-tenancy-management-publiccommunity-housing, accessed 17 May 2019.

²¹ Fact sheets, NSW Federation of Housing Associations.

Appendix B - 66



There has also been an increasing emphasis on **development and management partnerships** that can make the most efficient use of Federal and State Government funding and resources, including between State and local government, the private sector and CHPs. The rationale for such partnerships is to increase affordable housing constructed through leveraging State and Federal funding including through access to Council or other publicly-owned land, access to resources created through the planning system, or through the accumulated funds or the borrowing capacity against equity of larger CHPs.

There are some key differences between the community housing sector and state housing authorities that provide potential financial and resource advantages, and make them attractive affordable housing partners. Whereas FACS - Housing NSW is not eligible to receive Commonwealth Rental Assistance (CRA) payment,²² CHPs are able to receive 100% of CRA paid to tenants as part of rent calculation which often enables CHPs to operate at or above breakeven point and potentially generate an operating surplus. Their ability to enter into debt against equity financing arrangements, from which State Government is generally precluded, is also an advantage in entering into development partnerships. There is also an expectation that CHPs will leverage (raise finance against) stock transferred from State Government to them.

A significant slowdown in the economy in 2009 prompted a range of Federal Government actions to stimulate growth. The social housing system was a major beneficiary of government expenditure under Nation Building (economic stimulus), which provided some growth in absolute terms in a sector in NSW as a whole that has been declining relative to need for some decades. However, post-stimulus, the supply of such housing still falls far short of the current and projected need for affordable housing across Australia. Further, many low and moderate income households currently in housing stress would not be eligible for social housing, and those very low income households that *are* eligible generally face a waiting time of many years.

Very low and low income renting households remain problematic groups for whom to achieve affordable housing outcomes, especially in the absence of direct funding and significant subsidies for such groups. As discussed later, the majority of those in housing stress or affordable housing need are very low income renting households, and most would find it difficult to access public and community housing in the current funding environment.

CHPs operating in the Cumberland LGA area include (but not limited to):

- Bridge Housing 167 properties²³
- Hume Community Housing 210 properties²⁴
- Wentworth Community Housing uncertain how many properties are located in Cumberland LGA but is a key provider in Western Sydney with offices at Penrith, Windsor and Katoomba.

²² Rental supplements to low income tenants

 ²³ https://www.bridgehousing.org.au/documents/927-bh-ar2018f/file, accessed 17 May 2019
 ²⁴ https://www.humehousing.com.au/documents/annualreports/Updated_Annual_Report_2018_v4.pdf, accessed 17 May 2019



These CHPs have considerable experience in successful affordable housing development and management, including in partnerships with local and State Government and the private sector. Some of these provide significant partnering opportunities for Council in the future development of sites, leveraging of capital, and in the effective long-term management of housing and tenancies. (See the **Case Study Booklet at Attachment D** for examples of the types of partnership projects that have been undertaken).

5.1.3 Private Rental Assistance Programs

Introduction

NSW Family and Community Services provides a number of programs under the housing pathways program to assist eligible people to enter or remain in the private rental market.

Private Rental Subsidy

A Private Rental Subsidy assists people to access affordable accommodation in the private rental market.²⁵ The subsidy is available to private tenants who:

- meet social housing eligibility criteria;
- are approved for priority status on the NSW Housing Register;
- have a disability;
- are at risk in their current accommodation.

The program provides a rental subsidy (capped at the median rent for Sydney middle ring suburbs) so that a tenant pays no more than 25% of their income plus Commonwealth Rental Assistance in rent. The situation of tenants is thus similar to those in Community Housing.

Tenancy Guarantee

A Tenancy Guarantee is intended to encourage private landlords and real estate agents to rent properties to people who are having difficulties entering the private rental market.

A Tenancy Guarantee of up to \$1,500 is available to landlords and real estate agents to cover possible rental arrears and/or property damage over and above the rental bond.

Brokerage Services

Services are also available to assist with finding rental properties and entering into tenancy agreements.

²⁵http://www.housingpathways.nsw.gov.au/additional-information/fact-sheets/private-rental-subsidy accessed 20 April 2018.



Deeper Subsidies under FACS' Housing Pathways

Rent Choice is a form of Private Rental Assistance (PRA) under Housing Pathways that supports households to access safe and affordable housing in the private rental market. It provides medium term financial assistance for up to three years for low to moderate income households, to enable them to secure and sustain a tenancy in the private rental market.

The program assists clients to access support services, including training and employment opportunities, to build capacity to continue living independently after the Rent Choice assistance ends. It ensures that clients are supported in their transition to sustainable independence. The client must express a commitment to sustaining a tenancy while receiving the subsidy and to transitioning to independent living. The client must be willing to receive and continue with support services where relevant.

Clients that receive a Rent Choice Youth, Rent Choice Veterans or Rent Choice Start Safely that are approved to receive a deeper subsidy, are required to have an Independence Support Plan (ISP). The ISP is a person-centred approach to coordinating 'wrap-around' services to support the client to build their capability to transition to housing independence at the end of the subsidy period.

This program has been very valuable in supporting more vulnerable tenants in the private sector, and will be explored in more detail in the next stage of the project.

5.2 The NSW Planning Context

5.2.1 Affordable Housing Support in *EP&A Act* and related policies

Overview

The retention and creation of affordable housing for very low, low and moderate income households through the planning system becomes more important in the context of constraints to federal policy and funding.²⁶ There are significant opportunities for local government to support the creation and maintenance of affordable housing through core planning legislation and policies in NSW compared to most Australian states, with an increasing interest in this policy area by NSW State Government evident. However, there are also significant constraints to action by local government, principally arising from its subordinate relationship to state government in Australia, its lack of planning autonomy, the prescriptive nature of the land use zoning system compared

²⁶ Gurran, N. and Whitehead, C. 2011. 'Planning and Affordable Housing in Australia and the UK: A Comparative Perspective', in *Housing Studies, Vol. 26, Nos. 7-8, 1193-1214.*



with other international jurisdictions like the UK,²⁷ and its constrained economic position and constraints to raising capital through debt financing.²⁸

Nonetheless, local government has an implicit role in affordable housing and an impact on affordability through land use zoning, controls, the timing of land release, location of services and facilities, and the levying of rates and development contributions. It can also choose to play a more proactive role in the creation and retention of affordable housing through active intervention in the market through the development of appropriate planning mechanisms and strategies, as discussed below.²⁹

Opportunities and Constraints of Principal Legislation and Related Policies

Unlike jurisdictions such as Western Australia, where the principal planning legislation is silent on the matter of affordable housing,³⁰ the Environmental Planning and Assessment Act 1979 (NSW) has express provisions related to the creation and protection of affordable and low cost

²⁸ Gurran et al (2008) op cit; Stubbs, J. and Storer, T. 2006, 'Planning at the Margins? The Role of the NSW Planning System in Protecting Affordable Housing' in *Proceedings of the 23rd Australasian Law and Society Conference in Wollongong*, 13-15 December 2006; Stubbs, J. 2003. *Battle for the Right to the City: Opportunities for an emancipatory social practice in a polarising urban landscape*, RMIT (unpublished PhD thesis)

²⁹ Stubbs, J. and Storer, T. 2006, 'Planning at the Margins? The Role of the NSW Planning System in Protecting Affordable Housing' in *Proceedings of the 23rd Australasian Law and Society Conference in Wollongong*, 13-15 December 2006.

³⁰ For example, the *Planning and Development Act 2005 (WA)* is silent on the matter of affordable housing. There are no objectives or definitions regarding affordable housing, and no mandatory requirement for a consent authority to take into account the social and economic impacts of development or redevelopment under the Act, which could otherwise be used to mitigate the loss of low cost or affordable housing, as there is in NSW and Victoria. There are also no specific State Planning Policies (SPPs) related to preservation of existing stocks of affordable housing in core planning legislation as there are in NSW, nor to provide for incentives to create affordable housing through, for example, express relaxation of zone controls and development standards where a proportion of stock created is dedicated to affordable rental housing, which is again provided for in NSW under *SEPP (Affordable Rental Housing) 2009.*

²⁷ See for example Gurran, N., Milligan, V., Baker, D. Bugg, L. B., Christensen, S. 2008. New directions in planning for affordable housing: Australian and international evidence and implications, AHURI Sydney Research Centre, who note that early 20th century Australian planning legislation drew heavily upon UK planning law, with its strong reliance on a prescriptive land use zoning system under the Town and Country Planning Act 1932. However, the UK shifted away from this system from 1947, introducing the discretionary system and nationalised development rights, whereas Australia went further down a path of implied development entitlements fixed by zoning. As noted by Gurran and Whitehead, this underlying zoning system of assumed development rights has two main consequences for affordable housing requirements. First, the ability to negotiate for a community outcome, such as affordable housing provision, is eroded in advance by establishing development potential ahead of specific planning proposals'. A second consequence is that, when public authorities seek to acquire land not already set aside for public purposes for affordable housing, 'they must do so at a market rate which reflects these opportunities.' This significantly constrains the ability to capture benefit through the approvals process using mandatory mechanisms compared with the UK, and means that the most significant opportunities in the Australian planning context generally rely upon the rezoning of land, imposing effective constraints on development arising from more restrictive zoning that can be varied through incentive-based mechanisms where a share of additional profit is provided for affordable housing, capturing a share of benefit in areas of high land value or major gentrification (new release areas, centres or high amenity precincts), and the mandated protection of low cost dwellings or dwellings types. There is thus more 'finessing' of affordable housing under the regulatory context in NSW compared with for example the UK (see also Stubbs (2003) op cit).

Appendix B - 70



housing, and others which may be used to support such housing through the planning and approvals process. NSW local government accordingly has roles and responsibilities relating to affordable housing under planning legislation including state environmental planning policies (SEPPs).

In NSW, objects and a range of related provisions have been progressively included in the Environmental Planning and Assessment Act since 1999, including section 1.3(d) which provides that an objective of the Act is the 'maintenance and provision of affordable housing'.³¹ There are likewise definitions and benchmarks related to 'affordable housing' in core legislation and related policy, though there are practical differences in affordable housing outcomes due to differences in affordable housing definitions in different instruments.³²

Importantly, it is a requirement of the Act that a consent authority take into account the **social and** economic impacts of a development application as part of a merits assessment under s4.15(1)(b). This has obvious applicability to development applications that may result in the loss of affordable or low cost housing, such as low cost flats, Boarding Houses and caravan parks, as well as the assessment of the benefits of an application involving the creation of affordable housing, particularly where this is balanced against other factors as part of the merits assessment. The ability to seek mitigation for loss of affordable housing as part of conditions of consent is also possible under this head of consideration. A growing body of case law in the NSW Land and Environment Court related to social impacts is also relevant.

Likewise, a consent authority is required to consider whether a proposed development is in the *public interest* under s 4.15(1)(e), and a growing body of case law has likewise determined that it is in the public interest to give effect to the objectives of relevant legislation. It is relevant in this regard that the Act has as an objective '*the maintenance and provision of affordable housing*' (1.3(d)).

As such, on the face of it, local government has a role and indeed a statutory responsibility to seek to preserve and create affordable housing through the planning and assessment process. However, there are also limitations to local government's power under the Act, particularly in relation to the

³¹ In December 1999, the Act was amended to make the provision of affordable housing a specific objective of the Act; add a definition of affordable housing; and make explicit that environmental planning instruments could include provisions to provide for, maintain and regulate matters relating to affordable housing.

³² State Environmental Planning Policy No 70 (Affordable Housing) and State Environmental Planning Policy (Affordable Rental Housing) 2009 each have different benchmarks and definitions which lead to quite different practical outcomes for 'affordable housing'. SEPP 70 defines 'very low-income' households as those on less than 50% of median household income; 'low-income' households' as those on 50-80% of median household income, and 'moderate-income' households as those on 80-120% of median household income for either Rest of NSW or Sydney SD. Under SEPP ARH, affordable housing is defined as housing that is rented to very low, low and moderate income households for no more than 30% of their gross income; or as housing that complies with rents and eligibility criteria under the National Rental Affordability Scheme (NRAS), with the latter based on discount market rents and income eligibility limits. In some markets, the second criterion can result in households paying more than 30% of gross household income in rent (and sometimes substantially more) so that, while the housing must be rented to relevant target groups, it will not be 'affordable'.



levying of mandatory contributions for affordable housing, though arguably its constraints are not as great as some would perceive.

Dealing first with **mandatory contributions**, in June 2000, further amendments were made to the Act in relation to affordable housing to provide consent authorities with the specific power to require, as a condition of consent, the dedication of land free of charge or the payment of a monetary contribution for affordable housing in certain circumstances. *Sections 7.32 and 7.33* were introduced³³ to provide consent authorities with the express power to impose such conditions 'if a State Environmental Planning Policy (SEPP) identifies that there is a need for affordable housing within an area' and certain other conditions are met.³⁴

The relevant SEPP for this purpose is **SEPP 70 Affordable Housing (Revised Schemes) (SEPP 70)**, which amends relevant local and regional environmental planning instruments to enable the levying of development contributions to provide for affordable housing. *SEPP 70* provides guidance regarding the requirements for assessing housing need, setting contribution levels, apportionment, administration and accountability, and specifies relevant income and rental criteria.³⁵ The SEPP has been recently amended to apply to the whole of the State, including

³³ The 2000 amendment to the EP&A Act was gazetted in direct response to the effective invalidation of Amendment 6 of South Sydney Council's LEP (on Green Square). Significantly, this had resulted from a successful challenge to Council's affordable housing provisions by Meriton Apartments in the NSW Land and Environment Court. The action was taken in relation to Green Square, a 'brownfields' redevelopment site on the old ACI Glass Factory site at Waterloo-Zetland. Green Square lies within the boundaries of South Sydney Council (SSC), and is affected by the SSC Local Environmental Plan 1998 (Amendment No. 2) -Green Square. The subject site was also affected by the Green Square Affordable Housing Development Control Plan (DCP), under which SSC aimed to include a component of housing affordable for low and very low incomes earners, who had traditionally lived in SSC area and were being rapidly displaced by gentrification. Despite the fact that the DCP provided for only 3% of residential and 1% of commercial floor space (equivalent) to be dedicated to affordable housing as defined in the DCP. Meriton mounted and was successful in having upheld, a Land and Environment Court (LEC) challenge that rendered the provision of the DCP invalid (Meriton Apartments v Minister for Urban Affairs and Planning (2000) NSW LEC 20 -Decision 18 February 2000). The decision of Justice Cowdry in this matter (Meriton Apartments v Minister for Urban Affairs and Planning (2000), NSW LEC 2000) relied partly on an inconsistency between South Sydney Council's Local Environmental Plan (LEP) and DCP, and partly because it represented a 'fundamental interference with property rights' at common law (p.383). The NSW LEC decision on Green Square referred to had the effect of potentially invalidating all local government Development Control Plans (DCPs) that provided for the inclusion of affordable housing, including those who were attempting to deal with increasing gentrification through capturing some public benefit from the rezoning and redevelopment of existing sites, and had far reaching effects for other local planning schemes.

³⁴ Councils may only use these provisions if a SEPP identifies that there is a need for affordable housing within its area, and a Regional Environmental Plan (REP) or a local environmental plan (LEP) has been made in accordance with the relevant requirements for affordable housing provision set out in the SEPP, and if the Council has a developer contributions scheme set out or adopted in such a plan. The consent authority must be satisfied that that the development in respect of which the contribution is required will result in a reduction of affordable housing, will increase the need for affordable housing, or is in accordance with relevant regulations or zoning.

³⁵ *SEPP 70* defines 'very low-income' households as those on less than 50% of median household income; 'low-income' households' as those on 50-80% of median household income, and 'moderate-income' households as those on 80-120% of median household income for Rest of NSW or Sydney SD, depending on where in NSW a LGA is located.

Appendix B - 72



differential income benchmarks for regional NSW. As such, Cumberland Council has recently been included under the SEPP.

Other express provisions are also contained within the Act to further the affordable housing objectives.

S7.4 of the *Act* provides for the making of a **voluntary planning agreement** in relation to a proposed amendment to a planning instrument or development application. Under such a planning agreement, the developer is required to dedicate land free of cost, pay a monetary contribution, or provide any other material public benefit, or any combination of them, to be used for or applied towards a public purpose. 'Affordable housing' as defined in the Act is one of the listed 'public purposes'.

A planning agreement is generally advertised in conjunction with the development or rezoning application to which it relates, and forms part of the conditions of consent. A planning agreement is registered and runs with the title to the land, and is binding on, and enforceable against, the owner of the land from time to time as if each owner for the time being had entered into the agreement. The provisions also provide for administrative, reporting, review and other accountability requirements like other forms of development contributions, and may be used in place of or as well as levies with respect to other infrastructure under normal development contributions provisions of the EP&A Act. Importantly, a planning agreement does not have to demonstrate nexus between the development and the public purpose for which it was made.

More flexibility or discretion for NSW State Government is apparently provided for in more recent amendments to the Act in relation 'Special Infrastructure Contributions', which expressly include 'affordable housing' as defined. This includes the provision, extension and augmentation of (or the recoupment of the cost of providing, extending or augmenting) public amenities or public services, affordable housing and transport or other infrastructure relating to land [emphasis added]; and the funding of recurrent expenditure in relation to the above, or any studies or other support required (s7.22). Such contributions are not limited to land within a 'special contributions area', although such contributions are not to be required unless the provision of infrastructure 'arises as a result of the development or class of development of which the development forms part' (s7.23(2)(c)).

Reasonable discretion also appears to be provided for in s7.23(3), which states that, despite the limitations of other provisions, 'the Minister may... determine the level and nature of development contributions in the form of a levy of a percentage of the proposed cost of carrying out development or any class of development'. Further, the Minister will determine what part (if any) a development contribution will be 'for the provision of infrastructure by a Council' (s7.23(3A)). It is noted that, in determining the level and nature of contributions, the Minister will, as far as practicable make the contribution 'reasonable with regard to the cost' of infrastructure in relation to the development (s7.23(2)(a)).

There appears to be scope under these provisions to propose the levying of contributions for affordable housing where nexus between the development or class of development and increased demand for affordable housing (as a form of special infrastructure) is demonstrated, and there is reasonableness in the assessment of the level of contribution levied.

Appendix B -

73



Finally, it is noted that Councils often assume greater limitations to their powers than necessary since the gazettal of the 2000 amendments.³⁶ However, s7.32(5) makes it clear that 'nothing in this section prevents the imposition on a development consent of other conditions relating to the provision, maintenance or retention of affordable housing'. This, and s1.3(d) and other relevant provisions discussed above, appear to provide sufficient latitude for Councils to engage in, for example, negotiating agreements with developers, identifying circumstances in which it is appropriate to provide for planning incentives through relevant EPIs, mandating diversity or affordability through developing performance criteria or targets in relevant plans (e.g. Masterplan DCPs), requiring social impact assessments to mitigate the loss of affordable housing, or other planning or procedural mechanisms apparently available to further the objects of the Act. A range of more active Councils are engaged in some or all of these activities at present, and these types of activities appear to be legal.

More recent amendments to the Act would also appear to open the door to mandatory contributions as a form of special contributions where nexus can be established and ministerial approval can be obtained, though clarification of the legality of such a position should be obtained from the Department of Planning and Environment. Rationale for the provision of affordable housing as a form of infrastructure and the economic feasibility and reasonableness of mandatory mechanisms (including requiring the provision of or a contribution) towards affordable housing are key matters addressed in the research for the current study.

The gazettal of **State Environmental Planning Policy (Affordable Rental Housing) 2009** (SEPPARH) aimed to provide a consistent planning regime to encourage and enable the provision of different types of affordable housing to various target groups. In particular, the SEPP aims to facilitate the provision of affordable housing through zone liberalisation, the provision of incentives for delivery of new affordable rental housing including close to places of work, facilitating the retention and mitigation of the loss of existing affordable rental housing, and the development of housing for special needs groups including social housing, New Generation Boarding Houses and supportive accommodation such as General and Transitional Group Homes for disadvantaged groups.

5.2.2 Policy and Legislation on Boarding Houses

Overview

In recent years, the NSW government has initiated policy changes to increase the supply of quality Boarding Houses to meet the needs of a variety of residents including key workers, those who need more flexible housing options and those with special needs,³⁷ and to provide a more appropriate regulatory framework to deliver Boarding House services that promote and protect the wellbeing of residents.³⁸

³⁶ See for example, Stubbs, J. 2003. *Battle for the Right to the City,* Faculty of the Constructed Environment, RMIT (PhD thesis).

³⁷ Affordable Rental Housing State Environmental Planning Policy 2009, Regulation 30, Standards for Boarding Houses.

³⁸ Boarding Houses Bill 2012, Part 1, Clause 3, Object of this Act.

Appendix B - 74



'New Generation' Boarding Houses

The NSW *State Environmental Planning Policy Affordable Rental Housing 2009* (SEPPARH) encourages the creation of 'New Generation' Boarding Houses that provide low cost and flexible rental housing to suit a range of different tenant groups such as single retirees, working singles, homeless, students and young couples.³⁹ The SEPP includes standards for proposed Boarding Houses that must be satisfied prior to development consent.

The Government provides various incentives for proprietors of Boarding Houses, such as land tax exemption or reduction in land value, and grants for essential fire-safety works. In order to receive these incentives, certain requirements or conditions must be met. For example, an exemption for the 2014 tax year is available where at least 80% of the accommodation is available for Boarding House residents and maximum tariffs per room must not be exceeded.⁴⁰

Recent legislation and regulatory support for Boarding Houses, including the *Boarding Housing Act 2012 (NSW)* has also provided a more robust framework for such development, improved management requirements, design standards and amenity, and increased the attractiveness of this form of development as a legitimate tenure form.

Well designed and managed 'New Generation' Boarding Houses provide a significant opportunity for housing a range of smaller low and very low income households affordably in the local context, including as part of multi-tenure developments. Relevant case studies are provided in the *Affordable Housing Case Studies Booklet* that accompanies this *Background Report*.

5.3 Relationship to the Regional Planning Context

The *Cumberland Affordable Housing Study* and related policies and plans will provide practical, focussed affordable housing solutions which can be readily implemented by Council. It will also contribute to supporting Council's requirements in the current local and regional strategic planning context.

Recent amendments to the *Environmental Planning and Assessment Act 1979* require Councils to review and amend their existing Local Environmental Plans (LEPs) to address the requirements in the *Greater Sydney Region Plan: A Metropolis of Three Cities* and *District Plans.* Cumberland Council has been identified as a priority council, and is committed to completing its Local Environmental Plan review within two years.

The *Greater Sydney Region Plan* provides two housing related objectives under the 'Liveability' banner - 'Greater housing supply' (Objective 10), and 'Housing is more diverse and affordable'

³⁰ NSW Government, Supporting Affordable Rental Housing – New Generation Boarding Houses fact sheet, accessed 10 June 2015 at

 $http://www.planning.nsw.gov.au/plansforaction/pdf/Affordable\%20Housing_Fact_NewGenerationBoardingHouses.pdf.$

⁴⁰ NSW Office of State Revenue, Revenue Ruling No. LT 93, Exemption – Land Use and Occupied Primarily for a Boarding House – 2014 Tax Year, accessed online 12 January 2016 at http://www.osr.nsw.gov.au/info/legislation/rulings/land/lt093



(Objective 11), which are to be pursued through the development of *Local Housing Strategies*. The *Cumberland Affordable Housing Study* will make an important contribution to understanding and proposing how these objectives can be practically furthered through strategic planning in the area.

As well as indicating how housing supply, diversity and growth objectives set out in the *Greater Sydney Region Plan* and *District Plans* will be met and managed, Action 17 of the *Central City District Plan* also requires councils to prepare *Affordable Rental Housing Target Schemes* following development of implementation arrangements. These requirements will also be supported by detailed evidence in the *Affordable Housing Study*.



6 Appendix A: Selected Housing Indicators

Appendix B -

77



Council Meeting 19 February 2020



Table 6-1: Change in Selected Medians 2006 - 2016

SA2	Suburbs	Med	ian Age	Me	Median Rent (Weekly) Household Inco			old Income (We	ome (Weekly)	
582	Included in SA2	2 0 06	2016	20 0 6 (\$)	2 0 16 (\$)	Change	2006 (\$)	2016 (\$)	Change	
Greater Sydney	-	35	36	250	440	76%	1,173	1,746	4 9 %	
Cumberland LGA	-	33	32	220	400	82%	908	1,377	52%	
Auburn Central		28	30	250	440	76%	759	1,259	66%	
Auburn North	Auburn	29	29	190	380	10 0%	706	1,184	6 8%	
Auburn South		31	31	220	415	89%	754	1,283	7 0%	
Berala	Berala	35	33	195	375	92%	862	1,317	53%	
Granville - Clyde	Granville	32	31	210	400	90%	866	1,304	51%	

1



SA2	Suburbs	Med	lian Age	Me	dian Rent (We	eekly)	Househ	old Income (We	ekly)
542	Included in SA2	2 0 06	2016	20 0 6 (\$)	2 0 16 (\$)	Change	2006 (\$)	2016 (\$)	Change
	Greystanes,								
Greystanes - Pemulwuy	Pemulwuy	36	37	250	450	80%	1,205	1,762	46%
- 110 1	Guildford,				• • /	$\langle \rangle$			
Guildford - South Granville	South Granville	30	30	183	350	91%	703	1,070	52%
Guildford West	Guildford West,			•	\sum				
Merrylands Vest	Merrylands West,	34	33	215	380	77%	870	1,201	38%
	Woodpark		0						
Lidcombe	Lidcombe	34	33	240	470	96%	988	1,567	5 9%
Merrylands -	South		Y						
Iolroyd	Wentworthville Merrylands,	32	33	225	390	73%	895	1,320	47%



	Suburbs	Med	lian Age	Mee	lian Rent (Wee	e kly)	Househo	ekly)	
SA2	Included in SA2	2 0 06	2016	20 0 6 (\$)	2 0 16 (\$)	Change	2006 (\$)	2016 (\$)	Change
	Holroyd					2	N.Y.		
	Pendle Hill,					\wedge	7		
Pendle Hill - Girraween	Girraween	35	35	220	400	82%	983	1,620	65%
Regents Park	Regents Park	35	35	205	370	80%	846	1,208	43%
	Mays Hill		A.	°_^_					
Wentworthville - Westmead	Westmead, Wentworthville	33	34	230	410	78%	1,015	1,680	6 6 %

Source: JSA 2019, derived from ABS 2016 Census Time Series Data and TableBuilder



Council Meeting 19 February 2020



			Occupied Private Dwellings	5
SA2	SSC	2006	2016	Change
Greater Sydney	-	1,521,462	1,719,678	13%
Cumberland LGA	-	59,051	67,815	15%
Auburn Central		4,157	4,637	12%
Auburn North	Auburn	3,160	3,422	8%
Auburn South	0	1,909	2,331	22%
Berala	Berala	2,668	2,757	3%
Granville - Clyde	Granville Greystanes,	5,409	6,468	20%
Greystanes - Pemulwuy	Pemulwuy	7,010	8,525	22%

Table 6-2: Change in Total Occupied Private Dwellings 2006 – 2016



04.0	000		Occupied Private Dwelling	S
SA2	SSC	2 0 06	2016	Change
	Guildford,		A	
Guildford - South Granville	South Granville	5,044	6,299	25%
Guildford West -	Guildford West,	6 220	6 991	01/
Merrylands West	Merrylands West, Woodpark	6,332	6,881	9%
Lidcombe	Lidcombe	4,655	6,169	33%
			, i i i i i i i i i i i i i i i i i i i	
Merrylands - Holroyd	South Wentworthville,	8,509	9,368	10%
5	Merrylands, Holroyd			
D # 17#	Pendle Hill,	A A A A A A A A A A A A A A A A A A A		
Pendle Hill - Girraween	Girraween	3,760	4,227	12%
Regents Park	Regents Park	1,719	1,635	-5%
		-,	-,	
Wentworthville -	Mays Hill	4,953	5,271	6%
Westmead	Westmead, Wentworthville	4,900	5,271	070

Source: JSA 2019, derived from ABS 2016 Census Time Series Data and TableBuilder



		2006	38	1%	7,007	862	13%	6713
Greystanes - Pemulwuy	Greystanes, Pemulwuy	2016	395	5%	এ, হা জা	1,287	16%	Tosal
SA2 Guildford -	Suburbs Included is SA2s Guildford, South Granville	Change 2006 2016	939% Apaquicins 616 1,048	Apátitáents 17%	21% an reputed dwelling structures	33.0% 913 1,448	rental 26%	16.9% an reported housing tenuncs
South Granville		Change	70%		24%	36.9%	2070	19.5%
Greater Sydney Guildford West - Merrylands West	Guildford West, Merrylands West, Woodpark	20016 Chatege	50 4 2793 12896 19%	2 3% 25%	1,9128,953 61837 9%	47,4,093 22,969% 24.0%	30% 31%	1 <i>592</i> 5903 1 2 350% 9.4%
Cumberland .LGA Lidcombe	Lidcombe	Change 2006 Change Change	19% 187469 12998 74%	217% 28%	9% 67% 54 61 42% 31%	24.0% 2025% 26.149% 41.3%	34% 38%	6104574 136949% 27.8%
Auburn Central Merrylands - Holroyd	South Wentworthville, Merrylands, Holroyd	290% Change Change	2,633	35% 31%	3178 84, 5662 91394 10%	41.5% 4,6 45 232.8% 19.7%	44% 38%	4783 1876% 11.3%
Auburn North Pendle Hill - Girraween	Pe Adle Hii ll, Girraween	2006 Change	2,909 95% 11%	2799% 232%	3, 45 8 4,89,7 12%	19842 1613% 16.8%	38% 30%	3589 139,3% 10.8%
Auburn South Regents Park	Regents Park	20046 20046 Change	3734 3734 371% 20%	2 8% 29½	1270 12,320 1203,3 -5%	338 3598% 21.0%	25% 33%	2526 15534 -2.9%
Berala Wentworthville - Westmead	Berala Mays Hill Westmead, Wentworthville	2006 2006 Change Change	20% 1, 9259 2, § \$5 9%	- 40% 41%	-3% 4 ,9549 5,429,3 5%	21.0% 193\3 239.4% 17.3%	38% 42%	2.9% 2525 4.90% 7.3%
Granville - Clyde	Granville	2016 Change	1,938 79%	30% -	6,423 19%	2,102 34.6%	36%	5869 15.5%

Table 6-3: Apartments and Private Rental 2006 – 2016





Source: JSA 2019, derived from ABS 2016 Census Time Series Data and TableBuilder



SA2	Suburbs	Year	Public	%	Community	%	Social	%
	Included		Housing		Housing		Housing	
		2006	69,090	5.0%	7780	1%	76870	6%
Greater Sydney	-	2016	68273	4.0%	10473	1%	78746	5%
		% Change	-1.2%		25.7%		2.4%	
		2006	3937	7.3%	401	0.7%	4338	8.1%
Cumberland LGA	-	2016	4164	6.7%	637	1.0%	4801	7.7%
		% Change	5.5%		37.0%		9.6%	
		2006	114	3.1%	36	1.0%	150	4.1%
Auburn Central		2016	132	3.2%	36	0.9%	168	4.0%
		% Change	13.6%		0.0%		10.7%	
	Auburn	2006	111	4.0%	27	1.0%	138	5.0%
Auburn North	Aubum	2016	107	3.5%	28	0.9%	135	4.4%
		% Change	-3.7%		3.6%		-2.2%	
		2006	138	8.0%	25	1.5%	163	9.5%
Auburn South		2016	151	7.1%	23	1.1%	174	8.2%
		% Change	8.6%		-8.7%		6.3%	

Table 6-4: Social (Public and Community) Housing 2006 – 2016



SA2	Suburbs Included	Year	Public Housing	%	Community Housing	%	Social Housing	%
		2006	111	4.5%	8	0.3%	119	4.9%
Berala	Berala	2016	129	5.0%	9	0.3%	138	5.3%
		% Change	14.0%		11.1%		13.8%	
		2006	335	6.8%	17	0.3%	352	7.1%
Granville – Clyde	Granville	2016	389	6.6%	54	0.9%	443	7.5%
		% Change	13.9%		68.5%		20.5%	
	Greystanes, Pemulwuy	2006	159	2.4%	9	0.1%	168	2.5%
Freystanes - Pemulwuy		2016	148	1.8%	24	0.3%	172	2.1%
5		% Change	-7.4%		62.5%		2.3%	
Guildford - South	Guildford,	2006	859	19.1%	28	0.6%	887	19.7%
Franville	South Granville	2016	929	16.6%	132	2.4%	1061	19.0%
		% Change	7.5%		78.8%		16.4%	
	Guildford,	2006	342	5.9%	80	1.4%	422	7.3%
Guildford West -	Merrylande	2016	428	6.7%	114	1.8%	542	8.5%
Merrylands West	West Woodpark	% Change	20.1%		29.8%		22.1%	



SA2	Suburbs Included	Year	Public Housing	%	Community Housing	%	Social Housing	%
		2006	118	2.9%	12	0.3%	130	3.2%
Lidcombe	Lidcombe	2016	123	2.2%	33	0.6%	156	2.8%
		% Change	4.1%		63.6%	100.4	16.7%	
	South	2006	586	7.6%	37	0.5%	623	8.1%
Merrylands -	Wentworthville	2016	618	7.1%	70	0.8%	688	7.9%
Holroyd	Merrylands Holroyd	% Change	5.2%		47.1%		9.4%	
	Pendle Hill, Girraween	2006	303	8.6%	62	1.8%	365	10.4%
Pendle Hill - Girraween		2016	276	7.0%	48	1.2%	324	8.2%
		% Change	-9.8%		-29.2%		-12.7%	
		2006	201	12.8%	9	0.6%	210	13.3%
Regents Park	Regents Park	2016	172	11.2%	11	0.7%	183	12.0%
		% Change	-16.9%		18.2%		-14.8%	
	Mays Hill	2006	558	12.3%	37	0.8%	595	13.1%
Wentworthville - Westmead	Westmead	2016	529	10.8%	47	1.0%	576	11.8%
	Wentworthville	% Change	-5.5%		21.3%		-3.3%	

Source: JSA 2019, derived from ABS 2016 Census Time Series Data and TableBuilder

Appendix B -

3



Council Meeting 19 February 2020



			200 6			2016	4	Cha	ange
SA2	Suburbs Included in SA2	Weekly Rental Range	No. of Rental Properties Affordable	% of Rental Properties Affordable	Weekly Rental Range	No. of Rental Properties Affordable	% of Rental Properties Affordable	No. of Rental Properties Affordable	% of Rental Properties Affordable
		<\$176 (V Low)	108,559	25%	<\$262	96,631	18%	-12%	-39%
		\$177-\$281 (Low)	155,906	36%	\$263-\$419	137,580	25%	-13%	-40%
Greater Sydney	-	\$282-\$422 (Mod)	110,355	25%	\$420-\$629	197,228	36%	44%	31%
		Total Rental Properties in Range	437,775	-	Total Rental Properties in Range	541,775	-	19%	-
		<\$176 (V Low)	5,905	30%	<\$262	5,502	22%	-7%	-38%
		\$177-\$281 (Low)	10,266	53%	\$263-\$419	8,438	34%	-22%	-57%
Cumberland LGA	-	\$282-\$422 (Mod)	2,747	14%	\$420-\$629	9793	39%	72%	64%
		Total Rental Properties in Range	19,486	-	Total Rental Properties in Range	25,110	-	22%	-
Auburn Central	Auburn	<\$176 (V Low)	282	19%	<\$262	262	14%	-8%	-38%
	Aubum	\$177-\$281 (Low)	690	47%	\$263-\$419	517	28%	-33%	-71%

Table 6-5: Change in No. and % of Rental Properties Affordable to Very Low, Low and Moderate Income Renting Households 2006-2016



			200 6			2016		Cha	ange
SA2	Suburbs Included in SA2	Weekly Rental Range	No. of Rental Properties Affordable	% of Rental Properties Affordable	Weekly Rental Range	No. of Rental Properties Affordable	% of Rental Properties Affordable	No. of Rental Properties Affordable	% of Rental Properties Affordable
		\$282-\$422 (Mod)	404	28%	\$420-\$629	963	51%	58%	46%
		Total Rental Properties in Range	1,460	-	Total Rental Properties in Range	1,872	-	22%	-
		<\$176 (V Low)	563	35%	<\$262	282	15%	-100%	-133%
		\$177-\$281 (Low)	864	53%	\$263-\$419	928	49%	7%	-9%
Auburn North	Auburn	\$282-\$422 (Mod)	155	10%	\$420-\$629	644	34%	76%	72%
		Total Rental Properties in Range	1,627	-	Total Rental Properties in Range	1,902	-	14%	-
		<\$176 (V Low)	165	34%	<\$262	196	29%	16%	-20%
		\$177-\$281 (Low)	245	51%	\$263-\$419	150	22%	-62%	-131%
Auburn South	Auburn	\$282-\$422 (Mod)	61	13%	\$420-\$629	282	41%	78%	69%
		Total Rental Properties in Range	482	-	Total Rental Properties in Range	688	-	30%	-



			200 6			20 16	4	Cha	ange
SA2	Suburbs Included in SA2	Weekly Rental Range	No. of Rental Properties Affordable	% of Rental Properties Affordable	Weekly Rental Range	No. of Rental Properties Affordable	% of Rental Properties Affordable	No. of Rental Properties Affordable	% of Rental Properties Affordable
		<\$176 (V Low)	284	35%	<\$262	198	19%	-43%	-89%
		\$177-\$281 (Low)	426	53%	\$263-\$419	456	43%	7%	-24%
Berala	Berala	\$282-\$422 (Mod)	71	9%	\$420-\$629	377	35%	81%	75%
DETALA		Total Rental Properties in Range	808	-	Total Rental Properties in Range	1,069	-	24%	-
		<\$176 (V Low)	540	32%	<\$262	576	23%	6%	-37%
		\$177-\$281 (Low)	919	54%	\$263-\$419	882	36%	-4%	-52%
Granville - Clyde	Granville	\$282-\$422 (Mod)	188	11%	\$420-\$629	924	37%	80%	70%
		Total Rental Properties in Range	1,690	-	Total Rental Properties in Range	2,476	-	32%	-
	Greystanes,	<\$176 (V Low)	227	22%	<\$262	236	16%	4%	-35%
Greystanes - Pemulwuy	Pemulwuy	\$177-\$281 (Low)	497	48%	\$263-\$419	310	21%	-60%	-125%
1 chiliwuy		\$282-\$422 (Mod)	277	27%	\$420-\$629	770	53%	64%	50%



		2006				2016		Change	
SA2	Suburbs Included in SA2	Weekly Rental Range	No. of Rental Properties Affordable	% of Rental Properties Affordable	Weekly Rental Range	No. of Rental Properties Affordable	// of Rental Properties Affordable	No. of Rental Properties Affordable	% of Rental Properties Affordable
		Total Rental		-	Total Rental				
		Properties in Range	1,030	-	Properties in Range	1,448	-	29%	-
		<\$176 (V Low)	833	48%	<\$262 (V Low)	970	40%	14%	-21%
	Guildford, South Granville	\$177-\$281 (Low)	672	39%	\$263-\$419 (Low)	657	27%	-2%	-44%
Guildford - South Granville		\$282-\$422 (Mod)	187	11%	\$420-\$629 (Mod)	736	30%	75%	64%
		Total Rental Properties in Range	1,737	-	Total Rental Properties in Range	2,442	-	29%	-
Guildford West -	Manualanda	<\$176 (V Low)	594	31%	<\$262 (V Low)	618	25%	4%	-25%
Merrylands West		\$177-\$281 (Low)	1,087	58%	\$263-\$419 (Low)	908	37%	-20%	-56%



		2006				20 16	4	Change		
SA2	Suburbs Included in SA2	Weekly Rental Range	No. of Rental Properties Affordable	% of Rental Properties Affordable	Weekly Rental Range	No. of Rental Properties Affordable	% of Rental Properties Affordable	No. of Rental Properties Affordable	% of Rental Properties Affordable	
	Woodpark	\$282-\$422 (Mod)	165	9%	\$420-\$629 (Mod)	798	32%	79%	73%	
		Total Rental Properties in Range	1,888	-	Total Rental Properties in Range	2,457	-	23%	-	
Lidaam		<\$176 (V Low)	267	20%	<\$262 (V Low)	313	14%	15%	-38%	
	Lidcombe	\$177-\$281 (Low)	691	51%	\$263-\$419 (Low)	474	22%	-46%	-137%	
Lidcombe		\$282-\$422 (Mod)	357	26%	\$420-\$629 (Mod)	1084	49%	67%	46%	
		Total Rental Properties in Range	1,357	-	Total Rental Properties in Range	2,205	-	38%	-	
Merrylands Holroyd	South Wentworthville,	<\$176 (V Low)	859	27%	<\$262 (V Low)	773	20%	-11%	-34%	



		2006				20 16	Change		
SA2	Suburbs Included in SA2	Weekly Rental Range	No. of Rental Properties Affordable	% of Rental Properties Affordable	Weekly Rental Range	No. of Rental Properties Affordable	% of Rental Properties Affordable	No. of Rental Properties Affordable	% of Rental Properties Affordable
	Merrylands, Holroyd	\$177-\$281 (Low)	1,867	58%	\$263-\$419 (Low)	1480	38%	-26%	-52%
		\$282-\$422 (Mod)	408	13%	\$420-\$629 (Mod)	1427	37%	71%	66%
		Total Rental Properties in Range	3,223	-	Total Rental Properties in Range	3,883	-	17%	-
		<\$176 (V Low)	388	29%	<\$262 (V Low)	356	24%	-9%	-22%
Pendle Hill -	Pendle Hill,	\$177-\$281 (Low)	789	60%	\$263-\$419 (Low)	527	36%	-50%	-68%
Pendle Hill - Girraween	Girraween	\$282-\$422 (Mod)	105	8%	\$420-\$629 (Mod)	555	37%	81%	79%
6		Total Rental Properties in Range	1,321	-	Total Rental Properties in Range	1,483	-	11%	-



		200 6				Change		
Suburbs Included in SA2	Weekly Rental Range	No. of Rental Properties Affordable	% of Rental Properties Affordable	Weekly Rental Range	No. of Rental Properties Affordable	// of Rental Properties Affordable	No. of Rental Properties Affordable	% of Rental Properties Affordable
	<\$176 (V Low)	226	38%	<\$262 (V Low)	185	28%	-22%	-35%
Regents Park	\$177-\$281 (Low)	307	51%	\$263-\$419 (Low)	235	35%	-31%	-44%
	\$282-\$422 (Mod)	56	9%	\$420-\$629 (Mod)	221	33%	75%	72%
	Total Rental Properties in Range	601	-	Total Rental Properties in Range	664	-	9%	-
Mays Hill	<\$176 (V Low)	659	29%	<\$262 (V Low)	567	22%	-16%	-33%
Westmead,	\$177-\$281 (Low)	1,240	55%	\$263-\$419 (Low)	914	35%	-36%	-55%
11 - C	\$282-\$422 (Mod)	305	14%	\$420-\$629 (Mod)	1026	40%	70%	66%
	in SA2 Regents Park Mays Hill Westmead, Wentworthville	in SA2 Weekly Rental Range 3 3 3 3 3 3 3 3 3 3 3 3 3	Suburbs Included in SA2Weekly Rental RangeRental Properties Affordable8<\$176 (V Low)	Suburbs Included in SA2Weekly Rental RangeRental Properties Affordable% of Rental Properties Affordable8<\$176 (V Low)	Suburtos Included in SA2Weekly Rental RangeRental Properties Affordable% of Rental Properties AffordableWeekly Rental RangeRegents Park<\$176 (V Low)	Suburbs Included in SA2Weekly Rental RangeRental Properties Affordable% of Rental Properties AffordableWeekly Rental Range Meekly Rental RangeNo. of Rental Properties AffordableRestal RangeRangeProperties Properties AffordableWeekly Properties AffordableProperties Properties AffordableProperties Properties AffordableRegents Park<\$176 (V Low)	Suburbs included in SA2Weekly Rental RangeRental 	Suburbs included in SA2Weekly Rental RangeRental Properties Affordable% of Rental Properties Affordable% of Rental Properties Affordable% of Rental Properties AffordableRental P

Appendix B -

7



		2006				20 16	Change		
SA2	Suburbs Included in SA2	Weekly Rental Range	No. of Rental Properties Affordable	Affordable	Weekly Rental Range	Properties	% of Rental Properties Affordable	No. of Rental Properties Affordable	% of Rental Properties Affordable
		Total Rental Properties in Range	2,261	-	Total Rental Properties in Range	2,591	-	13%	-

Source: JSA 2019, derived from ABS 2016 Census Time Series Data and TableBuilder



SA2	Suburbs Included in SA2	2006				2016	Change		
		Renter Household Income	No. of Households	% of Households	Household Income	No. of Households	% of Households	Proportional No. of Households	Proportional % of people
		Very Low (<\$587)	123,694	30.5%	Very Low (<\$873)	150,526	29.6%	22%	-3%
Greater Sydney	-	Low (\$588- \$938)	76,372	18.9%	Low (\$874- \$1,397)	89,755	17.6%	18%	-6%
		Moderate (\$939- \$1408)	82,772	20.4%	Moderate (\$1398- \$2095)	96,039	18.9%	16%	-8%
		Very Low (<\$587)	7151	39.8%	Very Low (<\$873)	8864	37.5%	24%	-6%
Cumberland LGA	\sim	Low (\$588- \$938)	4001	22.3%	Low (\$874- \$1,397)	4948	21.0%	24%	-6%
		Moderate (\$939- \$1408)	3629	20.2%	Moderate (\$1398- \$2095)	4472	18.9%	23%	-6%

Table 6-6: Profile of Renting Households in Target Groups 2006-2016





		Very Low (<\$587)	595	45.7%	Very Low (<\$873)	603	34.9%	1%	-24%
Auburn Central	Auburn	Low (\$588- \$938)	303	23.3%	Low (\$874- \$1,397)	368	21.3%	22%	-8%
		Moderate (\$939- \$1408)	230	17.7%	Moderate (\$1398- \$2095)	323	18.7%	40%	6%
		Very Low (<\$587)	617	42%	Very Low (<\$873)	598	33.8%	-3%	-20%
Auburn North		Low (\$588- \$938)	377	26%	Low (\$874- \$1,397)	407	23.0%	8%	-10%
		Moderate (\$939- \$1408)	283	19%	Moderate (\$1398- \$2095)	350	19.7%	24%	3%
		Very Low (<\$587)	246	57%	Very Low (<\$873)	298	46%	21%	-20%
Auburn South	A	Low (\$588- \$938)	83	19%	Low (\$874- \$1,397)	123	19%	49%	-1%
đ		Moderate (\$939- \$1408)	66	15%	Moderate (\$1398- \$2095)	100	15%	52%	1%



		Very Low (<\$587)	279	39.0%	Very Low (<\$873)	384	38.9%	38%	0%
Berala	Berala	Low (\$588- \$938)	183	25.7%	Low (\$874- \$1,397)	228	23.0%	24%	-10%
		Moderate (\$939- \$1408)	134	18.7%	Moderate (\$1398- \$2095)	182	18.5%	36%	-1%
		Very Low (<\$587)	633	40.7%	Very Low (<\$873)	915	39.7%	45%	-2%
Granville - Clyde	Granville	Low (\$588- \$938)	342	21.9%	Low (\$874- \$1,397)	500	21.7%	46%	-1%
		Moderate (\$939- \$1408)	317	20.4%	Moderate (\$1398- \$2095)	410	17.8%	29%	-13%
Greystanes - Pemulwuy		Very Low (<\$587)	255	26%	Very Low (<\$873)	366	27%	43%	2%
	Greystanes,	Low (\$588- \$938)	216	22%	Low (\$874- \$1,397)	272	20%	26%	-11%
đ	Pemulwuy	Moderate (\$939- \$1408)	235	24%	Moderate (\$1398- \$2095)	297	22%	27%	-10%

3



		Very Low (<\$587)	916	56.6%	Very Low (<\$873)	1,261	55.1%	38%	-3%
Guildford - South Granville	Guildford, South Granville	Low (\$588- \$938)	289	17.9%	Low (\$874- \$1,397)	439	19.2%	52%	7%
		Moderate (\$939- \$1408)	223	13.8%	Moderate (\$1398- \$2095)	288	12.6%	29%	-9%
	Guildford,	Very Low (<\$587)	715	40.3%	Very Low (<\$873)	1,023	43.9%	43%	9%
Guildford West - Merrylands West	West Merrylands, West	Low (\$588- \$938)	425	24.0%	Low (\$874- \$1,397)	538	23.1%	26%	-4%
Merrylands West	Woodpark	Moderate (\$939- \$1408)	352	19.8%	Moderate (\$1398- \$2095)	407	17.5%	15%	-12%
		Very Low (<\$587)	441	35.0%	Very Low (<\$873)	616	29.3%	40%	-16%
Lidcombe	Lidcombe	Low (\$588- \$938)	275	21.9%	Low (\$874- \$1,397)	435	20.7%	58%	-5%
đ		Moderate (\$939- \$1408)	281	22.3%	Moderate (\$1398- \$2095)	465	22.1%	66%	-1%



	South	Very Low (<\$587)	1,030	34.6%	Very Low (<\$873)	1,391	38.5%	35%	11%
Merrylands - Holroyd	Wentworthville Merrylands	Low (\$588- \$938)	705	23.7%	Low (\$874- \$1,397)	808	22.3%	15%	-6%
	Holroyd	Moderate (\$939- 657 \$1408)		22.1%	Moderate (\$1398- \$2095)	(\$1398- \$2095) 664		1%	-17%
Pendle Hill - Girraween		Very Low (<\$587)	439	36.0%	Very Low (<\$873)	424	30.4%	-3%	-16%
	Pendle Hill, Girraween	Low (\$588- \$938)	283	23.2%	Low (\$874- \$1,397)	283	20.3%	0%	-13%
		Moderate (\$939- \$1408)	280	23.0%	Moderate (\$1398- \$2095)	313	22.4%	12%	-2%
		Very Low (<\$587)	276	49.3%	Very Low (<\$873)	273	44.6%	-1%	-9%
Regents Park	Regents Park	Low (\$588- \$938)	104	18.5%	Low (\$874- \$1,397)	141	23.0%	36%	24%
đ		Moderate (\$939- \$1408)	99	17.6%	Moderate (\$1398- \$2095)	106	17.2%	7%	-2%



		Very Low (<\$587)	732	34.3%	Very Low (<\$873)	710	28.8%	-3%	-16%
Wentworthville - Westmead		Low (\$588- \$938)	422	19.8%	Low (\$874- \$1,397)	425	17.2%	1%	-13%
	Wentworthville	Moderate (\$939- \$1408)	462	21.7%	Moderate (\$1398- \$2095)	560	22.7%	21%	5%

Source: JSA 2019, derived from ABS 2016 Census Time Series Data and TableBuilder



SA2	Suburbs Included	Boarding Houses & Private Hotels	People In Boarding houses & private hotels	Population	Boarding houses & private hotels /1000 people (15+)	Persons in boarding houses
Greater Sydney		490	7233	4,897,269	0.10	0.15%
Cumberland LGA		4	52	217,813	0.02	0.02%
Auburn - Central		0	7233	17452	0.00	0.00%
Auburn - North		1	52	11494	0.00	0.15%
Auburn - South		0	0	8557	0.00	0.00%
Berala	Berala	0	17	8944	0.00	0.00%
Granville - Clyde	Granville	1/2	0	20940	0.00	0.10%
Greystanes - Pemulwuy	Greystanes, Pemulwuy	0	0	26241	0.00	0.00%
Guildford - South Granville	Guildford, South Granville	0	20	20974	0.00	0.00%

1

Table 6-7: People in Boarding Houses and Private Hotels 2016



SA2	Suburbs Included	Boarding Houses & Private Hotels	People In Boarding houses & private hotels	Population	Boarding houses & private hotels /1000 people (15+)	Persons in boarding houses
Guildford West Merrylands West	Guildford, West Merrylands West, Woodpark	0	0	20797	0.00	0.00%
Lidcombe	Lidcombe	1	0	20212	0.00	0.05%
Merrylands Holroyd	South Wentworthville Merrylands Holroyd	0	9	28653	0.00	0.00%
Pendle Hill Girraween	Pendle Hill, Girraween	0	11	12975	0.00	0.00%
Regents Park	Regents Park	0	0	5089	0.00	0.00%
Wentworthville · · · · · · · · · · · · · · · · · ·	Mays Hill Westmead Wentworthville		0	16055	0.00	0.04%

Source: JSA 2019, derived from ABS 2016 Census Time Series Data and TableBuilder



7 Appendix B: Boarding Houses

Appendix B -



7.1 Overview

In order to understand the scale and affordability of the existing supply of boarding houses in the Cumberland LGA, including newly developed New Generation Boarding Houses and older traditional boarding houses, we have searched:

- Determined DA's between 2014 and 2019 for 'boarding house' related development applications;
- The NSW Fair Trading Boarding House Register; and
- Studio properties identified through JSA recent snapshot of properties advertised for rent in the area.

Overall, there appear to be a relatively small number of boarding houses both new and older style in the Cumberland LGA.

Moreover, the recent or newly developed properties identified are affordable to only a portion of those in the low income band or higher and unaffordable to very low income households.

7.2 Determined DA's

A total of 17 approved DA's for boarding houses were gleaned from Council's Determined DA's data between 2014 and 2019, including 16 application for demolition of existing structures and development of a new boarding house and 1 application for a change of use of an existing dwelling to a boarding house.

The 16 approved boarding house DA's for new construction were searched using Google Earth, Google Maps and Google to determine if the projects have been completed and advertised for rent.

Of the 16 approved DA sites, only 4 appear to have newly constructed dwellings including 2 new boarding houses and 2 with townhouses instead of the approved boarding house (we have not searched for further approved DA's for these sites).

The following are the two sites where new boarding houses have been constructed and have been advertised for rent. Importantly, neither of these boarding houses would be affordable to very low income households, and only a portion of low income households, in the Cumberland LGA.

7.2.1 165 Joseph Street, Lidcombe

Most recent information available reports that Unit 1/165 was listed for \$320 per week at 20 December 2017.⁴¹

⁴¹ https://www.onthehouse.com.au/property/nsw/lidcombe-2141/1-165-joseph-st-lidcombe-nsw-2141-18818719





Realestate.com.au, 2019

7.2.2 32 Norval Street, Auburn

This boarding house is located in close proximity to Auburn Hospital. Recent advertisement shows that these rooms rented for \$340 or more per week.



CoreLogic - Listed December 2018, realestate.com.au

Appendix B -





ALL LEASED - MANY MORE WANTED -CONTACT THE TEAM ON (02) 8756 5444

32 Norval Street, Auburn, NSW 2144 1 bed 1 beth 0 car



7.3 Rental snapshot

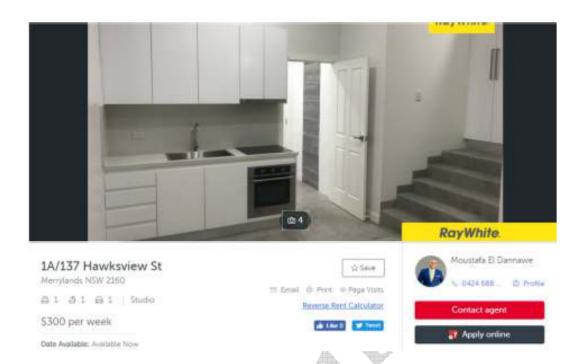
Our rental snapshot from May 2019 identified five studio apartments advertised for rent in the area, including one room in what appears to be a newly built boarding house. The other four studio apartments advertised were older studios and one granny flat.

7.3.1 137 Hawksview, Merrylands (Unit 1A)



Google Maps – Aug 2017





7.4 NSW Fair Trading Boarding House Register

There are 12 General Registered Boarding Houses in Cumberland LGA identified through the Fair Trading NSW Boarding House Register, including three that are newly constructed with the remaining nine boarding registered boarding houses older stock including two that appear to have been sold recently.

It is unknown whether Cumberland LGA have sought to levy for the loss of affordable housing through the sale of these boarding houses.

7.4.1 88 Joseph Street, Lidcombe

88 Joseph Street Lidcome is an example of a **newly developed boarding house**, with one unit renting most recently for \$330 per week in October 2018.⁴² This property was not identified through the search of recently Determined DA's.

⁴² https://www.domain.com.au/property-profile/3-88-joseph-street-lidcombe-nsw-2141L

Appendix B -





7.4.2 Parraville Lodge (315 Woodville Road, Guildford)

The Parraville Lodge is an example of an **older style or traditional boarding house**. Rents are not advertised online, but we note the signs out front of the property with a telephone contact to inquiry about rental accommodation.



Google Maps, 2019



L Hooker

LJ Hooker - Granville 42 South Street, Gramille, NSW 2142

7.4.3 For Sale Boarding Houses

21 John Street, Granville

Recently sold - 2016



21 John Street Stativitle, NSW 2142 Diz AJ EJ House 51.257.000 Sold on 19 Mar 2016

1021SQM BLOCK-12 ROOM BOARDING HOUSE!!!

21 JOHN STREET, GRANVILLE

This is an extremely rare opportunity. Located in a quiet street only minutes walk to Granville TAFE, shops & station, this property is an investors dream. This original clad dwelling is proudly on a huge 1021sqm level block. Features include:

- * 12 bedrooms each currently rented at \$150pw
- * 3 toilets & bathrooms available
- * Large kitchen and common area
- * Onsite caretaker/manager willing to stay
- * Potential income of approx. over \$80,000 net per year
- * Land dimensions 15.24 x 67.06 totalling 1021.99sqm
- * Potential further development opportunities (STCA)

Make no mistake, a property on this size block, in this great location, with this income is very hard to find! MUST BE SOLD!!!

Appendix B -



27-29 Gelibolu Place, Auburn (Flamingo Guest House)

This older style boarding house appears to be currently under offer - for sale.43



FOR SALE - Sale by Negotiation

27-29 gelibolu parade

SALE PRICE under offer

Development Sites & Land • Other

Auburn, NSW 2144

⁴³ https://www.realcommercial.com.au/property-land+development-nsw-auburn-503142438, accessed 17 May 2019.



8 Appendix C: Rental Snapshot, May 2019

Appendix B -



8.1 Overview

A rental snapshot was carried out by JSA between 9 May and 15 May, 2019 using Domain.com.au. The following tables provide a breakdown of findings by overall and by dwellings type, these being:

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- All properties
- Units and flats
- Secondary dwellings (Granny Flats)
- Medium density dwellings types (duplexes, villas and townhouses)
- Separate houses.



Bedrooms	1st quartile	Median	3rd quartile	No. properties
0	256	280	300	8
1	300	330	393	80
2	380	420	460	448
3	460	510	550	232
4+	600	670	710	101
Total Number	n/a	n/a	n/a	869

Table 8-1:	Rental prices by quartile for all properties for rent in Cumberland Council area
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Source: www.domain.com.au. Accessed between 9 and 15 May, 2019. JSA calculation 2019

Appendix B -



UNITS AND FLATS								4				
SA2	0-1 Be	edroom			2 Bec	Irooms	- F		3+ Be	edrooms		
Quartiles	1st	Median	3rd	No.	1st	Median	3rd	No.	1st	Median	3rd	No.
ALL LGA	285	338	400	66	380	420	470	343	480	520	590	35
Auburn - Central, Auburn - North, Auburn - South (data combined)	256	348	373	12	370	430	500	50	540	540	580	5
Berala	325	330	335	2	338	380	395	16	690	690	690	2
Granville - Clyde	298	370	398	6	380	400	425	23	0	0	0	0
Greystanes - Pemulwuy	0	250	0	1	435	440	445	2	0	450	0	1
Guildford - South Granville	265	280	322	12	360	390	428	41	410	455	518	4
Guildford West - Merrylands West	0	320	0	1	403	440	448	6	505	510	515	2
Lidcombe	0	310	0	1	415	500	550	15	0	0	0	0
Merrylands - Holroyd	305	335	400	21	360	390	430	89	468	490	528	8
Pendle Hill - Girraween	0	220	0	1	358	365	378	14	0	310	0	1
Regents Park	0	0	0	0	335	360	395	7	413	425	438	2
Rookwood Cemetery	0	0	0	0	0	0	0	0	0	0	0	0
Smithfield Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Wentworthville - Westmead	410	430	430	9	420	470	498	79	531	585	626	10
Yennora Industrial	0	0	0	0	0	0	0	0	0	0	0	0

Table 8-2: Units & flats rental prices by quartile for all properties for rent in SA2 districts in Cumberland Council area

Source: www.domain.com.au. Accessed between 9 and 15 May, 2019. JSA calculation 2019



GRANNY FLATS								- 4				
SA2	0-1 Be	edroom			2 Bec	Irooms		4	3+ Be	drooms		
Quartiles	1st	Median	3rd	No.	1st	Median	3rd	No.	1st	Median	3rd	No.
ALL LGA	290	300	335	1	399	415	450	44	443	465	533	6
Auburn - Central, Auburn - North, Auburn - South (data combined)	250	300	350	3	395	420	450	11	0	0	0	0
Berala	0	300	0	1	0	310	0	1	0	0	0	0
Granville - Clyde	0	0	0	0	378	385	393	2	0	0	0	0
Greystanes - Pemulwuy	0	300	0	1	300	415	450	3	0	0	0	0
Guildford - South Granville	258	280	325	3	400	400	430	13	458	465	473	2
Guildford West - Merrylands West	0	320	0	1	0	400	0	1	0	0	0	0
Lidcombe	0	360	0	1	463	475	488	2	0	600	0	1
Merrylands - Holroyd	306	328	360	6	419	435	455	6	410	440	495	3
Pendle Hill - Girraween	0	260	0	1	400	420	420	3	0	0	0	0
Regents Park	0	0	0	0	0	0	0	0	0	0	0	0
Rookwood Cemetery	0	0	0	0	0	0	0	0	0	0	0	0
Smithfield Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Wentworthville - Westmead	333	335	338	2	300	350	400	2	0	0	0	0
Yennora Industrial	0	0	0	0	0	0	0	0	0	0	0	0

Table 8-3: Granny flat rental prices by quartile for all properties for rent in SA2 districts in Cumberland Council area

Source: www.domain.com.au. Accessed between 9 and 15 May, 2019. JSA calculation 2019

Appendix B -



MEDIUM DENSITY (including town houses, villas, dupl	exes, ha	lf-houses)									, 4					
SA2	0-1 Be	edroom			2 Be	drooms			3 Be	drooms			4+ Be	drooms		
Quartiles	1st	Median	3rd	No.	1st	Median	3rd	No.	1st	Median	3rd	No.	1st	Median	3rd	No
ALL LGA	285	290	300	3	413	435	474	30	508	533	565	40	638	670	690	28
Auburn - Central, Auburn - North, Auburn - South (data combined)	0	0	0	0	365	425	498	4	564	590	600	4	620	640	660	2
Berala	0	0	0	0	0	380	0	1	0	535	0	0	0	0	0	0
Granville - Clyde	0	280	0	1	0	330	0	1	520	540	560	2	0	650	0	1
Greystanes - Pemulwuy	0	0	0	0	430	430	430	2	0	540	0	1	650	670	670	5
Guildford - South Granville	0	0	0	0	0	390	0	1	430	470	510	5	680	690	710	9
Guildford West - Merrylands West	0	0	0	0	0	440	0	1	500	565	678	3	523	590	623	3
Lidcombe	0	0	0	0	0	350	0	1	510	525	584	24	0	680	0	1
Merrylands - Holroyd	0	290	0	1	470	475	490	9	520	550	550	9	645	663	688	6
Pendle Hill- Girraween	0	0	0	0	420	430	445	8	480	500	523	4	0	600	0	1
Regents Park	0	0	0	0	0	430	0	1	0	0	0	0	0	0	0	0
Rookwood Cemetery	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Smithfield Industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wentworthville - Westmead	0	310	0	1	0	430	0	1	543	560	575	3	0	0	0	0
Yennora Industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Table 8-4: Medium density rental prices by quartile for all properties for rent in SA2 districts in Cumberland Council area

Source: www.domain.com.au. Accessed between 9 and 15 May, 2019. JSA calculation 2019



HOUSES											4	[
SA2	0-1 B	edroom			2 Be	drooms			3 Be	drooms	4		4+ Be	drooms		
Quartiles	1st	Median	3rd	No.	1st	Median	3rd	No.	1st	Median	3rd	No.	1st	Median	3rd	No.
All LGA	0	0	0	0	390	410	450	31	460	500	550	151	550	660	720	73
Auburn - Central, Auburn - North, Auburn - South (data combined)	0	0	0	0	378	385	393	2	430	500	550	13	515	560	890	7
Berala	0	0	0	0	448	465	483	2	465	470	485	3	0	0	0	0
Granville - Clyde	0	0	0	0	0	380	0	1	420	460	485	7	0	0	0	0
Greystanes - Pemulwuy	0	0	0	0	0	0	0	0	469	500	550	32	620	650	700	9
Guildford - South Granville	0	0	0	0	0	390	0	1	460	500	550	30	480	500	660	10
Guildford West - Merrylands West	0	0	0	0	405	420	435	2	420	480	520	5	543	610	750	8
Lidcombe	0	0	0	0	410	490	533	3	560	580	590	13	670	750	875	7
Merrylands - Holroyd	0	0	0	0	393	405	441	10	460	500	550	36	600	680	720	25
Pendle Hill - Girraween	0	0	0	0	0	0	0	0	430	450	465	7	0	670	0	1
Regents Park	0	0	0	0	0	390	0	1	0	500	0	1	0	0	0	0
Rookwood Cemetery	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Smithfield Industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wentworthville - Westmead	0	0	0	0	435	440	445	9	430	460	530	5	623	695	775	6
Yennora Industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Table 8-5: Separate House rental prices by quartile for all properties for rent in SA2 districts in Cumberland Council area

Source: www.domain.com.au. Accessed between 9 and 15 May, 2019. JSA calculation 2019

Appendix B -

DOCUMENTS ASSOCIATED WITH REPORT C02/20-370

Attachment 4 Background Paper – Housing Needs Analysis



CUMBERLAND CITY COUNCIL DRAFT HOUSING NEEDS ANALYSIS

PREPARED BY PLANNING AND MEDIATION ADVISORY SERVICES FOR CUMBERLAND CITY COUNCIL FEBRUARY 2020



1. Introduction

Housing (shelter) has been identified as one of the basic human needs by the United Nations.

Together with health, education and policing (security), housing is one of the four key services the community expects governments to provide especially for the most vulnerable members of the community. Indeed, stable and affordable housing is considered a key cornerstone for transitioning vulnerable members of our community from social welfare dependency to independence.

Although the Federal government does not have a direct role in housing policy and development, it nevertheless contributes through tax exemptions/ concessions and subsidies. This includes, for example, its National Rental Assistance Scheme and the National Housing Finance Insurance Corporation scheme.

The State Government is primarily responsible for housing policy. This is reflected in a wide range of housing policies and strategies that promote the growth and diversity of housing. For affordable housing in particular, the need to provide and maintain affordable housing is enshrined in legislation - the Environmental Planning and Assessment Act 1979.

Cumberland City Council, like other councils, recognises the importance of local government in the timely, cost effective and design quality of housing provision. This emanates from its dual role as a land use planner and development approval authority. It is from this perspective, and its role in implementing the State Government's housing agenda, that the Council has embarked on preparing a housing strategy and a review of its planning controls to guide housing for its current and future residents.

Cumberland City Council is well placed to respond to the challenge of providing a diversity of housing for its current and future residents and to meet the targets set by the Greater Sydney Commission.

A key finding of the investigations is that the projected housing targets cannot be achieved under the existing planning controls. But it is more than a question of planning intervention that is required. It is considered that success will also require collaboration with other levels of government, a preparedness by Council to make tangible contributions/incentives and to engage with the community on the benefits of increased housing and the need for affordable/social housing.

2. Local Housing Opportunities and Challenges

A local housing study has been prepared to inform future opportunities and challenges in supporting housing supply for the Cumberland area. Using the analysis from the study, the key opportunities include:



- About 57% of the local government area is zoned for residential purposes and future development can be accommodated without expanding into any other lands especially the employment and innovation lands;
- The residential lands are largely free from environmental constraints such as flooding, bushfires or heritage/conservation;
- Around 1,500 new apartments are under construction and due for completion in 2021 with a further 12,200 in development stage, approved or under construction for the period 2019-2025;
- Existing residential land along the major train lines serving the local government area is sufficient to support housing growth in a way that creates a 30 minute city;
- The projected growth in dwellings will exceed growth in the number of households;
- For the targeted areas (B4 and R4 zones), the proposed alignment of FSR and height controls would result in about 40,000 new dwellings, which is well above the target under the District Plan;

The study also highlights some of the challenges in meeting future housing supply for the Cumberland area. These include:

- The very small portion of land zoned R3 which limits the transition from R4 to R2 and needs to be considered in the context of the Government's "Missing Middle" policy;
- The lone person households and part of the population aged 65 and over are going to significantly grow over the planning period requiring a large proportion of small units;
- The area is undergoing significant gentrification resulting in the loss of affordable housing and the displacement of low to very low income households;
- There is a growing demand for, but a declining supply of, large (3 bedrooms+) dwellings; and
- The FSR and height controls in the R3, R4 and B4 are not aligned thus making redevelopment in some cases economically unfeasible resulting in planning proposals or reliant of Clause 4.6 variations.

3. Affordable Housing Opportunities and Challenges

An analysis has been undertaken to review the opportunities and challenges Council faces in facilitating the delivery and maintenance of affordable housing. This includes meeting the needs of its ever-growing part of the community that cannot meet its own housing needs. Some of the key findings are:

- There was a significant loss of the proportion of affordable rental housing for the low to very low income households between 2006 and 2016 from 53% to 34%;
- Around 19,000 households are experiencing housing stress, the majority (13,500) of which are in the rental market sector;



- Homelessness has been on the rise since 2011, with the local government area considered the second highest in the State. This is influenced by the number of households with a large number of people living in a dwelling;
- It is estimated that 8,100 new affordable housing dwellings will be required between 2016 and 2036, of which 50% will be for low to very low income households and of which 67% will need to be large dwellings;
- Only 7.7% of all dwellings are social housing (4,600 owned by the Land and Housing Corporation and 100 by the Aboriginal Housing Office). To maintain this level, an additional 2,300 will need to be provided by these agencies by 2036;
- There are currently 1,518 applicants on the waiting list for social housing, with the waiting period of 5-10 years for all housing size categories;
- The Community Housing sector represents a very small proportion of the affordable housing market with only 1,142 dwellings, suggesting that there is potential for growth;
- The market provision of affordable housing is generally limited to a narrow range of households with very little rental or purchase products available for low to very low income households, with the market largely focused on boarding houses for this cohort;
- The market can supply both affordable rental and purchase for medium to high income households who comprise only 16 % of the households experiencing housing stress. The lack of alignment between the FSR and height controls make development even for affordable housing economically unfeasible.

There are a spectrum of strategies to support affordable housing, ranging from limited market intervention (e.g. ensure efficient approval processes) at one end and direct market intervention (e.g. reducing Council related development costs) at the other.

4. Addressing Present and Future Housing Needs

The provision of diverse and equitable housing is a complex problem. It deals with a wide spectrum of housing needs. It involves a multiplicity of players with competing and at times conflicting priorities. It involves making decisions about the best use of the limited land resource. It evokes emotional responses from communities. And it is an area in which Cumberland City Council does not hold all the answers. Nevertheless, Council can take a leadership role in putting in place processes and building relationships that will ensure that housing is provided for all its existing and future residents.

Council's leadership role is based on five pillars:

- Planning intervention;
- Policy enhancement;
- Collaboration;
- Contribution; and
- Community Engagement.



4.1. Planning Intervention

A review of the two studies highlight a number of areas that need planning intervention - aligning FSR and height controls, the extent of the R3 zone and urban design.

Aligning FSR and Height Controls

A number of case studies undertaken for both studies suggest that there is a lack of alignment between the FSR and height controls especially in the R4 and B4 zones. In the main, it is evident that the height controls limit the ability to achieve the maximum FSR which can be critical to a project's economic viability. This is particularly the case where the bonus FSR under the State Environmental Planning Policy (Affordable Rental Housing) 2009 applies but there is no commensurate bonus in height to achieve the FSR, the applicant has to argue for a height variation under Clause 4.6 with varying degrees of success.

Experience at the Land and Housing Corporation also suggests that this lack of alignment extends to the R3 zone.

Review of R3 Zone

The majority of the residential land is zoned R2 with dual occupancy as the highest and best use. This has benefits of maintaining a pool of large housing to address some of the affordable housing needs. However, it has the potential to place pressure on the extending the R4 zones into the R3 zones and or requiring higher density and height controls in the R4 and B4 zones.

For new social housing provided by the Land and Housing Corporation, the challenge is that the majority of their land holdings within Cumberland is currently zoned R2. To address the demand for social housing, the Corporation has to achieve an uplift ratio of 4:1 which therefore means multi-unit housing or low rise high density development that cannot be achieved in an R2 zone.

Council should also collaborate with the Land and Housing Corporation on other strategic/targeted locations for expansion and/or mechanisms that can enable it to meet its ever growing demand for social housing which requires an uplift ratio of 4:1 in its redevelopment projects. One such measure would be a review of the minimum dwelling site requirements.

Design Excellence

A renowned urban designer, Oliver Wendell Holmes once said that:

"In a hundred years after we are gone and forgotten, those who never heard of us will be living with the results of our actions".



The Council's decision to establish a Design Excellence Review Panel reflects its commitment to create inclusive and vibrant communities and to enhance its residents' experience. It is also a recognition that its housing policy and strategic initiatives will result in the transformation of large parts of its residential environment.

Experience also suggests that social and affordable housing is perceived to be inferior to private sector housing. Opportunities for the use of the Design Excellence Panel for future social and affordable housing projects would support the integrate of this form of development within the communities in which they are located.

4.2. Policy Enhancement

The State Government has enacted a number of State Environmental Planning Policies to assist in the delivery of affordable housing and in particular:

- State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP);
- State Environmental planning Policy (housing for Seniors or People with a Disability) 2005 (Seniors SEPP); and
- State Environmental Planning Policy No. 70 Affordable Housing (SEPP 70).

ARH SEPP

The Policy reinforces the objective of the Environmental Planning and Assessment Act of providing and maintaining affordable housing. It allows a range of housing types (e.g. boarding houses and group homes) where they are prohibited under local planning controls. It also provides bonus FSR for high density residential development which incorporates affordable housing but with a potential sun set clause of 10 years for the affordable housing component.

There have been approximately *390 development applications in the Cumberland area under the Policy, the majority (82%) of which have been for secondary dwellings with boarding houses accounting for 2% and multi-unit /RFBs accounting for 15%. Of the 396 applications, 79% have been approved, 11% refused and 10% withdrawn. To date, only 180 dwellings and four group homes have been completed and occupied of which 88% are secondary dwellings.

It is evident that despite the offer of bonus FSR, the Policy has not stimulated the multi-unit and RFB market. The lack of alignment may be one factor. The other factor may be locational considerations.

The original Policy allowed residential flat building, subject to meeting certain criteria in locations close to rail transport in the metropolitan area. Council could consider the efficacy of adopting such a policy around key centres and corridors or just making low rise RFBs permissible in the R3 zone in certain locations.



Another anomaly is that any affordable housing arising from the bonus FSR can revert to market rental after 10 years subject to Council's approval. This appears inexplicable given that the need for affordable housing in the development or the locality is likely to be perpetual and not time limited.

*Figure stated does not include development applications lodged with Auburn Council between 2009 to February 2017.

Seniors SEPP

The Policy, among other things, allows low rise (2 storey) residential flat buildings close to transport and services provided other requirements are met. The Policy also provides certain exemptions to the Land and Housing Corporation in terms of minimum lot sizes and lift requirements as well as development contributions for social housing providers such as the Community Housing Sector.

Evidence suggests that this form of housing, if it is properly managed, attracts less resistance from the community. There is an opportunity for Council to consider, in collaboration with the Department of Planning, Industry and Environment:

- Providing the same concessions to the Community Housing Sector as afforded the Land and Housing Corporation; and
- Allowing the private sector to undertake low rise RFBs in accessible or target areas.

These two measures would have to work hand in hand with any review of planning controls.

SEPP 70 – Affordable Housing

The policy enables Cumberland City Council to levy mandatory affordable housing contributions. This approach to the provision and maintenance of affordable housing has been around for decades and its success remains to be fully demonstrated.

Initial analysis undertaken on key strategic centres and found that neither the existing planning controls nor rezoning of existing residential land to increase uplift to generate affordable housing was unlikely to lead to significant value uplift and limited or no opportunity for value capture for affordable housing.

The analysis also found that the value capture would mostly occur on the conversion of employment and innovation land which is unnecessary and not aligned to State and local policies.

Given the above, and considering the long-term management of such assets or generated funds, Council should approach the use of the Policy in a cautious and discerning way.



4.3. Collaboration

The delivery of housing will be a collation between the development industry, the State Government and the Community Housing Sector

For the private sector, the alignment of the FSR and height controls, a review of the minimum dwelling site and size requirements and opportunities for the R3 zone may be the critical factors in Council meeting its housing targets. They equally apply to the Land and Housing Corporation and the Community Housing sectors.

For the affordable housing part of the equation, Council needs to form greater collaborative relationships with the Land and Housing Corporation and the Community Housing sector.

The Land and Housing Corporation is one of, if not the largest, land owners in the local government area. It is also the largest provider of affordable housing and will play a pivotal role in enabling Council to meet its affordable housing targets.

As indicated before, the majority of the Corporation's lands are currently zone R2. The opportunities for uplift are therefore limited. Council will need to work with the Corporation on a strategic framework that will achieve mutually beneficial outcomes.

The other area of potential collaborative benefit is with the Community Housing Sector. As indicated before, the sector has a very limited presence in the Cumberland local government area. The sector has access to Federal funding that the private sector does not. It is currently in partnership with the Land and Housing Corporation. This partnership could be extended to Council in the redevelopment of Council's underutilised operational lands such as developing the airspace above Council landholdings located within town centres.

4.4. Council's Contribution

Council is demonstrating in word and deed its commitment to the growth of it housing stock to meet the needs of its current and future residents. Initiatives to date and those in the pipeline include:

- Preparation of the Local Strategic Planning Statement;
- Preparation of a local housing strategy;
- Completion of a homelessness study;
- Introduction of a new consolidated local infrastructure contributions plan;
- Preparation of a new consolidated Local Environmental Plan;
- Preparation of a new consolidated Development Control Plan;
- Establishment and application of an Interim Affordable Housing Policy; and
- Analysis of affordable housing need.



4.5. Community Engagement

The growth in housing is going to transform key centres and corridors in Cumberland. However, some of the community may not be receptive to change. Added to the case of housing is the stigma attached to affordable and social housing.

For the housing strategy to succeed, Council needs to prepare the community about the changes that are going to occur. Importantly, Council needs to develop a narrative about the need to grow the housing portfolio of the area, with the focus on:

- Addressing the needs of the people who live in the area and want to continue living and working in the area;
- Addressing overcrowded housing and escalating homelessness;
- Providing homes for people who want to live and work in the area;
- Creating more healthy and sustainable communities now and into the future; and
- Supporting local businesses.



Item No: C02/20-371

NEW CUMBERLAND DEVELOPMENT CONTROL PLAN – DRAFT CHAPTER ON PART E OTHER LAND USE BASED DEVELOPMENT CONTROLS

Responsible Division:Environment & PlanningOfficer:Director Environment & PlanningFile Number:S-5750-01Community Strategic Plan Goal:A resilient built environment

SUMMARY

The preparation of a new Cumberland Development Control Plan (DCP) is underway, with the focus on harmonising the planning controls of the three DCPs in operation across Cumberland into a single set of detailed planning controls under a comprehensive DCP.

This report recommends that Council endorse the draft chapter on Part E Other Land Use Based Development Controls, for inclusion in the draft Cumberland DCP that is currently being prepared. The contents of the chapter is based on the planning approach previously endorsed by Council.

It is anticipated that consultation on the draft Cumberland DCP in its entirety will be undertaken in early 2020, following endorsement of all DCP chapters by Council.

RECOMMENDATION

That Council:

- 1. Endorse the draft chapter for Part E Other Land Use Based Development Controls, as provided in Attachment 1, for inclusion in the draft Cumberland Development Control Plan.
- 2. Delegate to the General Manager the authorisation to make minor revisions to the draft chapter, as necessary, following Council's deliberations, to ensure the desired objectives and intended outcomes can be achieved.
- 3. Consult with the community on the draft chapter, following endorsement of all chapters of the draft Cumberland Development Control Plan by Council.



REPORT

Background

Cumberland City Council is currently operating under three separate sets of planning controls, known as Development Control Plans (DCP), which are available on Council's website. The current approach does not provide an integrated planning framework for the Cumberland area, with inconsistent planning controls in place, and is not aligned to current strategic plans and policies from Council and the NSW Government.

New Cumberland Development Control Plan (DCP)

The preparation of a new Cumberland DCP will complement the work being undertaken on the new Cumberland LEP, by providing more detailed planning controls for development in the area. This report focuses on the draft chapter for Part E Other Land Use Based Development Controls, as shown in Figure 1.



Figure 1: Draft DCP chapter recommended for endorsement



Council has previously considered and endorsed the planning approach for the various chapters in the new Cumberland DCP. The draft chapter has been prepared in accordance with these Council resolutions, as outlined in Table 1.

It is recommended that Council endorse the draft chapter for chapter Part E Other Land Use Based Development Controls, as provided in Attachment 1. Subject to endorsement, the draft chapter will be included in the draft Cumberland DCP.

It is anticipated that consultation on the draft Cumberland DCP in its entirety will be undertaken in early 2020, following endorsement of all DCP chapters by Council.

Date	Item No.	Report	Resolution
16 October 2019	C10/19-247	Preparation of a new Cumberland Development Control Plan	Council noted the approach and key milestones for the preparation of the new Cumberland Development Control Plan
18 December 2019	C12/19-326	Proposed Other Land Use Planning Controls for inclusion in the new Cumberland DCP	Council resolved to endorse the planning approach to controls for other land use based development in the Cumberland area

 Table 1: Council resolutions for draft DCP chapter

COMMUNITY ENGAGEMENT

Consultation will be undertaken on the draft new Cumberland DCP, and this is anticipated to occur in early 2020.

POLICY IMPLICATIONS

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

RISK IMPLICATIONS

The preparation of a new Cumberland DCP is designed to align with the milestones on work for the new Cumberland Local Environmental Plan, which is required to be completed by mid-2020. The release of funds from the grant is also linked to these milestones. Endorsement of the draft DCP chapter will assist Council in meeting these milestones.



FINANCIAL IMPLICATIONS

Work undertaken on the Cumberland DCP, including analysis, document preparation and planned community consultation activities, will be funded from the accelerated Local Environmental Plan Funding Grant provided by the NSW Government.

CONCLUSION

The preparation of a new Cumberland Development Control Plan (DCP) is underway. This report recommends that Council endorse the draft chapter Part E Other Land Use Based Development Controls, for inclusion in the draft Cumberland DCP that is currently being prepared. The contents of the chapter is based on the planning approach previously endorsed by Council.

ATTACHMENTS

 Draft Cumberland Development Control Plan – Part E Other Land Use Based Development Controls J

DOCUMENTS ASSOCIATED WITH REPORT C02/20-371

Attachment 1

Draft Cumberland Development Control Plan – Part E Other Land Use Based Development Controls



Draft Cumberland DCP - Part E - E1 Places of Public Worship

Part E E1 – Places of Public 2020 Worship

Contents

1	Introduction
2	Objectives and controls
2	Collectives and controls
5	



1. Introduction

Places of Public Worship

This part of the DCP applies to all land where places of public worship are permissible and specifically applies to development applications for the following:

the establishment of a new purpose-built place of public worship;

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- alterations and/or additions to, or intensification of an existing places of public worship; and
- conversion or adaptation of existing buildings to a place of public worship.



Draft Cumberland DCP – Part E – E1 Places of Public Worship

2. Objectives and Controls

2.1 Bulk and Scale

Objectives

- O1. Ensure compatibility with the scale, streetscape character and future amenity of the locality.
- O2. Ensure new development have facades that define and enhance the public domain and desired street character.
- O3. Ensure that building elements are integrated into the overall building form and façade design.

Controls

- C1. Maximum site coverage for places of public worship in residential zones is 50%. Council will consider a variation to site coverage to facilitate at-grade parking if basement parking cannot be incorporated.
- C2. Places of public worship are to be designed and landscaped in a manner that enhances the quality and visual amenity of the streetscape and are sensitive to the streetscape character, adjacent uses and buildings as well as views.
- C3. The front entrance of all places of public worship shall be in clear view of the street.
- C4. Where a place of public worship has a dual frontage, the development shall be designed to address both streets, by way of windows, architectural features and to provide opportunities for passive surveillance.
- C5. Building setbacks shall respond to the existing character of the street.

2.2 Acoustic Privacy

Objectives

O1. Ensure the design and material of places of public worship provide acoustic privacy to surrounding locality and minimise noise levels.

Controls

- C1. The design of the proposed place of public worship shall minimise the projection of noise from the various activities anticipated to occur within the site.
- C2. Adjoining and nearby developments, especially residential uses, shall not be exposed to unreasonable levels of noise arising from the proposed use.
- C3. A noise impact assessment statement, prepared by a suitably qualified acoustic engineer, shall be submitted to accompany development of places of public worship within residential zones or which adjoin residential zones. This should detail hours of operation, typical activities and special events, such as



Draft Cumberland DCP - Part E - E1 Places of Public Worship

festivals. The noise impact assessment should outline how noise impacts will be managed and mitigated, and consider any relevant EPA guidance notes.

C4. Council may consider exempting applications for minor modifications or alterations to existing premises from the preparation of a noise impact assessment statement.

2.3 Landscaping and Open Space

Objectives

- O1. Maintain and enhance the existing streetscape and landscaped character of the location in the Cumberland area.
- O2. Retain existing trees where possible.

Controls

- C1. Where places of public worship are proposed in residential zones, a minimum of:
 - 25% of the site area shall be landscaped area.
 - 50% of the front setback shall be landscaped area.
- C2. In residential areas, a minimum 1.0m landscaping strip between side setbacks and the driveway is required.
- C3. Landscaped areas in industrial zones will comply with the requirements of Part D and G of this DCP.

2.4 Traffic, Transport, Parking and Access

[This section to be included in Parking Section but included here for context/drafting. The final DCP will direct applicants to Part G]

Objectives

- O1. Provide adequate car parking spaces' for places of public worship, taking into account location context and circumstances.
- O2. Ensure that the impact of parking and vehicular movement for a place of public worship does not adversely impact the amenity and to manage congestion and public safety within the surrounding locality.



Controls

C1. Car parking for places of public worship shall comply with rates provided in Table 1 except for where the circumstances set out in C2 of this section apply.

Table 1: Place of Public Worship Car Parking Rates

Use	Parking Requirements
Place of Public Worship	Whichever is the greater of: 1 space per 8 m ² GFA
	1 space per 3 people

- C2. For places of public worship in industrial zones where:
 - the majority of services are conducted outside normal business hours; and
 - the location of the development does not have any residential accommodation permitted:
 - in a zone adjacent to the proposed development; or
 - abutting against the proposed development; or
 - on the opposite side of the roadway; or
 - within 400 metres (as the crow flies) of the proposed development.

the required car parking rates are to be calculated as provided in Table 2 below.

Table 2: Place of Public Worship Car Parking Rates in industrial zones that meet the criteria outlines in C2:

Use	Parking Requirements
Place of Public Worship	Whichever is the greater of: 1 space per $12 \text{ m}^2 \text{CEA}$
	1 space per 12 m ² GFA
Λ	1 space per 4 people

- C3. Council will consider a reduction in on-site car parking provision on merit considering, for example, the ability to provide other parking arrangements and alternative modes of transport, including provision of cycle spaces and public transport availability.
- C4. All vehicles shall be able to enter and leave the site in a forward direction.



Draft Cumberland DCP – Part E – E1 Places of Public Worship

- C5. Car parking shall be provided in addition to the minimum landscape area required.
- C6. A traffic and transport impact statement shall be submitted with the development application. The statement shall:
 - assess the traffic and transport impact upon the surrounding streets and the measures proposed to mitigate such impacts.
 - identify the number of parking spaces required on the basis of the general use of the site. Reference should be made to similar existing and operating premises in similar neighbourhoods as far as possible.
 - identify the activities (e.g. carnivals, celebrations, festivals) and other gatherings which are likely to attract larger than normal attendances at the premises, the attendance numbers associated with such events and measures to mitigate and manage their impacts associated with traffic movements and parking. This is to be addressed in the ongoing traffic and transport plan of management.
 - adequately consider future parking needs that may result from anticipated growth in the congregation of places of public worship.
- C7. Car parking design shall comply with AS 2890.
- C8. Basement or at-grade parking must be provided for all new developments. Where at grade parking is provided, it shall be landscaped to a high quality and incorporate shade trees.
- C9. To ensure adequate traffic flow, worship services shall not commence until thirty minutes have elapsed following the completion of any preceding service.

2.5 Operational Plan of Management

Objective

O1. Provide certainty for both the consent authority and the local community about the ongoing management practices to be employed by the proposed use to manage its impact upon the neighbourhood.

Controls

- C1. A development application for the purposes of establishing a new place of public worship or diversification of an established place of public worship and/or conversion/adaptation of existing buildings to a place of public worship shall include an Operational Plan of Management. This will be used both for the assessment of the application as well as a means to manage the ongoing operation of the proposed premises through the conditions of the development consent.
- C2. This Operational Plan of Management must include, but is not limited to, the following information for each proposed use:
 - details of the proposed hours of operation, a schedule of regular services held and recurring events and special events throughout the year. Where



special events attracting greater than 250 people will occur, details including the expected numbers of people are to be provided:

- a list of the types of community purposes (e.g. community colleges, senior citizens groups, youth groups and the like) the building may be used for outside the regular services, including how often and how many people it will attract.
- a list of the type of organisations that may let or use the building and for what purposes, including how often and how many people it will attract.
- an explanation of the measures that will be utilised to manage parking and local traffic when a special event is scheduled and measures to minimise potential for coinciding traffic peaks between scheduled events.
- an explanation of the measures that will be utilised to mitigate noise impacts during main events and crowd control.
- the estimated number of people to be in attendance at regular services, main events and those other times where it is expected that the place of public worship will be in use
- contact persons who will be responsible for managing and responding to community feedback and complaints. this is to be updated periodically.
- anticipated growth of the congregation and how these long-term projections will be factored into the development and managed into the future.



Draft Cumberland DCP - Part E - E2 Community Facilities

Part E E2 – Community Facilities

Contents

3	Introduction	 2
4	Objectives and controls	4
	ORXIN	



1. Introduction

Community Facilities

This part of the DCP applies to all land where community facilities are permissible and specifically applies to development applications for the following:

• the establishment of a new purpose-built community facility

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- alterations and/or additions to, or intensification of an existing community facility
- conversion or adaptation of existing buildings to a community facility.



2. Objectives and Controls

2.1 Bulk and Scale

Objectives

- O1. Ensure compatibility with the scale, streetscape character and future amenity of the locality.
- O2. Ensure new development have facades that define and enhance the public domain and desired street character.
- O3. Ensure that building elements are integrated into the overall building form and façade design.

Controls

- C1. Community facilities are to be designed and landscaped in a manner that enhances the quality and visual amenity of the streetscape and are sensitive to the streetscape character, adjacent uses and buildings as well as views.
- C2. The front entrance of all community facilities shall be in clear view of the street.
- C3. Where a community facility has a dual frontage, the development shall be designed to address both streets, by way of windows, architectural features and to provide opportunities for passive surveillance.

2.2 Acoustic Privacy

Objectives

O1. Ensure the design and material of community facilities provide acoustic privacy to surrounding locality and minimise noise levels.

Controls

- C1. The design of the proposed community facility shall minimise the projection of noise from the various activities anticipated to occur within the site.
- C2. Adjoining and nearby developments especially residential uses shall not be exposed to unreasonable levels of noise arising from the proposed use.
- C3. A noise impact assessment statement, prepared by a suitably qualified acoustic engineer, may be required to accompany applications for community facilities within residential zones or which adjoin residential zones. This should detail hours of operation, typical activities and special events, such as festivals. The noise impact assessment should outline how noise impacts will be managed and mitigated.



2.3 Landscaping and Open Space

Objectives

- O1. Maintain and enhance the existing streetscape and landscaped character of the location in the Cumberland area.
- O2. Retain existing trees where possible.

Controls

- C1. Where community facilities are proposed in residential zones, a minimum of:
 - 25% of the site area shall be landscaped area.
 - 50% of the front setback shall be landscaped area.
- C2. In residential areas, a minimum 1.0m landscaping strip between side setbacks and the driveway is required.
- C3. Landscaped areas in industrial zones shall comply with the requirements of Part D and G of this DCP.

2.4 Traffic, Transport, Parking and Access

Objectives

- O1. Provide adequate car parking for community facilities, taking into account location context and circumstances.
- O2. Ensure that the impact of parking and vehicular movement for a community facility does not adversely impact the amenity and to manage congestion and public safety within the surrounding locality.

C02/20-371 - Attachment 1



Controls

- C1. Car parking for places of community facilities shall comply with Part G of this DCP. If Council is not satisfied with the car parking rate proposed in a development application, the car parking rate for places of public worship shall apply.
- C2. All vehicles shall be able to enter and leave the site in a forward direction.
- C3. Car parking shall be provided in addition to the minimum landscape area required.
- C4. A traffic and parking impact statement will be required for developments with a capacity of more than 50 people. The statement shall:
 - assess the impact upon the surrounding streets and the measures proposed to mitigate such impacts.
 - identify the number of parking spaces required on the basis of the general use of the site. Reference should be made to similar existing and operating premises in similar neighbourhoods as far as possible.
 - identify the activities (e.g. carnivals, celebrations, festivals) and other gatherings which are likely to attract larger than normal attendances at the premises, the attendance numbers associated with such events and measures to mitigate and manage their impacts associated with traffic movements. This is to be addressed in ongoing traffic and car parking plan of management.
 - adequately consider future parking needs that may result from anticipated growth.
 - consider alternative modes of transport in addition to car parking to support access to the site, such as public transport, walking and cycling.
- C5. Car parking design shall comply with AS 2890.
- C6. Basement or at-grade parking must be provided for all new developments. Where at grade parking is provided, it shall be landscaped to a high quality and incorporate shade trees.

2.5 Operational Plan of Management

Objective

O1. Provide certainty for both the consent authority and the local community about the ongoing management practices to be employed by the proposed use to manage its impact upon the neighbourhood.

Controls

C1. A development application for the purposes of establishing a new community facility or intensification of an existing community facility or



conversion/adaptation of existing buildings to a community facility must include an Operational Plan of Management. This will be used both for the assessment of the application as well as a means to manage the ongoing operation of the proposed premises through the conditions of development consent.

- C2. This Operational Plan of Management must include, but is not limited to, the following information for each proposed use:
 - a list of the types of community purposes (e.g. community colleges, senior citizens groups, youth groups and the like) the building may be used for outside the regular services, including how often and how many people it will attract.
 - a list of the type of organisations that may let or use the building and for what purposes, including how often and how many people it will attract.
 - an explanation of the measures that will be utilised to manage parking and local traffic when a special event is scheduled and measures to minimise potential for coinciding traffic peaks between scheduled events.
 - an explanation of the measures that will be utilised to mitigate noise impacts during main events and crowd control.
 - contact persons who will be responsible for managing and responding to community feedback and complaints. This is to be updated periodically.

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Draft Cumberland DCP - Part E - E3 Centre Based Child Care Centres

Part E E3 – Centre Based Child Care Centres

Contents

5	Introduction		 2
6	Objectives and controls		4
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		2	
		$ \subset $	
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2			



1. Introduction

This part of the DCP applies relates to centre based child care facilities as defined in the Cumberland LEP XXXX.

This part of the DCP should be read in conjunction with the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 and the Child Care Planning Guideline.

2. Objectives and Controls

2.1 General Objectives

The following objectives are sought to be achieved:

- O1. Encourage the provision of high-quality child care which meets the needs of the community, including users of the facility and owners and users of surrounding land uses.
- O2. Ensure that child care centres are compatible with neighbouring land uses and integrate into existing residential environments that are unobtrusive in terms of size, bulk, height and the amount of landscaped area provided.
- O3. Ensure the amenity of adjoining neighbours is retained and is not detrimentally affected by noise emissions from the site.

2.2 Car Parking

Objectives

- O1. Provide safe and convenient car parking arrangements for child care centres, including a safe location for drop-off and pick-up of children.
- O2. Ensure sufficient off-street parking is provided for users of the child care centre.

Controls

- C1. Staff parking may be stack or tandem parking with no more than 2 spaces in each tandem space.
- C2. A reduction in car parking rates may be considered where:
 - the proposal is an adaptive re-use of a heritage item
 - the site is in a high-density business or residential zone
 - the site is in proximity to high frequency and well-connected public transport
 - the site is co-located or in proximity to other uses where parking is appropriately provided (for example business centres, schools, public open space, car parks)
 - a pick up or drop off zone is provided.



Draft Cumberland DCP - Part E - E3 Centre Based Child Care Centres

2.3 Bulk and Scale

Objectives

- O3. Promote child care centre building forms that are compatible with the character of existing surrounding residential development.
- O4. Ensure the privacy of surrounding properties is maintained and protected from any potential overlooking.
- O5. Protect the visual and acoustic privacy needs of children using the child care centres, staff and other users.

Controls

- C3. The minimum side setbacks for a new child care centre is 2 metres to allow for landscaping and separation of uses.
- C4. The front and rear setback shall comply with the relevant building envelope controls for the established built form of the locality and zone.
- C5. The front setback shall reflect the existing streetscape and desired future character of the locality.
- C6. The child care centre building is to be designed so as to reflect the scale, bulk, size of surrounding residential uses. However, this does not preclude the use of 'U' shaped or 'L' shaped buildings for the purpose of minimising acoustic impacts on neighbouring properties.
- C7. The front setback area:
 - may only be used for access, parking and landscaping purposes and;
 - shall not be used as an outdoor play space; and
 - shall not be included in calculations of unencumbered outdoor space.



Draft Cumberland DCP - Part E - E4 Educational Establishments

Part E E4 – Educational **Establishments**

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Contents

7	Introduction	
8	Objectives and controls	4



Draft Cumberland DCP – Part E – E4 Educational Establishments

1. Introduction

1.1 Land to which this Part applies

This part of the DCP applies to all land where educational establishments are permissible and specifically applies to development applications for any of the following:

- the establishment of a new purpose-built educational establishment.
- alterations and/or additions to, or intensification of an existing educational establishment.
- conversion or adaptation of existing buildings to an educational establishment.

1.2 Relationship to other Documents

This part of the DCP should be read in conjunction with the State and Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017 and Design Quality Guidelines.

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Draft Cumberland DCP – Part E – E4 Educational Establishments

2. Objectives and Controls

2.1 Traffic and Parking

Objectives

- O1. Maintain and protect pedestrian safety.
- O2. Ensure that the surrounding street network and intersections continue to operate effectively and within design parameters.
- O3. Ensure that the impact of parking and vehicular movement for a educational establishment does not adversely impact the amenity of the surrounding locality.
- O4. Ensure adequate car and bicycle parking for employees and student drivers together with adequate pick-up and drop-off areas.

Controls

- C1. A traffic and transport impact statement is to be included with the development application. The statement shall:
 - assess the impact upon the surrounding streets and the measures proposed to mitigate such impacts.
 - identify the number of parking spaces required on the basis of the general use of the site. Reference should be made to similar existing and operating premises in similar neighbourhoods as far as possible. On-site parking must be provided for employees, student drivers (for senior level educational establishments only), pick-up and drop-off areas, and motorcycle and bicycle parking.
 - adequately consider future parking needs that may result from anticipated growth in the educational establishment.

C2. For new educational establishments and expansions of existing educational establishments, on-site parking shall be provided at the following rates:

Primary schools:	1 space per 1 staff + 1 visitor parking space per 100 students
Secondary schools:	1 space per 20 year 12 students + 1 space per 1 staff + 1 visitor parking space per 100 students
Tertiary institutions:	1 space per 6 students + 1 space per 1 staff + visitor parking space based on scale of institution

The above rates will be prescribed unless a traffic and transport impact statement can demonstrate merit in reduced rates (e.g. by encouraging alternative modes of transportation and/or use of available public transport).



C3. New developments must provide dedicated on-site pick up and drop off areas for students by both car, public transport services and school transport services. Details on the ongoing management of these areas must be included in the operational plan of management.

2.2 Acoustics

Objectives

O1. Minimise noise impacts of educational establishments that may impact upon neighbouring or nearby properties.

Controls

- C1. The design of the proposed educational establishment shall minimise the projection of noise from the various activities anticipated to occur within the site. Adjoining and nearby residents should not be exposed to unreasonable levels of noise arising from the proposed use.
- C2. A noise impact assessment statement, prepared by a suitably qualified acoustic engineer, is to be submitted with all applications for development within residential zones or development located in close proximity to residential development. This should describe hours of operation and predicted noise levels for regular lunch and tea breaks and for special events. Where possible, reference should be made to similar operating uses within the Cumberland area.
- C3. Where it can be demonstrated that the development is of a minor nature involving alterations, additions or modifications to an established educational establishment, a noise report may not be required.

2.3 Operational Plan of Management

Objectives

O1. Provide certainty for both the consent authority and the local community about the ongoing management practices to be employed by the proposed use to manage its impact upon the neighbourhood.

Control

- C1. An Operational Plan of Management must be provided for a new education establishment. This will be used both for the assessment of the application as well as a means to manage the ongoing operation of the proposed premises through the conditions of development consent. The Operational Plan of Management (including amendments, if any) will be incorporated as a condition of development consent. This plan must include, but is not limited to the following information:
 - operation hours, including a schedule of the regular classes held, lunch and tea breaks, recurring events (such as sport afternoons) and special events throughout the year and location of these events.
 - the maximum number of full-time equivalent staff.



Draft Cumberland DCP - Part E - E4 Educational Establishments

- the number of enrolled students to be in attendance at regular classes. details of outdoor space provision (covered and uncovered).
- details of available public transport links, hub and frequency.
- a safety audit and its recommendations
- consideration and details of CPTED principles to be implemented.
- a list of the types of community purposes (i.e. community colleges, senior citizens groups, youth groups etc) any building may be used for outside the regular classes, breaks and other events. how often and how many people it will attract.
- a list of the type of organisations that may lease or use any building and for what purposes. how often and how many people it will attract.
- an explanation of the measures that will be in place to manage parking, local traffic and pick up and drop off arrangements both in regular operations and when a special event is scheduled.
- contact persons who will be responsible for complaints handling. This is to be updated periodically.
- anticipated growth of the educational establishment and how these longterm projections will be factored into the development and managed in the future.
- for senior level educational establishments, details of the number of student drivers, the number and location of allocated parking spaces and the measures to monitor the safety of student drivers (e.g. guardian permission slips).



Draft Cumberland DCP - Part E - E5 Sex Service Premises

Part E E5 – Sex Service Premises

Contents

9	Introduction
10	Objectives and controls
	ati
	O
2	



Draft Cumberland DCP – Part E – E5 Sex Service Premises

1. Introduction

1.1 Development to which this Part applies

This section applies to sex services premises as defined in the Cumberland LEP [XXX].

1.2 Development Application Requirements

[The DA lodgement requirements to be updated to reflect the below].

Any development application for sex service premises shall include:

- Traffic and transport management plan
- Social impact assessment
- Crime Prevention and Safety Audit.

2. Objectives and Controls

2.1 General Objectives

Objectives

- O1. Regulate and control sex services premises in appropriate locations so as to minimise amenity impacts upon adjoining land uses in the zone.
- O2. Ensure high levels of safety and security are provided for sex services premises for the security and safety of staff, and users or occupiers of the respective premises as well as neighbouring properties.
- O3. Provide an appropriate framework to effectively regulate the operation of sex service premises, through detailed provisions of development consent and plans of management.

2.2 Design of Premises

Objectives

- O1. Ensure that sex services premises are designed to minimise their potential impacts in the locality.
- O2. Ensure that the design and external appearance of the premises and any associated structures do not have an adverse impact on and are in keeping with the character of the area.

Controls

- C1. The external appearance of sex services premises must respect the architectural character of the streetscape and not be a prominent feature in the street.
- C2. All entrances and exits to sex services premises shall be designed to facilitate the privacy of staff and visitors without compromising personal safety (through avoiding the use of isolated back lanes and poorly lit areas). Shared access to the premises is not permitted.



Draft Cumberland DCP – Part E – E5 Sex Service Premises

- C3. The interior of sex services premises must not be visible from any place in the public domain. Where the interior of sex services premises may be visible from neighbouring buildings, adequate measures shall be taken to screen the interior of the building, for example using blinds and screens.
- C4. Sex related products, sex workers, or performers, or nude or semi-dressed staff shall not be visible from the public domain.
- C5. Adequate design measures must be provided to ensure the safety and security of sex services premises staff and visitors and where appropriate shall include:
 - reception and visitor assessment areas that incorporate design measures and management procedures to ensure the safety and security of staff and visitors
 - design which minimises alcoves and entrapment spaces
 - adequate safety and surveillance systems.
 - adequate amenities (i.e. showers, basins and toilets) are to be provided for staff and visitors.

2.3 Parking

Objectives

- O1. Ensure that adequate on-site parking is provided for staff and visitors.
- O2. Ensure that the location of parking does not adversely affect the surrounding locality, particularly residential properties and sensitive land uses.
- O3. Ensure the safety and security of car parking areas.

Controls

- C1. On-site car parking shall be provided for sex services premises at the rate of one space per two working rooms and shall be designed in accordance with the provisions of the Part H of this DCP.
- C2. Parking areas, access corridors and entrances are to be well lit and signposted at all times, but not interfere with the amenity of the area.

2.4 Hours of Operation

Objectives

O1. Ensure that sex services premises operate at times where they will have least impact on the community, the environment and nearby land uses.

Controls

C1. Council will exercise its discretion in relation to permitted hours of operation of sex services premises by taking into consideration the nature of adjoining land uses, hours of operation/use of those premises and possible conflicts with such uses.



Draft Cumberland DCP – Part E – E5 Sex Service Premises

- C2. Operational requirements are to be supported by Plan of Management(s) and acoustic report(s).
- C3. Sex services premises must not operate between the hours of 2 a.m. and 7 a.m., unless such operation can be justified including consideration of the nature of adjoining uses.

2.5 Plan of Management

Objective

O1. Limit the potential for adverse social and environmental impact of sex service premises in any locality by controlling the intensity of operation.

Control

C1. A Plan of Management shall be submitted for all sex services premises and shall include the following information:

Business Details

- name and contact details of the operator(s) and manager(s).
- ABN, registered business name, trading name and insurance.
- record keeping procedures for employees.
- the procedure for recording and dealing with complaints regarding the operation of the premises or the behaviour of visitors arriving or leaving the premises.
- all of the above information, approvals for the establishment of the premises, the Plan of Management are to be made available to the public and be kept on the premises at all time. Confidential information on employee details is not expected to be released to the public.

Note: The consent authority must be advised of any changes of ownership, management, registered business or trading name during the period of consent.

Safety and Security

- detail systems ensuring safety for staff and visitors including:
 - risk management procedures appropriate to the service provisions (e.g. accident and injury, violent behaviour);
 - the number and role of security personnel;
 - procedures for the safe handling of money;
 - the method of surveillance of common areas; and
 - o monitoring of alarms.

Induction and Training

• staff training and induction procedures and emergency evaluation procedures.



Draft Cumberland DCP - Part E - E5 Sex Service Premises

Health Access

- access arrangement for the attendance of health service providers must be detailed.
- health and safety policies for workers together with incident reports and accident register.

Cleaning and Cleanliness

- detail of cleaning systems
- details of the surface materials of equipment and facilities including stages, sling room facilities, etc.
- details of cleaning products and equipment.
- identified cleaning areas for equipment and other removable items.
- details of cleaning procedures including staff allocations.
- details of cleaning and management systems for swimming pools and spas and douching.

Waste

- details of disposing of commercial waste
- details for managing the safe disposal of sharps

Equipment

 details of all specialist equipment, including information on how it is to be used, and how it is to be cleaned and maintained.

2.6 Signage

Objectives

- O1. Ensure signage is discreet and suitably located for sex service premises.
- O2. Consider the amenity of the surrounding area.
- O3. Ensure signage does not result in visual clutter or other visual impacts upon a locality.
- O4. Minimise the potential for signage to cause offence to the public.

Controls

C1. A maximum of one (1) external sign per premises is permitted and shall indicate only the name of the business operated and/or the address. Additional signage for parking and traffic management may be provided.

Where primary pedestrian access is from the rear of the site or from a car park, a second sign may be provided on the site indicating only the name of the business operated and the street number or address.

- C2. The sign is to be limited in size to 0.3 x 0.6 metres (or other dimensions, but of equivalent surface area of 0.18m2).
- C3. Signs may be illuminated. Flashing signs are not permitted.



- C4. Signs are not to be illuminated between 2 a.m. and 7 a.m.
- C5. The sign shall not display words or images, which are, in the opinion of the consent authority, sexually explicit, lewd or otherwise offensive.
- C6. A clearly visible street number is to be displayed on the premises to avoid disturbance to surrounding premises.

2.7 Health and Building Matters

Objectives

- Ensure sex services premises comply with relevant health and building regulations.
- O2. Promote the operation of sex services premises, in a manner which will ensure the meeting of best practice health standards.

Controls

C1. Sex services premises shall comply with the relevant legislation and health requirements.

2.8 Safety and Security

Objective

O1. To maximise the safety and security of sex workers, other staff, clients and the general public at all times by ensuring the development upholds the principles of Crime Prevention through Environmental Design (CPTED).

Controls

- C1. The pedestrian entrance to a building must be easily recognisable and provided at the front of the building.
- C2. New buildings or alterations and additions to existing buildings should avoid the creation of recesses in the building form. In existing developments to which no new works are proposed, appropriate lighting should be provided.
- C3. Opportunities to provide surveillance of common areas shall be maximised. CCTV shall be strategically placed to improve safety and security both internally and externally.

Blind Corners

- C4. Pathways must be direct and blind corners are to be avoided.
- C5. All barriers beside pathways must be low in height or visually permeable including landscaping, fencing and the like.

Lighting



Draft Cumberland DCP - Part E - E5 Sex Service Premises

- C6. The pedestrian entrance to the building must be well lit but not to the extent where it becomes a prominent feature in the streetscape. Details must be provided with the development application.
- C7. External lighting should be vandal resistant by being high mounted and/or protected and must be directed towards access/egress routes rather than towards buildings (including the subject or neighbouring buildings).

Landscaping

- C8. Landscaping must not conceal the building entrance from the street or obstruct sight lines between the building and the street.
- C9. Any proposed plantings must not create opportunities for concealment.

Security Measures

- C10. All premises are to have either an intercom or a duress alarm in each room that is used for sexual activity. Alarms are to connect back to a central base (such as reception) that is to be monitored at all times.
- C11. External storage areas, including waste storage, are adequately secured to prevent unauthorised access.
- C12. All intruder alarm systems, security screens, door and window locks and intruder resistant materials used in the development should comply with relevant Australian Standards.



Item No: C02/20-372

NEW CUMBERLAND DEVELOPMENT CONTROL PLAN - DEFINITIONS AND ADDITIONS FOR DRAFT CHAPTER ON PART F PRECINCT AND SITE SPECIFIC DEVELOPMENT CONTROLS

Responsible Division:Environment & PlanningOfficer:Director Environment & PlanningFile Number:S-5750-01Community Strategic Plan Goal:A resilient built environment

SUMMARY

The preparation of a new Cumberland Development Control Plan (DCP) is underway, with the focus on harmonising the planning controls of the three DCPs in operation across Cumberland into a single set of detailed planning controls under a comprehensive DCP.

This report recommends that Council endorse the draft chapter on Definitions and additions for the draft chapter on Part F Precinct and Site Specific Development Controls, for inclusion in the draft Cumberland DCP that is currently being prepared. The contents of these chapters is based on the planning approach previously endorsed by Council.

It is anticipated that consultation on the draft Cumberland DCP in its entirety will be undertaken in early 2020, following endorsement of all DCP chapters by Council.

RECOMMENDATION

That Council:

- 1. Endorse the draft chapter for Definitions, as provided in Attachment 1, for inclusion in the draft Cumberland Development Control Plan.
- 2. Endorse the additions to the draft chapter Part F Precinct and Site Specific Development Controls, as provided in Attachment 2, for inclusion in the draft Cumberland Development Control Plan.
- 3. Delegate to the General Manager the authorisation to make minor revisions to the draft chapters, as necessary, following Council's deliberations, to ensure the desired objectives and intended outcomes can be achieved.
- 4. Consult with the community on the draft chapters, following endorsement of all chapters of the draft Cumberland Development Control Plan by Council.



Background

Cumberland City Council is currently operating under three separate sets of planning controls, known as Development Control Plans (DCP), which are available on Council's website. The current approach does not provide an integrated planning framework for the Cumberland area, with inconsistent planning controls in place, and is not aligned to current strategic plans and policies from Council and the NSW Government.

New Cumberland Development Control Plan (DCP)

The preparation of a new Cumberland DCP will complement the work being undertaken on the new Cumberland LEP, by providing more detailed planning controls for development in the area. This report focuses on the draft chapter for Definitions and Part F Precinct and Site Specific Development Controls, as shown in Figure 1.



Figure 1: Draft DCP chapters recommended for endorsement



Definitions

Council has previously considered and endorsed the planning approach for the various chapters in the new Cumberland DCP. The draft chapter on Definitions provides further guidance on the interpretation of draft DCP chapters.

It is recommended that Council endorse the draft chapter for the Definitions, as provided in Attachment 1. Subject to endorsement, the draft chapter will be included in the draft Cumberland DCP.

It is anticipated that consultation on the draft Cumberland DCP in its entirety will be undertaken in early 2020, following endorsement of all DCP chapters by Council.

Part F Precinct and Site Specific Development Controls

Council has previously considered and endorsed the planning approach for the various chapters in the new Cumberland DCP. The draft chapter has been prepared in accordance with these Council resolutions. For this chapter, there is only a carry over of site specific planning controls.

Council resolved at the 4 February 2020 meeting to endorse the draft chapter for Part F Precinct and Site Specific Development Controls. Further additions for this draft chapter have been identified for carryover, including DCP chapters for the Merrylands East Neighbourhood Centre and the Wentworthville Town Centre that have been adopted by Council but not yet in force.

It is recommended that Council endorse the additions to the draft chapter for Part F Precinct and Site Specific Development Controls, as provided in Attachment 2. Subject to endorsement, the additions to the draft chapter will be included in the draft Cumberland DCP.

COMMUNITY ENGAGEMENT

Consultation will be undertaken on the draft new Cumberland DCP, and this is anticipated to occur in early 2020.

POLICY IMPLICATIONS

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

RISK IMPLICATIONS

The preparation of a new Cumberland DCP is designed to align with the milestones on work for the new Cumberland Local Environmental Plan, which is required to be completed by mid-2020. The release of funds from the grant is also linked to these milestones. Endorsement of the draft DCP chapter will assist Council in meeting these milestones.



FINANCIAL IMPLICATIONS

Work undertaken on the Cumberland DCP, including analysis, document preparation and planned community consultation activities, will be funded from the accelerated Local Environmental Plan Funding Grant provided by the NSW Government.

CONCLUSION

The preparation of a new Cumberland Development Control Plan (DCP) is underway. This report recommends that Council endorse the draft chapter for Definitions and the additions to the draft chapter for Part F Precinct and Site Specific Development Controls, for inclusion in the draft Cumberland DCP that is currently being prepared. The contents of the chapter is based on the planning approach previously endorsed by Council.

ATTACHMENTS

- 1. Draft Definitions <u>J</u>
- 2. Additions for the draft chapter on Part F Precinct and Site Specific Development Controls J 🖫

DOCUMENTS ASSOCIATED WITH REPORT C02/20-372

Attachment 1 Draft Definitions





Definitions

JORMME DRAFT MARA



1. Definitions

Access driveway - a roadway extending from the edge of the frontage roadway to the property boundary to connect with the first ramp, circulation roadway, parking aisle or domestic driveway encountered, and carrying one - or two-way traffic.

Active street frontage - are human scaled, interesting to look at, and rich in detail. Active street frontages consist of many windows and doors which enable direct physical and visual access between the street and the building interior, and typically comprise 10-20 units per 100m.

Adaptable housing - an adaptable housing unit is designed and built to meet various performance requirements and features. It can be modified easily in the future as people's housing needs change, to become accessible to both occupants and visitors with a disability or progressive frailties.

Advertised development - development, other than designated development, that is identified as advertised development by the regulations, an environmental planning instrument or a development control plan.

AEP - Average Exceedance Probability.

Aesthetic significance - an item that has visual or sensory appeal, landmark qualities and/or creative or technical excellence.

AHD - Australian Height Datum

Air conditioning unit - for a dwelling means a mechanical unit specifically designed to alter the temperature of the air within a dwelling or a significant part of a dwelling.

Amenity - qualities of usefulness, comfort and pleasure in items and areas of the environment.

Approval - consent or authorisation given by an appropriate authority.

AS - Australian Standards

At-grade - any form of parking provided either on the ground level of a building or at ground level outside a building.

Average recurrence interval (ARI) - a statistical likelihood of a storm event of at least a designated average rainfall intensity occurring. The probability is a long term average and not a period between events (e.g. 10-year ARI indicates 10 events over 100 years).

Awning - a fixed or retractable covering to shelter persons or protect parts of a building from the effects of sun and rain, usually erected above a window, door, balcony or deck.

Awning sign - (under awning) means a sign attached to the underside of an awning (other than the fascia or return end), which: -

 is a maximum of 2.5 metres in length, 0.5 metres in depth and 0.08 metres in width;



- is erected at a horizontal angle no less than 2.6m to the ground;
- is erected at a right angle to the building to which it is attached; and
- does not project beyond the edge of the awning.

Balcony - includes any porch, patio, covered deck or verandah

Balustrade - a rail or coping and the row of balusters beneath it.

Base - the lower portion of a structure or feature.

Building articulation - building articulation is how a building contributes to the consistency of the existing character of its streetscape through design, composition and detailing of various architectural building elements. These building elements include windows, mouldings, window sills, doors, balconies, entrances/porches and columns. Therefore, a building is articulated by:

- modulating the façade by stepping back or extending forward a portion of the façade forward of main building;
- repeating the window patterns at an interval that equals the articulation interval;
- providing a porch, patio, deck or covered entry for each interval;
- providing a balcony or bay window for each interval;
- changing the roofline by alternating stepped roofs, gables or other roof elements to reinforce the modulation or articulation interval; and
- providing a lighting fixture, trellis, tree or other landscape feature with each interval

Bin-carting route - travel route for transferring bins from bin storage area to nominated collection point.

Bin storage area - area which stores all allocated bins for the development. This can be a nominated individual or communal bin storage area.

Building envelope - building envelope means the three-dimensional space within which a building is to be confined.

Built upon area - built upon area means that area of a site containing any built structure (whether covered or uncovered), any building, carport, terrace, pergola, driveway, parking area and pathways or any like structure, but excludes swimming pools (water area only and not coping, decking or the like).

Bulk bins - large bins which have four swivel wheels so can be moved in any direction.

Bulky waste - large household items such as furniture, white goods and mattresses.

Cabana - a covered pool side shelter and/or change room.

Canopy - an ornamental roof-like covering or projection, either suspended or supported on brackets, corbels or columns, over a door, window, niche or balcony.

Carport - a roofed, open or semi-enclosed structure for the shelter of motor vehicles, attached to, adjacent to or near a dwelling.



Catchment - the entire area of land drained by a river and its tributaries bounded by a defined ridge line.

Ceiling height - the greatest distance measured vertically from the finished floor level to the finished ceiling level.

Chute service room - the room in which the chute terminates, and garbage drops from the chute into a bin. Included the volume handling equipment where required. No resident access to this room for safety reasons.

Cladding - the outer non-load bearing covering of the external walls or roof of a framed building or structure, applied for weather-proofing and/or decorative purposes.

Co-location - the siting of a number of telecommunication facilities, often owned by different carriers, in one location.

Collection point / area - the nominated point where waste and recycling is collected from by the service vehicle.

Communal bin storage area - bin storage area which stores all allocated bins for the entire development and can be accessed by all residents and occupants. Residents can access bins to dispose of items too big to go down the chute. Cleaners can access the area to move bins from chute service area to this area and to collection areas.

Communal open space - outdoor space located within the site at ground level or on structure that is within common ownership and for the recreational use of residence of the development. Communal open space may be accessible to residents only or to the public.

Component - the whole or part of a building.

Context - the broader setting of a place, the extent of which is influenced by the scale of development and the nature of surrounding land uses and patterns.

Cumulative impact - the impact of radiation from various sources or over time.

dBA - decibels of the "A-scale"- a set frequency weighted scale of noise which allows for lack of sensitivity to the ear to sound at very high and very low frequencies.

Deep soil zone - a specified area of the development site, not covered by an impervious surface, that allows water on the site to infiltrate naturally to the groundwater and allows for the future provision of mature vegetation.

Design floor level - the minimum floor level that applies to the development. If the development is concessional, this level is determined based on what land use category would apply if it was not categorised as concessional development. The floor level standards specified for the relevant land use category (excluding concessional development) in the low flood risk precinct are to be applied.

Designated overhead line - that is suspended above the surface of:

land (other than submerged land); or



- a river, lake, tidal inlet, bay, estuary, harbour or other body of water; and
- the maximum external cross section of any part of which exceeds:
- 13 mm; or
- if another distance is specified in the regulations that other distance.

Dormer - a projecting (protruding) vertical window in the sloping roof of a house.

Eaves - the projecting edges of a roof which overhang the walls.

Effective warning time - the time available after receiving advice of an impending flood and before the floodwaters prevent appropriate flood response actions being undertaken. The effective warning time is typically used to move farm equipment, move stock, raise furniture, evacuate people and transport their possessions.

Electromagnetic radiation (EMR) - the radiation in the microwave and radiofrequency band of the electromagnetic spectrum.

Elevation - the external face of a building, or a drawing made in projection to show any one face of a building.

Erosion - the removal and/or transport of soil or materials from a given area, by the processes of wind, water and or/ gravity.

Erosion & Sediment Control Plan (ESCP) - a plan showing how potential erosion and sedimentation occurring on a given site, as a result of building, development or an activity, will be minimised.

Fabric - all the physical material of an item, including the external and internal materials, surroundings, fixtures, contents and objects related to the place which contribute to its heritage significance.

Façade - the major portion of the building that addresses the principal street frontage on the site upon which the building is located.

Face brickwork - brickwork of good quality, with uniform bricks.

Finished floor level - the finished level of the upper surface of the floor inclusive of all services, ducting and the like.

Flood - a relatively high stream flow, which overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam, and/or local overland flooding associated with major drainage before entering a watercourse.

Floodplain Development Manual (FDM) - the document dated 6 May 2005, published by the New South Wales Government and entitled "Floodplain Development Manual: the management of flood liable land".

Flood prone land - being synonymous with 'flood liable land' and 'floodplain' is the area of land which is subject to inundation by floods up to and including an extreme flood such as a probable maximum flood (PMF).

Footpath - that part of a road and the airspace above it:

that is set aside or formed as a path or way for pedestrian traffic, or



- any area such as a town square, plaza, park or other space owned, operated or managed by Council and used for pedestrian movement or recreation by the community, and the airspace above it,
- but does not include roadways or other thoroughfares intended predominantly for vehicular traffic or privately owned arcades or plazas.

Freeboard - a factor of safety expressed as the height above the flood used to determine the design floor level or ground level, to compensate for uncertainties in the estimation of flood levels across the floodplain, such as wave action, localised hydraulic behaviour and impacts that are specific event related, such as levee and embankment settlement, and other effects such as "greenhouse" and climate change.

FRMP - Flood risk management plan or study - the catchment wide flood study prepared under the direction of the NSW Government Development Manual (2005) or previous versions, for the sustainable management of the floodplain including the management of existing flood risk, future flood risk and continuing flood risk.

FRP - Flood Risk Precinct.

Frontage - the width of allotment measured at the street alignment.

Garbage - refuse or waste material other than trade waste, effluent, compostable material, green waste or recyclable material.

Garbage and recycling room - a room where garbage and recycling receptacles are stored, awaiting reuse or removal from the premises.

Gazebo - a small lookout tower, structure or summerhouse in a garden, that is usually roofed, and used for outdoor activities or entertainment.

Green infrastructure - an inter-connected network of open, green spaces with both natural and designed infrastructure that provide a range of ecosystem services.

Green roofs - a green roof is defined as a roof of a building that is partially or completely covered with vegetation and a growing medium.

Groundwater - all water that occurs below the land surface in aquifers.

Habitable room - a room used for normal domestic activities and:

- includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room and sunroom;
- excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room and other spaces of a specialised nature occupied neither frequently nor for extended periods.

Hazard - a source of potential harm or a situation with a potential to cause loss and, in relation to flooding, means flooding which has the potential to cause damage to the community.

Illuminated sign - a sign which is internally or externally lit by artificial lighting whether that lighting is integral or separate from the sign, including signs that have flashing or sequenced lighting, spotlighting, directional, projected or laser lighting.

Indemnity - a party providing services to a particular property will not be held responsible for any loss or damage to such property as a result of the routine provision of the service.

Indigenous species - a plant or animal species that occurs at a place within its historically known natural range and that forms part of the natural biological diversity of a place.

Isolated site - a site that has limitations on its future potential development because of its size and shape, proximity to other development and its ability to be consolidated with other properties for development purposes.

Kerbside collection - all allocated bins are presented kerbside for collection by Council's waste collection staff.

LAeq - the value of A-weighted sound pressure level of a continuous steady sound that, within a measurement time interval has the same square sound pressure level as a sound under consideration.

Landlocked - a property that has no direct access to a public street, so the only way on or off the property is to cross land owned by someone else. Usually, a landlocked property gains street access through a legal permission called an easement.

Legibility - the extent to which people can understand the layout of a place and find their way, including cues from three dimensional forms and patterns in the landscape.

Living room - living room means a room that is constructed or adapted for domestic living such as a lounge room, living room, rumpus room, play room or sun room.

Mobile garbage bins - small bins which have two wheels so can only be moved forwards and backwards (not sideways).

Natural channel design (NCD) - maintain the hydraulic conveyance requirements of engineered or affected channels while improving environmental values. NCD combines the disciplines of hydraulic engineering, fluvial geomorphology, in-stream and riparian ecology and community requirements. NCD involves the creation of channels with attributes of natural channels, including a meandering plan, pool and riffle zones, use of natural materials and riparian/floodplain vegetation.

Natural ground level - the ground level of a site before any site works have been undertaken to alter the naturally occurring height and/or contours of the land.

On-site collection - collection occurs within the development site's boundary in a nominated loading area.

Council Meeting

19 February 2020



Draft Cumberland DCP - Definitions

On-site Stormwater Detention (OSD) storage - restricting the outflow of stormwater runoff from a site by draining collected surface flows from paved and roof areas through a storage with an outflow control device.

Opposite land - land that is directly opposite an application site and is separated only by a road, but does not include land separated by an arterial road (eg. Great Western Highway, M4 Motorway and Cumberland Highway).

Outbuilding - any of the following

- balcony, deck, patio, pergola, terrace or verandah that is detached from a dwelling house;
- cabana, cubby house, fernery, garden shed, gazebo or greenhouse;
- carport that is detached from a dwelling house;
- garage that is detached from a dwelling house;
- rainwater tank (above ground) that is detached from a dwelling house;
- shade structure that is detached from a dwelling house; or
- shed.

Outdoor dining - activities which involve the placement of tables, chairs and other ancillary items, such as planter boxes, bollards, umbrellas and barriers, for outdoor dining or socialising purposes.

Parapet - a wall built up higher than the eaves line of a roof.

Pergola - an open-roofed framework or trellis, usually of timber construction, supported on brackets, posts, or columns above a path, terrace, patio or deck, and sometimes covered by plant growth.

Pitch - the slope of a roof. This is measured either in degrees above the horizontal, or as a ratio to the vertical rise of the roof to its span.

Principal Street - that street to which the property is rated, or the street which provides the sole and/or principal means of access to the site, whichever is determined by Council.

Probable Maximum Flood (PMF) - the largest flood that could conceivably occur at a particular location.

Pruning - has the same meaning as in Australian Standard AS 4373-1996 Pruning of Amenity Trees and includes to ringbark, cut down, top or lop parts of a tree, and the severing of roots greater than 30mm in diameter.

Public domain - comprises the shared urban area and spaces, the structures that relate to those spaces and the infrastructure that supports and serves them (e.g. railway corridors, streetscapes, public car parks, parks and reserves, waterways and river systems).

Public notice - a notice for public information displayed by a public authority giving information or direction about services provided.



Recyclable - capable of being reprocessed into useable material and includes any item collected by Council's Recycling Service.

Recycling cupboard - the cupboard on each residential level that houses the necessary number of recycling bins adjacent to the waste chute hopper.

Reliable access - means, during a flood, the ability for people to safely evacuate an area subject to imminent flooding within effective warning time and without a need to travel through areas where water depths increase.

Render - a coating of mortar or stucco (plaster) applied to the surface of a masonry wall.

Residential component - the whole or part of the development that contains one or more dwellings.

Residential level - every level on which there is a dwelling.

Ridge - a horizontal line in which the tops of the rafters of a roof meet.

Risk - the chance of something happening that will have an impact and is measured in terms of consequences and probability (i.e. likelihood). In the context of this plan, it is the likelihood of consequences arising from the interaction of floods, communities and the environment.

Road widening - an increase in the width of the road reserve and/or carriageway by the use and dedication of adjoining lands having frontage to the street.

Roof - the top, weatherproof construction of a building.

Route of travel - the travel path for the waste collection vehicle when entering the site to access the nominated collection point.

Section - a drawing representing a building as it would appear if cut through in a plane (section) at right angles to the line of sight.

Sediment - material of varying size, both mineral and organic, that is being, or has been, moved from its site of origin by the process of wind, water and or/ gravity, and comes to rest on the earth's surface either above or below sea level. Fine sediment is a fraction of sediment consisting of silt (particles 0.002 – 0.02mm in diameter) and clay (particles < 0.002mm in diameter).

Shade structure - a device which partially or completely covers or shades an area used for the purpose of outdoor dining and includes outdoor umbrellas and sails.

Sill - the lower horizontal part of a window or door opening.

Site amalgamation - the amalgamation of two or more contiguous/adjoining allotments into a single allotment.

Solar amenity - solar amenity means the improved amenity brought about by a dwelling's or site's direct access to sunlight.

Solar collector – a device which can include devices to absorb energy to heat water or generate electricity





Solar Reflectance Index (SRI) - is a composite measure of a material's reflectance and emittance. It is calculated in accordance with ASTM E1980-11. To calculate the SRI, the material or product's emittance values and total solar reflectance must be known. Material suppliers often provide the SRI data for products. There are a number of online calculators following ASTM standard E1980-11 that can be used. An initial SRI refers to the SRI of a new product. Over time, the SRI of a product or surface will be reduced due to the material's exposure to elements. The rate of degradation over time from such exposure is measured by the SRI of the product at three years.

Source separation - separating waste into like materials for recycling, reuse or collection.

Splay corner - an increase in the road reserve and/or carriageway at the intersection of two streets by the dedication of land 3m by 3m at a 45 degree angle to the corner.

Stacked parking - car parking which may require the removal of other vehicles in order to gain access.

Streetscape - the composition of elements in a street which create the urban form and includes elements such as building forms and styles, landscaping, street furniture and pavements.

Stormwater - run-off from land during and after rain. Stormwater removes accumulated material including litter, soil, nutrient, pathogens, chemicals, pesticides, oils and grease.

Temporary bin holding area - area where bins are transferred to be stored for collection. Bins are required to be transferred back to the bin storage area as soon as possible after collection occurs. This bin transfer is undertaken by a caretaker.

Temporary signs - an advertisement of a temporary nature which: -

- announces any local event of a religious, educational, cultural, political, social or recreational character or relates to any temporary matter in connection with such an event; and
- does not include advertising of a commercial nature other than the name(s) of an event's sponsor(s).

Note: - Advertisements, such as bill posters, which are not removed by the advertiser within forty eight (48) hour after the advertised event, would not be considered "temporary signs". Temporary signs may include advertisements such as banners, bunting, and posters.

Terracotta - unglazed pottery produced from a fine clay, usually of a red colour, and used to make decorative devices, chimney pots and roofing tiles.

Town centre – land within a core area zoned primarily for business and commercial uses in B2 and B4 zones.



Trade waste - refuse or waste material arising from any trade or industry but excludes liquid waste, demolition waste, contaminated waste, green waste or recyclable waste.

Tree - any woody and soft wooded perennial plant.

Tree Management Plan (TMP) - a plan, as described above, which protects nominated trees on a site during building construction.

Tree Protection Zone (TPZ) - an area to be protected from construction disturbance, being a combination of the root area and the crown area, which also incorporates the Structural Root Zone (SRZ).

Unshaded hardscape - hardscape that is not shaded by vegetation or roof structures and includes roads, plazas, paths and open unshaded car parks and sports fields. Hard-scaping excludes roof areas.

Vegetation - landscaped area, parkland, green space and trees, whether new or preexisting on site. Shading from newly planted trees is measured based on predicted spread at five years after planting.

Verandah - an open area attached to a building with a roof supported by the building on one side and posts or columns on the other.

Volume handling equipment - equipment to automatically change the bin under the chute when it is full. The chute service room must be of adequate size to accommodate this equipment. Resident access to this equipment must be excluded. The bins on the volume handling equipment will not be serviced and are in addition to the total bin calculations on generation rates.

Wall height - the vertical distance between the top of the eaves at the wall line (excluding dormer windows), parapet or flat roof (not including a chimney), whichever is the highest, and the natural ground level immediately below that point.

Wall sign - either -

- a painted wall sign a sign painted on a wall or
- a flush wall sign a sign attached to the wall of a building (other than the transom of a doorway or display window), which:
- does not extend laterally beyond the wall of the building to which it is attached; and
- does not project above the top of the wall to which it is attached.

Waste cupboard - a storage area within each dwelling, usually in the kitchen, of a size sufficient to enable source separation of a single days waste into garbage recyclables and compostable material.

Waste chute system - ventilated, vertical pipes passing through each floor of a multi-storey building with access on each floor. Chutes discharge into bins at the lowest point in the waste room.



Water bodies and water courses - water bodies and other permanent (nonephemeral) watercourses are to be measured to the highest natural level of the water body or watercourse.

Waters - any river, stream, lake, lagoon, swamp, wetlands, unconfined surface water, natural or artificial watercourse, dam or tidal waters (including the sea), or part thereof, and includes water stored artificial works, water mains, water pipes, and water channels, and any underground or artesian water, or any part thereof.

Water Sensitive Urban Design (WSUD) - WSUD offers an alternative to the traditional conveyance approach to stormwater management. WSUD is a philosophy which aims to mitigate environmental impacts particularly on water quantity, water quality and receiving waterways, conventionally associated with urbanisation. WSUD incorporates holistic management measures that take into account urban planning and design, social and environmental amenity of the urban landscape and stormwater management, which are integrated with stormwater conveyance by reducing peak flows, protection of natural systems and water quality, stormwater reuse and water conserving landscaping.

RAMCORA

DOCUMENTS ASSOCIATED WITH REPORT C02/20-372

Attachment 2

Additions for the draft chapter on Part F Precinct and Site Specific Development Controls



Part F — Granville Town Centre

Contents

1	Desired Future Character
2	Objectives and controls
2	Objectives and controls
2	



1. Desired Future Character

The Granville town centre precinct will continue to be a vibrant place with a variety of activities within and surrounding the centre. This will be achieved through a mix of uses, building heights and densities to support the role and function of Granville. Throughout the precinct new development is to retain and enhance the heritage character of the precinct. Specific characteristics for parts of the town centre are detailed below.

Parramatta Road Corridor: Parramatta Road is to accommodate non-residential development including business and office uses, light industries and specialised 'retail' developments that require large floor plates. New development is to be set back from the roadway to improve pedestrian amenity.

Mixed use development: to be located between the railway line and Cowper Street with increased height limits and floor space ratios permitted on larger sites. The amalgamation of lots will be required to achieve the maximum building heights and floor space ratios prescribed in the Cumberland LEP XXXX. Where the required site amalgamation does not occur, reduced building heights and floor space ratios apply (refer to the Cumberland LEP XXX). The prescribed maximum floor space ratios may not be wholly achievable on all sites due to urban design considerations or site configuration. Residential development will be located away from Parramatta Road to minimise adverse amenity impacts. The interface between development along Parramatta Road and residential development to the rear will be carefully designed to ensure that privacy and visual amenity are managed and protected.

Retail Centre: New development in the main retail precincts north and south of the railway line will be consistent with the scale and fine grain form of existing development. Active ground level frontages are to be provided, with at grade pedestrian access. The existing street pattern, including rear lanes, will be retained to reflect the main streets' historical context. Shop top housing is encouraged and will be set back from the street alignment in order to respect pedestrian scale of the existing streetscape.

Residential zone: New residential development in Enid and Diamond Avenues facing Granville Memorial Park and pool will provide a residential edge to frame the public open space. New development is to maintain the heritage character and narrow subdivision pattern in the heritage conservation areas, and areas south of William Street and west of Duck Creek.

Investigation Areas

- As shown in Figure 2 Council will investigate the potential for redevelopment of the bus interchange and car park to provide for a mix of community, residential and commercial uses.
- Council will investigate the block bound by Railway Parade, Mary, Carlton and Jamieson Streets as shown in Figure 1. Development in this location will need to respect the significance of the existing heritage items and heritage conservation areas in relation to scale, character, form, siting, material, colour and detailing. In addition, the proportion and massing of buildings is to relate favourably to that of existing building patterns in the street.





Figure 1: Granville Town Centre Precinct Map

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2. Objectives and Controls

Objectives

- O1. Ensure that new development provides a strong interface to Granville Railway Station, Parramatta Road, South Street and Good Street.
- O2. Ensure that new development maintains the character and function of South Street as a main retail/commercial street by continuing the fine grain pattern of retail and commercial uses.
- O3. Ensure that new development responds well to existing heritage items.
- O4. Ensure new development within the mixed use area provides active ground floor uses to increase the safety, use and interest of the area.
- O5. Ensure new buildings within the mixed use area provide articulation and an attractive composition of building elements.
- O6. New pedestrian connections, roads and laneways should be provided in accordance with Figure 2. Where a development provides for public access connections, a variation to Council's floor space ratio control can be sought in accordance with Control 1 in Section 2 of this Part.
- O7. New road connections and laneways should be provided to improve through block connections, remove dead end streets, extend existing connections, improve serviceability of retail development and improve the interface to the railway line.
- O8. Properties facing South Street are to form an extension of existing laneways to the rear to provide for vehicular access and servicing needs of development in the B2 Local Centre zone. The laneways will need to be located over or abutting the B2 Local Centre Zone.
- O9. New street links are to match the width of the existing public road that it forms and extension of. New laneways are to have a minimum width of 6 metres.
- O10. New pedestrian links are to improve through block connections and provide better links to and from Granville Railway Station.
- O11. New pedestrian connections are to have a minimum width of 3 metres and are to be consistent in width for their full length.

2.1 Setbacks

Controls

Front Setbacks

- C1. Front building setbacks are to be in accordance with Figure 2 and any additional controls set out below:
 - For development along Parramatta Road, setbacks shown in Figure 2 apply to the first 4 storeys (15 metres) of development. An additional 3



metre upper level setback applies to any portion of development above 4 storeys (15 metres) in height.

- For development along Good Street, setbacks shown in Figure 2apply to the first 3 storeys of development. Remaining storeys are to be set back an additional 3 metres. Balconies are not to encroach the upper level setback area.
- For development in the B2 Local Centre zone, south of the railway line, setbacks shown in Figure 2 apply to the first 3 storeys of development. Remaining storeys are to be setback an additional 3 metres. Balconies are not to encroach the upper level set back area.
- For development in the B4 Mixed Use zone, south of the railway line, setbacks shown in Figure 2 apply to the first 2 storeys of development. Remaining storeys are to be set back an additional 3 metres. Balconies are not to encroach the upper level setback area.
- For development in the B4 Mixed Use Zone with frontage to Mary, Jamieson and Carlton Streets, the front setback to be between 5 and 9 metres.
- For development in the R4 High Density Housing Zone, south of the railway line, setbacks shown in Figure 2 apply to the first 4 storeys of development. Remaining storeys are to be set back an additional 3 metres. Balconies may encroach the upper level setback (levels 5 and 6 only) for a maximum depth of 1 metre.
- For development in the B4 Mixed Use zone between Parramatta Road and the railway line, setbacks shown in Figure 2 apply to the first 4 storeys (15 metres) of development. An additional 3 metre upper level setback applies An additional 3 metre upper level setback applies to any portion of development above 4 storeys (15 metres) in height.
- C2. Side and rear building setbacks are to be in accordance with Figure 2 and the below controls:

Rear Setbacks

B2 Local Centre Zone

C3. A zero rear setback is allowable for development in the B2 Local Centre Zone.

B4 Mixed Use Zone

- C4. A minimum rear setback of 9 metres is required for development up to 25 metres in height.
- C5. A minimum rear setback of 12 metres is required for development above 25 metres.

B6 Enterprise Corridor Zone

C6. A minimum rear setback of 4 metres is required.

Side Setbacks

B2 Local Centre Zone



C7. A zero side setback is allowable for development up to 4 storeys (15 metres) in height, except where the development addresses a lane.

B4 Mixed Use Zone

- C8. A zero side setback is allowable for development up to 4 storeys (15 metres) in height, except where the development addresses a lane.
- C9. For any portion of development above 4 storeys (15 metres) in height, a minimum side setback of 9 metres is required for habitable rooms and a minimum side setback of 6.5 metres is required for non-habitable rooms.

B6 Enterprise Corridor Zone

C10. A zero side setback is allowable for development up to 6 storeys (21 metres) in height.

Side setbacks (addressing lanes)

C11. Where lanes are indicated in Figure 2 (see Front Setbacks above), half of the width of the lane is to be provided by each adjoining property. For passive surveillance and a high quality public domain, continuous full length blank walls are discouraged to lanes. Streetscape setbacks to lanes are shown in Figure 3. For visual and acoustic privacy the following additional setbacks are required.

6 metre wide lanes

- C12. Development up to 4 storeys (12 metres) in height are to be setback a minimum of 1.5 metres from the lane where there are non-habitable rooms and setback a minimum 3 metres where there are habitable rooms.
- C13. For the portion of development above 4 storeys (15 metres) but less than 25 metres, a minimum 3.5 metre setback to the lane is required for non-habitable rooms and a minimum 6 metre setback to the lane is required for habitable rooms.

3 metre wide lanes

- C14. For privacy of buildings up to 4 storeys a minimum 3 metre setback to the lane is required for non-habitable rooms and a minimum 4.5 metre setback to the lane is required for habitable rooms.
- C15. For the portion of development above 4 storeys (15 metres) but less than 25 metres, a minimum 5 metre setback to the boundary is required for non-habitable rooms and a minimum 7.5 metre setback for habitable rooms.
- C16. To achieve a continuous street edge development in the B2 Local Centre zone should have a nil side setback where it will not have a detrimental impact upon adjoining development.



- C17. Building setbacks to existing and desired laneways should be designed to activate the laneway while still allowing for the servicing needs of development.
- C18. Where development proposes of adjoins residential development greater than 2 storeys in height, building separation requirements prescribed by the Apartment Design Guide published by the NSW Department of Planning, Industry and Environment should be achieved.
- C19. The building separation distances between buildings on the same site are not to be less than those required between buildings on adjoining sites.

2.2 Site Frontage

Control

C1. The minimum site frontage for development in B4 Mixed Use zone or B6 Enterprise Corridor zone on land between Parramatta Road and the railway line is to be in accordance with the following table:

Site Area	<950m ²	950m ² – 21000m ²	>2100m ² - 3200m ²	>3200m ²
Minimum frontage (m)	24	30	45	60

2.3 Land Amalgamation

Control

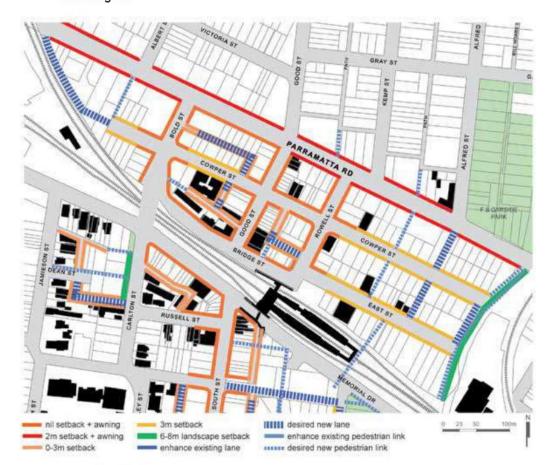
C1. The preferred pattern of land amalgamation is to be side by side to maximise lineal street frontage and to encourage east west built form for good solar access, as shown in Figure 4.

2.4 Landscaping and Deep Soil

Controls

- C1. In the B6 Enterprise Corridor zone along Parramatta Road, a minimum of 20% of the site is to be a deep soil zone.
- C2. In the B4 Mixed Use zone between Parramatta Road and railway line, a minimum of 30% of the site is to be a deep soil zone, and not less than 40% of the site is to be landscaped.
- C3. The required deep soil areas are to be predominantly located at the rear of the site to provide a landscape corridor and visual screening between buildings.
- C4. Where a front building setback is required as shown in Figure 2(with the exception of Parramatta Road), the front setback area is to be landscaped. Provision of street trees is required in this area.





C5. For development fronting Parramatta Road, the setback area is to form an extension of the footway. Landscape planting including street trees is encouraged.

Figure 2: Building setbacks, pedestrian links and laneways



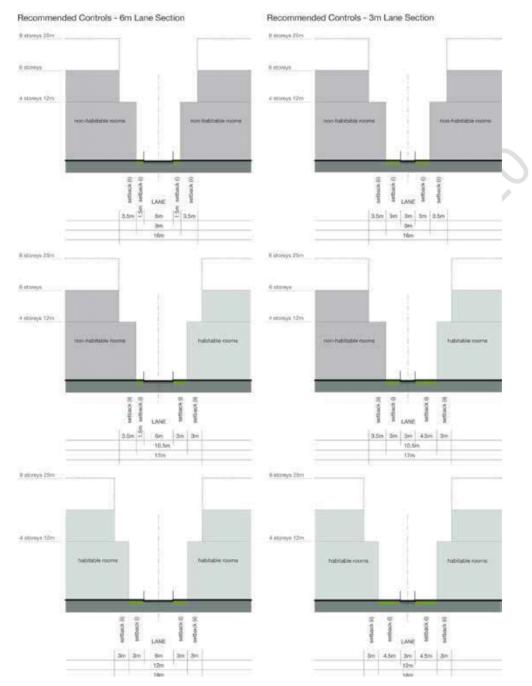
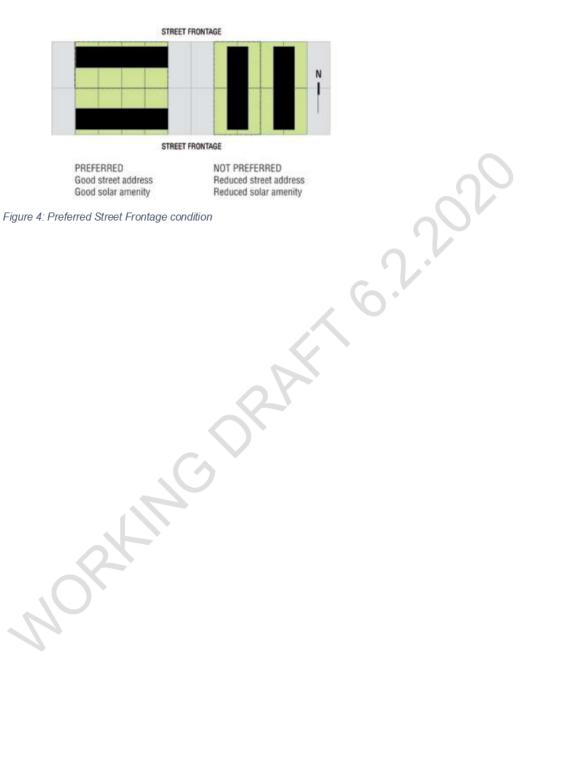


Figure 3: Lane and Street Sections







Part F – Guildford Precinct

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3	Desired Future Character
4	Objectives and controls
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	67.1
	25
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3. Desired Future Character

New development is to retain and enhance the character and function of Guildford Road as a 'main street' with active ground level uses. New development will be designed to respect and preserve the significance and contribution of heritage to the character and identity of the precinct. The design intent is to retain the human scale of development along Guildford Road and to retain the existing street pattern as a reflection of the main street's historical context.

New residential development in the form of residential flat buildings and multi dwelling housing will be located on the areas surrounding the town centre and the railway station. New development adjoining Railway Terrace should provide a strong interface to the roadway and nearby station reinforcing its role as a pedestrian and vehicular link between the railway station, the main street and nearby public open spaces. Development along Railway Terrace opposite the railway station is to provide an address to the station and development is to be designed to cater for retail and business uses at ground level.



Figure 5: Guildford Precinct Map



Investigation Areas

- Opportunities for a new area of open space area is to be investigated in proximity to the higher density housing in the precinct, to the south of Guildford Road. This area will provide a small local park to increase outdoor recreation opportunities for the local community.
- Council will investigate the potential for redevelopment of land shown on Figure 6 to make this a more active area with improved amenity, safety and accessibility whilst maintaining and enhancing the existing community activity associated with the library and community centre. Any redevelopment of this area should also provide improved and increased public open space in the form of a public square or similar.

4. Objectives and Controls

Objectives

In addition to general objectives listed in Section 2 of this Part, specific objectives of this precinct are identified below.

- O1. Ensure that new development provides a strong interface to Guildford Road and Railway Terrace.
- O2. Ensure that new development maintains the character and function of Guildford Road as a main retail/business street by continuing the fine grain pattern of retail and business uses.
- O3. Ensure that new development responds well to existing heritage items.

4.1 Pedestrian Connections and Laneways

Controls

- C1. New pedestrian connections and laneways should be provided in accordance with Figure 6. Where a development provides for public access connections, a variation to Council's floor space ratio control can be sought in accordance with Control 1 in Section 2 of this DCP.
- C2. New shared pedestrian and vehicular laneway links provided to properties facing Guildford Road are to form an extension of existing laneways and are to provide for vehicular access and servicing needs of development in the B2 Local Centre zone. The laneway will need to be located over or abutting the B2 Local Centre Zone.
- C3. Shared vehicular and pedestrian lanes are to have a minimum width of 6 metres.
- C4. New pedestrian links are to improve through block connections and provide links from the main street into existing car parking areas.
- C5. New pedestrian connections are to have a minimum width of 3 metres, being consistent in width for its full length.



4.2 Setbacks

Controls

- C1. Building setbacks are to be in accordance with Figure 6 and any additional controls set out below:
 - The nil setback shown along Railway Terrace applies to the first 3 storeys of development. Where taller buildings are permitted, additional storeys shall be setback a minimum of 3 metres from the front boundary as shown in Figure 6.
 - Balconies may encroach the upper level setback area as shown on Figure 7 as follows:
 - An unroofed terrace area permitted to the 4th storey. Balustrade can extend from building line of storey below.
 - Balconies may extend 1 metre into the setback area for the uppermost storey.
- C2. Where a nil front setback is shown on Figure 6 development should have a nil side setback where it will not have a detrimental impact upon adjoining development, to achieve a continuous street edge.
- C3. Building setbacks to existing and desired laneways should be designed to promote activation of the laneway while still allowing for the servicing needs of development.

4.3 Ground level land uses

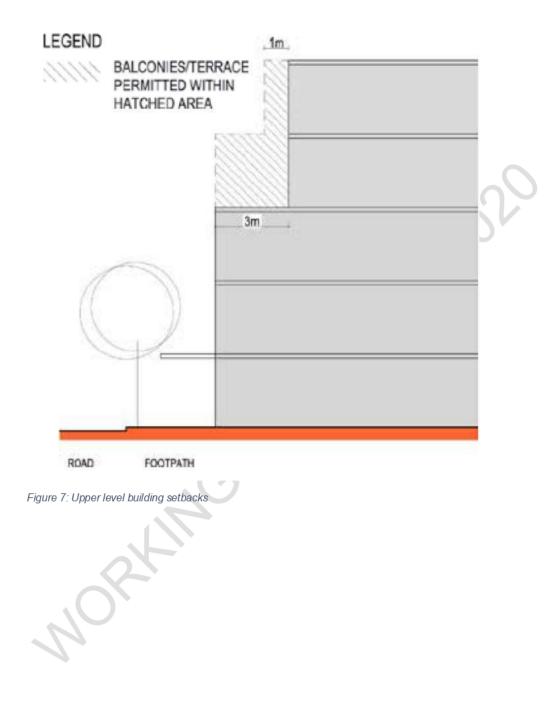
Controls

C1. Where a nil setback is shown on Figure 6 along Railway Terrace, development with non-residential ground level uses is desired to encourage an active street frontage.











Part F – Merrylands Precinct

Contents

5	Desired Future Character	22
6	Objectives and controls	23
	67.1	
	6RAF	
	L RG	
2	SP-1	



5. Desired Future Character

New development is to provide an address to Merrylands Railway Station, Railway Terrace and Merrylands Road. New residential development in the form of residential flat buildings and multi dwelling housing will be located in the areas surrounding the local retail centre and the railway station, generally north of Albion Avenue. The highest densities will be located along Railway Terrace transitioning downward to the east. Low density housing will be retained south of Albion Avenue.

The role of the existing local shopping strip in Merrylands Road is to be retained with opportunities for additional retail and business uses to be extended along Railway Terrace. This additional retail area will increase services for the local community and will improve the pedestrian connection to existing and proposed high density development north of Mombri Street.



Figure 8: Merrylands Precinct Map



6. Objectives and Controls

Objectives

In addition to general objectives listed in Section 2 of this Part, specific objectives of this precinct are identified below.

- O1. Ensure that new development provides a strong interface to Railway Terrace and Merrylands Road.
- O2. Ensure that new development at the intersection of Railway Terrace and Merrylands Road is well defined and reflects the gateway to Merrylands Railway Station.

6.1 Pedestrian connections and laneways

Controls

- C1. New pedestrian connections and laneways should be provided in accordance with Figure 9. Where a development provides for public access connections, a variation to Council's floor space ratio control can be sought in accordance with Control 1 in Section 2 of this DCP.
- C2. New shared pedestrian and vehicular laneway links to the rear of properties within the B4 Mixed Use Zone and are to provide for vehicular access and servicing needs of development. The laneway will need to be located over or abutting the B4 Mixed Use Zone.
- C3. Shared vehicular and pedestrian lanes are to have a minimum width of 6 metres.
- C4. New pedestrian links are to improve through block connections and are to have a minimum width of 3 metre, being consistent in width for its full length.

6.2 Setbacks

Controls

- C1. Front building setbacks are to be in accordance with Figure 10 and any additional controls set out below:
 - The 2 metre setback shown along Railway Terrace, between Merrylands Road and Smythe Street, applies to the first 3 storeys of development. Additional storeys shall be setback a minimum of 5 metres from the front boundary as shown in Figure 10.
- C2. Balconies may encroach the upper level setback area as shown on Figure 4.1.8.3 as follows:
 - An unroofed terrace area permitted to the 4th storey. Balustrade can extend from building line of storey below.
 - Balconies may extend 1 metre into the setback area for the upper 2 storeys.







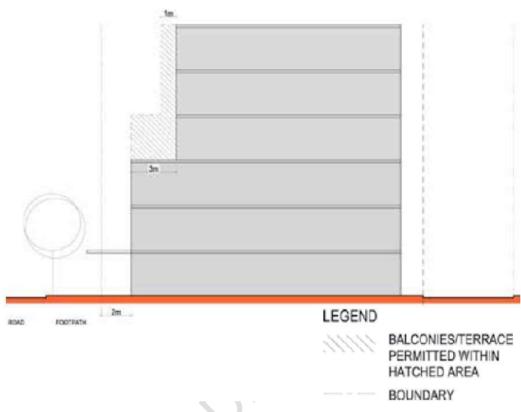


Figure 10: Building setbacks section

- C3. The 2 metre front setback area to Railway Terrace, between Merrylands Road and Smythe Street, is to be suitably treated to form an extension of the adjoining footway. This area may also be used for outdoor dining, landscaping and the like.
- C4. Where it will not have a detrimental impact upon adjoining development, a nil side setback should be provided for development in the B1 Neighbourhood Centre Zone and B4 Mixed Use Zone (between Merrylands Road and Smythe Street) to provide a continuous street edge.
- C5. Sites which have frontage to Railway Terrace should provide address to Railway Terrace as the primary frontage.
- C6. Building setbacks to existing and desired laneways should be designed to promote activation of the laneway while still allowing for the servicing needs of development.
- 6.3 Ground level uses

Control



C7. For new development along Railway Terrace between Merrylands Road and Smythe Street ground floor uses are to be active and non-residential with at-grade pedestrian access.



Part F – South Granville

Contents

7	Desired Future Character
8	Objectives and controls
	6.2.2
2	ORL



7. Desired Future Character

The South Granville Precinct will be centred around Delwood shops. There will be opportunities for expansion of retail and business uses along Blaxcell Street with shop top housing above. A mix of residential housing in the form of residential flat buildings, multi dwelling housing and shop top housing will be provided close to bus services, recreation areas, shops and other services.

Future development of the centre will provide an improved interface to the existing laneway behind the Delwood Street shops while maintaining pedestrian and vehicular access. Pedestrian safety will be enhanced by designing buildings that have passive surveillance of laneways, pedestrian links, public open spaces and other elements of the public domain.

The heritage character of the Delwood shops will be preserved and new development will be designed to respect and preserve the significance and contribution of heritage to the character and identity of the precinct. Public and private housing will blend in character and will have a transition in scale from higher density to lower density housing areas.



Figure 11: South Granville Precinct Map



8. Objectives and Controls

Objectives

- O1. Ensure that new development provides an interface to existing parks, laneways and streets.
- O2. Ensure that new development responds well to existing heritage items.

8.1 Pedestrian connections and laneways

Controls

- C1. New pedestrian connections should be provided in accordance with Figure 12. Where a development provides for public access connections, a variation to Council's floor space ratio control can be sought in accordance with Control 1 in Section 2 of this Part.
- C2. New pedestrian links are to improve through block connections and permeability of the centre and increase connections to the retail centre and to existing public open spaces surrounding the centre. A new pedestrian laneway is to be provided to William Lamb Park (opposite Delwood Street shops) to encourage an interface between the park and development to the north.
- C3. New pedestrian links are to have a minimum width of 3 metres, being consistent in width for its full length.

8.2 Setbacks

Controls

- C4. Building setbacks are to be in accordance with Figure 12 and any additional controls set out below:
 - The nil setback shown to any street on Figure 12 applies to the first 2 storeys of development. Additional storeys must be setback a minimum of 3 metres from the front boundary.
 - Where a nil front setback is shown on Figure 12 development should have a nil side setback where it will not have a detrimental impact upon adjoining development, to achieve a continuous street edge.
 - Building setbacks to existing laneways should be designed to promote activation of the laneway while still allowing for the servicing needs of development.
 - Where the B1 Neighbourhood Centre zone adjoins a residential zone side and rear setbacks must be suitably treated to protect and enhance the amenity of residential development.
 - Sites which have frontage to Blaxcell and Delwood Streets should provide address to these streets as the primary frontage.





Figure 12: Building setbacks, laneways and pedestrian links

8.3 Development adjoining William Lamb Park (opposite Delwood shops)

- C5. Development adjoining William Lamb Park is to provide a direct interface to the park. Redevelopment of the site is to address the key principles below:
 - Development must be oriented toward the park as well as adjoining streets with entrances, windows and balconies facing the street and park, ensuring passive surveillance of the park.
 - Development is to emphasise the south eastern and south western corners of the site that adjoin the park through appropriate building articulation and corner treatment.
 - The 3 metre setback area to the park is to be utilised to interface with the park. It is desired that this space be utilised as private open space with pedestrian gates opening directly onto the park.
 - Fencing between the site and the park is to be a maximum height of 1.2 metres and is to be designed to encourage passive surveillance.



Part F – Merrylands East Neighbourhood Centre

Contents

9	Desired Future Character	2
10	Objectives and controls	9

Please note that this part of the Development Control Plan has been adopted by Council but is not yet in force.



9. Desired Future Character

In recognition of existing development patterns and the opportunity to provide local services and facilities within walking distances of established neighbourhoods with access to Woodville Road, this part of the DCP provides guidelines and development controls for the development of a future neighbourhood centre precinct (Figure 13).

This section is to be read in conjunction with other relevant parts of the Cumberland DCP XXXX, Cumberland LEP XXXX, State Environmental Planning Policy (SEPP) No 65 — Design Quality of Residential Apartment Development, and the Apartment Design Guide: Tools for improving the design of residential apartment development.

Where there is an inconsistency between this document and provisions contained elsewhere in the Cumberland DCP XXXX, the site specific controls contained in this section shall apply to the extent of the inconsistency. Where there is an inconsistency with SEPP 65, the SEPP prevails.





Figure 13: Merrylands East Neighbourhood Centre Precinct Map

The neighbourhood centre precinct is to be developed taking into account the scale of adjoining residential development and the capacity of local road networks. Woodville Road and its capacity to accommodate future public transport options is a key development parameter for the neighbourhood precinct. The precinct is to be developed as a walkable neighbourhood centre around a new neighbourhood park and having good urban design that encourages the development of quality open spaces and buildings with a high level of amenity and design quality.

This section of the DCP defines the neighbourhood centre precinct, its urban structure and key relationships.



Key Site

Description and Location

For the purposes of this DCP, the Woodville Road Planning Proposal key site (which includes the former John Cootes Warehouse Site) is defined as 244 and 264 Woodville Road, Merrylands and 2, 4, 6, 8-8a, 10, 12 and 14-16 Lansdowne Street and 19 Highland Street, Merrylands as shown in Figure 14 Merrylands East Key Site (Woodville Road Planning Proposal).



Figure 14: Merrylands East Key Site (Woodville Road Planning Proposal)



Desired Character

The development of the land is to facilitate the establishment of a mixed-use centre with retail and commercial uses anchored by a full line supermarket, and residential development that complements the surrounding residential areas at a density appropriate for the site, its location and development context. Development of the land is to contribute to the character and sustainability of the Merrylands East Neighbourhood Centre Precinct.

Development of the land is to provide a mixture of retail, commercial and residential floor space, and public open space for a neighbourhood centre. Development is to have a layout which provides quality open spaces, reduced car dependency and a walkable neighbourhood environment. The development of the site is to provide a variety of building heights to allow a transition to adjoining residential development and to minimise overlooking and overshadowing of the Granville South Public School.

10. Objectives and Controls

Objectives

In addition to general objectives listed in Section 2 of this DCP, specific objectives of this precinct are identified below:

- O1. Ensure that future development does not prejudice the efficient delivery of future public transport solutions along Woodville Road.
- O2. Ensure development is setback to allow future road and carriageway widening.
- O3. Ensure transition in scale between the main road frontage of key development sites within the precinct, and surrounding lower scale residential development and the school.
- O4. Ensure that the development provides for the greening of Woodville Road.
- O5. Development within the neighbourhood precinct is to be generally in accordance with Figure 15 Precinct Principles.





Figure 15: Precinct Principles

10.1 Development Application requirements

Controls

C1. In addition to these standard requirements, all development applications are to provide a detailed traffic study.

10.2 Structure, form and density

Objectives

O1. Define the desired structure, general form and density of development on the land.



- O2. Ensure the density of development on the land is suitable to its location, context and development capacity.
- O3. Facilitate the integration of the development of this key site with adjoining development and the neighbourhood centre precinct.
- O4. Establish a mixed-use centre, which will include a neighbourhood park and enhanced connectivity (pedestrian and visual) within and with adjoining development.
- O5. Allow for appropriate transition to the surrounding residential land uses and the Granville South Public School, and to provide a reasonable separation between future development and the Granville South Public School.
- O6. Allow for a diversity of dwelling types and apartment sizes.

Controls

C1. Development is to be in accordance with Figure 16 Site Structure and Land Use Plan.

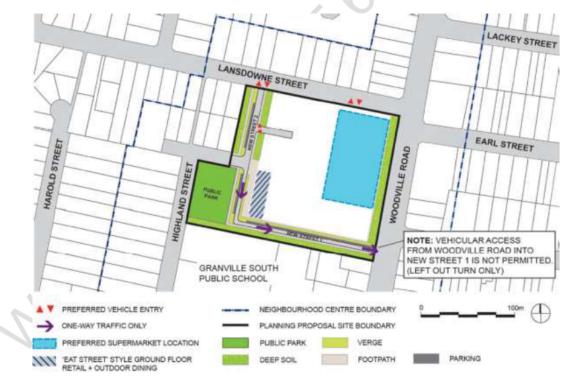


Figure 16: Site Structure and Land Use Plan

C2. New Street 1 and New Street 2 (Refer Figure 16) must be constructed and delivered by the proponent as part of the development of the key site, in accordance with Council's engineering requirements, and at no cost to Council.



- C3. New Street 1 and New Street 2 are to provide separation between future development and Granville South Public School to the south and neighbouring residential to the west.
- C4. The ground floor and first floor of the proposed development on the key site must be non-residential.

10.3 Lot consolidation and minimum street frontage

Objectives

- O1. Avoid isolating an adjoining site or sites, and facilitate the efficient delivery of infrastructure.
- O2. Assist in the delivery of well-designed built forms and streetscapes.
- O3. Development must be delivered in suitably sized and configured development parcels that facilitate the delivery of infrastructure.
- O4. Buildings must have appropriate horizontal to vertical proportions that relate to the size of street frontages and be designed to minimise the impact of carpark entrances.

Controls

C1. Lots shall have a minimum street frontage as shown in the table below.

Street	Minimum Street Frontage	Intention
Woodville Road	30m	To encourage the consolidation of land and
Lansdowne Road	20m	development of suitable building forms.
Highland Road	20m	

C2. Development must be designed and planned in relation to the development parcels as shown in Figure 17 Preferred Lot Consolidation unless it can be demonstrated that lot amalgamation cannot be achieved.



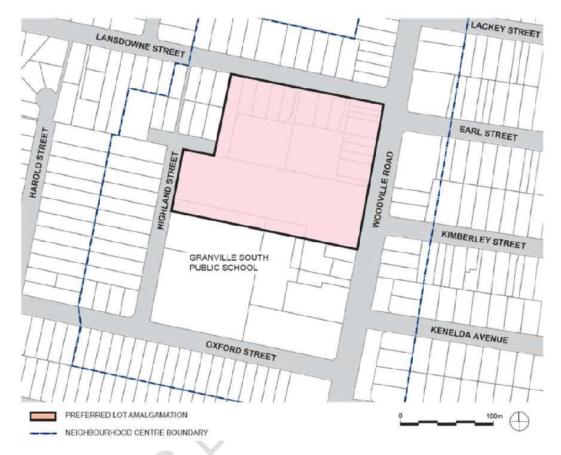


Figure 17: Preferred Lot Consolidation

Council will require appropriate documentary evidence to demonstrate that a genuine and reasonable attempt has been made to purchase an isolated site based on a fair market value. At least one recent independent valuation is to be submitted as part of that evidence and is to account for reasonable expenses likely to be incurred by the owner of the isolated site in the sale of the property.

- C3. Where a development proposal results in an isolated site, applicants will be required to demonstrate that the development of the separate sites can be feasibly achieved, which will require:
 - provision of a feasible building envelope for the isolated site, indicating height, setbacks and site coverage (building and basement);
 - identification and assessment of the likely impacts the two developments will have on each other including solar access and visual and acoustic privacy; and
 - identification, assessment and mitigation of the impacts of the separate development of the isolated site or sites on the streetscape. This will require an applicant/s to document how the development of both sites respond to the character of the streetscape and achieve a suitable built



form and satisfactory level of amenity including solar access and visual and acoustic privacy.

10.4 Building heights

Objectives

- O1. Distribute building heights within the key site to reinforce the site structure and achieve a height transition to adjoining development.
- O2. Reduce the bulk of development by providing variations in individual building heights, massing and scale and visual permeability within the site through the distribution of different building heights.

Controls

- C1. Development shall not impact on solar access or create overshadowing of the playground or sporting fields of the Granville South Public School.
- C2. The height of buildings is to be in accordance with Figure 18 Building Heights and all requirements of the ADG, particularly building separation.

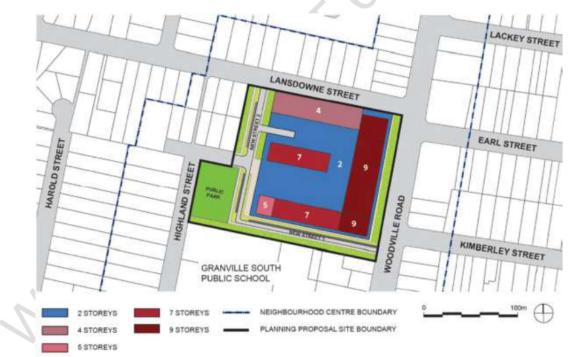


Figure 18: Building Heights (to be read in conjunction with Figure [] Setbacks)



10.5 Setbacks

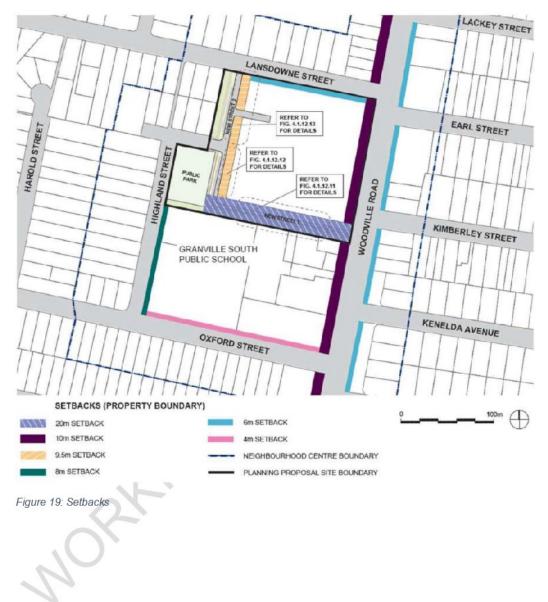
Objectives

- O1. Ensure that development does not limit the provision of public transport options or improvements on Woodville Road.
- O2. Ensure that development relates to the street hierarchy, and contributes to a suitable scale and street character.
- O3. Establish the new roads identified in the Site Structure Plan and Land Use Plan (Figure 16).
- O4. Maintain the amenity of Granville South Public School by minimising overshadowing and overlooking of the school grounds.
- O5. Sufficient land is to be provided for an additional road lane on the western side of Woodville Road to facilitate public transport improvements, traffic management and to allow provision of substantial landscaping along Woodville Road (refer to Figure 22).
- O6. The tower or upper storey elements of multi storey mixed used buildings are to be set back to reduce the mass and bulk of buildings.
- O7. Provide landscaping along boundaries, with deep soil planting with mature plants particularly along the southern boundary between the development and the adjoining School, to obscure sight lines for optimum visual privacy.

Controls

- C1. Minimum setbacks are to be in accordance with Figure 19 Setbacks (Please refer to Figure 20 to Figure 27 for details).
- C2. Unless otherwise identified, street setbacks are to be in alignment with the predominant existing street setbacks for each street within the neighbourhood precinct.
- C3. If the key site is not developed as a single, consolidated lot, the development must be setback a minimum of 6m from the property boundary of any undeveloped lot with frontage to Lansdowne Street and New Street 2 as per Figure 27.
- C4. A deep soil setback of 10m must be provided on the eastern boundary of the site along Woodville Road as per Figure 16 Site Structure and Land Use Plan and Figure 22 Woodville Road Setbacks (Section B-B).
- C5. A deep soil setback of 6.5m must be provided on the southern boundary of the site along New Street 1 as per Figure 16 Site Structure and Land Use Plan and Figure 23 New Street 1 Setbacks (Section C-C).
- C6. A deep soil setback of 6.5m on the western side and a deep soil setback of 7m on the eastern side of the northern end of New Street 2 (north of the street connecting to Highland Street) must be provided as per Figure 16 Site





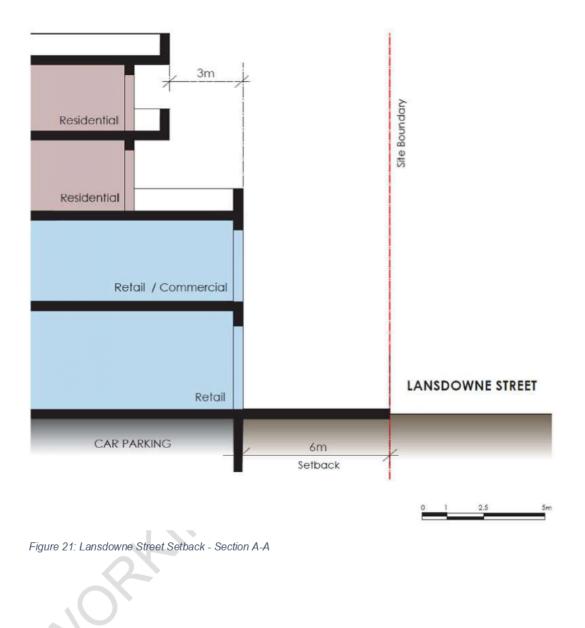
Structure and Land Use Plan and Figure 25 New Street 2 Setbacks – Northern End (Section E-E).





Figure 20: Sections







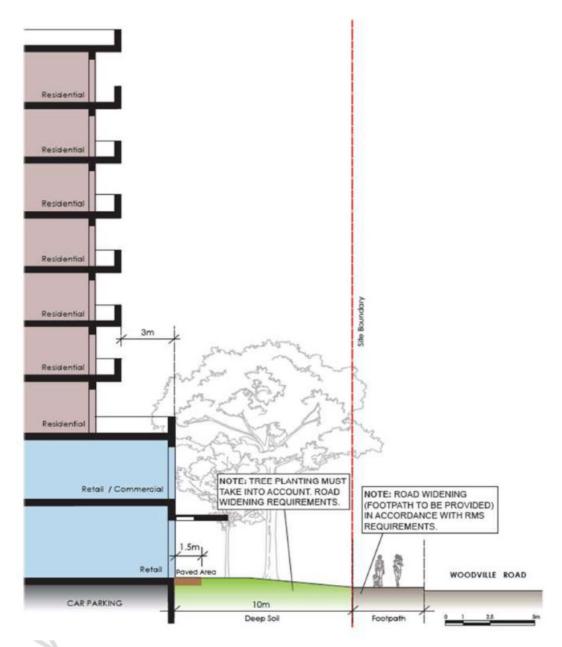


Figure 22: Woodville Road Setbacks (Section B-B)



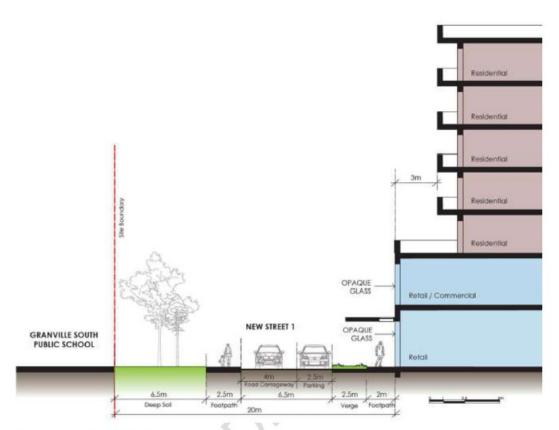


Figure 23: New Street 1 Setbacks (Section C-C)

NORY



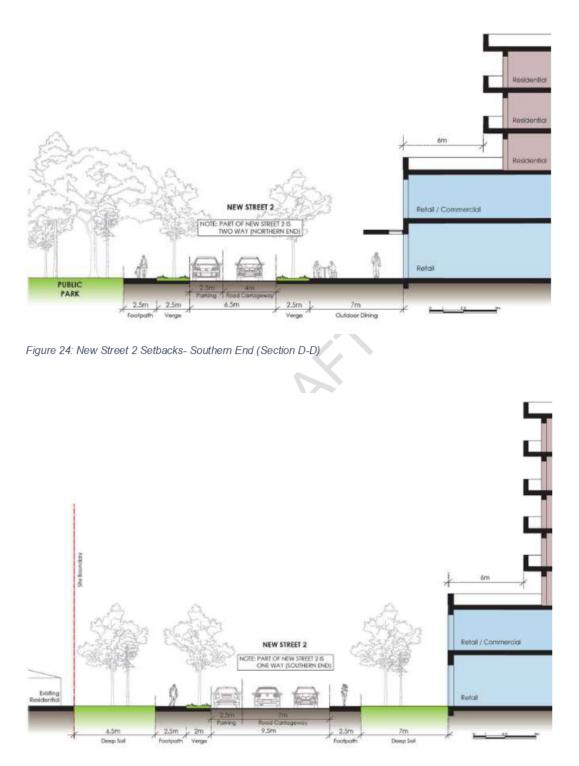


Figure 25: New Street 2 - Northern End (Section E-E)



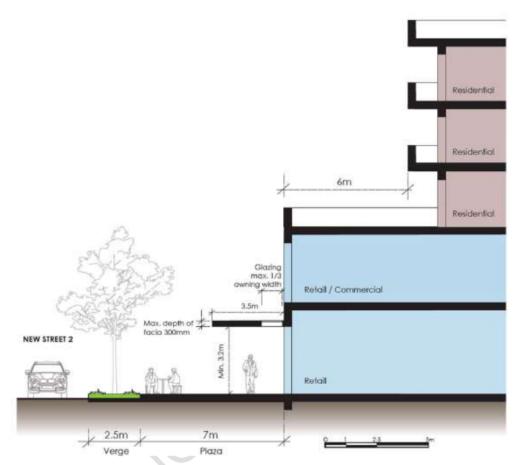


Figure 26: New Street 2 Southern End Detail



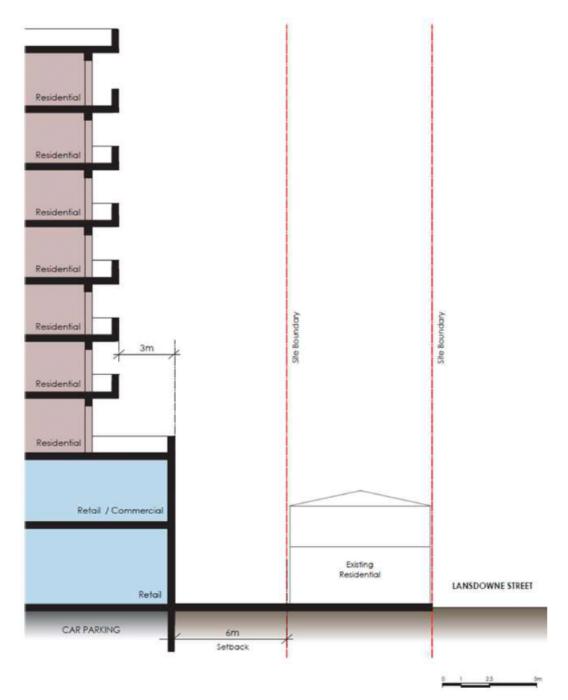


Figure 27: Setback if key site not developed as a single, consolidated lot

10.6 New roads Controls



- C1. A 4m wide one-way road carriageway must be provided on New Street 1 with a 2.5m wide pedestrian footpath on the southern side. On the northern side, a 2.5m wide parking bay, a 2.5m wide verge, and a 2m wide pedestrian footpath should be provided as per Figure 23 New Street 1 Setbacks (Section C-C).
- C2. A 4m wide one-way road carriageway must be provided on the southern end of New Street 2 (south of the street connecting to Highland Street) with a 2.5m wide pedestrian footpath, a 2.5m verge, and a 2.5m wide parking bay on the western side. On the eastern side, a 2.5m wide verge and a 7m wide outdoor dining area should be provided as per Figure 24 New Street 2 Setbacks – Southern End (Section D-D).
- C3. A 7m wide two-way road carriageway must be provided on the northern end of New Street 2 (north of the street connecting to Highland Street) with a 2.5m wide pedestrian footpath, a 2m verge and a 2.5m wide parking bay on the western side. On the eastern side, a 2.5m pedestrian footpath should be provided as per Figure 25 New Street 2 Setbacks – Northern End (Section E-E).

10.7 Landscape and open space

Objectives

- O1. Ensure that a high quality public neighbourhood park is provided.
- O2. Ensure that the public domain is integrated with existing and potential future public domain and open spaces within the neighbourhood centre precinct.
- O3. Ensure the neighbourhood park has a sense of place and to establish it as the focal point of the neighbourhood precinct.
- O4. Achieve a variety of spaces that are inclusive of particular needs and desires of key community groups such as children, young people, older people, people on low incomes and people with a disability.
- O5. Integrate the management of stormwater into the design of public open spaces.
- O6. Integrate public art to create a more visually interesting and culturally diverse public domain.
- O7. Public open space to be designed to include clear, accessible, safe and convenient linkages to the surrounding streets and community, inside and outside the neighbourhood precinct.
- O8. Landscaping and choice of materials is to respond to the character of each space and is to unite and relate to other spaces throughout the neighbourhood precinct.
- O9. The design of open space is to be of the highest quality with suitable landscaping, well integrated public art and appropriately varied soft and hard surface design.
- O10. Vehicular movements through the neighbourhood park are to be generally restricted except for emergency vehicles, servicing and special events.



- O11. Useable and sustainable green space at ground level, podium level, and roof top gardens are to be provided and integrated with building design.
- O12. Vertical gardens are encouraged, where possible.

Controls

- C1. A public domain concept plan for the development of the site or any part thereof is to be provided with the first Development Application for the land. The plan must:
 - provide for deep soil planting zones (Refer Figure 16);
 - show how a high amenity public domain will be achieved on the site and on Woodville Road;
 - provide an indicative landscape design, including details and indicative costs for street furniture, street trees, landscaping works, materials and utilities;
 - indicate how street trees and other planting arrangements are to be provided on all new streets to Council's specifications.
- C2. Development proposing outdoor dining must comply with Council's Outdoor Dining Policy and Guidelines.
- C3. A fully embellished neighbourhood park not less than 2,000 square metres is to be provided, to a design approved by Council and located as shown in Figure 16 Site Structure and Land Use Plan. A concept plan is to be provided with the lodgement of the first DA for the Site.
- C4. A minimum of 85% of the neighbourhood park is to be deep soil zone, and the total area of the neighbourhood park is to be excluded from all deep soil calculations associated with private development.
- C5. The neighbourhood park is to:
 - provide the primary green public open space to act as the heart of the neighbourhood precinct;
 - provide for primarily soft landscaping and deep soil planting including mature plants;
 - avoid basement parking beneath the neighbourhood park;
 - provide both passive and active recreation spaces;
 - be landscaped to include native trees;
 - provide a safe play area for children which is to be visually and physically connected to the main park area;
 - include play elements integrated into the landscape design and enable informal play;
 - be dedicated to Council and Council engineers are to be consulted prior to the design of all internal roads within the precinct.
- C6. Medium sized tree planting (a minimum 6-8 metres mature height at 7 10 m centre-to centre) with an understorey of shrubs (1.5m 3m) and ground cover must be provided along the boundary on the southern side (adjacent the



school). The medium sized tree planting within a deep soil zone is to be incorporated at the southern end of the park.

- C7. All elements are to be vandal and graffiti resistant.
- C8. Design of the public domain is to be integrated with stormwater management.
- C9. All internal roads not in Council's ownership must be maintained at all times. Note: Council will not accept dedication of roads with basement parking underneath.
- C10. Wintergardens are to be provided fronting Woodville Road. The area of the wintergardens is to be excluded from the GFA for FSR calculations.

10.8 Building elements, architectural diversity and articulation

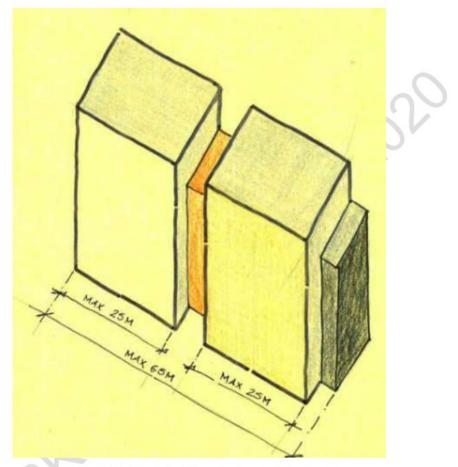
Objectives

- O1. Ensure the building design contributes to street, public domain and residential amenity.
- O2. Reduce visual bulk and scale, add visual interest and avoid "boxlike" designs.
- O3. Achieve architectural diversity and add visual interest.
- O4. Ensure that development enhances and contributes to the streetscape and desired future character of the neighbourhood.
- O5. Buildings are to be designed to deliver high quality architecture through the use of faced articulation, materials selection and use of vertical gardens where appropriate.
- O6. Building design is to include horizontal and vertical architectural elements to articulate the facades and minimize building bulk and mass, which frame public spaces and contribute to or define the public domain.

Controls

- C1. Minimise perceived building bulk and monotony, the building façade should have unique architectural expressions while still maintaining cohesion.
- C2. The maximum linear length of any building is to be 65m.
- C3. Buildings in excess of 45m long must be designed as at least two distinct 'building components' which are to:
 - not exceed 25m in length with a preferred length of 20m (Refer Figure 28)
 - have a building separation of minimum 6m for the full height of the building
 - have their own distinctive architectural character
- C4. Full height gaps are to be provided between buildings consistent with the building separation provisions of the Apartment Design Guide (ADG) for solar access and visual connections.





C5. Where possible, building breaks are to be aligned with streets and lanes in the surrounding area or proposed streets and lanes.

Figure 28: Building Articulation / Maximum Building Length

C6. The southern façade of the proposed development adjoining the school must be designed to maintain the visual privacy of the school.

10.9 Active street frontage

Objectives

- O1. Enhance pedestrian safety, security and amenity around and within the commercial premises.
- O2. Improve the amenity of the public domain by encouraging pedestrian activity.
- O3. Support the economic viability of the street.



Controls

- C1. To provide active street frontage at ground floor level as per Figure 29.
- C2. Except for the southern façade, clear glazing is to be provided, and reflective, tinted or obscured window coverings should be avoided.
- C3. A minimum of 80% of the building facades with active street frontage and street address at ground level are to be transparent.
- C4. Opaque glass should be provided along the southern building façade.

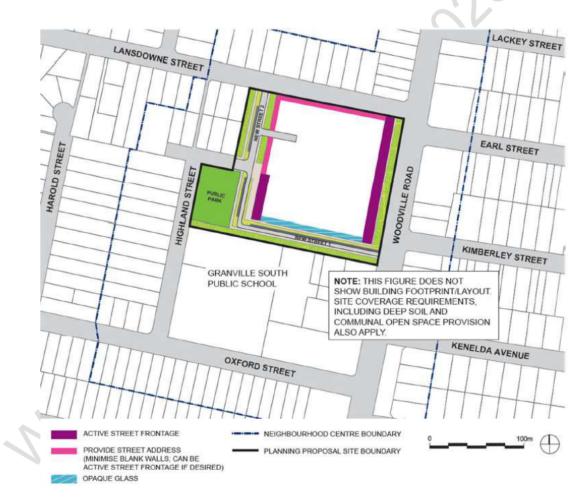


Figure 29: Street Activation

10.10 Awnings and canopies

Objectives

O1. Increase pedestrian amenity by the provision of weather protection.



O2. Visually unify the mixed-use development.

Controls

- C1. Awnings are to be provided to the full extent along Woodville Road, the southern boundary and the outdoor dining area.
- C2. All awnings should be a minimum width of 3.5m (Refer Figure 26).
- C3. Incorporate glazing/transparent material in the awning to allow solar access.

10.11 Street wall height

Objectives

- O1. Provide street edge that reinforces the proposed uses and is consistent with the existing character of the area.
- O2. Ensure the building height at street level is of human scale.
- O3. Establish a clear presence of the retail and commercial uses, and increase visibility of these uses at ground floor level.

Control

C1. Street wall height for the mixed-use development should be two storeys (minimum 8.2m and maximum 10m) with an upper level setback.

10.12 Upper level setback

Objectives

- O1. Minimise adverse wind impact on the pedestrian environment.
- O2. Maximise the solar access onto the public domain.
- O3. Ensure that the podium and buildings above create a human scale and pedestrian friendly environment.

Controls

C2. The buildings above the podium are to be setback in accordance with Figure 22 to Figure 26.

10.13 Traffic management and parking

Objectives

- O1. Manage traffic impacts and ensure that development does not unreasonably impact on the traffic conditions on Woodville Road and local roads.
- O2. Ensure suitable parking and traffic management arrangements are identified prior to development of the land, and are used to inform the preparation of Development Applications.
- O3. Ensure vehicle entries and loading bay entries do not compromise pedestrian safety.



O4. Increase the use of active transport and reduce vehicle use.

Controls

- C1. A detailed traffic study will be submitted with any Development Application for the site or part thereof. It will:
 - identify and address traffic generation issues associated with the overall development of the site.
 - include modelling of the Lansdowne Street/Woodville Road and Oxford Street/Woodville Road intersections as a network and not as individual intersections.
 - include modelling of the priority control for the intersection of Lansdowne Street and the internal street, and determine whether a roundabout is required at that intersection.
- C2. The traffic study is to comply with the Roads and Maritime Services Traffic Modelling Guidelines (2013).
- C3. Ensure any site vehicle access points are located to avoid conflict with pedestrians and vehicles accessing the school.
- C4. The loading bay entry should be located on Lansdowne Street and separated from vehicular entry into the mixed-use development.
- C5. No driveway vehicle access from Woodville Road is permitted.
- C6. Left-out exit from New Street 1 only permitted onto Woodville Road.
- C7. A travel plan will be submitted with any Development Application for the site or part thereof to reduce car trips and encourage the use of sustainable transport.
- 10.14 Contamination

Objectives

- O1. Ensure that the changes of land use will not increase the risk to public health or the environment.
- O2. Ensure that any remediation to the land will not increase the risk to the users of the adjoining school and surrounding residential development.
- O3. Link decisions about the development of land within the information available about contamination.
- O4. A remedial action plan for the development of the site or any part thereof is to be provided with the first Development Application for the land. The plan must be prepared in accordance with the NSW Environment Protection Authority Guidelines Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (1997a) and the National Environment Protection (Assessment of Site Contamination) Measure (2013 Amendment).



Controls

C8. All contamination arrangements are to be in accordance with Section 2.12.4 of this DCP.

10.15 Air quality

Objectives

- O1. Ensure that development fronting Woodville Road provides an acceptable level of air quality for the users and occupants.
- O2. Encourage the inclusion of wintergardens along development fronting Woodville Road.
- O3. Ensure that demolition and construction in the neighbourhood centre does not adversely impact the air quality for users of the adjoining school and surrounding residential development.
- O4. Reduce the formation of urban canyons to avoid motor vehicle air transmissions and other pollutants from becoming trapped and ensure dispersion. Appropriate setbacks on the upper stories of multi-level buildings can help to avoid urban canyons.
- O5. Consider building siting and orientation to incorporate an appropriate separation between sensitive land uses and the road. The location of living areas, outdoor space and bedrooms, and other sensitive uses (such as childcare centres) must be as far as practicable from the major source of air pollution.
- O6. Ventilation design and open-able windows should be considered in the design of development located adjacent to roadway emission sources. When the use of mechanical ventilation is proposed, the air intakes must be sited as far as practicable from the major source of air pollution.
- O7. Use vegetative screens, barriers or earth mounds where appropriate to assist in maintaining local ambient air amenity. Landscaping has the added benefit of improving aesthetics and minimising visual intrusion from an adjacent roadway.

Controls

- C1. Air quality must be considered early in the design process for development fronting Woodville Road.
- C2. Air quality design considerations must be based on the above design principles and as per the NSW Department of Planning Development Near Rail Corridors and Busy Roads Interim Guideline (2008).

10.16 Noise and vibration

Objectives

- O1. Ensure appropriate measures are taken to ensure noise and vibration is managed for development facing Woodville Road.
- O2. Ensure noise emissions from the development including but not limited to proposed mechanical plant, air conditioners, automatic roller doors, ventilation plant for the underground car park) are minimised.



- O3. Ensure noise emissions during the demolition, remediation of land and construction of the development is managed to minimise impact on the adjoining school and nearby residential development.
- O4. To ensure the following LAeq levels are not exceeded for residential development:
 - In any bedroom in the building: 35dB(A) at any time 10pm 7am
 - Anywhere else in the building (other than a garage, kitchen, bathroom or hallways): 40dB(A) at any time.

Controls

- C1. An acoustic report is to be prepared by an appropriately qualified acoustic consultant having the technical eligibility criteria required for membership of the Association of Australian Acoustical Consultants (AAAC) and/or grade membership of the Australian Acoustical Society (AAS). The report is to consider noise intrusion from the road and measures to ensure compliance with the SEPP (Infrastructure) 2007.
- C2. The report must also consider noise emissions from the development including but not limited to proposed mechanical plant (air conditioners, automatic roller doors, ventilation plant for the underground car park), and access and egress to loading and car parking areas.
- C3. Consideration is required for the demolition/remediation/construction noise and vibration intrusion of the proposed development on the neighbourhood school and properties.
- C4. The acoustic report must be prepared in accordance with the Noise Policy of Industry (2017), NSW Government Department of Planning Development Near Rail Corridors and Busy Roads – Interim Guidelines (2008), and the NSW Environment Protection Authority Interim Construction Noise Guideline (2009).
- C5. Construction management plans are to be prepared prior to the commencement of any construction on site.



Part F – Wentworthville Centre Revitalisation

Contents

- 11 Introduction
- 12 Objectives and Controls
- 13 Special Precincts

Please note that this part of the Development Control Plan has been adopted by Council but is not yet in force.



11. Introduction

11.1 Introduction

The Wentworthville Centre (the Centre) is one of Cumberland's larger commercial centres, located close to Westmead Health and Education Precinct and the Parramatta CBD. Following receipt of funding from the NSW Government's Planning Reform Fund Program, Council prepared the Wentworthville Planning and Place Making Strategy (the Strategy) to guide the redevelopment and revitalisation of the Centre.

The Strategy was adopted by Council in August 2016 and was the culmination of specialist studies into Urban Design and Built Form Modelling; Economic Feasibility; Traffic and Transport Modelling; a Place Audit and community and stakeholder workshops. The Strategy's vision is to create:

"A progressive, colourful, vibrant and engaging local centre that is comfortable and well connected to the surrounding area and facilities. Wentworthville Centre will be a great place to live and shop; to stay".

The aims and objectives of the Strategy are reflected in this document as well as amendments to Holroyd LEP 2013 to change the height and floor space ratio controls within the Centre. The intention of the Strategy is to introduce greater flexibility as a means of encouraging the Centre's revitalisation as well as promote Wentworthville as a health and education precinct supportive to Westmead. The controls provide increased opportunities to achieve bonus commercial floor space in addition to the introduction of design excellence provisions. Required infrastructure and public domain works will also be implemented, commensurate with a renewed and expanded Centre.

Planning controls pertaining to the Centre are contained in Part L, Section 3 "Wentworthville Town Centre" of Holroyd DCP 2013. These will now be replaced by a new comprehensive set of planning controls as detailed in this document.

11.2 Land to which this Part applies

This Part applies to all development on land identified within the Centre as shown in Figure 1, with the exception of 42-44 Dunmore Street and 108 Station Street, Wentworthville, both of which are the subject of separate site specific planning controls.



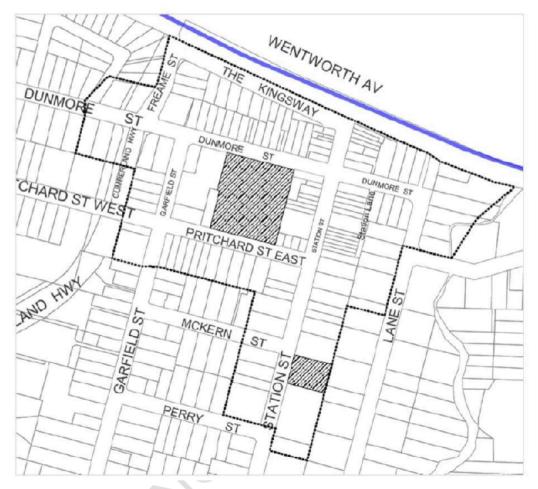


Figure 30: Land Covered by this Part



11.3

Relationship to other parts of Cumberland DCP XXX

This Part shall be read in conjunction with the following parts of Cumberland DCP XXXX, which contain objectives and controls that relate to development in this Part: -

Part A – Introduction

Part B - Development in Residential Zones

Part C – Development in Business Zones

Part E - Other Land Use Development Controls



Part G – Miscellaneous Development Controls

In addition to this Part, SEPP 65 and the NSW Apartment Design Guide (ADGs) must be taken into account when preparing a development application. Where there is an inconsistency between this Part and provisions contained elsewhere in Cumberland DCP XXXX, the provisions of this Part shall prevail.

11.4 Aims and Purpose

The purpose of this Part is to articulate the detailed built form controls outlined in the Strategy and the desired future character for a revitalised Centre. The key aims of this Part are to:

- a) Develop a strong individual identity for the Centre through a vibrant mix of retail, commercial and residential developments;
- b) Ensure buildings are designed to maximise appropriate amenity outcomes for the Centre and modernise the village atmosphere;
- c) Create and maintain new public domain areas to be used and enjoyed by the general community for recreation, living and working;
- d) Improve vehicular circulation, traffic movements and laneway networks through and around the Centre;
- e) Create a pedestrian friendly Centre by improving connectivity, circulation, amenity and safety.
- f) Respect heritage elements of the Centre.

11.5 Structure Plan

d.

The key elements of the preferred built form for the Centre contained in the adopted Wentworthville Planning and Place Making Strategy, are:-

- For selected sites fronting the northern side of Dunmore Street, street wall heights are designed to maintain solar access to the proposed linear street plaza during times of peak usage;
- A mix of strategically located towers with base heights ranging from 12 to 16 storeys (41 – 53 metre – excluding bonuses) in close proximity to the Wentworthville Railway Station;
- c. Street wall heights across the majority of the Centre are designed to maintain well-proportioned and human scale streetscape, whilst modernising the village atmosphere of the Centre;
 - Additional building heights and floor space permitted where a public
- benefit is to be provided e.g. public open space and pedestrian linkages;
 e. Floor space bonus incentives to secure public benefits and design excellence:
- f. An articulated skyline that reinforces the Centre with increased height located away from surrounding residential neighbourhoods;
- g. Limit overshadowing of residential areas and public open spaces;
- h. Solar access controls to achieve a high-quality public domain.
- i. Create new public domain spaces and through site links to enhance pedestrian connectivity and amenity
- j. Manage vehicular traffic within the Centre and extend and improve laneway networks.



12. Objectives and Controls

12.1 Site Amalgamation

Site amalgamation is required for all properties north of Dunmore Street bounded by Dunmore Street, Station Street, The Kingsway and Cumberland Highway (Freame Street) as a means of achieving high quality buildings, on site parking, solar access and public benefits such as through site links. The area is commonly referred to as the Dunmore Street North Precinct. Refer to Figure 2 and Table 1 for sites subject to amalgamation.

Objectives

- O5. Deliver the preferred built form for the Centre that provides workable building footprints to encourage the Centre's revitalisation.
- O6. Ensure site dimensions allow for the achievement of an appropriate built form that meets the objectives of the Centre including solar access and connectivity outcomes.
- O7. Prevent sites becoming isolated and unable to be developed in accordance with Holroyd LEP 2013.
- O8. Facilitate solar access and through site links in specific locations.

Controls

- C6. Site amalgamation of properties north of Dunmore Street bounded by Dunmore Street, Station Street, The Kingsway and Cumberland Highway (Freame Street) is to be carried out in accordance with Figure 2 and Table 1.
- C7. In instances where amalgamation cannot be achieved, the following information must be submitted with any development application:
 - Two written valuations indicating the value of the remaining sites that were to be developed in conjunction with the applicants properties. These are to be undertaken by two independent valuers registered with the Australian Institute of Valuers, and;
 - Evidence that a reasonable offer has been made to the owner(s) of the affected sites to purchase and valuation reports.
- C8. Where amalgamation (as required) is not achieved, the applicants must show that the remaining sites, which are not included in the consolidation, and the proposed development site, will still be able to achieve the development outcome prescribed in this DCP, including achieving the required vehicular access, basement parking, built form, solar access and connectivity outcomes.





Figure 31: Site Amalgamation Plan - Dunmore Street North Precinct



Table 1: Site Amalgamation - Property Description



Amalgamated Site No.	Lot	DP	Address - Wentworthville	Site Area m²
1	15	9296	6 Freame Street	586.19
	16	9296	8 Freame Street	524.38
	9	264288	10 Freame Street	665.26
	22A	306494	23 The Kingsway	482.53
	21A	306494	24 The Kingsway	515.88
	20A	306494	25 The Kingsway	532.33
	19A	306494	26 The Kingsway	561.31
	18A	306494	27 The Kingsway	578.37
			C.V.	4446.25 m²
2	1	1075217	73-75 Dunmore Street	1290.90 m²
3	8	9296	63 Dunmore Street	370.62
	9	9296	63 Dunmore Street	387.13
	10	9296	63 Dunmore Street	402.23
	11	9296	67 Dunmore Street	421.30
	4	368587	71 Dunmore Street	472.93
	В	388555	71 Dunmore Street	50.93
		2		2105.14 m²
4	2	530178	53 Dunmore Street	196.78
	1	530178	55 Dunmore Street	167.55
	6	9296	57-59 Dunmore Street	358.70
	7	9296	61 Dunmore Street	387.18
				1110.21 m²
5	2	9296	41 Dunmore Street	597.82
	6	703262	45 Dunmore Street	329.74
	4	9296	49-51 Dunmore Street	343.53
	5	703262	15 The Kingsway	251.79
	25	9296	22 The Kingsway	337.99
				1860.87 m²



12.2 Minimum Lot Frontage

Objectives

- O1. Ensure development is carried out on sites that are sufficient in frontage in order to provide adequate vehicular access and car parking and improved built form outcome.
- O2. Avoid the creation of smaller, isolated sites that cannot be separately developed.
- O3. Ensure developments are compatible with both the established character and desired future amenity of the Centre and appropriate to the FSR and maximum height controls.

Control

- C9. The minimum site frontage width for properties not required to be amalgamated under Section 2.1 is:
 - Up to three (3) storeys 20 metres
 - 4-8 storeys 26 metres
 - 9 storeys and greater 32 metres

Built Form

The following controls generally reflect the adopted Wentworthville Planning and Place Making Strategy.

12.3 Design Excellence

The following controls are provided for reference purposes and should be read in conjunction with relevant statutory provisions contained in the LEP for the Centre.

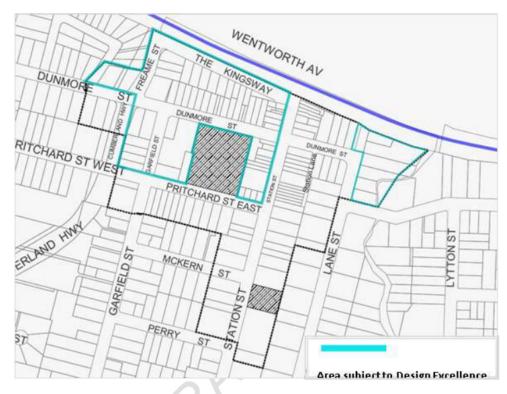
Objectives

- O4. Cumberland Council is committed to ensuring all major developments deliver the highest standard of architectural and urban design. Design excellence is a tool whereby the objectives of the Centre can be achieved by encouraging:-
 - High quality, diverse and innovative design; and
 - Development that by virtue of its location, individually and collectively contributes to the urban design context of the Wentworthville Centre.

Controls

Design excellence applies only to land within the boundaries of the Design Excellence Map that permits development greater than 30 metres in height. Refer to Figure 3. Cumberland Design Excellence Guidelines provide further details on relevant criteria and procedures when seeking an incentive bonus in building height of up to an additional 10% and additional floor space ratio of up to 0.5:1.







12.4 Building Height

Objectives

- O5. Deliver a built form that provides a height transition from lower scale on the fringe of the Centre to higher scale in the Centre's core and clustering buildings of similar height.
- O6. Ensure the scale of the built form provides for a legible Centre with spatial definition and transition between spaces.
- 07. Achieve appropriate management of visual impact, overshadowing, access to sunlight and privacy.

Controls

- C10. The maximum building height for development within the Wentworthville Town Centre is expressed in metres within the relevant Local Environmental Plan as a written statement and associated maps.
- C11. Each storey shall comprise a minimum floor to ceiling height as defined in the NSW Department of Planning's Apartment Design Guide.
- C12. Refer to Section 4 for further details on varying height controls for sites within certain precinct areas which require design outcomes based on their specific location within the Centre.



12.5 Building Setbacks

Objectives

- O8. Enhance the character of the Centre through consistent and uniform alignment of building facades and streetscape.
- O9. Reinforce strong definition of streets and public spaces in the Centre.
- O10. Provide a transition in built form to the lower scale residential areas adjoining the Centre.

Controls

C13. All developments are to provide and maintain building setbacks in accordance with Figure 4.



Figure 33: Building Setbacks



12.6 Primary & Secondary Active Frontages

Objectives

- O11. Provide for a vibrant, pedestrian focused Centre with active frontages that enliven the vitality of streets through the orientation and design of ground floor entries and shopfronts.
- O12. Contribute to a safe environment for pedestrians and residents through both passive and active surveillance.
- O13. Maintain the established character of fine grain frontages at ground level.
- O14. Ensure vehicular access and car parking does not impact on character and function of active frontages.

Controls

- C14. Continuous ground level active uses must be provided along primary active frontages as shown on Figure 5.
- C15. Primary active frontages include but not limited to:
 - Retail and commercial shopfronts
 - Food and drink premises including restaurants and cafes
 - Entrances to public buildings or commercial building foyers
 - Customer service areas and receptions (where visible from the street)
- C16. Maximise the use of entries, transparent glazing and display windows to encourage visual engagement. Blank walls, roller shutters and the use of dark or obscured glass are not permitted.
- C17. Restaurants, cafes and the like are encouraged to consider providing openable shopfronts.
- C18. Continuous awnings are to be provided on all primary active frontages.
- C19. Vehicular access and parking are not encouraged on primary active frontages where alternate access points are available.
- C20. Secondary active frontages are preferred locations for vehicle access, car parking, plant and service areas, docks, secondary entrances and the like.



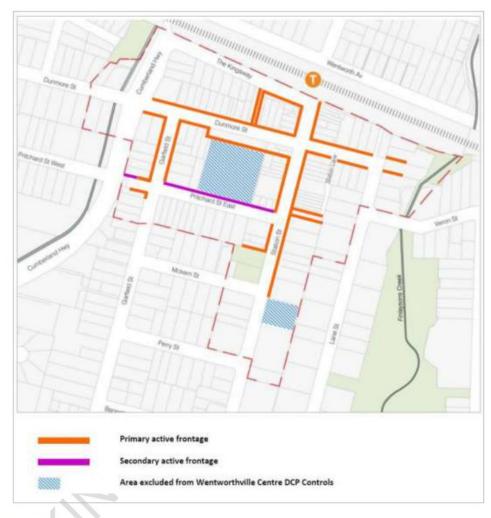


Figure 34: Active Frontages

12.7 Street Wall Heights

Objectives

- O15. Ensure building heights at street level are well proportioned and maintain a human scale.
- O16. Facilitate a consistent street wall height throughout the Centre.
- O17. Maintain adequate sunlight access to the Dunmore Street plaza through lower street wall heights on selected sites to the north of Dunmore Street.
- O18. Provide prominence to the street level, establish a clear presence for retail and increase the visibility and marketability of ground floor space.
- O19. Respect heritage elements within the Centre.



Controls

- C21. The nominated street wall height applies to a site's street frontage.
- C22. A street wall height (podium) of 20 metres (5 storeys) applies across the Centre with the exception of the following locations.
 - a) Amalgamated Sites 4,5,6,7

Selected sites north of Dunmore Street to facilitate solar access to the public plaza. A street wall height of 17 metres (4 storeys) applies to amalgamated sites 4, 5, 6 and 7 north of Dunmore Street as shown in Figure 6.

Refer to Figure 2 and Table 1 for addresses of sites affected.

b) Amalgamated Sites 6, 7 and 2-8 Station Street

A street wall height of 11 metres (2 storeys) applies to The Kingsway street frontage of Amalgamated Sites 6 and 7 together and Nos. 2 – 8 Station Street to preserve the existing traditional and heritage shopfront pattern. Refer to Figure 6.

Refer to Figure 2 and Table 1 for addresses of sites affected.

12.8 Upper Level Setbacks

Objectives

- O20. Create well-proportioned and human scale streets.
- O21. Reduce the visual impact of upper storeys
- O22. Support building separation requirements and facilitate built form articulation.
- O23. Maintain adequate sunlight access to the Dunmore Street plaza at times of peak usage.

Control

- C23. A three (3) metre upper level setback applies across the Centre for buildings above 20 metres (5 storeys) with the exception of the following location.
 - a) Amalgamated Sites 4,5,6,7

A 6 metre upper level setback applies to Amalgamated Sites 4, 5, 6 and 7 north of Dunmore Street to facilitate solar access to the public plaza during core lunchtime periods. Refer to Figure 6.



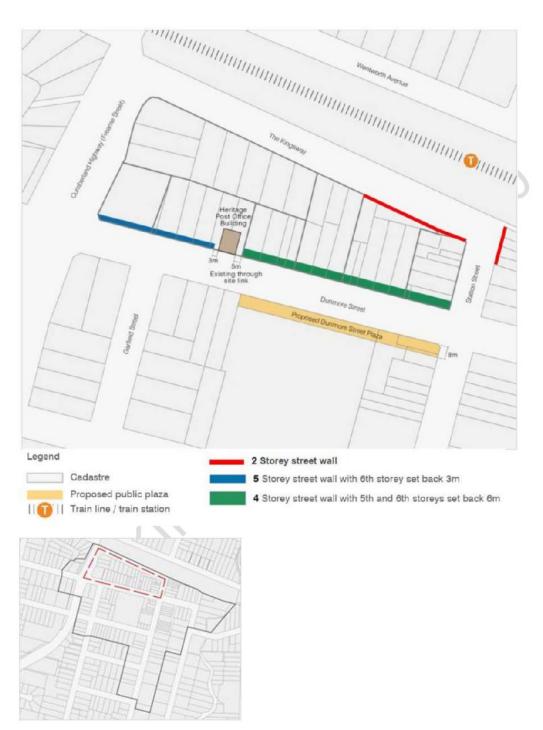


Figure 35: Street Wall Heights and Upper Level Setbacks Dunmore Street North Precinct



12.9 Building Facade Design

The design and detailing of building facades can have a major impact on the appearance and bulk of a building. High quality facades are a balanced composition of building elements, textures, materials and colour that collectively strengthens the character of the Centre and the continuity of streetscape.

Objectives

- O24. Building facades to provide visual interest and articulation while respecting the traditional character of the Centre.
- O25. Building facades are to be designed to reinforce and promote a sense of safety and security.
- O26. Building facades are to meet the aims and objectives of the Apartment Design Guide (ADGs).

Controls

- C24. Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include:
 - well composed horizontal and vertical elements
 - elements that are proportional and arranged in patterns
 - public artwork or treatments to exterior blank walls
 - grouping of floors or elements such as balconies and windows on taller buildings
- C25. Building entries should be clearly defined
- C26. Corner buildings are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height and are to comply with Section XX, Part C of Cumberland DCP XXXX.

12.10 Solar Access

Adequate solar access is to be maintained to key public domain areas within the Centre. New developments are to be sensitively designed to provide adequate daylight access for the enjoyment of Centre residents and visitors.

Objectives

- O27. Ensure adequate solar access is maintained to the Dunmore Street Plaza during core lunchtime hours in mid-winter.
- O28. Ensure other key public domain areas receive adequate solar access to preserve the amenity and enjoyment of these spaces.

Controls

C27. Buildings to the north of Dunmore Street must maintain solar access to a minimum of 50% of the Dunmore Street Plaza at ground level between the



hours of 12.00 pm and 2.00pm on the 21st June. Tower elements must be slender in the east-west direction to minimise the duration of overshadowing impacts on the plaza.

- C28. Redevelopment of sites to the north of Friend Park must maintain 3 hours of direct sunlight to minimum 50% of Friend Park on 21st June between 11.00am and 3.00pm.
- C29. Buildings to the north of the proposed Civic Hub/Library Precinct plaza on land at 2-14 Lane Street must be designed to maintain 3 hours of direct sunlight to minimum 50% of the plaza area on 21st June between 11.00am and 3.00pm. Refer to Section 7 for location of proposed plaza.

12.11 Awnings

Objectives

- O29. Maintain a consistent streetscape and provide visual interest through a continuous awning theme.
- O30. Locate awnings to provide for weather protection and the safety and security of pedestrians. O3. Design awnings to accommodate the provision of street tree planting and furniture location.

Controls

- C30. Continuous awnings are to be provided on all primary active frontages.
- C31. Compliance with Section 3.8, Part C of the Holroyd DCP 2013 for relevant awning controls.

12.12 Fine Grain Shopfront

Objectives

- O31. Reinforce the predominant historic pattern and character of shopfronts within the Centre and express the building typology in future building façade designs.
- O32. Accentuate the pedestrian scale and create well-proportioned streetscapes.
- O33. Respect heritage elements within the Centre.

Controls

- C32. Development located on Dunmore Street (between Cumberland Highway and Lane Street) and Station Street (between Pritchard St East and The Kingsway) is to provide a fine grain retail shop front character by:
 - a) Ensuring ground floor frontages provide for active non-residential uses with at-grade pedestrian access.
 - b) Minimal use of blank walls with frontages divided into discrete sections to maintain a fine grain, human-scale appearance.



C33. Where development adjoins a laneway or through site link, ground level uses should be designed to provide a direct interface to that adjoining laneway or a through site link.

13. Special Precincts

The following describes planning controls for selected key precincts within the Centre that require specific design outcomes. Typical sections and diagrams illustrate applicable controls such as street setbacks, split heights, street wall height, podium setback, laneways and through-site links for the following nominated locations: -

- Dunmore Street North Precinct comprising:
 - o 63-71 Dunmore Street (Amalgamated Site 3 refer Table 1)
 - 41-51 Dunmore Street & 15 and 22 The Kingsway (Amalgamated Site 5 – refer Table 1)
 - 1-19 Station Street & Lot E The Kingsway (Amalgamated Site 7 refer Table 1)
- Station Street and Lane Street Precinct
- Pritchard Street East Precinct

13.1 Dunmore Street North Precinct

As discussed in Section 2.1, site amalgamation is required for properties within the Dunmore Street North Precinct bounded by Dunmore Street, Station Street, The Kingsway and Cumberland Highway as shown in Figure 2 and Table 1.

The following diagrams describe typical controls for selected Amalgamated Sites 3, 5 and 7. The sections typically illustrate split heights, locations where through site links are to be provided and the desired building envelope to maintain solar access to the Dunmore Street Plaza.

Amalgamated Site 3

Amalgamated Site 3 comprises properties 63 – 71 Dunmore Street, which includes the heritage listed Post Office site. This land is subject to varying heights and floor space ratios across the site, includes formalisation of an existing through site link alongside the heritage building and the building envelope is dictated by the need to maintain solar access to the plaza.

The above design elements are typically illustrated in Figures 7 and 8.



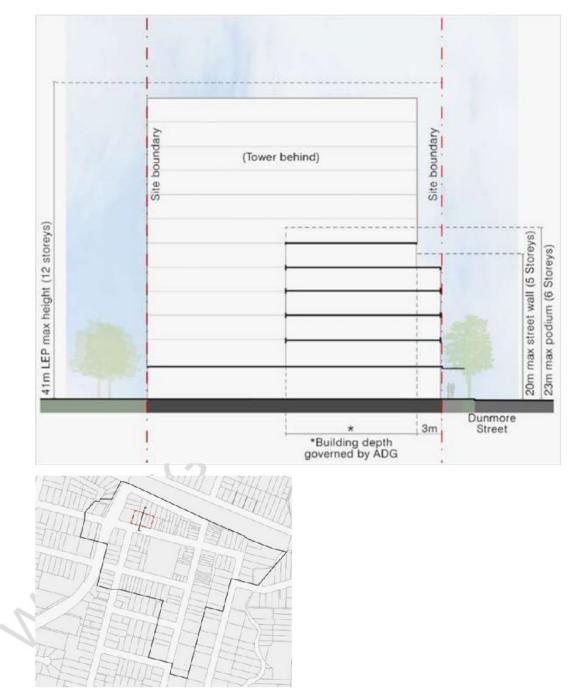


Figure 36: Amalgamated Site 3 - Typical North-South Section



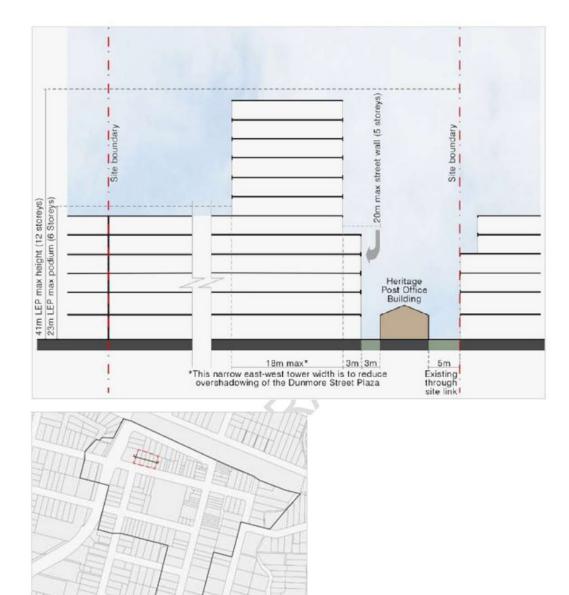


Figure 37: Amalgamated Site 3 - Typical East-West section

Amalgamated Site 5

Amalgamated Site 5 comprises properties 41 – 51 Dunmore Street, 15 and 22 The Kingsway, Wentworthville. This land is subject to varying heights across the site and includes formalisation of an existing through site link at 41 Dunmore Street and the building envelope is dictated by the need to maintain solar access to the plaza.

The above design elements are typically illustrated in Figures 9 and 10.





Figure 38: Amalgamated Site 5 - Typical North South Section



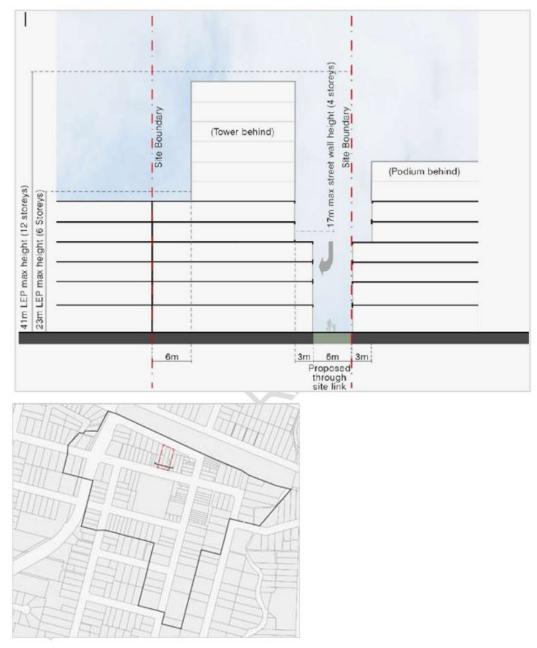
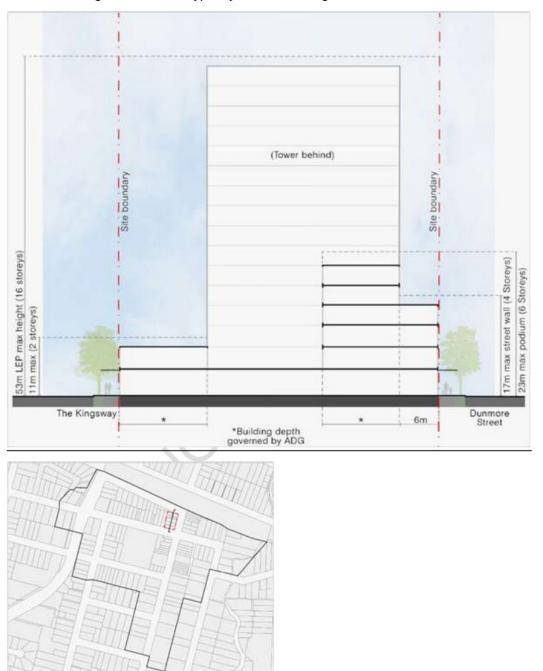


Figure 39: Amalgamated Site 5 - Typical East West Section

Amalgamated Site 7

Amalgamated Site 7 comprises properties 1-9 and 13-19 Station Street, and Lot E, The Kingsway, Wentworthville. This land is subject to a building envelope that is required to maintain solar access to the plaza and a two storey street edge along the Kingsway frontage to respect the existing shopfront character of The Kingsway.





The above design elements are typically illustrated in Figure 11.

Figure 40: Amalgamated Site 7 - Typical North South Section



13.2 Station Street East and Lane Street Precinct

The Station Street East / Lane Street Precinct is affected by the extension and widening of Station Lane. Its location on the fringe of the Centre, adjoining a medium density residential area to the east, also necessitates a sensitive transition in building height across each site. Typical building heights are to range from 20 - 30 metres (5 - 8 storeys) across sites. The sites affected by proposed widening and extension of Station Lane are identified in Section 5.1 and Figure 14. Required building setbacks to Station Lane are detailed in Figure 4.

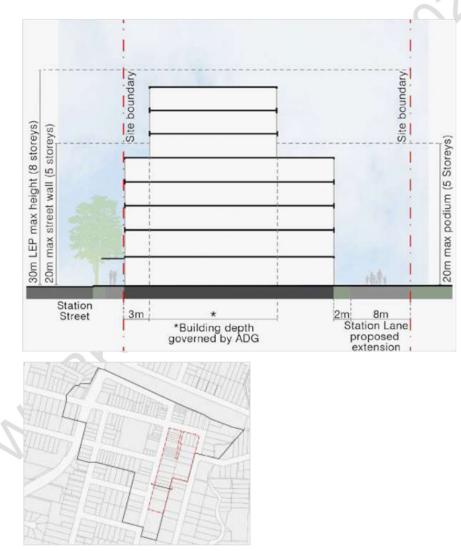


Figure 12: Station Street East/Lane Street Precinct – Typical East West Section

Figure 41: Station Street East / Lane Street Precinct - Typical East West Section



13.3 Pritchard Street East Precinct

The Pritchard Street East Precinct comprises 6-18 Pritchard Street, adjoining a low density residential area to the south which necessitates a sensitive transition in building height and scale. As shown in Figure 13 building heights range from 17 - 23 metres (4 – 6 storeys) with a 6m front setback and an 8m landscaped rear setback. The split height controls are reflected in the applicable LEP Height of Buildings Map for the Centre.

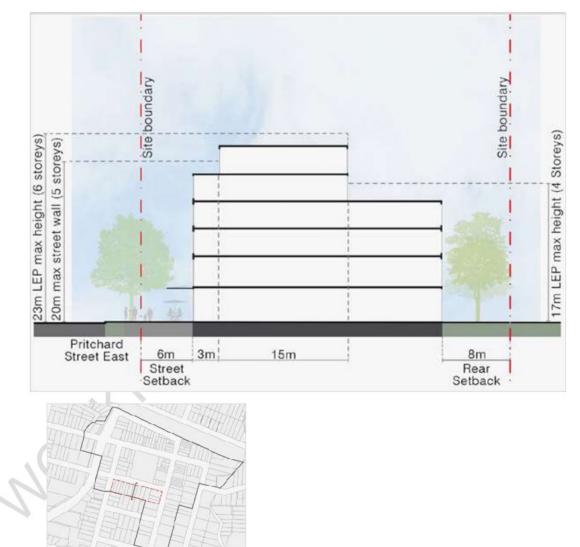


Figure 42: Pritchard Street East - Typical North South Section



Vehicular Access and Parking

13.4 Vehicular Access and Laneways

Objectives

- O34. Provide improved, safe and efficient vehicular access and circulation throughout the Centre.
- O35. Create a safe and active pedestrian focus for the Centre along street frontages.
- O36. Minimise impact of vehicular access on streetscape amenity and pedestrian safety.
- O37. Implement traffic management measures to reduce through traffic on Dunmore Street and enhance pedestrian amenity on Dunmore Street between Garfield and Station Streets.

Controls

- C34. Vehicular access is discouraged on primary active frontages as identified in Figure 5.
- C35. Vehicular access to Nos. 53-71 Dunmore Street is to be provided via a formalised existing service lane over The Kingsway car park refer to Figure 14.
- C36. Maintain existing vehicular access to Nos. 73-75 Dunmore Street with the option to utilise alternative vehicular access from the rear service lane across The Kingsway car park.
- C37. Widen and extend Station Lane for vehicle access over adjoining properties as identified in Table 2 and Figure 14.
- C38. Development is not to preclude the delivery of the main street bypass as identified in Figure 14.

Table 2: Properties affected by widening and extension of Station Lane

Sites Affected	Control	Land to be dedicated for road widening
8 Dunmore Street & 40-50 Station Street	Widen the existing Station Lane by dedicating approximately 2 metres of land along the western side boundary of 8 Dunmore St and eastern rear boundary of 40-50 Station Street. The final width of the lane is to be 8 metres including a footpath.	Yes



32-38 Station Street	Widen the existing Station Lane by dedicating approximately 0-2 metres of land along the eastern rear boundary. The final width of the lane is to be 8 metres including a footpath.	Yes
56 – 82 Station Street & 86-96 Station Street	Extend the existing Station Lane (to the south) by dedicating 8 metres of land along the eastern rear boundary.	Yes



Figure 43: Vehicular Access - Proposed and Extended



13.5 Parking

Objectives

- O38. To provide sufficient car parking within the Centre to meet expected demand while minimising impacts on the surrounding road network.
- O39. To minimise traffic congestion in the Centre.
- O40. To ensure off-street parking facilities and access does not interfere with traffic flow and safety in adjacent streets or endanger pedestrian traffic on or off the site.
- O41. To encourage cycling as an alternative form of transport.

Controls

- C39. On-site car parking rates for all land uses with the exception of Commercial Premises are to be provided in accordance with Part G of the Cumberland DCP XXXX.
- C40. On-site car parking rates for Commercial Premises are 1 space per 50sqm of gross leasable floor area.
- C41. Bicycle parking is to be provided in accordance with Part G, Section XX of Cumberland DCP XXXX.

Pedestrian Connectivity and Amenity

Several pedestrian through site links have been identified in order to improve pedestrian accessibility and movement throughout the Centre. Of five locations identified, three existing thoroughfares are to be improved and enhanced as part of future redevelopment. The link locations are identified below.

13.6 Pedestrian Connectivity and Amenity

Objectives

- O42. To improve the connectivity and pedestrian amenity throughout the Centre.
- O43. To create a safe, active and friendly pedestrian environment.
- O44. To provide direct and accessible through site pedestrian links that improve the legibility of the Centre.

Controls

C42. All through site links must:

- a) Provide a functionally and visually continuous pedestrian link with a clear line of sight for the purpose of surveillance and accessibility.
- b) Ensure pedestrian safety and the security of adjacent businesses is maintained at all times.
- c) Be publicly available at all times and be well lit for the safety of users.



- d) Incorporate active frontages where possible.
- C43. Through site links are to be provided in future redevelopment proposals on sites described in Section Controls C3 to C7 below and as shown in Figure 15.
- C44. Dunmore Street The Kingsway (Amalgamated Site 5)
 - a) Transformation of an existing arcade within Amalgamated Site 5 into a 6 metre wide open air pedestrian link with shopfronts, dining opportunities and appropriate lighting to create safe pedestrian access between the Wentworthville Rail Station and Dunmore Street / Plaza.
 - b) The preferred location for the through site link is through 41 Dunmore Street which is to be incorporated into future Development Applications for this site.
 - c) This link must maintain an easily identifiable continuous pedestrian link with the redevelopment of 42 44 Dunmore Street (Wentworthville Mall) site.
- C45. Dunmore Street The Kingsway Car Park (Amalgamated Site 3)
 - a) Formalisation of the existing through site link adjoining the heritage listed Post Office at
 - a) 63 Dunmore Street (within Amalgamated Site 3) as part of the site's future redevelopment.
 - b) Designs are to consider a connected outdoor public space in conjunction with the adaptive reuse of the old post office.
- C46. Pritchard Street East Friend Park (6 Pritchard St)

Future redevelopment of 6 Pritchard Street is to include a new through site pedestrian link connecting Friend Park through to Pritchard Street East to facilitate direct access between the park and the main shopping area. The pedestrian link is to be a minimum 3.5 metres in width.

C47. Station Street - Lane Street (56 Station St)

Formalisation of the existing through site link at 56 Station Street adjoining the Wentworthville Hotel to improve pedestrian access between Station Street and Lane Street car park. The pedestrian link is to be a minimum 3.5 metres in width.

C48. Civic Hub/Library Precinct (2-14 Lane St)

Create a new pedestrian access link from Dunmore Street to Veron Street Park, through a future new Library and Civic Hub at 2-14 Lane Street. Detailed design of the plaza link is to be determined by future design concepts for the precinct.





Figure 44: Pedestrian Connectivity and Amenity

Public Domain

The following controls are to be read in conjunction with the Wentworthville Public Domain Strategy and Landscape Strategy.

13.7 Public Domain

Objectives

- O45. Provide publicly accessible integrated open space to cater for informal gatherings and recreational purposes.
- O46. Ensure publicly accessible open space has appropriate levels of sunlight, shade, air circulation and safety.



Controls

- C49. Create three new public places as shown in Figure 16 and described in Section Controls C2 to C4 below.
- C50. Dunmore Street Plaza

Included in the redevelopment of 42-44 Dunmore Street (Wentworthville Mall Site) is the construction of a Plaza along the southern side of Dunmore Street. In compliance with the Wentworthville Strategy's Structure Plan this plaza is to be extended in an easterly direction over No. 21 Station Street. This will:-

- a) Require a dedicated continuous strip of land 8 metres in depth from the existing footpath boundary extending the full length of the site at 21 Station St along the Dunmore Street frontage.
- b) Be a paved urban plaza with the flexibility to cater for a range of informal uses, functioning as a promenade and including distinct zones for outdoor dining, public seating/gathering and public art.
- c) Include zones for unobstructed pedestrian movement, outdoor dining and street furniture such as seating, lighting and rubbish bins.
- d) Allow for temporary uses such as markets, stalls and outdoor music.
- e) Include adequate landscaping with large soil volumes capable of sustaining tree planting
- f) Include extensive, co-ordinated street tree planting, and
- g) Be an active frontage to promote street activation.
- h) Be open air with no permanent buildings or structures over the plaza with the exception of awnings.

Refer to Figure 17 for a concept image of the Plaza.

C51. Dunmore Street - The Kingsway (Amalgamated Site 5)



- Provision of a 6 metre wide open air pedestrian through site link over Amalgamated Site 5 with shopfronts, dining opportunities and appropriate lighting to create safe pedestrian access between the Wentworthville Rail Station and Dunmore Street and its Plaza.
- This area is also identified as a new formalised pedestrian through site link (Refer to Section 6, C3)

Refer to Figure 18 for a concept image of the pedestrian link.

C52. Civic Hub/Library (2-14 Lane St)

An open air public plaza is to be provided at the eastern end of Dunmore Street coupled with the creation of a new future Library and Civic Hub at 2-14 Lane Street.





Refer to Figure 19 for a typical concept image of the Plaza.







Figure 46: Proposed new Dunmore Street Plaza (concept image only)



Figure 47: Proposed new pedestrian through site link between Dunmore Street and Plaza and The Kingsway (concept image only)





Figure 48: Proposed new open plaza - Civic Hub / Librabry Precinct

Green walls and planting on structures

Planting on structures such as roofs, podiums and basement car parks can improve urban amenity as well as reduce direct energy use and stormwater runoff. Planting includes roof top gardens, green walls and planter boxes.

13.8 Green walls and planting on structures

Objectives

- O47. Encourage the 'greening' of sites through vegetation planting of external areas and promote renewable energy initiatives.
- O48. Improve the aesthetic features of a building's facade and roofscape.
- O49. Reduce environmental impact over the life cycle of a building and the necessity for mechanical heating and cooling.

Controls

- C53. Structures are to be adequately designed with regard to soil weight, appropriate draining and irrigation systems.
- C54. Plant species are to be suited to local site conditions including seasonal changes and be drought and wind tolerance.
- C55. A landscape maintenance plan is to be submitted with the development application and include reference to the proposed irrigation and drainage systems.
- C56. Structures incorporating green walls should be integrated into the overall design of the building including the building facade.
- C57. Minimum soil standards for plant types and sizes are to adhere to Table 5, Part 4P of the Apartment Design Guide (ADG).



C58. The planting design should (where applicable) allow for access and ease of movement from within the development and minimise overlooking of neighbouring properties through use of passive screening or planting.

Safety by Design

13.9 Safety by Design

Objectives

- O50. Ensure new developments are designed to incorporate safety elements that reduce opportunities for crime and enhance the community perceptions of safety and security.
- O51. Ensure building and place design is guided by the Crime Prevention through Environmental Design (CPTED principles).
- O52. Provide pedestrians with direct and well used traffic routes with good night lighting.
- O53. Ensure there is adequate lighting and signage to provide a safe pedestrian environment.

Controls

ORKINGU

C59. Compliance with Cumberland DCP XXX Part C Section xxx – Safety and Security.



Part F – Residential Site-Specific - Gary Street

Contents

1	Introduction
2	Objectives and controls
	6.1.
	ORAI
	J NG
2	JOP-1



1. Introduction

Proposed development and subdivision of Gary Street

This section provides a guideline for the creation of a cul-de-sac at the eastern end of Gary Street, Merrylands.

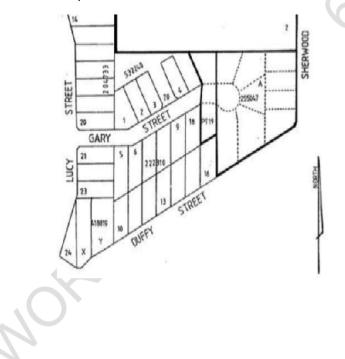
2. Specific Objectives and Controls

Objective

O54. Ensure the creation of a cul-de-sac occurs at the time redevelopment occurs on the subject land.

Control

C60. Redevelopment of the properties identified in bold outline below requires the dedication of land for the purpose of creating a cul-de-sac in accordance with the plan.





Item No: C02/20-373

NEW CUMBERLAND DEVELOPMENT CONTROL PLAN – DRAFT CHAPTER ON PART G MISCELLANEOUS DEVELOPMENT CONTROLS

Responsible Division:Environment & PlanningOfficer:Director Environment & PlanningFile Number:S-5750-01Community Strategic Plan Goal:A resilient built environment

SUMMARY

The preparation of a new Cumberland Development Control Plan (DCP) is underway, with the focus on harmonising the planning controls of the three DCPs in operation across Cumberland into a single set of detailed planning controls under a comprehensive DCP.

This report recommends that Council endorse the draft chapter on Part G Miscellaneous Development Controls, for inclusion in the draft Cumberland DCP that is currently being prepared. The contents of the chapter is based on the planning approach previously endorsed by Council.

It is anticipated that consultation on the draft Cumberland DCP in its entirety will be undertaken in early 2020, following endorsement of all DCP chapters by Council.

RECOMMENDATION

That Council:

- 1. Endorse the draft chapter for Part G Miscellaneous Development Controls, as provided in Attachment 1, for inclusion in the draft Cumberland Development Control Plan.
- 2. Delegate to the General Manager the authorisation to make minor revisions to the draft chapter, as necessary, following Council's deliberations, to ensure the desired objectives and intended outcomes can be achieved.
- 3. Consult with the community on the draft chapter, following endorsement of all chapters of the draft Cumberland Development Control Plan by Council.



REPORT

Background

Cumberland City Council is currently operating under three separate sets of planning controls, known as Development Control Plans (DCP), which are available on Council's website. The current approach does not provide an integrated planning framework for the Cumberland area, with inconsistent planning controls in place, and is not aligned to current strategic plans and policies from Council and the NSW Government.

New Cumberland Development Control Plan (DCP)

The preparation of a new Cumberland DCP will complement the work being undertaken on the new Cumberland LEP, by providing more detailed planning controls for development in the area. This report focuses on the draft chapter for Part G Miscellaneous Development Controls, as shown in Figure 1.



Figure 1: Draft DCP chapter recommended for endorsement



Council has previously considered and endorsed the planning approach for the various chapters in the new Cumberland DCP. The draft chapter has been prepared in accordance with these Council resolutions, as outlined in Table 1.

It is recommended that Council endorse the draft chapter for Part G Miscellaneous Development Controls, as provided in Attachment 1. Subject to endorsement, the draft chapter will be included in the draft Cumberland DCP.

It is anticipated that consultation on the draft Cumberland DCP in its entirety will be undertaken in early 2020, following endorsement of all DCP chapters by Council.

Date	Item No.	Report	Resolution
16 October 2019	C10/19-247	Preparation of a new Cumberland Development Control Plan	Council noted the approach and key milestones for the preparation of the new Cumberland Development Control Plan
4 December 2019	C12/19-303	Proposed miscellaneous controls for inclusion in the new Cumberland DCP	Council resolved to endorse the planning approach to miscellaneous development controls in the Cumberland area

 Table 1: Council resolutions for draft DCP chapter

COMMUNITY ENGAGEMENT

Consultation will be undertaken on the draft new Cumberland DCP, and this is anticipated to occur in early 2020.

POLICY IMPLICATIONS

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

RISK IMPLICATIONS

The preparation of a new Cumberland DCP is designed to align with the milestones on work for the new Cumberland Local Environmental Plan, which is required to be completed by mid-2020. The release of funds from the grant is also linked to these milestones. Endorsement of the draft DCP chapter will assist Council in meeting these milestones.



FINANCIAL IMPLICATIONS

Work undertaken on the Cumberland DCP, including analysis, document preparation and planned community consultation activities, will be funded from the accelerated Local Environmental Plan Funding Grant provided by the NSW Government.

CONCLUSION

The preparation of a new Cumberland Development Control Plan (DCP) is underway. This report recommends that Council endorse the draft chapter Part G Miscellaneous Development Controls, for inclusion in the draft Cumberland DCP that is currently being prepared. The contents of the chapter is based on the planning approach previously endorsed by Council.

ATTACHMENTS

1. Draft Cumberland Development Control Plan – Part G Miscellaneous Development Controls J.

DOCUMENTS ASSOCIATED WITH REPORT C02/20-373

Attachment 1

Draft Cumberland Development Control Plan – Part G Miscellaneous Development Controls



Part G G1 Advertising and Signage

1	Introduction	2
2	Objectives and controls	
	G	
	R	
5		



1. Introduction

The purpose of this section is to establish Council's specific objectives and development controls for the provisions of signage in Cumberland.

1.1 Land to which this part applies

This Part applies to all land within Cumberland where Council is the consent authority.

1.2 Relationship to other Documents

This part of the DCP should be read in conjunction with State Environmental Planning Policy No. 64 Advertising and Signage (SEPP 64). For the purposes of this section, signage has the same meaning as defined in SEPP 64 (or equivalent):

- Advertisement;
- Business identification sign; and
- Building identification sign.

Any application to which this section applies must also consider Cumberland City Council's *"Large Display Advertising Policy"*.

Refer to the Sex Service Premises and Regency Green Industrial Estate Parts of this DCP for additional advertising and signage controls.

Refer to the Local Government Act (1993) and Regulation (2005) for controls relating to election signs and material.

2. Objectives and controls

2.1 General

Objective

O1. Protect visual amenity and reduce visual clutter.

Controls

C1. Signs must not:

- be attached to a vehicle, where the vehicle remains stationary primarily for the purpose of advertising. "Vehicle" means a registered or unregistered vehicle and includes a trailer;
- be a temporary poster and sticker affixed to the exterior of the building, power poles, fences, tree, construction hoardings or the like;
- be of a portable nature, such as a sandwich board (A-frame signs), placed in, on or over a public place, except in special circumstances specified in the Plan;
- include flashing lights, regardless of whether these are for illumination of a fixed sign, to attract attention to an otherwise illuminated sign or as part of an illuminated sign;
- signs painted on or applied on the roof;



- include inflatable signs or structures, other than temporary signs.
- C2. Advertising signs which do not relate to a use, business or activity carried out on the site or building on which the sign is to be placed are discouraged.

2.2 Language of Signs

Objective

O1. Ensure that advertising and signage provides effective communication for the whole community.

Controls

- C1. Advertising and signage shall be displayed in English but may include a translation in another language.
- C2. Content of signage shall not be offensive in nature.

2.3 Number of signs

Objective

O2. Ensure that the visual and physical amenity of a locality is not impaired by a proliferation of signs.

Controls

Residential Zones

C1. Signage is restricted to one business identification per street frontage.

Business Zones

C2. Total signage per street frontage must not exceed one (1) top-hamper sign, one (1) under-awning sign and one (1) wall sign.

2.4 Signs on heritage buildings and conservation areas

Objectives

- O1. Encourage signs (including its supporting structure) that are appropriate to a heritage item having regard to the significance and context of each item.
- O2. Ensure that the installation of a sign does not result in damage to significant fabric of a heritage item and conservation areas.
- O3. Ensure high quality and consistency of signage on heritage items and areas.
- O4. Ensure that the heritage significance of existing signs are conserved and not impacted upon by the provision of new signage.

Controls

C1. All signs on a heritage item or conservation area are to be:



- of a high standard of materials, construction and design.
- sympathetic to the architectural design of the heritage item or conservation area and should be of a scale which is appropriate for the articulation and modulation of the building on which it is located.
- located to respect the value of the heritage item or conservation area and its setting.
- C2. Any sign proposed for a heritage item is to be consistent with the recommendations of any heritage management document applying to the heritage item or conservation area.
- C3. Illumination of signs on a heritage items and within conservation areas shall not interfere with the aesthetic of the item or conservation area.
- C4. Externally illuminated signs may be considered where:
 - the design of the sign achieves a very high degree of compatibility with the heritage item or conservation area;
 - the cabling and conduit supplying power to the sign is completely concealed and does not involve alterations to or damage to the heritage fabric.
- C5. Existing signs on a heritage item or within a conservation area that is of heritage value shall be retained. Any new signs are to be designed and installed sympathetically with regard to existing signs. This may restrict the locations for new signs.
- C6. New signs should be located in areas or elements of buildings that have traditionally been used for signage.
- C7. The installation of any sign on a heritage item is to be carried out in a reversible manner without damage to the heritage fabric. In the case of a sign affixed to any stone or brick wall of a heritage item, the sign is to be fixed in such a way that stone is not damaged, and any fixings are installed only onto mortar joints.
- C8. Where the name of a heritage item carries significance, the building name and associated signage must be retained and maintained.



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Part G G2 Heritage

Contents

1	Introduction
2	Objectives and controls



1. Introduction

1.1 Introduction

Heritage includes places and landscapes of historic, cultural, social, spiritual, natural, archaeological, architectural or aesthetic significance.

1.2 Other Listings

State Listed heritage items are also subject to the requirements of the Heritage Act 1977 (or any subsequent legislation) as well as any associated documentation, such as a conservation management plan, for the item.

Development in the vicinity of Old Government House and Domain in Parramatta (also known as Parramatta Park), that is a World Heritage Site and a National Heritage Site, are to address the associate heritage values and requirements of those listings and potential impacts including to the view and setting.

1.3 Heritage Conservation Areas

Heritage Conservation Areas are integral to the historical significance of those places. The heritage value of a conservation area lies not just with the heritage significance of individual buildings, but with other factors, including the landform, subdivision pattern and the history of development. The following Heritage Conservation Areas are specifically covered by this DCP:

- Blaxcell Estate Conservation Area
- Fullagar Road Conservation Area
- Granville Civic Precinct Conservation Area
- Granville Residential Precinct Conservation Area
- Tooheys Estate Conservation Area

This DCP identifies existing buildings that collectively demonstrate the history of a conservation area and contribute to its significance. These are known as contributory items.

Contributory items may not be individually listed as heritage items but, by virtue of their age, scale, materials, details, design style or intactness, make a significant contribution to the character of the heritage conservation area.

Non-contributory items may be described as neutral or intrusive. In the event of any inconsistency between the general objectives and controls and the objectives and controls listed in specific heritage conservation areas, the specific controls will take precedence.

1.4 Land to which this Part applies

This Part applies includes land identified under Cumberland LEP XXXX as a heritage item, heritage conservation area and archaeological site. This Part also applies to land within the vicinity of heritage items, conservation areas and archaeological sites. In the event of any inconsistency between the general objectives and controls and the objectives and controls listed in specific heritage conservation areas, the specific controls will take precedence.



2. Specific Objectives and Controls

2.1 Development Requirements for Environmental Heritage

Objectives

- O5. Identify development that is considered minor by Council as it relates to environmental heritage, including heritage items and heritage conservation areas.
- O6. Assist in the preservation of the integrity of any item of environmental heritage identified in the Cumberland Local Environmental Plan XXXX or a Conservation Instrument under the Environmental Planning & Assessment Act 1979 and/or Heritage Act 1977.
- O7. Promote sympathetic redevelopment of, or surrounding, a heritage item, that complements the style and character of any item of environmental heritage.

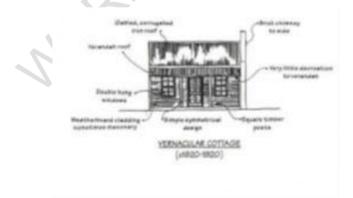
Control

General Controls

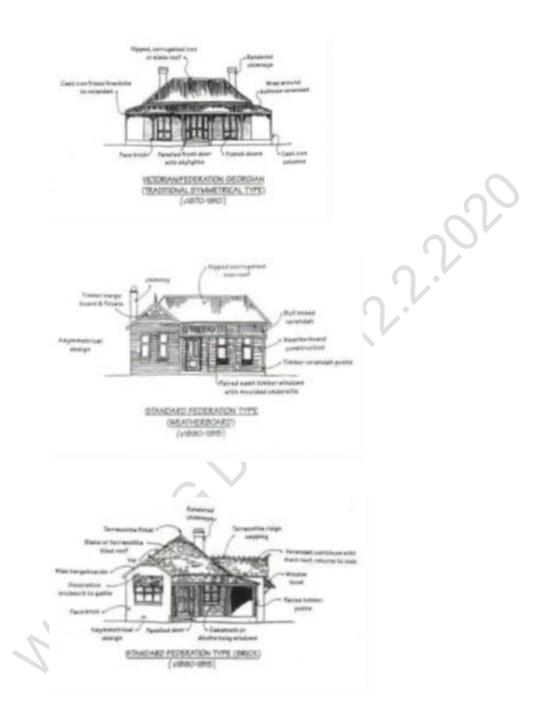
- C9. Contributory items are required to be retained.
- C10. Non-contributory items not identified are not required to be retained.

Documentation

- C11. Council may waive the need for applicants to submit a Heritage Impact Statement as may be required under the LEP, if it deems the development and its potential impacts are minor in nature.
- C12. A Conservation Policy or Conservation Management Plan may be required, depending on the significance of the item, the proposed works and the need for strategies for the retention of the significance of the heritage item.
- C13. Development applications and their assisting documentation shall be prepared in accordance with the Burra Charter.











2.2 Conservation and development works on heritage items

Objectives

- O1. Ensure that development does not damage the heritage item or heritage conservation area.
- O2. Ensure development reinforces the established character of the item/conservation area through appropriate built form and design.
- O3. Allow heritage items to be adaptively reused with minimal and acceptable changes to building fabric, with a proposal that shall incorporate the use of unobtrusive and well-designed signage, lighting and external treatments.

Controls

C1. New development should be consistent with the guidelines and policies of any relevant conservation plan adopted by Council, and where appropriate, with State government requirements.



- C2. New dwellings on sites occupied by an item of environmental heritage shall be designed and constructed in a manner that does not detract from the historic significance of that item or the area.
- C3. Ensure that conservation or maintenance works on a heritage item use materials, detailing, features, and design elements that are appropriate to the style and age of the heritage item.
- C4. Additions and/or extensions to heritage items:
 - are to be located and designed to complement the existing scale, character and amenity of the streetscape;
 - are not to dominate the appearance of the heritage item from the street; and
 - are to consistent with the style of the heritage item.
- C5. All new development within the curtilage of a heritage item is to be suitably located and retains the visual dominance of the heritage item, with minimal impact upon the fabric and significant landscaping associated with the item.
- C6. Garages and carports are designed and located to ensure that they do not impact upon the appearance or fabric of the heritage item and its setting, and comfortably fit with the character of the area.
- C7. Alterations or additions to existing commercial or civic heritage items are to be designed to respect the scale and form of the existing building and are located to have minimal visual impact from the street and on the significant fabric of the building.



General conservation and maintenance works

C8. When undertaking any form of development, conservation, maintenance or construction works on a heritage item, the materials, colours, maintenance and construction techniques used shall be appropriate to the heritage item.



- C9. Original face brick should generally not be rendered as it removes and covers over the original colours and textures of the building.
- C10. New roofing materials should match or be sympathetic in style and colour to the appearance of original materials.
- C11. When undertaking works on a heritage item, the design of building detailing such as windows or doors, should be in keeping with the age and style of the heritage item.
- C12. Where original design features of heritage items, such as bullnosed verandahs, have been removed, these should be replaced where possible as they are important to the design and appearance of the building and generally serve a useful function.
- C13. Where original gates and fences still remain as part of a heritage property, these should be retained. Where this is not possible, the use of replacement fences and gates should be in a style appropriate to the design and style of the building.

Residential alterations and extensions

- C14. When undertaking extensions or alterations to a heritage item, the design of the proposed extensions or alterations should be compatible with the style of the heritage item and its height, scale and proportion.
- C15. In general, where an extension is proposed to a single storey dwelling, the extension should also be single storey and should be located to the side or rear of the property, so as not to affect the streetscape appearance of the item.
- C16. Rear second storey additions should use recessive colours and should not visually dominate the existing building to the front.
- C17. Any proposed roof extensions should be carefully designed to ensure that it is compatible with the original building. Roofs of additions should be consistent with the existing roof in terms of its form, pitch, eaves and ridge height, and should be in proportion to the existing building.

Design details

C18. The treatment of design details, such as verandah posts, doors or windows, on new extensions to heritage items should be sympathetic with those of the original building where possible. It may be appropriate to use a simpler version of the design details used in the original building, so that the new additions are in keeping with, yet still able to be differentiated, from the original structure.

Garages and carports

C19. When adding a new garage to a heritage item, open-sided carports are generally more acceptable and less intrusive than solid structures as they do not affect the fabric and streetscape appearance of the heritage item.



- C20. If a solid garage is proposed for a heritage item, the garage should be located away from (i.e. detached from) the main house structure
- C21. Where possible, solid garages should be set back from the front, side and rear of the property boundary.
- C22. Garage or carport designs should use design detailing, materials and colours that refer to, and are compatible with, the original building.

Landscaping and gardens

C23. The siting of buildings should retain any significant trees and gardens identified on the site.

Curtilage development

- C24. Where proposing development within the curtilage of a heritage item, the new development should be designed so that the heritage item retains its visual prominence.
- C25. The colours and materials used within the new development shall be recessive and complement the colours and materials of the heritage item.
- C26. Where new development is proposed within the curtilage of a heritage item, a reasonable "buffer" space should be provided between the original building and the new development.
- C27. Significant gardens should be retained as part of any works within a curtilage, where possible.
- C28. New development within the curtilage should not adversely impact upon the significant fabric of a heritage item.
- C29. The height of new buildings shall not exceed that of the original heritage building.
- C30. The new development shall be massed so that lower-scale buildings act as a transition between the new and the old.
- C31. New development within the curtilage of a heritage item should not block the sight lines from public areas to the original building.
- Civic, commercial development and adaptive reuse
- C32. Retention of the original streetscape facades is required, with extensions or redevelopment to be located to the rear of the property.
- C33. Development should be compatible with the existing height, scale, massing and detailing and setbacks and orientation of existing development within the streetscape. New extensions should be recessive to the original building.
- C34. Colours and materials should be carefully selected so that they do not visually dominate, or overly contrast with, that of the existing heritage item. New



development shall utilise compatible colour schemes and materials with the original building.

- C35. For development involving churches or schools, the removal of more recent structures is considered acceptable where it is demonstrated that they are not critical to the heritage significance of the property.
- C36. New development should be located to the side or rear of the heritage item and the original building should visually dominate.
- C37. Development should not impact upon the sight lines from public areas to the original building.
- C38. Development should minimise any changes to the significant fabric of the building and, in particular, to the streetscape appearance of the heritage item.
- C39. Signage, lighting, materials and colours used should be unobtrusive and compatible with the overall style and design of the building.

2.3 Specific development controls for Heritage Conservation Areas

Objectives

- O1. Ensure that contributory items are retained and improved.
- O2. Ensure that new development is sympathetic to the identified heritage values.
- O3. Ensure that development respects the original built form, architectural style and character of the area.

Controls

<u>General</u>

- C1. New dwellings on sites occupied by, adjoining or in the vicinity of an item of environmental heritage, and/or within a Heritage Conservation Area, shall be designed and constructed in a manner that does not detract from the historic significance of that item or the area.
- C2. When undertaking conservation or maintenance works on a building within a conservation area, the materials, colours and maintenance techniques used should be appropriate to the style and age and the context of the building.
- C3. Works relating to a heritage conservation area should avoid high retaining walls and changes of land produced by cut and fill which in turn produces buildings of disparate height.
- C4. The design of the building detailing, such as windows or doors, should be in keeping with the age and style of the building and to the overall character of the conservation area.

<u>Fences</u>



- C5. Properties within conservation areas should, where possible, retain original gates and fences that contribute to heritage significance of the area.
- C6. Any new fences or gates are to use a style and materials that are appropriate to the age of the building and to the character of the conservation area.

Garages

- C7. Open-sided carports or hardstand areas are preferred where new on-site parking is proposed. Where solid structures (ie enclosed garages) are proposed, these should g be located away from the main house structure,
- C8. Where solid structures (i.e. enclosed garages) are proposed, where possible, these should be,set back from the front, side and rear of the property boundary.

Alterations, additions and extensions

- C9. Where any alterations, additions or extensions are proposed to a building within a conservation area, these should:
 - be carefully designed to continue the specific scale and form of the building and the overall character of the conservation area;
 - consider the accurate reinstatement of building features and other works shown in historical photographs;
 - avoid painting, rendering or re-skinning of original brick walls; and
 - make use of pavilions or skillion extensions.
- C10. Additions or extensions to buildings within a conservation area should be located away from the street frontage and side boundaries and are to be designed to complement the materiality, scale, form, style of the building and character of the conservation area.

Subdivision

- C11. Works within a heritage conservation area should maintain the historical pattern of subdivision.
- C12. Subdivision must not adversely impact on the established form, shape and size of the development or the existing pattern and scale of development.

Siting, Setbacks and Garden Area

- C13. Works within a heritage conservation area should maintain amenity and privacy of gardens.
- C14. Works should investigate archaeological potential of areas where new buildings are sited.
- C15. Garages/carports should be placed in backyards and separate from existing buildings, where possible.



Works should respect any significant trees and gardens identified on the site.

Streetscape Character

- C16. New development should make reference to, and be sympathetic to the predominant:
 - height;
 - scale;
 - roof form, line and pitch;
 - proportion;
 - setbacks;
 - design details (including parapets, verandahs, awnings and string courses); and
 - features of adjoining development and of any adjacent conservation areas.
- C17. New development should be compatible with heritage items in terms of its scale and massing, overall bulk and composition. New buildings should not dominate their surroundings.

Conservation areas

- C18. Buildings located within the Fullagar Road Heritage Conservation Area, Toohey's Palm Estate Group Heritage Conservation Area, Granville Civic and Granville Residential Conservation Areas, and Blaxcell Conservation Area shall retain their original materials, features and detailing where appropriate and practical and support by a heritage impact statement.
- C19. Works located within the former Lidcombe Hospital Conservation Area are to address the State legislative requirements and listing information, and the conservation management plan.

2.4 Specific controls for development in the vicinity of a heritage item

Objectives

- O1. Ensure that new development is sympathetic to the identified heritage values.
- O2. For new development to be designed to maintain the existing streetscape character and is compatible with its particular heritage themes.
- O3. Ensure that new development is carefully sited to avoid causing physical damage to any heritage item or building within a conservation area, as well as ensuring it does not overshadow or affect the curtilage, landscaping, setting, solar access or views associated with any heritage item.

Controls

C1. New dwellings on sites adjoining or in the vicinity of an item of environmental heritage shall be designed and constructed in a manner that does not detract from the historic significance of that item.



<u>Context</u>

C2. The development shall be designed having regard to its environmental and built context, to the existing streetscape character and to any heritage items or conservation areas that may be located nearby.

Streetscape character

- C3. New development should make reference to, and be sympathetic to the predominant:
 - height;
 - scale;
 - roof form, line and pitch;
 - proportion;
 - setbacks;
 - design details (including parapets, verandahs, awnings and string courses); and,
 - features of adjoining development and of any adjacent heritage items.
- C4. New development should be compatible with heritage items in terms of its scale and massing, overall bulk and composition. New buildings should not dominate their surroundings.
- C5. Where a residential flat building is proposed adjoining or adjacent to a heritage item, any height and scale differences between a heritage item and new development should be minimised by stepping the height or locating the bulk of the new development away from the heritage item.
- C6. Window and door openings, building lines and building massing of new development should also be designed in the context of its adjoining development.
- C7. Where a particular heritage character predominates within a street, the design of new development should be compatible with this heritage character.

Setbacks and orientation

- C8. New development shall be carefully sited so that it is consistent with the predominant street and boundary setbacks. This may be varied where an increased or decreased front or side setback will assist in ensuring that a new development does not visually dominate any adjoining heritage items.
- C9. New buildings within an existing streetscape should not be oriented across sites contrary to the established pattern.
- C10. Where a new development is proposed adjoining a significant heritage feature, new development should continue the primary orientation and should provide an appropriate entry design and setback treatment along that frontage.



Siting and location

- C11. The siting of new development should not affect the structure of, or otherwise cause physical damage to, any heritage item.
- C12. New development should be located so that it does not adversely impact upon the identified curtilage, setting or landscaping, solar access or any significant views to or from a heritage item.

Visual impact

- C13. The design of the street elevation should be relatively uncomplicated and consist of simple forms that do not visually compete with the heritage item.
- C14. New development adjoining/adjacent to a heritage item should avoid incorporating large unbroken wall areas.
- C15. Where new development is necessarily larger than its surrounding development, the bulk can be reduced by breaking long walls into bays or by arranging the openings in the wall so that their size and shape reflect the structure and the openings of its neighbours.
- C16. Landscaping should be used to minimise the visual appearance of large wall areas in new development adjoining a heritage item.
- C17. Where new development is proposed adjoining a heritage item or conservation area, the development should incorporate the use of colours and materials that are recessive so that they do not visually dominate the heritage item. Darker colours and simple facade treatments can assist in minimising the visual impact of new development on adjoining heritage items.
- C18. Buildings in the vicinity of heritage items or conservation areas should use a style and material of fencing (and gates) that are appropriate to the age and style of the heritage item and/or to the character of the conservation area.

2.5 Specific Conservation Area Controls

2.5.1 Blaxcell Estate

History

The land on which this conservation area is situated had been privately acquired and subdivided as early as 1922, but very few of the lots had sold. The Commission bought the estate, kept the proposed street pattern, re-subdivided the lots, leaving a few private lots (all at the end of streets). This was the first of the Commission's group developments in New South Wales and the buildings in Montgomery Street were completed in December 1944. They were constructed in full double brick with Marseilles tiled roofs, decorative use of bricks around front porches and identical front fences.



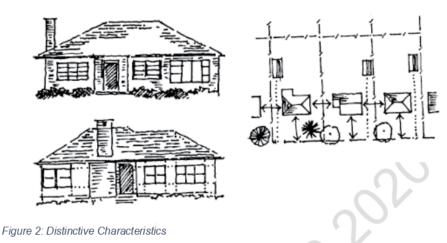


Figure 1: Blaxcell Estate, South Granville

Distinctive Characteristics

- flat to gently undulating clay land which drains slowly to the east and Duck Creek
- regular sized allotments, mostly
- 20m x 34m
- single storey freestanding houses separated from the street and neighbours by large garden space, with lawn and shrubs
- spaciousness of the area created by:
 - width of each allotment
 - wide side boundaries
 - o background view to large remaining eucalypts
 - backyard placement of garages and carports
- houses standing parallel to the street
- intact street character and a remarkable number of the houses, most of which have very few alterations or additions
- consistent age of the houses almost all date from 1944 1950 with a few from the 1960s
- uniform building shape (form), scale and setbacks
- one chimney per house
- uniform building materials bricks and tiles to Montgomery Street; fibro and tiles to the other street, with the occasional timber clad house and brick corner houses in Oakleigh Ave
- uniform brick fences to Montgomery Street and few fences throughout the rest of the area





Statement of significance

This area comprises the first group development in NSW constructed in 1944 by the newly formed Housing Commission, having taken over a privately developed subdivision. The area is remarkable for its totally intact core area of Montgomery Street which has kept all its fencing and all original houses without second storey additions. The brick houses demonstrate the ideals with which the Commission commenced its charter, while the fibro houses are the result of the cost effective measures undertaken soon after to produce the quantity of houses needed at that time. The consistent scale, siting, materials and fences of the development provides a cohesive 1940s suburban character, and the fibro housing is a particularly good example of the very extensive Housing Commission development throughout Parramatta.

Objectives

- O1. Protect the area's single storey residential character, especially its 1944 face brick houses and fences.
- O2. Maintain front and side garden spaces.

Controls

Landform / natural characteristics

C1. Keep remaining eucalypts and encourage their replanting on rear boundaries of private gardens.

Subdivision Pattern

- C2. Maintain the 1944 pattern of subdivision.
- C3. Avoid re-subdivision by amalgamation of back garden space.



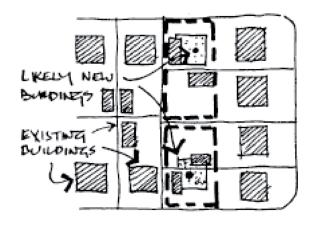


Figure 3: Subdivision Pattern

Siting, setbacks and garden area

- C4. Maintain the existing pattern of development, of individual single storey houses on wide parcels of land surrounded and separated by garden space.
- C5. Keep views and space between buildings and maintain amenity and privacy of back gardens.
- C6. Keep at least 50% of the site for garden area.
- C7. Ensure similar side boundary setbacks to those existing.
- C8. Avoid additions to the front or side of an existing house.
- C9. Avoid establishing any new building or structure standing closer to the front street alignment than existing houses.
- C10. Second storey additions will not be supported.



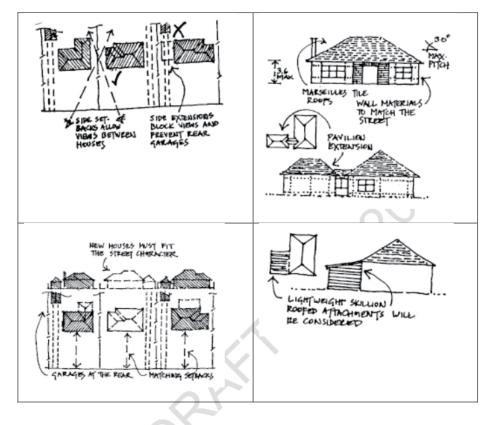


Figure 4: Side Setbacks and Garden Areas

Alterations and additions

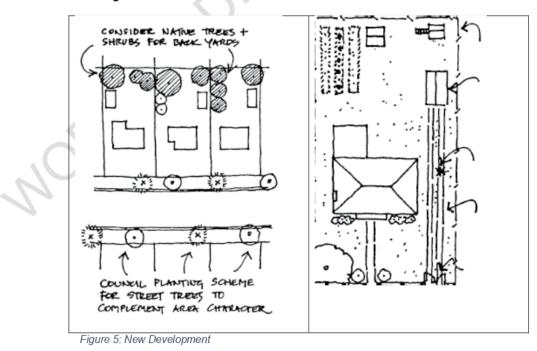
- C11. Extra rooms above the existing main body of the house which require alteration of existing roof shape are not permissible. Rooms in roof may be considered but only where they are ventilated by flat, in-plane skylights on the back slope of the roof.
- C12. Avoid new dormer windows, mansard roofs or large bulky additions visible from the street.
- C13. Linked pavilions under a separate roof form, or skillion extensions both to the back of the house are supported.
- C14. Keep all existing chimneys.
- C15. Painting, plastering or re-skinning of brick houses or fences in Montgomery Street or Oakleigh Street is not desirable.
- C16. Avoid recladding of existing fibro buildings (including garages and other ancillary buildings) in brick as this would confuse the history of the area. Recladding in other light weight materials, such as fibro-cement, timber or imitation timber is acceptable.



C17. Avoid re-roofing of main body of the existing house except to match original materials, maintaining the existing balance of red and blue tiles.

New development

- C18. Repeat single storey scale for houses with maximum wall height the same as existing houses.
- C19. Hipped pitched house roofs should not exceed the pitch of existing house roofs.
- C20. Setbacks should be the same as original houses in the street.
- C21. Access to garages and carports should be by a side driveway beside house to the backyard.
- C22. Materials for any new house facing Montgomery Street to be of face or common bricks with Marseilles tile roof.
- C23. Materials for main part of any new house in other streets to be of timber, fibro or imitation timber cladding, with terra cotta tile roofs.
- C24. Materials for utility buildings and garages in light weight materials such as fibro, imitation timber cladding or 'corrugated iron'.
- C25. In Montgomery Street, avoid use of hearted, speckled, multicoloured or textured bricks in light colours.



C26. Roofing materials other than terracotta tiles are not desirable.



Fences

C27. The following fences must be kept:

- Clyde Street: Nos 286 and 288; and
- Montgomery Street: Nos 2 24 and Nos 9 25 and 29.
- C28. Keep the existing street character, with fenceless street alignments for all properties other than those listed in the above control.

Public lands

- C29. Maintain and reinstate those elements of the public domain which contribute to an understanding of the history of the area.
- C30. Improve the residential amenity and enjoyment of the public street area.
- C31. Prepare a uniform planting scheme for the streets of this area to complement the formal 1940s character of the houses. Plantings such as crepe myrtle (which is bare in winter) or clipped pine are the most suitable.
- C32. Street plantings of native shrubs or trees are not suitable to the formal line of the streets and the house setbacks.
- C33. Plant on or near side boundary alignment to minimise effect of tree shade on front wall of house.

Existing significant buildings

- C34. Keep all buildings and other structures that explain the history of the area and contribute to its significance.
- C35. Keep all the following buildings, which together demonstrate the history of the area and contribute to its significance, with their present form and roof shape:
 - Blaxcell Street: Nos 347 361
 - Chiswick Street: Nos 27- 47
 - Clyde Street: Nos 270 280 and 286, 288.
 - Cordon Street: Nos 69, 71 and 82
 - Montgomery Street: Nos 2 24 and Nos 7 29
 - Pegler Street: Nos 76, 78, 79, 80, 81
 - Oakleigh Street: Nos. 4 16 and 20 26 and 1 7 and 11 17

2.5.2 Granville Civic and Residential Precincts

<u>History</u>

The character of the Civic and Residential Precinct conservation areas are largely determined by the development that occurred during the 1880s. This was stimulated by the relocation of a number of large manufacturing industries close to the railway.



The 1880s saw the construction of new houses, including both workers' cottages and more substantial residences for the managers and factory owners, and a complete community quickly established itself. For 25 years from 1905, when Clyde Engineering was awarded large contracts to build locomotives, Granville saw another great period of development, with the appearance of: new small industries, new housing, new shops and businesses.



Figure 6: Civic and Residential Precincts

Distinctive Characteristics

- varied subdivision patterns and allotment sizes with consequential varied building forms
- predominantly residential in character, with some larger scaled civic, religious, commercial and educational buildings
- in the Residential Precinct, low scale development and a sense of space
- variety of residential buildings single and two storey freestanding suburban houses, pairs of attached dwellings and terraces, separated from the street by garden space
- early buildings stand close to front fence
- buildings stand parallel to the street, with the space between the building line and front fence generally free of structures such as garages or carports
- predominance of brick as a building material with tile, slate or iron roofs but with interest and variety provided by occasional use of other materials
 stone, rendered and ashlared brick, timber
- front garden space visible from the street mostly over low front fences built of varied materials, many of which respond to the materials and importance of the building behind brick, timber and wire on timber frame
- in the Civic Precinct Conservation Area, the total garden area is generally about 40% of the site



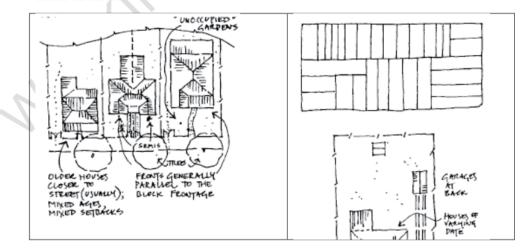
- remnants of street tree planting of brush box and silky oak which frame and unify the street space and cool pavements in summer
- remnants of sandstone kerbs and gutters in important civic and residential streets - in the Residential Precinct Conservation Area these have sometimes been removed to form garden edges around recent central street tree planting
- predominance of buildings from 1880s 1930s which collectively show how the area has grown, and provide the historic significance and character of the area.



Figure 7: Streetscape Character

Statement of significance

The Civic Precinct Conservation Area is at the civic, religious and residential heart of Granville together with the Residential Precinct Conservation Area and collectively represent its great periods of growth and prosperity. The area is predominantly residential in character with some larger scaled civic, religious, commercial and educational buildings. Through their street planting and edging, their civic, commercial, educational and religious buildings, and their range of housing types, age and size, these areas reflect the substantial role played by Granville in the development of western Sydney, the way in which it developed and the nature of its social structure.





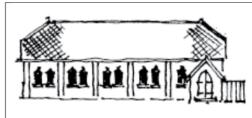


Figure 8: Significant Characteristics

Objectives

O1. Retain all the attributes that contribute to the heritage value and character of the Granville Civic and Residential Precincts.

Controls

Landform / natural Characteristics

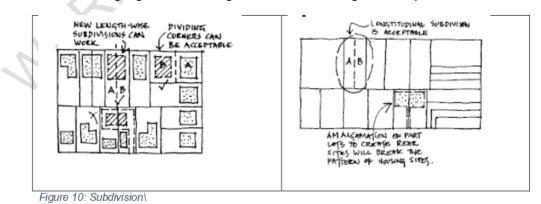
- C1. High retaining walls and buildings of disparate height are not permitted.
- C2. Maintain the natural shape of landform.



Figure 9: Landform / Natural Characteristics

Subdivision

C3. Re-subdivision along the length of the allotment may be considered and, in line with past practice, re-subdivision across the line of corner allotments may be considered, but only where the resultant development would not have the potential to detrimentally affect the setting of a building listed below as an Existing Significant Building or disturb the existing streetscape.





Siting and garden area

- C4. Maintain the historical pattern of development where individual dwellings are established on separate parcels of land.
- C5. Maintain amenity and privacy of back garden space to residential buildings.
- C6. Keep existing side driveway access for cars to rear garden garage/carports.
- C7. Continue parallel alignment of new buildings to the street.
- C8. Dual occupancy development is not permitted, except where it can be accommodated in a modest attached addition to the rear of an existing house.
- C9. For commercial areas, 40% of the site be retained for garden area and 50% for residential areas.

Alterations and additions

- C10. Development should complement heritage without imitation so that the new work does not compete with historic buildings in the area or detract from the area's visual consistency and amenity.
- C11. Additions are permitted at the rear of the building or within the existing roof form only and are to be modest. Rooms in the roof will be considered but only where they are ventilated by flat in-plane skylights. Additions which change the shape of the original roof or the character of the building are not permitted.
- C12. Additions to the side of an existing building are not permissible where they would prevent side driveway access to rear garages/carports.
- C13. Avoid dormer windows and mansard roofs.
- C14. In the Civic Precinct Conservation Area, corrugated iron may be used as a cladding for extensions to an existing house.
- C15. Brick walls are not to be repainted or reskinned.
- C16. Avoid additions higher than the ridgeline of the house.

New Buildings

- C17. New buildings should not compete in height or scale with existing significant buildings listed under 'Existing Significant Buildings' at the end of this Section.
- C18. Avoid establishing new buildings closer to the front street alignment than nearby pre-1930 buildings.
- C19. The maximum wall height of new buildings in the Civic Precinct Conservation Area is 7.2 metres, provided that there is no competition in presentation with existing significant buildings.



- C20. Hipped or gabled pitched roofs must not exceed 32 degrees. Rooms in the roof may be considered but only where they are ventilated by flat, in-plane skylights on the rear face of the roof.
- C21. Materials for new buildings should be face or common bricks, timber or rendered masonry, with slate, terracotta tile or corrugated iron roof cladding.
- C22. Boundary-to-boundary development is not appropriate as it does not allow garages and other ancillary structures to be located at the rear of the development. In exceptional cases, where the lot is less than 10m wide, a front garage may be integrated with a new house, providing that it is set back from the front wall of the house by a minimum of 1m and its design and construction avoid negative impact on the streetscape.
- C23. Do not use imitation slate or obtrusively coloured roofing materials.
- C24. Imitation architectural details from earlier styles are not appropriate.

Garages, carports and other ancillary buildings

- C25. Maintain the uncluttered space between the building line and the front fence as an important part of the street character this space should be free of garages, carports and other structures.
- C26. In residential locations of the conservation areas, garages and carports should not be integrated into the house except where the allotment is less than 10m wide.
- C27. Keep garages and carports as secondary utilitarian buildings.

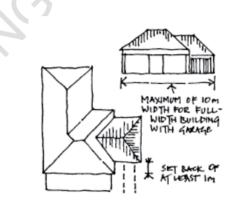


Figure 11: Garages



Front fences

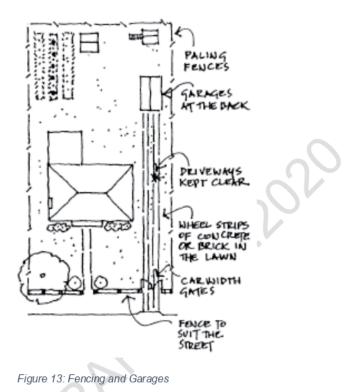
C28. Every effort should be made to keep and maintain the front fences at the following addresses, which are a most important part of the history and character of the area:

Civic Precinct Conservation Area	Residential Precinct Conservation Area
Carlton Street: No 12 Jamieson Street: Nos 17* (timber), 30*, 39* (stone) Railway Parade: Nos 62*, 64*, 72	Daniel Street: No 17 Hewlett Street: No 18* The Avenue: Nos 58*, 66*
*Heritage Item	

Figure 12: Conservation Areas and Residential Precincts Areas

- C29. Avoid fences higher than 1.2 metres.
- C30. Keep fences made of materials such as timber or wire frame on timber mesh with hedge, if desired. In some cases a new brick fence may be acceptable.
- C31. Avoid high front privacy walls of brick, timber or brush.
- C32. Avoid timber picket front fences unless to replace a known original picket fence.
- C33. Avoid new brick front fences, except where there is evidence of an earlier brick fence, lost or changed since its construction.
- C34. For side and back boundaries, continue the use of timber pailing fences.





Existing significant buildings

C35. The following significant buildings, which together demonstrate the history of the area and contribute to its significance, must be retained:

Civic Precinct Conservation Area Buildings From The 1880s - 1890s:

- Carlton Street: No 10* (Town Hall)
- Hutchinson Street: Nos 6, 10 12* (Police Station), 14* (Church)
- Hutchinson Street: Nos 6, 10 12 (Police Station), 14 (Ondron)
 Iamiasan Street: Nos 6, 14* (terrace), 20* 30* (aburab ball and terrace)
- Jamieson Street: Nos 6 14* (terrace), 29*, 39* (church, hall and rectory)
 Mary Street: No 8*

Buildings From c1905 - c1930:

- Carlton Street: No 10* (Town Hall)
- Hutchinson Street: Nos 6, 10 12* (Police Station), 14* (Church)
- Jamieson Street: Nos 6 14* (terrace), 29*, 39* (church, hall and rectory)
- Mary Street: No 8*

Residential Precinct Conservation Area Buildings From The 1870s:

- The Avenue: Nos 36*, 52*, 54*
- Buildings From The 1880s 1890s:
- Hewlett Street: No 4*



- Spring Garden Street: Nos 2, 4, 12, 14*, 20, 22, 24*, 26*, 28*, 30*
- The Avenue: Nos 42*, 58*, 60*
- William Street, Nos 123*, 133* (public school)
- Walter Street: Nos 4*, 30*, 32*

Buildings From c1905 - c1930:

- Daniel Street: Nos 3, 4, 5, 6, 7, 9, 11*, 17
- Hewlett Street: Nos 6*, 7, 8*, 9, 10,11, 13, 18*, 20, 21, 23
- The Avenue: Nos 28*, 30, 32, 34, 44, 46, 48, 50, 56, 61, 66*, 70, 72, 74*
- Spring Garden Street: Nos 10, 16, 18
- Walter Street: Nos 8, 10, 11, 20, 22, 24, 26, 28

* Heritage Item

2.5.3 Fullagar Road Conservation Road

The Fullagar Road War Service Homes group has both local and state-wide historic, social and aesthetic significance. Within Holroyd, the group is the largest and most intact representative example of Inter-War service homes, and provides evidence of contemporary social and architectural attitudes to housing ex-service personnel in the years immediately following World War I. The buildings are significant individually and as a group, as fine and largely intact examples of the Inter-War Georgian style constructed in quality materials with good layouts and style. Within the state context the group is one of the earliest War Service homes estates so far to the west of Sydney, and one of the few groups which were constructed in this distinctive style.

Objective

O1. Buildings located within the Fullagar Road Heritage Conservation Area shall retain their original materials, features and detailing.

Controls

- C1. Any proposed works on a building which has been identified as a heritage item within this conservation area should be designed to retain the original classical detailing as well as the fenestrations (arrangement of windows in a wall) which are characteristic of buildings within this conservation area).
- C2. Where works are proposed to a building that is currently face brick, the building should remain unpainted or unrendered.
- C3. Where additions and extensions are proposed, these should be single storey only, and are to be located to the rear or side of the building so that they do not impact upon the presentation of the building from the street.
- C4. Alterations and extensions should not alter the form or fabric of the roof. In general, roofs of single storey additions in this conservation area should be consistent with the existing roof in terms of form, pitch, eaves and ridge height.



2.5.4 Toohey's Palm Estate Group Conservation Area

The Moree Avenue bungalow group has local historic significance arising from the evidence it provides of the pattern of suburban development in Holroyd in the interwar period. Built as part of the Toohey's Palm Estate, a planned subdivision which used a distinctive pattern of palm tree street planting to give a unified identity and character to the newly created group of allotments, these early residences retain much of their original character and fabric and thus provide evidence of the social, economic and architectural forces which accompanied the burgeoning of new residential development in this period.

Objective

O1. Buildings located within the Toohey's Palm Estate Group Heritage Conservation Area shall retain their original materials, features and detailing.

Controls

- C1. Any proposed works on a building within this conservation area should be designed to retain and conserve all original detailing, design features and materials.
- C2. Any proposed works on a building which has been identified as a heritage item within this conservation area should be designed to retain the original front and side curtilage of the building, which is characteristic of buildings within this Conservation Area.
- C3. Where works are proposed to a building that is currently face brick, the building should remain unpainted or unrendered.
- C4. Where additions and extensions are proposed, these should be single storey only, and are to be located to the rear or side of the building so that they do not impact upon the presentation of the building from the street.
- C5. Where alterations and extensions are proposed, these should not alter the overall form or fabric of the roof. In general, roofs of single storey additions in this conservation area should be consistent with the existing roof in terms of form, pitch, eaves and ridge height.



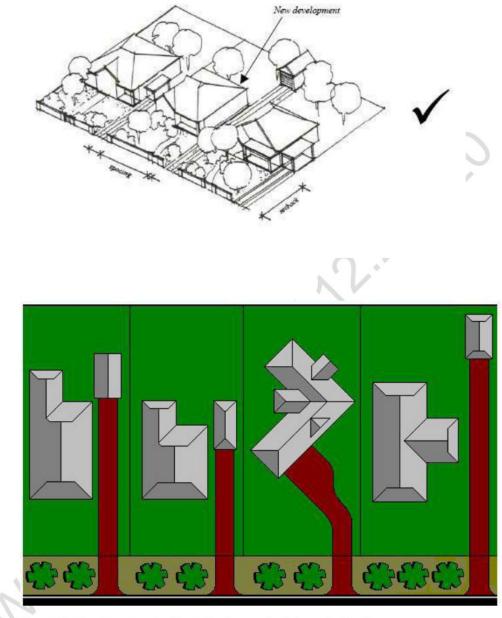


Figure 14: Examples of good and poor streetscape orientation and setback



Part G G3 Traffic, Parking, Transport and Access (Vehicle)

Contents

NORXING

1	Introduction	2
2	General objectives	2
3	Parking rates	3
4	Specific objectives and controls	5



1. Introduction

This Part of the DCP provides objectives and controls for all aspects of a development concerning the movement and access of vehicles.

Council's parking, traffic and access provisions aim to satisfy the parking demand likely to be generated by the development and encouraging other modes of transport.

1.1 Land to which this Part applies

This Part of the DCP applies to all development applications.

1.2 Relationship to other Parts

Where relevant, this Part of the DCP should be read in conjunction with the following Parts of the DCP:

- Part A: Introduction;
- Part B: Development in Residential Zones;
- Part C: Development in Business Zones;
- Part D: Development in Industrial Zones;
- Part E: Other Land Use Development Controls; and
- Part F: Precinct and Site Specific Development Controls.

2. General objectives

The objectives of this Section of the DCP is to ensure that:

- O1. On-site car parking is sufficient, accessible and safe to all user groups while encouraging alternative modes of transport, such as walking and cycling.
- O2. Developments integrate design of vehicle access and parking facilities to minimise visual and environmental impacts.
- O3. Design of on-site car parking structures, loading facilities and driveways is consistent with, and has minimal impact on, the appearance of the local streetscape.



3. Parking rates

Development is to provide on-site parking in accordance with the following minimum rates. Refer to Table 1 below.

Where a parking rate has not been specified in the table, the Guide to Traffic Generating Developments shall be used to calculate the parking requirements for the proposed development. Alternatively, a parking study may be used to determine the parking, subject to prior approval by Council.

Additional parking objectives and controls are provided in Section 4 of this DCP.

Table 1 provides the minimum parking rates for cars and bicycles. Parking calculations that are not whole numbers are to be rounded up:

Development Type	Car Parking Rate	Bicycle Parking Rate			
Residential – Dwelling	House				
General rate	 Minimum 1 covered space / dwelling house Maximum of 2 covered spaces / dwelling house. Stacked parking for a maximum 2 car parking spaces, may be provided only for use by the same dwelling. For Basement parking refer to 4.1.4 of this Part of the DCP. 	N/A			
Residential - Flat Build	ings and Shop Top Housing				
Studios, 1-2 bedrooms	1 space / dwelling	1 space / 3 units			
3 or more bedrooms	1.5 space / dwelling	1 space / 3 units			
Visitor parking	0.25 space / dwelling	1 space / 3 units			
Other Residential					
Boarding House	0.5 space / room	1 space / 5 rooms			
Commercial - Business	s and Office				
General rate	1 space / 40m² GFA	Staff: 1 space / 10 employees Visitor: Sites under 1000 m ² : Nil Sites over 1000 m ² : 1 space / 750 m ² over 1000 m ²			
Commercial - Retail	Commercial - Retail				
General rate	1 space / 50m² in B4 zone 1 space / per 40m² GFA in all other zones	Staff: 1 space / 10 employees Visitor: 1 space / 500 m ² over 1000 m ²			
	*For applications involving existing buildings which do not involve additional floorspace, Council will give consideration to site characteristics when determining parking rates.				
Food and Drinks premises	Within Town Centre*: 1 space / 40m² GFA	Staff: 1 space / 100 m ² GFA Visitor: 2 spaces			



Development Type	Car Parking Rate	Bicycle Parking Rate
	Outside Town Centre: 1 space / 7 m² GFA	
Health consulting room	3 space / consulting room	Staff: 1 space / 8 practitioners Visitor: 1 space / 4 practitioners
Recreation facility (indoor)	Within town centre*: 3 space / 100m ² GFA Outside town centre: 4.5 – 7.5 space / 100m ² GFA	Staff: 1 space / 4 employees Visitor: 1 space / 200 m ² GFA
Industrial		
Factories	1.3 space / 100m² GFA	1 space / 1000 m² GFA
Vehicle repair stations	3 space / work bay 1 space / 40m² GFA of office	N/A
Warehouses	1 space / 300m ² GFA	1 space / 1000 m² GFA
Other Land Use		
Centre Based Child Care Centres	Rely on Child Care Planning Guideline	Merit based assessment as per Child Care Planning Guide
Educational Establishments	Primary Schools: 1 space per 1 staff + 1 visitor parking space per 100 students. Secondary Schools: 1 space per 20 year 12 students + 1 space per 1 staff + 1 visitor parking space per 100 students. <u>Tertiary Institutions:</u> 1 space per 6 students + 1 space per 1 staff + visitor parking space based on scale of institution.	
Places of public worship	Whichever is greater of: 1 space / 8m ² GFA or 1 space / 3 people	1 space / 1500 m ² GFA
Sex services	1 space / service room	N/A

*Town centre is land within a core area zoned primarily for business and commercial uses in B2 and B4 zones.

**Applies to applications for new educational establishments and expansions of existing educational establishments

^ ***Parking rates for places of public worship may differ in industrial zones, as outlined in Part E of the Cumberland DCP



4. Objectives and controls

4.1 Development in residential zones

The following provisions apply to all residential development.

Parking and site access

Objective

O1. Minimise visual and environmental impacts of car parking and access.

Controls

- C1. Parking rates shall comply with the minimum parking rates in Section 3 of this Part of the DCP.
- C2. One additional car parking space is permitted within the front setback area for single dwelling house development on the following roads, where all other provisions of the DCP are achieved (including landscaping area):
 - Centenary Road, Wentworthville;
 - Cumberland Highway;
 - Merrylands Road (between Cumberland Highway and Clarence Street); and
 - Great Western Highway.

For these specified roads, vehicles must be able to enter and exit the site in a forward direction.

<u>Driveways</u>

Objective

O2. To provide safe and practical access to properties.

Controls

- C3. Only one driveway crossover shall be permitted per residential property, except where there is a secondary street frontage and an additional driveway access will not have adverse impact on road safety and pedestrian movements. Two driveways may be permitted on sites having frontages exceeding 18m in width and where the driveway access points are separated by distance of not less than 7m.
- O3. Driveways shall be a maximum of 3.5 metres in width along the front property boundary.
- O4. All new driveways shall be located a minimum of 1 metre from the side property boundaries.
- O5. Where rear access is available, driveway access shall be located at the rear of the site.



- O6. Driveways servicing car parking including manoeuvring areas to the parking bays shall comply with AS 2890 – Parking Facilities unless otherwise specified by Council.
- O7. The maximum gradient for a driveway shall be 20% or 1:5 (with appropriate transitions). However, in extreme circumstances, gradients up to 25% or 1:4 (with appropriate transitions) may be considered by Council, subject to individual merit.
- O8. Minimum clearance of 1.2 metres shall be provided to structures, such as power poles, service pits and drainage pits.
- O9. Vehicular access points and parking areas are to be:
 - C4. easily accessible and recognisable to motorists;
 - C5. located to minimise traffic hazards; and
 - C6. located to minimise the loss of on-street car parking.
- O10. The area between the driveway and the property boundary shall be suitably landscaped to minimise the visual impacts of vehicular access points and to maximise the visual quality of the streetscape.
- O11. Driveways shall be designed and constructed in materials to avoid glare and large expanses of plain concrete, whilst ensuring the driveway colour does not detract from the development and character of the street.

4.2 Garages and carports (dwellings and dual occupancies only)

Objectives

- O1. Ensure garages do not visually dominate the appearance of buildings or the streetscape.
- O2. Integrate design of access and parking facilities to minimise visual and environmental impacts.
- O3. Ensure that the design of car parking structures is consistent with the dwelling house and has minimal impact on the streetscape.

Controls

Visual quality and streetscape character

- C1. Garages shall not be a dominant feature of the dwelling house façade. The garage must be subservient in scale to the dwelling house, and integrated and compatible with the overall design of the dwelling house in terms of height, form, materials, detailing and colour.
- C2. Garages and carports at grade are to be set back a minimum of 1 metre behind the front wall of the dwelling house.
- C3. Where garaging is provided as part of the dwelling frontage, it must be integrated into the design of the dwelling house to minimise visual impact.



- O4. Where the garage is proposed to be provided on the secondary street frontage, setbacks for garages should respect any existing adjacent development facing the secondary street, and should not be located forward of the associated main dwelling house.
- O5. Detached garages and car parking structures shall be constructed using materials, colours and roof pitch that are similar and complementary to the main dwelling house.
- O6. The roofs of garages and car parking structures should be constructed of low reflective materials.
- O7. No more than two single garages or one double garage shall be placed on the front facade.
- O8. Where rear access is available and/or where this is the prevailing pattern of development in the street, the garage shall be located at the rear of the site.

Dimensions

- O9. Parking spaces within an enclosed garage shall have minimum dimensions of 3 metres width x 5.4 metres length clear of walls and columns per vehicle.
- O10. Single garage doors shall be a maximum of 3.5m and double garage doors shall be a maximum of 5.5 metres wide.
- O11. Garage doors shall not exceed 50% of the width of the street elevation.
- O12. The size of any garage shall be no more than a maximum of 50m². If the proposed garage is to be greater than 50m², any area in excess of this will be considered to be gross floor area.
- O13. Triple garages are not permitted.

Carport (detached)

- O14. Carport structures are not to be provided forward of the front building line, except where block dimensions are not sufficient to accommodate a carport elsewhere. In these circumstances, the design is to appropriately respond to the building and existing surrounds.
- O15. Carports shall have an open design and result in minimal impact on the streetscape.
- O16. A carport shall be open on two or more sides and not less than one-third of its perimeter open.
- O17. Carports may be permitted forward of the building line within the permitted articulation zone.
- O18. If it is comprised of metal components, it should be constructed of low reflective materials.



O19. If located within 900mm from the boundary, it shall be constructed of materials that require minimal maintenance.

Hardstand parking

O20. Where there is no rear lane and no capacity to access the rear yard by car from a street, an uncovered hardstand car space may be provided within the front setback where a minimum 6m setback is available.

4.3 Basement parking

Objective

O1. Provide safe, well designed, and functional basement parking within buildings.

Controls

- C1. Basement garages and driveways shall be permitted in accordance with the relevant Australian Standards. Where slope conditions require a basement, the area of the basement shall not significantly exceed the area required to meet the carparking and access requirements for the development.
- C2. Basement parking shall be located within the building footprint.
- C3. Basement parking shall not unreasonably increase the bulk and scale of development.
- C4. Basement parking shall provide, where required, a pumpout drainage system according to Council's engineering requirements.
- C5. Basement parking shall not affect the privacy of adjacent residential development.
- C6. Basement parking manoeuvring shall ensure that vehicles can enter and exit in a forward direction.
- C7. Basement access/ramp design shall comply with ramp requirements specified in AS2890.

4.4 Development in business zones

The following provisions apply to all commercial development.

Vehicle access

Objectives

- O1. Minimise the impact of vehicle access on streetscape amenity, pedestrian safety and circulation within the centre.
- O2. Integrate vehicular access and service areas into building design and streetscape character.



Controls

- C1. Driveways shall be provided from laneways (existing or proposed), private accessways and secondary streets, where possible.
- C2. If a building has access to a rear lane or side street, the loading and unloading facilities and service access shall be provided from that lane.
- C3. The location of vehicular access shall consider existing services (eg. power, drainage) and street trees.
- C4. Car park entries and driveways shall be kept to a minimum and shall not be located on primary or core retail streets.
- C5. Driveways shall be located at the required distance from the intersection of two roads.
- C6. Vehicular access shall be integrated with the overall design of the building and shall consider site layout, streetscape character and façade design.
- C7. All vehicles must be able to enter and leave the site in a forward direction.
- C8. The width of driveways is limited to a maximum of 8 metres at the boundary, including development with commercial loading docks and servicing (including waste servicing).
- C9. Pedestrian safety is to be maintained through design, including ensuring clear sight lines at pedestrian and vehicular crossings and clearly differentiating vehicular and pedestrian access.

Parking

Objectives

- O3. Ensure that adequate and convenient off-street parking facilities are provided for all vehicles generated by the various types of development.
- O4. Ensure car parking is well designed and located to maintain positive streetscape character and active frontages, enable efficient use of the site and reduce its visual impact.

Controls

- C10. Parking rates shall comply with the minimum parking rates in Section 3 of this Part of the DCP.
- C11. On-site parking is to be accommodated within a basement wherever possible.
- C12. Consolidate basement parking areas under building footprints to maximise the area available for landscaping.
- C13. On-site parking is to be suitably screened from view of an active or main street frontage.



- C14. Parking areas shall be designed to ensure pedestrian amenity and safety.
- C15. Natural ventilation is to be facilitated to basement and sub-basement car parking areas, wherever possible, and with regard to any flooding issues.
- C16. Ventilation grilles and structures shall be integrated into the façade and landscape design, should not be provided at active frontage and should not be near windows of habitable rooms and open space areas.
- C17. Safe and secure access is to be provided from on-site parking for building users, including direct access from parking to lobbies.
- C18. Marked pedestrian pathways with clear lines of sight and safe lighting shall be provided.
- C19. Private car parking within mixed use developments must be clearly identified and separated from commercial car parking.
- C20. Visitor parking shall be clearly identified and shall not be provided in the form of stacked/ tandem parking

4.5 Development in industrial zones

The following provisions apply to all industrial development.

Car parking and design

Objectives

- O1. Sufficient car parking is provided on-site to satisfy the likely peak parking demands of the development.
- O2. Parking is integrated with site planning and landscaping, and is of adequate dimensions to facilitate convenient and safe usage.
- O3. To ensure that at grade car parking on sites does not dominate the streetscape and the public domain.

Controls

- C1. Parking rates shall comply with the minimum parking rates for cars and bicycles in Section 3 of this Part of the DCP.
- C2. On-site parking is to be designed so that large expanses of bland concrete paving in the car parking and driveway areas are avoided.
- C3. Car parking areas, particularly large areas shall be landscaped so as to break up large expanses of paving. Landscaping shall be required around the perimeter and within large carparks.
- C4. In open parking areas, 1 shade tree per 10 spaces shall be planted within the parking area.

Traffic and transport management plan



Objectives

- O4. Ensure adequate arrangements for loading, parking and access are provided on site.
- O5. Minimise unacceptable impacts on the surrounding transport / road network.

Control

- C5. A traffic and transport management plan is to be prepared for the development. The plan is to include, at a minimum, details on the following items:
 - type of transport used for the development, including operations, staff and visitors;
 - frequency and duration of movements, including operations, staff and visitors;
 - size of the largest vehicle accessing the site;
 - internal management arrangements for vehicle movements, parking and access;
 - potential scope for public transport, walking and cycling access and facilities for staff and visitors on the site;
 - management arrangements should traffic and transport impacts flow outside the site where the development is located; and
 - review mechanisms to confirm the effectiveness of the plan and to refine the plan as required.

4.6 Loading requirements for commercial and industrial development

Objective

O1. Ensure adequate onsite facilities are provided within an industrial and commercial development for the loading and unloading of goods.

Controls

C1. Loading bays for trucks and commercial vehicles shall be provided in accordance with Table 2 below:

	Land use	Loading requirements
Business and office premises1 space / 4,000m² GFA up to 20,000m² GFA, plus 1 space / 8,000m² thereafterRetail premises - department stores1 space / 1,500m² GFA up to 6,000m² GFA, plus 1 space / 3,000m² thereafterRetail premises - and food and drink premises1 space / 400m² GFA up to 2,000m² GFA, plus 1 space / 400m² GFA up to 2,000m² GFA, plus 1 space / 1,000m² GFA thereafter		
	Hotel and motel accommodation	1 space / 50 bedrooms or bedroom suites up to 200, plus 1 space / 100 thereafter, plus

Table 2: Loading requirements for commercial and industrial development



Land use Loading requirements	
	1 space / 1,000m ² of public area set aside for bar, tavern, lounge and restaurant
Other	1 space / 2,000m ²
Industrial/warehouse, bulky goods retail and wholesale supplies	1 space / 800m ² GFA up to 8,000m ² GFA, plus 1 space / 1,000m ² thereafter

- C2. Loading/unloading areas shall be provided in accordance with applicable provisions of Australian Standard (AS 2890).
- C3. Provide separation between parking and service areas (i.e. loading/unloading areas).
- C4. Locate and design service areas to facilitate convenient and safe usage.
- C5. Loading docks shall be located so as to not:
 - interfere with visitor and employee parking spaces;
 - · interfere with pedestrians or vehicle circulation and access; and
 - result in delivery vehicles queuing on any public road, footway, laneway or service road.
- C6. A minimum of one loading space shall be provided internally within each industrial unit.
- C7. Loading areas shall be designed for the largest size vehicle accessing the site.

4.7 Other land use

Centre based child care centres

Objectives

- O1. Provide safe and convenient car parking arrangements for child care centres, including a safe location for drop-off and pick-up of children.
- O2. Ensure sufficient off-street parking is provided for users of the child care centre.

Controls

- C1. Parking rates shall comply with the minimum parking rates in Section 3 of this Part of the DCP.
- C2. All vehicles shall be able to enter and leave the site in a forward direction.
- C3. A reduction in car parking rates may be considered where:
 - the proposal is an adaptive re-use of a heritage item;



- the site is in a high-density business or residential zone;
- the site is in proximity to high frequency and well-connected public transport;
- the site is co-located or in proximity to other uses where parking is appropriately provided (for example business centres, schools, public open space, car parks); and
- a pick up or drop off zone is provided.

Community facilities

Objectives

- O3. Provide adequate car parking for community facilities, taking into account location, context and circumstances.
- O4. Ensure that the impact of parking and vehicular movement for a community facility does not adversely impact the amenity.
- O5. Ensure that congestion and public safety within the surrounding locality is managed.

Controls

- C4. Car parking shall be provided in accordance with the recommended rates following the completion of the traffic and transport impact statement. If Council is not satisfied with the car parking rate proposed in a development application, the car parking rate for places of public worship shall apply.
- O6. All vehicles shall be able to enter and leave the site in a forward direction.
- O7. Car parking shall be provided in addition to the minimum landscape area required.
- O8. A traffic and transport impact statement will be required for developments with any capacity. The statement shall:
 - assess the impact upon the surrounding streets and the measures proposed to mitigate such impacts;
 - identify the number of parking spaces required on the basis of the general use of the site. Reference should be made to similar existing and operating premises in similar neighbourhoods as far as possible; identify the activities (e.g. carnivals, celebrations, festivals) and other gatherings which are likely to attract larger than normal attendances at the premises, the attendance numbers associated with such events and measures to mitigate and manage their impacts associated with traffic movements. This is to be addressed in ongoing traffic and car parking plan of management;
 - adequately consider future parking needs that may result from anticipated growth; and
 - consider alternative modes of transport in addition to car parking to support access to the site, such as public transport, walking and cycling.
- O9. Car parking design shall comply with AS 2890.



O10. Basement or at-grade parking must be provided for all new developments. At grade parking shall be considered where it does not adversely impact streetscape character. Where at grade parking is provided, it shall be landscaped to a high quality and incorporate shade trees.

Educational establishments

Objectives

- O11. Ensure that the surrounding street network and intersections continue to operate effectively and within design parameters.
- O12. Ensure that the impact of parking and vehicular movement for an educational establishment does not adversely impact the amenity of the surrounding locality.
- O13. Ensure adequate car and bicycle parking for employees and student drivers together with adequate pick-up and drop-off areas.

Controls

- C5. Parking rates shall comply with the minimum parking rates in Section 3 of this Part of the DCP.
- C6. A traffic and transport impact statement is to be included with the development application. The statement shall:
 - assess the impact upon the surrounding streets and the measures proposed to mitigate such impacts;
 - identify the number of parking spaces required on the basis of the Section 3 of this part of the DCP. On-site parking must be provided for employees, student drivers (for senior level educational establishments only), pick-up and drop-off areas, and motorcycle and bicycle parking;
 - adequately consider future parking needs that may result from anticipated growth in the educational establishment; and
 - identify opportunities for access by public transport, school transport, walking and cycling.
- C7. New developments must provide dedicated on-site pick up and drop off areas for students by both car, public transport services and school transport services. Details on the ongoing management of these areas must be included in the operational plan of management.



Places of public worship

Objectives

- O1. Provide adequate car parking spaces for places of public worship, taking into account location context and circumstances.
- O2. Ensure that the impact of parking and vehicular movement for a place of public worship does not adversely impact the amenity.
- Ensure congestion and public safety within the surrounding locality is managed.

Controls

- C8. Parking rates shall comply with the minimum parking rates in Section 3 of this Part of the DCP, except for where the circumstances set out in C2 of this section apply.
- C9. For places of public worship in industrial zones where:
 - the services are conducted outside normal business hours; and
 - the location of the development does not have any residential accommodation permitted:
 - in a zone adjacent to the proposed development; or
 - abutting against the proposed development; or
 - on the opposite side of the roadway; or
 - o within 400 metres (as the crow flies) of the proposed development.

the required car parking rates are to be calculated as provided in Table 3 below.

Table 3: Places of public worship car parking rates in industrial zones **that meet the criteria** outlines in C2:

ichever is the greater of: space / 12m² GFA
or space / 4 people

- C10. All vehicles shall be able to enter and leave the site in a forward direction.
- C11. Car parking shall be provided in addition to the minimum landscape area required.
- C12. A traffic and parking impact statement is to be included with the development application. The statement shall:
 - assess the traffic and transport impact upon the surrounding streets and the measures proposed to mitigate such impacts;



- identify the number of parking spaces required in this DCP;
- identify the activities (e.g. carnivals, celebrations, festivals) and other gatherings which are likely to attract larger than normal attendances at the premises, the attendance numbers associated with such events and measures to mitigate and manage their impacts associated with traffic movements and parking. This is to be addressed in the ongoing traffic and transport plan of management;
- adequately consider future parking needs that may result from anticipated growth in the congregation of places of public worship; and
- identify opportunities for access by public transport, school transport, walking and cycling.
- O14. Car parking design shall comply with AS 2890.
- O15. Basement or at-grade parking must be provided for all new developments. At grade parking shall be considered where it does not adversely impact streetscape character. Where at grade parking is provided, it shall be landscaped to a high quality and incorporate shade trees.
- O16. Worship services shall not commence until thirty minutes have elapsed following the completion of any preceding service to manage traffic flow.

Sex service premises

Objectives

- O1. Ensure that adequate on-site parking is provided for staff and visitors.
- O2. Ensure that the location of parking does not adversely affect the surrounding locality, particularly residential properties and sensitive land uses.
- O3. Ensure safety and security in car parking areas.

Controls

- C13. Parking rates shall comply with the minimum-parking rates in Section 3 of this Part of the DCP.
- C14. Parking areas, access corridors and entrances are to be well lit and signposted at all times, but not interfere with the amenity of the area.

4.8 Development within site specific and special/other precincts

Control

C1. This Part must be read in conjunction with Part F – Precinct and Site Specific Development Controls for development within designated site specific and special/other precinct locations contained in the Cumberland DCP.



Part G G4 Stormwater and 2.2.2020 Drainage

Contents

2



1. Introduction

This Part applies to all land within the Cumberland area where Council is the consent authority.

Council's stormwater provisions aim to ensure appropriate management of stormwater flow, drainage and water quality.

Land to which this Part applies

This Part of the DCP applies to all development applications.

Relationship to other Parts

Where relevant, this Part of the DCP should be read in conjunction with the following Parts of the DCP:

- Part A: Introduction;
- Part B: Development in Residential Zones;
- Part C: Development in Business Zones;
- Part D: Development in Industrial Zones;
- Part E: Other Land Use Development Controls; and

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• Part F: Precinct and Site Specific Development Controls.



2. Objectives and Controls

2.1 Property drainage

Objectives

- O1. Direct surface runoff from pervious and impervious areas (roofs, driveways, landscaping and paving) using a system of roof gutters, downpipes and surface inlet pits and is to be piped to a Council's stormwater system.
- O2. Minimise impacts of surface runoff on adjoining and downstream properties.

Controls

- C1. Roof and surface stormwater shall be collected within the property to be discharged into Council's stormwater system or water course without impacting the nature of receiving body.
- C2. Stormwater runoff from major and minor storm events is to be controlled within the property prior to it being discharged into Council's stormwater system.
- C3. Overland flow through the property shall be maintained without impacting adjacent and downstream properties.
- C4. Stormwater runoff shall be controlled and water quality improved where required (see Section 2.5 for water quality requirements Section 2.10 for onsite disposal provisions).

2.2 Pipes

Objective

O1. To ensure effective property drainage.

Controls

- C1. The minimum pipe size shall be 100mm diameter and shall increase to 150mm diameter where the catchment draining to the pit is likely to contain significant leaf litter or other debris.
- C2. Minimum pipe grade permitted shall be 1%, unless otherwise approved by Council's engineers. Pipes shall be designed to be self-cleansing without causing scour. The minimum pipe velocity shall be 0.6m/s during the design storm and a maximum velocity of 6.0m/s.
- C3. Property drainage system shall be designed to 20 year average recurrence interval (ARI) and designated overland flow paths up to 100 year ARI.
- C4. Property drainage system shall be designed to 20 year average recurrence interval (ARI) and designated pipe network or overland flow paths up to 100 year ARI where an On-Site Detention Facility is required.
- C5. Overland flow through the property shall be provided without a pipe network.



2.3 Pits

Objective

O1. To ensure appropriate pit design for effective stormwater management.

Controls

C1. All pits shall comply with the following requirements. See Table 1 for pit dimensions as specified in Australian Standards.

Table 1 – Pit dimensions		
Depth to invert at outlet	Minimum internal dimensions of pit (mm)	
(mm)	Width	Length
≤ 600	450	450
>600 ≤ 900	600	600
>900 ≤ 1200	600	900
>1200	900	900

- C2. Surface inlet pits shall be sufficiently large to accept the predicted inflow.
- C3. Pits deeper than 1.8m to be reinforced.
- C4. PVC pits are only permitted in landscaped areas and courtyards and not in driveways.
- C5. All masonry pits shall be cement rendered.
- C6. Step irons spaced 300mm apart shall be provided for pits deeper than 1.2m.
- C7. Pits and grated trench drains shall be positioned within the site to ensure:
 - all runoff from roofed and paved areas is collected;
 - runoff does not enter garages or buildings; and
 - long term ponding of stormwater does not occur.
- C8. Pedestrian access to buildings is not restricted by significant flow depths.
- C9. Runoff from paved driveways and paths, or concentrated runoff from grassed and landscaped areas, shall not flow over the public footpath.
- C10. Pits or cleansing eyes shall be provided at a maximum spacing of 30 metres along a length of pipe to facilitate cleaning.
- C11. A cleaning eye or pit shall be provided at every bend.
- C12. Trash screens shall be provided at the boundary pit prior to discharging to Council's system.
- C13. Runoff from the site shall be routed through a sediment trap pit before it is discharged into Council's drainage system. Such sediment traps pits shall have a 200 mm sump below the invert level of the outlet pipe.



2.4 Overland Flow Paths

Objective

- O1. To ensure appropriate designation and treatment of overland flow paths
- O2. To minimise damage to property and infrastructure

Controls

- C1. Designated overland flow paths are to be provided within the development in case of pipe blockage or major storm events to direct runoff to receiving body without impacting the development or other properties.
- C2. Provision shall be made to ensure runoff up to the 100 year ARI (minor system including overflows from roof gutters), is safely conveyed within formal or informal overland flow paths to the receiving body.
- C3. Where it is not practicable to provide paths for overland flows, the piped drainage system shall be sized to accept runoff up to the 100 year ARI with the blockage factor.
- C4. Development shall not cause flooding of adjoining properties.
- C5. Runoff currently entering the site from upstream properties shall not be obstructed from flowing onto the site and shall not be redirected so as to increase the quantity or concentration of surface runoff entering adjoining properties.
- C6. Where a site includes either an existing or a proposed overland flow path, register a restriction on use of land and a positive covenant on the title of the subject property. The covenant should require that the overland flow path on the site:
 - not be altered; and
 - be maintained in good working order.

Note: In this instance, "overland flow path" includes all structures, pipes, drains, walls, kerbs, pits, grates, fencing and all surfaces graded to convey and/or allow stormwater flows to pass through the site.

C7. Where the overland flow rates are high, the requirements outlined in Section 2.22 on flood risk management will need to be satisfied.

2.5 Water Quality

Objective

O1. To ensure implementation of appropriate water quality treatment for stormwater run off



Controls

Table 6 Stormwater quality targets			
Pollutant	Description	Reduction in Load	
Litter e.g cans, bottles, wrapping materials, food scraps	All anthropogenic materials with a minimum dimension >5mm	90%	
Coarse sediment	Coarse sand and soil particles (<0.5mm diameter)	85%	
Nutrients	Total phosphorous nitrogen	60%	
Fine particles	Coarse sand and soil particles (<0.05mm diameter)	85%	
Cooking oil and grease	Free floating oils that do not emulsify aqueous solutions	90%	
Hydrocarbons inc. motor fuels, oils and greases	Anthropogenic hydrocarbons that can be emulsified	90%	

2.6 Disposal of stormwater from site

Objectives

- O1. Ensure that stormwater drainage from properties is directed to one of the following:
 - Council's stormwater drainage system;
 - Sydney Water Corporation drainage system; or
 - waterways.
- O2. Avoid environmental impact on private property and the public domain.

Controls

- C1. Discharge into the kerb and gutter shall be permitted if the discharge from the site does not exceed 30L/s. Only one discharge line shall be permitted within the footpaths per development. Unless specifically approved otherwise by Council, multiple pipelines within the footpaths shall not be permitted.
- C2. Where the outlet pipe from the property exceeds 100mm in diameter, a converter pit is to be constructed inside the front boundary of the property. Flows between the converter pit and the kerb and gutter shall be discharged using a galvanised steel rectangular hollow section.

2.7 Connection to Council, Sydney Water underground drainage systems or water course

Objective

O1. Ensure connections to the stormwater network are provided in accordance with Council, Sydney Water or relevant Authority standards and specifications.

Control



C1. Where an adequate Council drainage line is available, connection into the system shall be permissible by means of an existing pit or constructing a new pit to Council's specifications. Where a slope junction connection is made, an inspection of the connection within the pipeline shall be carried out by Council officers. An additional inspection fee shall apply in such cases.

2.8 Discharge to a natural watercourse

Objective

O1. To ensure appropriate assessment of any proposed discharge to a natural watercourse

Controls

- C1. Discharge to a suitable natural watercourse or creek may be permissible subject to the approval of the responsible authority.
- C2. The outlet at the point of discharge is to be designed to ensure the velocities are reduced sufficiently to prevent erosion of the receiving watercourse.

2.9 Properties sloping away from street

Objective

O1. Ensure that stormwater does not adversely affect downstream properties.

Controls

- C1. Council shall generally not approve stormwater systems, which drain against the natural grade of the land. Where the property falls away from the road frontage, it should have or obtain the benefit of an inter-allotment drainage easement through properties downstream unless the development satisfies the conditions outlined below permitting on-site disposal.
- 2.10 On-site disposal

Objective

O1. To ensure any on-site disposal of stormwater is appropriately designed.

Controls

- C1. On-site disposal is generally not permitted. However, for dwelling houses where the property falls away from its road frontage and does not have a drainage easement, Council shall give consideration to permitting driveways and landscaped areas to discharge to an on-site absorption trench.
- C2. All roof areas shall be discharged to the road via a charged drainage system using sewer grade PVC pipes up to 100 year ARI storm event.
- C3. The total impervious area draining to the trench shall not be greater than 60m².



- C4. The absorption trench shall be constructed within a designated grassed area in accordance with Council's standard design. The minimum dimensions shall be 1.0m wide x 0.6m deep x 6.0m long to provide at a rate of 1.8m³ net volume per 60sqm, with two 600 x 600 inlet pits either side of the trench.
- C5. Trenches shall be constructed parallel to the contour of the land, with the front and rear of the trench at least 3 metres away from any building or boundary unless special circumstances exist.
- C6. Downstream buildings and improvements shall be required to have sufficient height above finished ground levels to prevent inundation or damage attributable to runoff from the subject site.
- C7. Overflows from the on-site absorption trenches shall not be permitted to flow directly into bushland areas that are considered to be significant by Council.

2.11 Pumped discharge

Objective

O1. To ensure that any pumped discharge system is appropriately designed and regulated.

Controls

- C1. The use of pumps shall only be permitted to drain underground parking area of a proposed development and the only inflow is seepage and runoff from an access driveway. Where pumps are permitted:
 - the area of the driveway shall be kept to a minimum; and
 - the potential catchment contributing runoff to the basement shall not exceed 5% of the basement area or 60sqm whichever is the greater.

See Table 2 for pump requirements.

Table 2 – Pump Requirements

Driveway catchment area	60m ² or
\sim	5% of basement area
Pump discharge rate	100 year ARI
	5 minute storm duration
Required storage volume in tank	100 year ARI
	90 minute storm duration
Required additional storage	Up to 100 year ARI
volume in car park area (aboveground volume)	12 hour storm duration

C2. Dual pumps shall be used in case of pump failure with each pump designed for the maximum discharge. Combined aboveground and underground storages shall be provided:

- Underground 100 year ARI 90 minute storm; and
- Aboveground up to 100 year ARI 12 hour storm



- C3. A positive covenant shall be executed and registered against the title of the lot requiring ongoing maintenance and repair of the pump. The covenant shall:
 - commit the owner to checking the condition of the pump by pumping water for at least five minutes every six months and a log book maintained of these periodic checks; and
 - provide Council with the authority to enter the land and view the logbook and the condition of the pump twice a year following the giving of two days' notice.

2.12 Inter-allotment drainage easements

Objective

O1. Ensure that properties drain to the natural catchment through a stormwater pipe traversing through a downstream property into Council's stormwater system.

Controls

- C1. Where the creation of an inter-allotment drainage is required, the securing of such an easement is the applicant's responsibility and shall be addressed prior to the lodgement of the development application. A letter of agreement from the affected property owner(s) shall accompany the development application to demonstrate to Council that a suitable easement can be obtained. Any consent issued for such development shall be on a deferred commencement basis and shall not become operational until the easement has been prepared by a surveyor and has been registered with the relevant authority.
- C2. Such easements shall be 1.2m wide for up to 300mm lines unless otherwise approved by Council's engineer. The easement shall be in favour of the lot(s) benefited or Council, with Council being the body to release or modify the easement. Where adjoining downstream property owners are unwilling to grant an easement to drain water, under Section 88K of the Conveyancing Act 1919, the applicant/owner of the subject property may lodge an application to the Supreme Court under this section to obtain the required easement.

2.13 Easements to drain water

Objective

O1. To ensure the appropriate design and creation of drainage easements.

Controls

- C1. Council shall require the creation of an easement in its favour, at the cost of the applicant, over all pipelines in which council has an interest, such as pipes which transfer runoff from a public land. With both new easements and existing easements, the conditions below shall apply.
- C2. The required width of the easement shall be a minimum of 1.2m for pipes less than 300mm. The required width for pipes greater than 300mm diameter is to be a minimum of the width of the conduit plus 2.0m. The width of the easement shall be rounded up to the nearest 100mm.



- C3. Only pavement and landscaped areas shall be permitted over Council easements without impeding any overland flow.
- C4. The construction of a demountable carport spanning the easement can be considered. If approved it shall be necessary for the owner to enter a deed of agreement with Council to remove the structure at the owner's expense if access to the easement is required. Any such approvals shall not extinguish or limit Council's rights under the easement.
- C5. Eaves, suspended patios or pedestrian bridges shall not be permitted.
- C6. Where no easement exists over a stormwater line in which Council has an interest, or the existing easement is undersized, Council shall generally require the creation of such an easement as a condition of development consent. All setbacks shall account for the future presence of an easement.

2.14 Restrictions as to use for overland flow

Objective

O1. Ensure that overland flow associated with Council's drainage system remains unimpeded and unobstructed.

Controls

C1. Where the property is affected by overland flow associated with Council's drainage system Council may require the creation of a Restriction as to Use on land under Section 88B of the Conveyancing Act 1919, to facilitate the passage of overland flow through the property. The restriction shall prohibit the placement of any structure of a permanent nature, or the varying of any finished ground level within the designated flow path without the prior consent of Council.

2.15 Construction of pipe drainage in public areas

Objective

O1. To ensure the design and construction of pipe drainage is safe and effective.

Controls

- C1. The pipe within Council's asset shall be minimum 375mm class 2 reinforced concrete pipes with rubber ring joints.
- C2. The minimum finished cover shall be 500mm unless otherwise approved by Council.
- C3. Gully pits shall be cast in situ and designed in accordance with Council's Standard Drawings.
- C4. Excavation shall be minimised. Gully pit depths shall be minimised for easy access and maintenance.

2.16 On-site detention



Objective

- O1. Ensure that through the on-site detention (OSD) of stormwater, discharge is controlled thereby ensuring the development does not increase the risk of downstream flooding of roads and properties, or erosion of unstable waterways.
- O2. On-site detention of stormwater is generally incorporated into all development as a means of controlling and managing the flow of stormwater to Council's drainage system.

Controls

- C1. On-site detention shall be required for all proposed development, redevelopment or new land subdivisions, except where:
 - the proposal is a one-off extension up to 150m² impervious area for industrial development. Subsequent extensions require on-site detention facility.
 - dual occupancy development is located within the Haslams Creek Catchment or Duck River East Catchment and compliant with the site coverage requirements of the DCP.

2.17 Design

Objective

O1. Ensure that sufficient storage is provided to ensure peak flow rates at any point within the downstream drainage system do not increase as a result of the development during all storm events up to the 100 year ARI.

Controls

- C1. The permissible site detention (PSD) and site storage requirements (SSR) shall comply with Table 3.
- C2. Alternative values for the required storage volume can be considered for larger sites greater than 3000sqm if the applicant demonstrates to Council's satisfaction using appropriate computer modelling that the relevant PSD shall be satisfied.
- C3. Stormwater runoff from all new roof areas shall be routed through the OSD facility. Runoff entering the site from upstream and adjoining properties shall be directed bypassing the on-site detention system.

Former Auburn council area

Table 3 – Site storage requirements

PSD Zone	Description	PSD L/s/Ha	SSR m³/Ha
1	Duck River Catchment (<i>Eastern</i> side of the river)	80	530
2	Nottinghill Rd Catchment	100	455



3	Woodburn Rd Catchment	130	370
4	Lower Haslams Cr Catchment	150	325
5	Silverwater Rd Catchment (<i>Eastern side of the Silverwater</i> <i>Road</i>)	130	370
6	Lower Duck River Catchment	-	-
7	Upper Cook's River Catchment	-	-
8	Sydney Olympic Park Catchment		

See Figure 1 for catchment zones. The area used when determining permissible site discharge and storage volume shall include the entire site area, which will contribute runoff to the detention storage facility during a 100 year ARI storm event.

Former Holroyd council area

PSD Zone ² Description		PSD	SSR
		L/s/Ha	m³/Ha
Holroyd area (UPRCT)	Holroyd area under UPRCT (Upper Parramatta River Catchment Trust) area which includes Domain Creek, Coopers Creek, Finlayson's Creek, Pendle Creek, Greystanes Creek)	80	470
Holroyd other area	Holroyd Area other than UPRCT (Prospect Creek, A'Becketts Creek Duck Creek)	140	300
	Holroyd Area other than UPRCT (A'Becketts Creek)	140	300
	Holroyd Area other than UPRCT (Duck Creek)		300

Table 3 (a) - Site storage requirements with single orifice1 outlet

Note :1. Single orifice under 3rd Edition of Upper Parramatta River catchment Trust (UPRCT) OSD handbook

2. See Figure 1.1 for catchment zones.

Former Parramatta council area

Table 3	(b)- Site storage	requirements	with single	orifice1 outlet
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I	PSD Zone ²	Description	PSD L/s/Ha	SSR m³/Ha
-	Туре В	Clay Cliff (under former Parramatta City Council)	235	215



Туре D	A'Becketts Creek (former Parramatta Council area)	80	470
Туре D	Duck/ Little Duck Creek /Duck River (under former Parramatta Council area)	80	470

Note :1. Single orifice under 3rd Edition of Upper Parramatta River catchment Trust (UPRCT) OSD handbook.

2. See Figure 1.2 for catchment zones

PSD Zonew ²	Description	SRD _L ³ L/s/Ha	SSR∟ m³/Ha	SRD _U L/s/Ha	SSR [⊤] m³/Ha
	Clay Cliff (under former Parramatta City Council)	40	246	150	396
	A'Becketts Creek (former Parramatta Council area)	40	278	150	432
	Duck/ Little Duck Creek (under former Parramatta Council area)	40	285	150	439
	Duck River (under former Parramatta Council area)	40	276	150	430

Table 2	(-) Cit-		requirements	بالم والخزيين		a mifi a a 1	
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Note :1. Dual/ Twin orifice under 4th Edition of Upper Parramatta River Catchment Trust (UPRCT) OSD handbook.

- 2. See Figure 1.2 for catchment zones
- SSRL= Site Storage Requitement (Lower Storage), SSRT=Site Storage Requirement (Total), SRDL= Site Reference Discharge (Lower storage), SRDU= Site Reference Discharge (Upper Storage)



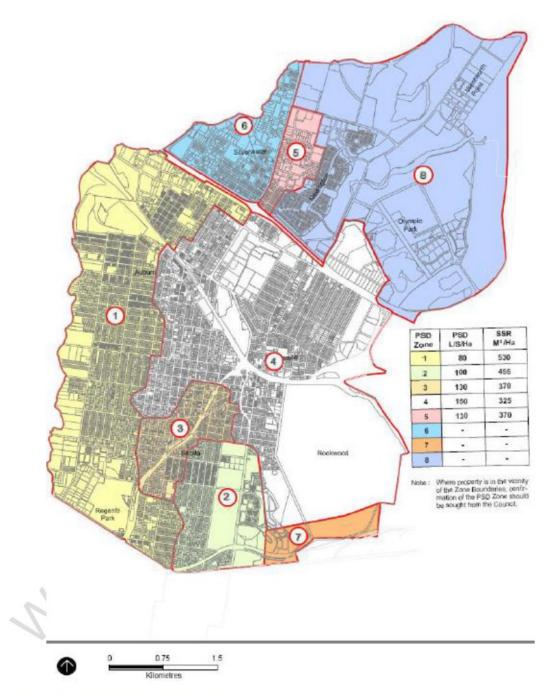
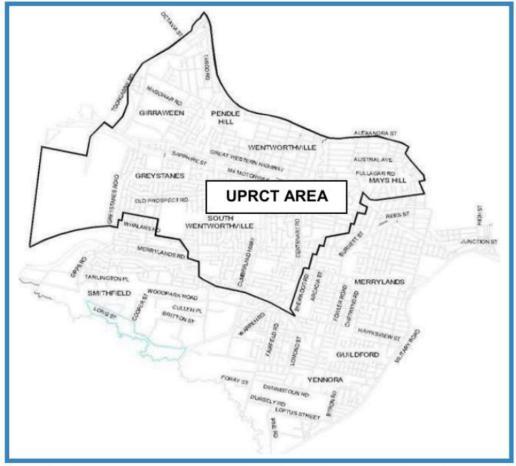


Figure 15: Former Auburn council catchment area





Note: It is recommended to contact Council to confirm catchment boundaries

Figure 16: Former Holroyd council catchment area



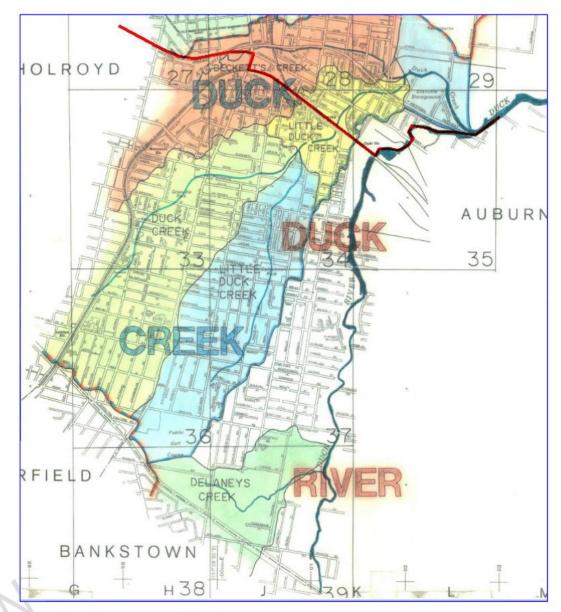


Figure 17: Form Parramatta council catchment area

2.18 Providing storage

Objective

O1. To ensure appropriate retention of stormwater to reduce impact of storm events on drainage networks



Controls

- C1. Storage may be provided underground in tanks, aboveground as a shallow pond on a driveway, or as a combination of underground and aboveground storage. See Table 4 for parameters.
- C2. A portion of the site (excluding roof area) shall discharge directly to Council's system if it cannot be drained through the storage facility, provided that the PSD is reduced to compensate for the smaller catchment. No more than 15% of the total site area shall be permitted to bypass the basin. The modified PSD shall be selected from the figure in the OSD calculation sheet. The calculation of storage requirement shall be based on the area which bypasses the basin.
- C3. Maximum storage depth within the front setback shall not exceed 500mm and the front storage area shall have minimum 2m wide along the frontage.

rable 4 – Storage parameters				
Parking/paved areas	150mm desirable 200mm maximum over grate.			
Storage within front building line	500mm maximum			
Landscaping	300mm desirable 600mm maximum over grate.			
Fenced storage	1000mm maximum elsewhere onsite			
Roof area	as required by structural integrity			
Underground storage	500mm minimum for residential and 700mm for other uses subject to additional opening. 1200mm desirable			

Table 4 – Storage parameters

2.19 Flood risk management

Objectives

- O1. To ensure the proponents of development and the community in general are aware of the potential flood hazard and consequent risk and liability associated with the use and development of flood liable land.
- O2. To manage flood liable land in an economically, environmentally and socially sustainable manner.
- O3. To allow development in the floodplain which reflects the sensitivity of the proposed development to the flood hazard, and subject to appropriate design and siting controls, to ensure that the particular consequences that could still arise from flooding remain acceptable having regard to the State Government's Flood Policy and the likely expectations of the community.
- O4. To deal equitably and consistently with applications for development on land affected by potential floods, in accordance with the principles contained in the Floodplain Management Manual, issued by the NSW Government.



O5. To apply a merit-based approach to all development decisions which takes account of social, economic and ecological as well as flooding considerations.

Controls

- C1. The proposed development does not result in any increased risk to human life and does not increase the potential flood affectation on other development or properties.
- C2. The additional economic and social costs which may arise from damage to property from flooding is no greater than that which can reasonably be managed by the property owner and general community.
- C3. The proposal should only be permitted where effective warning time and reliable access is available for the evacuation of an area potentially affected by floods. Evacuation should be consistent with any relevant disaster plans (DISPLAN) or flood plan where in existence.
- C4. The proposal does not adversely impact upon the recreational, ecological, aesthetic or utilitarian use of the waterway corridors, and where possible, should provide for their enhancement, in accordance with ecologically sustainable development principles.
- C5. The proposed development shall comply with Council's floodplain development matrix.
- C6. Site specific flood studies shall comply with Council's standard requirements.
- C7. Compliance with the controls applicable to the proposed land use category and FRPs within which the site is located, as specified in Table 5:
 - Haslams Creek floodplain;
 - Duck river floodplain (to be reviewed upon preparation of a FRMP for this Floodplain); and
 - Cooks river floodplain.

Land use categories

Seven major land use categories have been adopted. The specific uses, as defined by the applicable environmental planning instruments, which may be included in each category, are listed in Table 6.

Flood risk precincts

Each of the floodplains within the local government area can be divided based on different levels of potential flood risk. Figure 2 delineates the three catchments within the Auburn local government area, each containing separate floodplains. The relevant FRPs for each of the floodplains are outlined below:

Haslams Creek floodplain:

High flood risk



This has been defined as the area within the envelope of land subject to a high hydraulic hazard (in accordance with the provisional criteria outlined in the Floodplain Management Manual) in a 100 year flood or potentially subject to evacuation difficulties.

Medium flood risk

This has been defined as land below the 100 year flood level (plus freeboard) subject to low hydraulic hazard (in accordance with the provisional criteria outlined by the Floodplain Management Manual).

Low flood risk

This has been defined as all other land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified as either a high flood risk or medium flood risk FRP, where risk of damages are low for most land uses.

Duck River floodplain

FRMPs are yet to be finalised for this floodplain. In the interim, the controls applicable to the Haslams Creek floodplain will be applied. No FRP maps apply and appropriate FRPs must be determined on an individual site basis.

Cooks River floodplain

FRMPs are yet to be finalised for this floodplain. In the interim, the controls applicable to the Haslams Creek floodplain will be applied. No FRP maps apply and appropriate FRPs must be determined on an individual site basis.

Note:

1. FRPs are delineated by Council when preparing FRMPs.

2. A FRMP has been prepared for the Haslams Creek catchment, and accordingly, a FRP map is available only for this catchment from Council.

3. Council will prepare FRP Maps to identify flood hazards associated with main channels, creeks and rivers only. Other areas potentially affected by local overland flooding will require further study by the applicant, to determine the applicable FRP. Properties identified as being potentially flood affected in the Haslams Creek catchment, requiring further study, are depicted on Figure 2.

4. There may be areas beyond those mapped by Council, subject to potential flooding. These areas will require further study if identified, to determine an appropriate FRP.

5. Where the applicant is required to undertake further study to determine the applicable FRP, this will need to be undertaken by using an appropriate hydraulic analysis methodology by a suitably qualified hydraulic engineer with experience in urban flood studies.

6. Blockage needs to be included when analysing overland flow paths, pipes, etc. This analysis should be carried out on the basis that all bridges, culverts, pipes, etc. are at least 50% blocked.



Table 5 - Development Controls

Haslams Creek Floodplain (Also applies to Duck River and Cooks River Floodplain in interim - subject to review) d Risk Precincts (FRP's) Low Flood Risk Medium Flood Risk High Flood Risk mercial & Industrial Inten & Non-Urba rcial & Industrial on & Non-Ur dunity Critical Utilities ential Comr ntial Comr ubdivision esiden tit sidential Planning Consideration or Lev 5 2,3,4 2,3 6 2,6 ilding C 2 3 ural S 2 2 2 2 2 3,4 od Affec 2 2,4 2 2 2 3,4 3,4 4 3 * & D 23.5 23.5 * Refer nsuitable Land Use nt & Design' pla ing co Note: Filling of the site, where acceptable to Council, may change the FRP sidered to determine the controls applied in the circumstances of individual Flo r level All floor levels to be equal to or greater than the 5 year ARI flood level plus freeboard unless justified by site specific ı. Floor levels of open car parking areas to be equal to or greater than the 20 year ARI flood plus freeboard. This may be achieved with a suspended floor which allows the continued passage of flood waters or filling if justified by a site specific assessment, as required with reference to flood affectation and other controls below. Enclosed car parking (e.g. garages 2 or basement car parking) must be protected from the 100 year ARI flood. 3 Habitable floor levels to be equal to or greater than the 100 year ARI flood plus freeboard. Below ground swimming pools should be free from inundation from storms up to the 5 year ARI. Where required, the 4 private open space of a dwelling should be a usable outdoor recreation area which, during storm events equal to less than the 5 year ARI, is free from inundation by overland flows exceeding 50mm.

5 All floor levels to be equal to or greater than the probable maximum flood plus freeboard.

6 Floor levels to be as close to the design floor level (the level nominated above that would apply if not concessional development) as practical and no lower than the existing floor level when undertaking alterations or additions.

Note: The freeboard height in the Haslams Creek floodplain is variable primarily, due to the implications of sub-critical and super-critical flows caused by obstructions to the flowpath of flood waters, and can be determined by reference to a map and tables produced as part of the Haslams Creek FRMP and held in the offices of Council. The freeboard height for the Duck River and Cools River floodplains is 0.5m.

Building components and method (Also see Table 7)

I All structures to have flood compatible building components below or at the 100 year ARI flood level.

2 All structures to have flood compatible building components below or at the PMF level.

Structural soundness

2

I Engineers report to certify that any structure can withstand the forces of floodwater, debris and buoyancy up to and including a 100 year flood.

Applicant to demonstrate that any structure can withstand the forces of floodwater, debris and buoyancy up to and including a 100 year flood.



Applicant to demonstrate that any structure can withstand the forces of floodwater, debris and buoyancy up to and including a PHIF flood. 3

Flood affectation

1

4

- Engineers report required to certify that the development will not increase flood affectation elsewhere.
- 2 The impact of the development on flooding elsewhere to be considered.

- Note:
 When assessing flood affectation the following must be considered:

 1.
 Loss of storage area in the floodplain (except for filling occurring up to the 20 year ARI.

 2.
 Changes in flood levels caused by alteration of conveyance of flood waters.

 3.
 Filling between the 20 year and 100 year ARI flood levels will not be permitted.

Evacuation

- Reliable access for pedestrians required during a 5 year ARI flood. 1 2 Reliable access for pedestrians and vehicles required during a PMF flood. 3
 - Reliable access for pedestrians or vehicles is required from the dwelling, commencing at a minimum flood level equal to the lowest habitable floor level to an area of refuge above the PMF level, either on-site of off-site.
 - Applicant to demonstrate that the development is to be consistent with any relevant DISPLAN or flood evacuation strategy.

Management and design

any flood.

Applicant to demonstrate that potential development as a consequence of a subdivision proposal can be undertaken in accordance with this Part. 1 Site Emergency Response Flood plan required (except for single-dwelling houses) where floor levels are below the design 2 floor level 3 Applicant to demonstrate that area is available to store goods above the 100 year flood plus 0/5m (freeboard). 4 Applicant to demonstrate that area is available to store goods above the PMF flood plus 0.5m (freeboard). No external storage of materials below design floor level which may cause pollution or be potentially hazardous during 5

Table 6 - Floodplain Management Controls - Land Use Categories

Essential community facilities	Critical utilities	Subdivision	Residential	Commercial or industrial	Non-urban activities or open space	Concessional development
entertainment or public administration buildings which may provide an important contribution to the notification and evacuation of the community during flood events.	electricity generating works or infrastructure land uses which may cause pollution of waterways during flooding, are essential to	land which involves the creation of new allotments for any particular purpose.	accommodation: boarding houses; dwelling houses; home industry; infrastructure land uses (other than critical infrastructure): multi dwelling housing: neighbourhood shops; permanent group homes;	centres; bulky goods premises; car parks; child care centres; business premises; community facilities; depots; educational establishments; food and drink premises (excluding pubs); function centre; hazardous industries;	depot; extractive industries; helipad; marinas; mining; recreation areas and recreation facilities (outdoor); stock and sale yard.	(a) In the case of residential development: an addition to an existing dwelling house of not more than 10% or 35m² (whichever is the lesser) of the habitable floor area which existed at the date of commencement of this Plan; the construction of an outbuilding with a maximum floor area of



Essential community facilities	Critical utilities	Subdivision	Residential	Commercial or industrial	Non-urban activities or open space	Concessional development
				hotel or motel		(iii) r
				accommodation; industries; light		development f the purposes
				industries; liquid		substantially
				fuel depot;		reducing t
				medical centres;		extent of flo
				offensive		affectation to t
				industries;		existing buildin
				offensive storage establishments;		(b) in the ca
				office premises;		of oth
				passenger		development:
				transport		-
				facilities; place of		(i) an additi
				public		to existi
				entertainment; places of public		premises of n more than 10
				worship; public		of the floor an
				administration		which existed
				building;		the date
				recreation		commencemen
				facilities		of this Plan; or
				(indoor): recreation		(ii) r development f
				facilities (major);		the purposes
				registered clubs;		substantially
				resource		reducing t
				recovery facility;		extent of flo
				service stations; sex service		affectation to t existing buildin
				premises; shops;		existing buildin
				storage		(c) In the ca
				premises;		of
				vehicle body		development:
				repair		(i) earthwor
				workshops; vehicle repair		(i) earthwor or filli
				stations; vehicle		operations
				sales or hire		covering 100
				premises;		or more th
				warehouse or		0.3m de
				distribution centres;		which do r raise grou
				wholesale		levels above t
				supply.		20-year A
						flood level, and
						not locat
						within foreshore



Table 7 – Flood Compatible Materials

Building component	Flood materia	al 👘	compatible	Building component		ood compatible aterial
Flooring and sub-floor	 Cor 	ncrete	slab-on-	Doors		Solid panel with water
structure		und	monolith			proof adhesives
	con	struction				Flush door with marine
		pension	reinforced			ply filled with closed cell
	con	crete slal	ь			foam
						Painted metal
						construction
						Aluminium or galvanised
						steel frame
Floor covering		y tiles		Wall and ceiling linings		Fibro-cement board
			recast or in			Brick, face or glazed
	situ					Clay tile glazed in
		ncrete til				waterproof mortar
			ed-in-place			Concrete
			ing, formed-			Concrete block
		lace				Steel with waterproof
	 Kuc with 		ets or tiles		-	applications
) esives	chemical-set		-	Stone, natural solid or veneer, waterproof
			ors formed-			
		iace too	ors formed-			grout Glass blocks
			or tiles with			Glass blocks Glass
			or tiles with adhesive		а.	Plastic sheeting or wall
			s fixed with		-	with waterproof
			chemical-set			adhesive
		esive	service set			
			, fixed with			
			ant adhesive			
Wall structure	 Soli 		brickwork.	Insulation		Foam (closed cell types)
-		-	reinforced.	windows		Aluminium frame with
		crete	or mass			stainless steel rollers or
	con	crete				similar corrosion and
						water resistant material
Roofing structure (for		nforced	concrete	Nails, bolts, hinges and		Brass, nylon or stainless
ituations where the relevant		struction		fittings		steel
food level is above the		vanized	metal			Removable pin hinges
ceiling)	con	struction	1			Hot dipped galvanized
						steel wire nails or similar
Electrical and mechanical e	equipmer	t		Heating and air conditionin	g sy	
For dwellings constructed on	land to w	nich this	Part applies,	Heating and air conditioning sy	stem	s should, to the maximum
the electrical and mechanic				extent possible, be installed in		
installation should conform to	the followi	ng requir	rements.	above the relevant flood level.		
				precaution should be taken to a		
				submersion according to the fo	IOW	ng guideimes.
Main power supply				Fuel		
Subject to the approval of the	relevant a	thority (the incoming	Heating systems using gas or	انم ا	as a fuel should have a
main commercial power set				manually operated valve locat	ted i	n the fuel supply line to
metering equipment, shall be k	ocated abo	ve the re	elevant flood	enable fuel cut-off.		and any supply mile to
evel. Means shall be available t						
from the main power supply.						
Wiring				Installation		
All wiring, power outlets, s	switches,	etc. sho	uid, to the	The heating equipment and		
maximum extent possible, be l				mounted on and securely and		
level. All electrical wiring inst				sufficient mass to overcome bu		
level should be suitable for co				that could damage the fuel		
and should contain no fibrous				should be vented to an elevation	on of	600 millimetres above the
systems (or safety switches) are to	De Inst	tailed. Only	relevant flood level.		
submersible-type splices shou						
	ed that the	7 will be	sen-oraining			
lood level should be so installe						
food level should be so installe				Ducting		
food level should be so installe if subjected to flooding.				e a cuite		
food level. All conduits locate food level should be so install if subjected to flooding. Equipment						want flood level should be
flood level should be so installe if subjected to flooding. Equipment All equipment installed below	or partially	r below	the relevant	All ductwork located below the		
flood level should be so install if subjected to flooding. Equipment All equipment installed below flood level should be capable o	or partially	tion by	the relevant a single plug	provided with openings for drai	inage	and cleaning. Self draining
food level should be so install f subjected to flooding. Equipment All equipment installed below flood level should be capable o	or partially of disconne	tion by	the relevant a single plug	provided with openings for drai may be achieved by constructi	inage ng th	and cleaning. Self draining e ductwork on a suitable
food level should be so installe f subjected to flooding. Equipment All equipment installed below	or partial) of disconne	y below ction by	the relevant a single plug	provided with openings for drai may be achieved by constructi grade. Where ductwork must p	inage ng th pass	and cleaning. Self draining te ductwork on a suitable through a water-tight wall
food level should be so install f subjected to flooding. Equipment All equipment installed below flood level should be capable o	or partial) of disconne	y below t	the relevant a single plug	provided with openings for drai may be achieved by constructi grade. Where ductwork must p or floor below the relevant flo	nage ng th pass od le	and cleaning. Self draining te ductwork on a suitable through a water-tight wall evel, the ductwork should
food level should be so install f subjected to flooding. Equipment All equipment installed below food level should be capable o	or partial) of disconne	y below a	the relevant a single plug	provided with openings for drai may be achieved by constructi grade. Where ductwork must p	nage ng th pass od le	and cleaning. Self draining te ductwork on a suitable through a water-tight wall evel, the ductwork should

Should any electrical device and/or part of the wiring be flooded, it should be thoroughly cleaned or replaced and checked by an approved electrical contractor before reconnection.



C8. The proposal shall not have a significant detrimental impact on:

- water quality;
- native bushland vegetation;
- riparian vegetation;
- estuaries, wetlands, lakes or other water bodies;
- aquatic and terrestrial ecosystems;
- indigenous flora and fauna; or
- fluvial geomorphology.
- C9. The filling of flood prone land, where acceptable and permitted by this Part, must involve the extraction of the practical maximum quantity of fill material from that part of the site adjoining the waterway.

2.20 Fencing

Objective

O1. To ensure fencing within floodplain areas is appropriately designed.

Controls

- C1. Fencing within the floodplain shall be constructed in a manner that does not affect the flow of floods.
- C2. Fencing within a high FRP shall not be permissible except for security/permeable/safety fences of a type approved by Council.
- C3. A 15m setback from the mean high water mark applies to properties fronting Duck River to the east and 10m to Haslams Creek.
- C4. Council shall require a development application for all new solid (non-porous) and continuous fences in the high and medium risk FRPs, unless otherwise stated by exempt and complying development provisions.

2.21 Water Sensitive Urban Design, Water Quality and Water Re-use

Objectives

- O1. To ensure development contributes to the protection and rehabilitation of waterways in order to improve waterway health and to develop and maintain ecologically sustainable waterways.
- O2. To retain and reuse rainwater for non-potable uses including toilet flushing, laundry, garden watering and external cleaning, car washing.
- O3. To recharged groundwater where possible while still protecting and/or enhancing groundwater quality.

Controls

Water Sensitive Urban Design (WSUD)



- C1. All development applications for sites of 2,500m2, or more in area must be supported by a Water Sensitive Urban Design Strategy, prepared by a qualified civil engineer with suitable experience.
- C2. Development for the subdivision of sites of 2,500m2 or more in area must achieve the stormwater flow targets indicated in Table 4, unless public water quality and flow structures downstream of the site allow these targets to be met. Details of compliance must be included in the Water Sensitive Urban Design Strategy supporting the development application.
- C3. All other developments shall provide appropriate water sensitive treatments.

Water quality

C4. Water quality devices are required to prevent pollutants from commercial, industrial developments and car parking areas entering the waterways in order to improve waterway health and to develop and maintain ecologically sustainable waterways.

Water reuse

- C5. For all developments (excluding single dwellings and dual occupancies), rainwater tanks or a water reuse device shall be incorporated into the stormwater drainage system with a minimum storage size of 5,000 litres (for site area less than 1500m2) and 10,000 litres (for site area greater than 1500m2).
- C6. For dwelling houses (includes alterations and additions) exceeding 65% impervious area, a minimum capacity of 4,000 litres shall be provided, or that amount required by BASIX.

2.22 Erosion and sediment control

Objective

O1. To reduce sediment and pollution to downstream areas and receiving waters.

Controls

- C1. All runoff from surrounding land is diverted away from the area disturbed and polluted runoff is retained on-site.
- C2. All disturbed areas are stabilised with vegetation immediately after site works are completed.
- C3. Water discharging from site shall comply with standard guidelines
- C4. The ESCP shall be in accordance with the standards outlined in Managing Urban Stormwater: Soils and Construction by the NSW Department of Housing.
- C5. Soil and water management plans are prepared for larger development sites including residential flat buildings.



Part G G5 Sustainability, Biodiversity and Environmental Management

Contents

1	Introduction	2
2	Objectives and controls	3
	ROPA	
	0	
	O	



1. Introduction

This Part of the DCP provides objectives and controls for all aspects of a development concerning sustainability, biodiversity and environmental management.

Council's sustainability, biodiversity and environmental management provisions aim to:

- provide direction for protecting and enhancing Cumberland natural areas and environment; and
- to encourage sustainable design and measures to be incorporated in all forms of development.

1.1 Land to which this Part applies

This Part of the DCP applies to all development applications.

1.2 Relationship to other Parts

Where relevant, this Part of the DCP should be read in conjunction with the following Parts of the DCP:

- Part A: Introduction;
- Part B: Residential Development;
- Part C: Development in Business Zones;
- Part D: Development in Industrial Zones;

KANN

- · Part E: Other Land Use Development Controls; and
- Part F: Precinct and Site Specific Development Controls.



2. Objectives and controls

2.1 Groundwater

Objective

O1. Protect groundwater quality, flows and drainage patterns during demolition, construction and ongoing operation phases of a development.

Controls

- C1. Operating practices and technology, including dewatering, shall not contaminate groundwater or adversely impact on adjoining properties and infrastructure. Any dewatering activities may require concurrence from the NSW Government. Any application to discharge ground and surface water to Council's stormwater system must be accompanied by a Dewatering Management Plan.
- C2. Groundwater is to be recharged, where possible, while still protecting and/or enhancing groundwater quality, using water sensitive urban design.
- C3. Protection measures for groundwater are to be proportional to the risk the development poses. Where the potential risk to groundwater is high, a separate Groundwater Impact and Management Report will be required.
- C4. The applicant must demonstrate that there will be no adverse impacts on surrounding or adjacent properties, infrastructure or groundwater dependant ecosystems as a result of:
 - changes in the behaviour of groundwater created by the method of construction chosen; and/or
 - changes to the behaviour of groundwater of the surrounding area, created by the nature of the constructed form and groundwater management system used.

2.2 Surface Water

Controls

- C1. All developments that have the potential to impact on stormwater quality must be consistent with the principles of water-sensitive urban design (WSUD).
- C2. With respect to applications involving soil disturbance, the consent authority may request a management plan to be submitted detailing how surface water impacts will be managed in accordance with the NSW DEC's *Managing urban stormwater series* (2006). The specific type of plan will depend on the volume of soil disturbance that is proposed:
 - developments involving 250 2500m²: an erosion and sediment control plan (ESCP) must be provided, in accordance with NSW DEC's *Managing urban stormwater – Soils and Construction Volume 1* (2006);



 developments involving >2500m²: a soil and water management plan (SWMP) must be provided, in accordance with NSW DEC's *Managing urban stormwater – Soils and Construction Volume 1* (2006).

For sites with <250m² disturbance, applications will be assessed on a merit basis to determine if a management plan is required.

2.3 Land contamination

Objectives

- O1. Ascertain the extent of contamination of existing undeveloped areas on site.
- O2. Ensure that changes of land use will not increase the risk to public health or the environment.
- O3. Ensure that any redevelopment of land for sensitive uses considers the potential contamination of the land.
- O4. Avoid inappropriate restrictions on land that could otherwise be remediated.
- O5. Consider the likelihood of land contamination as early as possible in the planning process.
- O6. Link decisions about the development of land with the information available about contamination.

Controls

Development applications

- C1. Prior to the submission of a development application, an assessment is to be made by the applicant under Clause 7 of SEPP No. 55 as to whether the subject land is contaminated prepared in accordance with the relevant Department of Planning, Industry and Environment Guidelines and the *Guideline to Asbestos Management in Cumberland Council 2018.*
- C2. In accordance with Clause 7 (1) of SEPP No. 55 Council will not consent to development unless it has considered whether land is contaminated, and if the land is contaminated is suitable for the proposed purpose or is satisfied that the land will be appropriately remediated. Where land is proposed to be subject to remediation, adequate documentation is to be submitted to Council supporting the categorisation.

Development consent for remediation work

- C3. Development consent is required for remediation work in sensitive areas (Category 1 remediation works) under Clause 8 (2) of SEPP No. 55.
- C4. Development consent is not required for other remediation work (Category 2 remediation work) under Clause 8 (2) of SEPP No. 55. However, under Section 16 of the SEPP, notice is required to be given of the proposed work to Council before commencement of works.



Activities that may cause contamination

C5. Some activities that are likely to cause land contamination are shown in Table 1, as well as various types of Designated Development as outlined in Environmental Planning and Assessment Regulation 2000. For further information, refer to the *Managing Land Contamination Planning Guidelines*, Department of Urban Affairs and Planning and EPA, 1998.

Table 1: Activities that may cause contamination

Some activities that may cause contar	nination
3 acid/alkali plant and formulation	16 iron and steel works
4 agricultural/horticultural activities	17 metal treatment
5 airports	18 mining and extractive industries
6 asbestos production and disposal	19 oil production and storage
7 chemicals manufacture and	20 paint formulation and manufacture
formulation	21 pesticide manufacture and
8 defence works	formulation
9 drum re-conditioning works	22 power stations
10 dry cleaning establishments	23 railway yards
11 electrical manufacturing	24 scrap yards
(transformers)	25 service stations
12 electroplating and heat treatment	26 sheep and cattle dips
premises	27 smelting and refining
engine works	28 tanning and associated trades
explosives industry	29 waste storage and treatment
gas works	30 wood preservation

Source: ANZECC and NHMRC 1992, The Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites.

2.4 Air quality

Objectives

- O1. Protect air quality and enhance environmental amenity.
- O2. Minimise air pollution emissions and impacts on the environment associated with machinery or processes.

Controls

- C1. Any machinery or processes used should not result in air pollution emissions that have a detrimental impact on the environment.
- C2. Details of any equipment, processes and air pollution control or monitoring equipment shall be submitted to Council with a development application.
- C3. Development that is likely to result in the emission of atmospheric pollutants, including odours, is to include operating practices and technology to ensure that the development does not contribute to increased air pollution.
- C4. Effective site controls during and after demolition and construction are to ensure that development does not contribute to increased air pollution.



- C5. Wood heaters/fireplaces in private homes shall comply with *Australian Standard 4013* to minimise production of pollution.
 - Discharges from premises of any matter, whether solid, liquid or gaseous is required to conform to the *Protection of the Environment Operations Act 1997* and its Regulations, or a pollution control approval issued by the NSW Office of Environment and Heritage for Scheduled Premises.

2.5 Biodiversity

Objectives

- O1. Apply the biodiversity mitigation hierarchy to:
 - avoid activities that lead to loss of biodiversity;
 - minimise actions that harm biodiversity;
 - rehabilitate areas that have been degraded; and
 - offset loss of biodiversity.
- O2. Respond to Biodiversity Management Principles in Section 2.2 of Council's *Cumberland Biodiversity Strategy 2019*.
- O3. Protect and enhance network of green infrastructure (e.g. Green Grid opportunities, tree corridors, parks, reserves, water sensitive urban design).
- O4. Minimise the impact of development on biodiversity in Cumberland by:
 - minimising the removal of indigenous vegetation and naturally occurring soils;
 - · conserving existing significant indigenous and native trees; and
 - encouraging planting of indigenous and native plants and trees on private property;
 - promoting measures to mitigate any adverse effects of the proposed development on the species, populations or ecological communities.
- O5. Retain and protect areas of existing biodiversity value, particularly biodiversity within the Duck River and Prospect Creek corridors to retain vegetation and fauna links to the Western Sydney Parklands and Parramatta River.
- O6. Minimise impacts of development on any habitat or wildlife corridor.

Controls

- C1. Development is to be sited and designed to minimise the impact on indigenous flora and fauna, including canopy trees and understorey vegetation, and on remnant native ground cover species.
- C2. Development that impacts threatened species listed under the *Threatened* Species Conservation Act 1995 must undergo an assessment of significance, which will determine the need for a species impact statement.
- C3. New planting is to consist of species indigenous to the local vegetation community of the Cumberland Plain Woodlands.



- C4. Select species that minimise water use and drought tolerant.
- C5. Preference is to be given to landscaping elements that provide/promote faunal habitat.
- C6. Pruning or removal of trees must be in accordance with Council's Tree Management Plan (Refer also to DCP Part G- Tree Management and Landscaping).
- C7. The Grey-headed Flying-Fox colony along Duck River, Clyde, is to be protected and preserved.
- C8. A buffer of at least 25m from the boundary of the Grey-headed Flying-fox camp excludes vertical structures over 2m being built.
- C9. An additional non-residential zoning buffer of at least 100m (from the Flying Fox Camp property boundary) exists on the land surrounding the camp (refer to Figure 1).



Figure 1: Suggested buffer (100m) non-residential. Source: Duck River Grey-Headed Flying-Fox Camp Management Plan

C10. Development within these buffer zones should also make reference to the strategic guidance within the *Duck River Grey-Headed Flying Fox Camp Management Plan.* This document will be provided by Council upon request.



2.6 Energy efficiency and renewables

Objectives

- O1. Promote ecologically sustainable development principles to promote energy efficiency and minimise the use of non-renewable energy in the construction and ongoing use of buildings.
- O2. Ensure that development contributes to an overall reduction in energy consumption and greenhouse gas emissions.
- O3. Encourage site planning and building design that optimises site conditions to achieve energy efficiency.

Control

C1. New development shall implement energy efficient design and promote renewable energy sources through the inclusion of solar panels, skylights, cross ventilation and other such measures.

Residential development

- C2. Where applicable, development is to demonstrate compliance with the design principles embodied in the Building Sustainability Index (BASIX).
- C3. The principles and properties of thermal mass, glazing, insulation and solar energy are to be recognised and incorporated into the design of residential development which are not subject to BASIX.

Non-residential development

- C4. Design heating/cooling systems to target only those spaces that require heating or cooling, not the whole building.
- C5. Improve the efficiency of hot water systems through:
 - the use of solar powered hot water systems. Solar and heat pump systems must be eligible for at least 24 Renewable Energy Certificates (RECs) and domestic type gas systems must have a minimum 3.5 star energy efficiency rating;
 - insulating hot water systems; and
 - installing water saving devices, such as flow regulators, 3 stars Water Efficiency Labelling and Standards Scheme (WELS Scheme) rated shower heads, dual flush toilets and tap aerators.
- C6. Reduce reliance on artificial lighting and design lighting systems to target only those spaces which require lighting at any particular 'off-peak' time, not the whole building. Incorporate a timing system to automatically control the use of lighting throughout the building.
- C7. All non-residential development Class 5-9 will need to comply with the Building Code of Australia energy efficiency provisions.



C8. An Energy Efficiency Report from a suitably qualified consultant that demonstrates a commitment to achieve no less than 4 stars under the Australian Building Greenhouse Rating Scheme (or equivalent) must be provided for all commercial and industrial development with a construction cost of over \$5 million.

2.7 Protection of waterways

Objective

O1. Ensure development contributes to the protection and rehabilitation of waterways in order to improve waterway health and to develop and maintain ecologically sustainable waterways.

Controls

- C1. Development is to make provision for buffer areas for the preservation and maintenance of floodway, riparian corridors and habitat protection. Refer to Clause 6.11 Foreshore Building Line and Clause 6.17 Riparian Land and Watercourse in the Cumberland LEP XXXX.
- C2. Development on land subject to Clause 6.17 Riparian Land and Watercourse in the Cumberland LEP XXXX or that abuts a waterway is to be landscaped with local indigenous species, to protect bushland and wildlife corridors and soften the interface between the natural landscape and the urban environment. Riparian vegetation also plays an important role in stabilising bed and banks and attenuating flood flows.
- C3. The piping, enclosing or artificial channelling of natural watercourses and drainage channels is not permitted. Consideration is to be given to re-opening piped or lined drainage systems wherever feasible.
- C4. Development is to ensure that natural channel design principles are incorporated in any works on or in waterways (refer to Figure 2).
- C5. Ongoing maintenance costs are to be considered in the design of any waterway protection features.



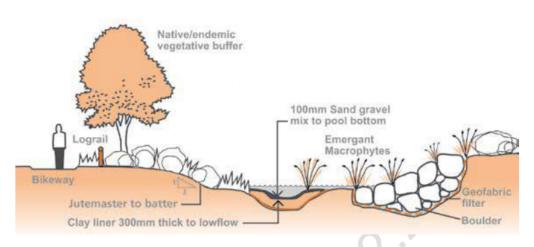


Figure 2: Elements of the Natural Drainage System. Sources: Stormwater outlets in parks and waterways (Brisbane City Council, 2001).

2.8 Development on land abutting the E2 Environmental Protection zone and W1 Natural Waterways zone

Objective

O1. Protect and preserve bushland and ecological communities in the E2 Environmental Protection and W1 Natural Waterways zones.

Control

- C1. Development on land abutting land within the E2 Environmental Protection zone and W1 Natural Waterways zone must take into consideration all of the following:
 - the need to retain any bushland on the land;
 - the effect of the proposed development on bushland within or adjacent to the land, including the erosion of soils, the siltation of streams and waterways and the spread of weeds and exotic plants within the bushland, overshadowing, overland flows and stormwater runoff, and the removal or degradation of existing vegetation;
 - the requirement for provision of a buffer zone on the abutting land to protect the bushland area;
 - the protection of endangered ecological communities and recovery plans prepared and approved under the *Biodiversity Conservation Act 2016*; and
 - any other matters which are relevant to the protection and preservation of the bushland area.

2.9 Prospect Creek

Prospect Creek – Land Fronting Pine Road, Dursey Road and Fairfield Road, Yennora with a Boundary to Prospect Creek.



The area occupied by and immediately adjoining Prospect Creek fulfils the role of a valuable open space and ecologically sensitive linkage. It benefits by supporting a fragile ecosystem as well as performing the role of a natural watercourse which requires regular maintenance. Within Cumberland LEP XXX, this corridor has been zoned E2 Environmental Conservation , and where it forms part of the bank of Prospect Creek is identified on the Biodiversity map, the Endangered Ecological Communities map and the Riparian Land and Waterways map. Local clause 6.2 Biodiversity protection and Riparian land and local clause 6.17 Riparian land and watercourses.

Controls

C2. In addition to the requirements for land within the Environmental Conservation zone and the local clauses of the Cumberland LEP XXXX, such land shall not be used for the erection or use of any building or the carrying out or use of any work other than for landscaping, bush fire hazard reduction, subdivision, drainage or installation of underground utility services. Further details can be gained by contacting Council.

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2.10 Urban heat management

Reference to the Green Star Design and As Built Submission Guidelines (V1.2) developed by Green Building Council of Australia and WSROC Turn Down the Heat Strategy and Action Plan 2018.

Objectives

- O1. Encourage residential development that is designed to reduce the 'heat island effect'.
- O2. Encourage developments to incorporate green infrastructure, water and cool materials to reduce urban heat.

Controls

General

- C1. Residential development is to include one or a combination of the following:
 - vegetation and trees;
 - green roofs;
 - For roof pitched<15^o a three-year SRI of a minimum 64; or
 - For roof pitched>15° a three-year SRI of minimum 34.
 - only where the three-year Solar Reflectance Index (SRI) of minimum 34 or an initial SRI of minimum 39;
 - For roof pitched<15° an initial SRI of minimum 82; or
 - For roof pitched>15• an initial SRI of minimum 39.
 - unshaded hard-scaping elements with a three year SRI of minimum 34 or an initial SRI of minimum 39;
 - hardscaping elements shaded by overhanging vegetation of roof structures, including solar hot water panels and photovoltaic panels;
 - water sensitive urban design, water bodies and/or water courses; or
 - using cool materials in construction which have high solar reflectivity and high emissivity value e.g. in roofs, pavements and hard surfaces
 - areas directly to the south of vertical building elements, including green walls and areas shaded by these elements at the summer solstice.
- C2. A development application for new low-density development is to include evidence to demonstrate how the above urban heat management will be addressed.

Materials and finishes

Objective

O3. Mitigate the urban heat island effect through materiality and finishes.

Controls

C3. Roofs shall be constructed from high albedo, low solar absorptance or a high solar reflectance material.



- C4. Pavements shall be predominantly light colours and incorporate permeable paving where possible.
- C5. Improvements to local green infrastructure (such as the urban tree canopy) on public or private land is encouraged.
- C6. Water Sensitive Urban Design (WSUD) measures that are incorporated into dwelling, private open space and streetscape design are encouraged, and may include:
 - water efficient fittings and appliances;

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- rainwater tanks; and,
- bio-retention systems.



Part G G6 Telecommunications Facilities

Contents

1	Introduction 2
2	Objectives and controls
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1. Introduction

This Part applies to all land within the Cumberland area where Council is the consent authority.

Council's telecommunications facilities provisions aim to ensure telecommunications infrastructure deemed to be 'not low-impact' is developed with appropriate consideration for public health and safety, siting, aesthetics and environment.

1.1 Land to which this Part applies

This Part of the DCP applies to all development applications and all types of telecommunications facilities and equipment requiring development consent.

1.2 Relationship to other Parts

Where relevant, this Part of the DCP should be read in conjunction with the following Parts of the DCP:

- Part A: Introduction;
- Part B: Development in Residential Zones;
- Part C: Development in Business Zones;
- Part D: Development in Industrial Zones;
- Part E: Other Land Use Development Controls; and
- Part F: Precinct and Site Specific Development Controls.



2. Objectives and controls

Note: The NSW Telecommunications Facilities Guideline Including Broadband (Department of Planning 2010) provides principles and measures to control telecommunications facilities.

2.1 General

Objectives

- O1. Minimise the possible adverse public health effects of electromagnetic radiation emitted from telecommunications facilities and equipment.
- O2. Minimise the visibility and visual impact of telecommunication facilities and equipment.
- O3. Encourage the location of facilities and equipment emitting electro-magnetic radiation away from community sensitive locations.

Controls

Health and Safety

- C1. Telecommunication carriers will be required to demonstrate that the development will not cause a level of electromagnetic radiation as measured cumulatively across all sources of more than the relevant Australian exposure standard at ground level within 300m of the proposed transmitting facility.
- C2. Comply with industry standards recognised by Australian Communications Authority (ACA) as a standard for use in that industry.
- C3. A telecommunications facility must be designed, installed and operated so that the maximum human exposure levels to radiofrequency emissions comply with Radiation Protection Standard – Maximum Exposure Levels to Radiofrequency Fields.
- C4. Submit an annual statement of compliance with the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) Standard for radiation emissions from towers.
- C5. Take measures to ensure public safety for telecommunications facilities with respect to their structural and electrical safety. A certificate from a suitably qualified structural engineer showing conformity to the relevant Australian Standard is to be provided for soundness of roof top structures.

Siting

- C6. Take all reasonable steps to co-locate with existing facilities, while ensuring that the cumulative impact of electromagnetic radiation (EMR) remains safe, has minimal visual and noise impact, does not compromise the structural integrity of the facilities. Co-location is particularly favoured in industrial, business, recreational and special uses zones.
- C7. Where co-location is an option that has been rejected, the carrier must explain to Council the reason for that decision.



- C8. Avoid locations in which the facility visually dominates a visually sensitive landscape.
- C9. Give evidence of negotiation with stakeholders to find a mutually acceptable location.
- C10. Do not locate a tower on a streetscape within the same view as heritage buildings or where, in the opinion of Council, the tower would detract from the heritage significance or setting of an item of environmental heritage identified in Schedule 5 of Council's Local Environmental Plan.
- C11. Do not locate a tower within 6m of any property boundary within a residential zone, to minimise visual impact.
- C12. Do not locate a tower within 6m of any residential building, to minimise visual impact.
- C13. Do not erect communications dishes (radio and satellite) on the balconies of residential flat buildings and medium density developments where they will be visible from the street.
- C14. Do not erect more than one communications dish (radio and satellite) on the roof of residential flat buildings and medium density developments where they will be visible from the street.
- C15. A rooftop antenna or dish should only be located on a building within industrial, business, recreational and special uses zones.
- C16. Antennas and dishes, as defined in the above clause, should not be located on rooftops where:
 - the building is a heritage item as identified in Council's Local Environmental Plan;
 - the antennae and dishes are visible from the fronting road at pedestrian eye level;
 - the rooftop faces the street; and
 - within residential areas, the dishes must not be greater than 1.2m in diameter and/or 1.8m above the ridgeline.
- C17. Antennas and dishes should not be located in the front setback of a residential property, to minimise visibility and visual impact.

Aesthetics

C18. Ensure the design, materials, and colour of telecommunications equipment are consistent with the surrounding architecture and environment. Where attached to a building, integrate equipment as far as possible into the overall architecture and colour of the host building. Visual clutter is to be reduced particularly on tops of buildings.



- C19. Physical dimensions (including support mounts) should be sympathetic to the scale and height of the building to which it is to be attached, and sympathetic to adjacent buildings.
- C20. Advertising signs or messages of any type, including corporate logos and night illumination, shall not be included on towers and associated facilities.
- C21. Landscape around towers, associated equipment and structures are to screen or soften the visual impact of the proposed tower when viewed from any public place.
- C22. Facilities and equipment must have no negative impact on the streetscape associated with a heritage item or conservation area. All cabling on or in the visual vicinity of a heritage item must be unobtrusive. Dishes should be ground mounted and not visible from the street.
- C23. Towers should be a self-supporting "slimline monopole" construction to minimise visual intrusion in the given locality or streetscape.

Environment

- C24. Undertake site analysis to respond to site conditions.
- C25. Minimise cut and fill and disturbance to natural topography and vegetation.
- C26. Minimise impacts on flora and fauna during construction, maintenance and operation of facilities and regenerate the understorey appropriately where disruption occurs.
- C27. A telecommunications facility that is no longer required is to be removed and the site restored, as far as practical, to its original state.
- C28. Locate microwave base stations and structures of similar bulk and scale, preferably above the 1% Annual Exceedance Probability flood level.
- C29. Where facilities are required to be located within the 1% AEP, do not locate base stations, towers and associated facilities within the floodway, or obstruct or reduce storage volume of waters in any flood plain. To this end, the floor level of any associated facility should not be less than 500mm above the 1% AEP flood level (known as the flood planning level), with a substructure that does not obstruct the flow of water through the site.
- C30. Any fencing to the periphery of the substation compound shall be of pool type fencing or similar impervious construction of a decorative nature that does not obstruct the flow of water through the site.
- C31. Noise levels should be consistent with acoustic requirements for day and night as measured by the NSW Noise Guide for Local Government.



Part G G7 Tree Management and Landscaping 2.2.2024

Contents

1	Introduction
2	Objectives and controls
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2	



1. Introduction

1.1 Tree Management and Landscaping

This Part applies to all land within Cumberland where Council is the consent authority.

Council's tree management and landscaping provisions aim to protect the ecological and landscape values of the Cumberland area.

1.2 Land to which this Part applies

This Part of the DCP applies to all development applications.

1.3 Relationship to other Parts

Where relevant, this Part of the DCP should be read in conjunction with the following Parts of the DCP:

- Part A: Introduction;
- Part B: Development in Residential Zones;
- Part C: Development in Business Zones;
- Part D: Development in Industrial Zones;
- Part E: Other Land Use Development Controls; and

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• Part F: Precinct and Site-Specific Development Controls.



2. Objectives and controls

2.1 Preservation of Trees

Objectives

- O1. Guide the management of trees and conserve trees and vegetation where appropriate.
- O2. Provide and retain habitats for native wildlife.
- O3. Facilitate a high standard of environmental quality for developments and enhance the streetscape and amenity.

Controls

- C1. The following are not considered to be substantive criteria for tree removal:
 - Flower, leaf or fruit fall causing nuisance.
 - To increase general natural light.
 - To enhance views.
 - To reduce shade created by a tree.
 - Tree not suiting existing or proposed landscape.
 - Unsubstantiated fear of tree failure.
 - A tree being too large or high.
 - To increase direct sunlight onto solar panels or pool heating apparatus.
- C2. SEPP (Vegetation in Non-Rural Areas) 2017 applies to all trees and vegetation defined as any woody perennial plant that is 4m or greater in height, measured from the base of the tree at ground level to the highest point of live foliage.
- C3. SEPP (Vegetation in Non-Rural Areas) 2017 does not apply to:
 - tree species and vegetation listed in Table 1 (except where located in Pemulwuy or within a heritage item).
 - any tree located less than 2m from the external walls of an approved residential dwelling, as measured from the outside edge of the trunk at 1m above existing ground level.
 - any *Liquidambar styraciflua* tree located less than 5m from the external walls of an approved residential dwelling, as measured from the outside edge of the trunk at 1m above existing ground level.
 - any *Ficus spp.* tree located less than 5m from the external walls of an approved residential dwelling as measured from the outside edge of the trunk at 1m above existing ground level, or less than 3m from an adjoining property boundary, as measured from the outside edge of the trunk at 1m above existing ground level.
 - to the removal of a completely dead tree on the basis that the dead tree is not providing habitat for native fauna. If any part of the tree is still alive, a permit from Council is required for its removal.



Table 1: Tree Species and Vegetation Botanical Name	Common Name	
Acacia baileyana	Cootamundra Wattle	
Acacia decurrens	Green Wattle	
Acacia saligna	W.A. Gold Wattle	
Acer negundo	Box Elder	
Albizia lopantha	Crested Wattle	
Ailanthus altissima	Tree of Heaven	
Alnus jorullensis	Evergreen Alder	
Bambusa spp.	Bamboo	
Cestrum parqui	Green Cestrum	
Celtis spp.	Hackberry	
Cinnamomum camphora	Camphor Laurel	
Cotoneaster spp.	Cotoneaster	
Diospyros spp.	Fruiting Persimmons	
Eribotrya spp.	Loquats	
Erythrina spp.	Coral Tree	
Ficus benjamina	Weeping Fig	
Ficus elastica	Rubber Tree	
Gleditsia triacanthos	Honey locust	
Lagumaria Patersonia	Norfolk Island Hibiscus	
Ligustrum spp.	Privet	
Malus spp.	Apples	
Melia azedarach	White Cedar	
Morus spp.	Mulberry	
Nerium oleander	Oleander	
Olea africana	African Olive	
Olea spp.	Edible Olives	
Populus spp.	Poplar	
Prunus spp.	Peaches, Plums, Apricots etc	
Pyracantha spp.	Pyracantha	
*Pyrus spp.	Edible Pears	
Ricinus connunis	Castor Oil Plant	
Robinia pseudocacaia	Black Locust	
Salix spp.	Willows	
Schefflera actinophylla	Umbrella Tree	
Schinus terebinthifolius	Brazilian Pepper Tree	
Syagrus romanzoffianum	Cocos Palm	
Toxicodendron succedaneum	Rhus Tree	
Vachellia karoo	Sweet Thorn	

2.2 Tree Management and Proposed Development

Objectives

- O1. Preserve significant trees in the public and private domain and prevent harm or damage.
- 02. Ensure appropriate protection measures are in place during construction.

Controls

- C1. All proposals and development works shall comply with Australian Standard 4970-2009 'Protection of Trees on Development Sites'.
- C2. Development shall be designed to incorporate existing trees that are identified as being suitable for retention, with adequate setbacks to any works and protection measures stipulated in accordance with AS 4970-2009 to ensure their long-term survival.



- C3. Development proposals must consider existing trees situated on adjacent properties with adequate setbacks to any works and protection measures stipulated in accordance with AS4970-2009 to ensure their long-term survival.
- C4. The location of vehicular driveways in relation to existing trees is to consider impact on, and distance from, that tree.
- C5. Development shall not impact trees on public land.
- C6. Trees assessed as having medium or high landscape significance retention value should be retained, with adequate setbacks to any development works to ensure their long-term survival.
- C7. Council may require an Arborist Report and/or Tree Protection Plan, to be prepared in accordance with Council's *Submission Requirements for Consulting Arborists' Impact Assessment Report* document, and submitted with development applications when any existing trees are to be retained.
- C8. Applicants should be aware of the requirements set out under Section 2.1-Preservation of Trees of this Part.
- C9. A development application must be lodged for tree and vegetation works in relation to a heritage item.

2.3 Landscaping

Objectives

- O1. Maintain the character of place that trees and vegetation provide to the Cumberland area.
- O2. Preserve and protect the ecological and aesthetic value of quality landscaping in the Cumberland area.

Controls

- C1. Where a landscape plan is required, it shall be prepared by an appropriately qualified person such as an experienced Landscape Architect/Landscape Designer. The landscape plan shall be prepared at a minimum scale of 1:100, be fully documented with the inclusion of a plant schedule and show sufficient detail to enable construction.
 - For existing trees that are approved to be removed by Council as part of a proposed development, the following tree replacement offset planting is required:
 - For existing trees removed that are a height of between 4m-9m, a 1:1 replacement offset applies.
 - For existing trees removed that are a height greater than 10m, a 2:1 replacement offset applies.

The preference is for offset planting to be undertaken on the property related to the development application. Any alternate locations are to be considered on merit by Council, with reference to applicable strategies and plans.



- C3. Tree species to be used for offset planting must be installed as minimum 45L container stock size and be of a species that is capable of reaching a height greater than 10m, given the proposed location and soil volume.
- C4. Landscaping shall be provided to enhance the streetscape and setting of development, incorporating a mix of trees, shrubs and ground covers planted appropriately and where necessary, providing essential screening or solar access roles.
- C5. Where trees are to be planted, consideration must be given to the species type, height and size of the tree at maturity and to the distance of the tree to any structure including stormwater pits and services such as overhead powerlines and underground pipework.
- C6. Proposed locations for tree species that reach a height of 10m or greater must maintain a minimum distance of 2m from all adjoining boundary fence lines at the time of planting.

2.4 Landscaping Specification

Objective

O1. Ensure landscaping encourages sustainability, through chosen materials and plant and soil types.

Controls

- C1. Proposed landscaping shall incorporate environmentally sustainable principles through species selection, minimal water usage, irrigation method schemes, and soil and mulch types.
- C2. Where land is affected or has high potential to be affected by salinity, proposed landscaping shall consider soil salinity through species selection and soil types.
- C3. Landscaping shall ensure that it is in keeping with the character of its locality, be aware of its function associated with the proposed land use, and the amenity of the site and streetscape.
- C4. All landscape works on structures including planter box and roof gardens shall provide the minimum soil depths as stated below:

	Minimum Soil Depth
Small Trees (Canopy up to 5m)	800mm
Medium Trees (Canopy up to 10m)	1.0m
Large Tree (Canopy greater than 10m)	1.3m

C5. Suitable mulch, such as native hardwood mulch, is to be provided to all garden areas to a depth of 75mm. Pine bark is not considered a suitable mulch. Where garden beds extend to OSD basins, non-floatable decorative mulch is to be used.

2.5 Tree Removal and/or Pruning



Objectives

- O1. Ensure the retention of healthy and structurally sound trees.
- O2. Enhance the streetscape and amenity for the Cumberland area.

Controls

<u>Tree Removal</u>

- C1. Council may refuse an application for tree removal, but provide either:
 - where appropriate, consent for pruning works to a tree or vegetation.
 - alternative solutions for the rectification of tree related issues in lieu of permitting removal.
- C2. In assessing a development application for the removal of a tree or vegetation that is subject to the provisions of *SEPP (Vegetation in Non-Rural Areas)* 2017, Council will consider but not limit its assessment to the following matters:
 - health and structural condition of the tree or vegetation.
 - hazard and risk.
 - significance in the surrounding landscape/streetscape
 - amenity provided by the tree or vegetation.
 - suitability of the species and location of the tree or vegetation.
 - ecological significance.
 - alternative planting.

If a tree is to be removed for these purposes, documentary evidence of the impact is to be provided for Council's consideration.

C3. Where a tree is located between two properties, Council may consider its removal subject to the assessment of the application.

Pruning

- C4. The following pruning works are exempt from requiring consent:
 - the pruning of deadwood; dying, diseased or conflicting branches, or dead palm fronds.
 - the pruning of any vegetation overhanging pedestrian walkways or driveways to a clearance height of 2.4m above existing ground level, as per clause 7.2.2 of 4373-2007 – 'Pruning of Amenity Trees', to a maximum branch diameter of 150mm.
 - the pruning of branches that have been extensively damaged as a result of recent severe storms or lightning damage.
- C5. The following pruning works are exempt from requiring consent, where the branch size is no greater than 150mm in diameter at the branch union, and where pruned in compliance with AS 4373 'Pruning of Amenity Trees':



- pruning the lower lateral branches of a tree to 2.4m above existing ground level.
- pruning of lateral branches of a tree to allow for a maximum clearance of 1.0m from the main electrical powerlines or other service lines to an approved building.
- minor pruning of branches to remove maximum of 5% of live tree crown in one calendar year.
- crown modification pruning of hedge that is 4m or greater in height, by no more than 20% of its height and or width in any one year.
- pruning of branches to provide adequate building clearance of 1.5m from all external walls and rooflines of residential dwellings, residential flats/units and commercial buildings.
- C6. Other than those exempt pruning works above, the following pruning works as defined under clauses 7.2 and 7.3 of AS 4373-2007 'Pruning of Amenity Trees' and performed by a minimum AQF Level 3 Arborist, require a permit from Council:
 - crown thinning and lifting, selective pruning, formative pruning, and remedial (restorative) pruning where the works require the removal of branches greater than 150mm in diameter and/or more than 5% of live crown is to be removed from the tree.
 - pruning of trees located on neighbouring properties where branches overhang your property boundary, irrespective of branch diameter or the extent of live crown to be pruned. These works require the tree owner's written consent and the relevant permit from Council prior to undertaking such works.
- C7. The pruning of tree live tree roots greater than 30mm in diameter requires consent from Council, irrespective of where the base of the tree is located, and the species of tree proposed for pruning of its root(s).
- C8. Pruning of trees located on neighbouring properties that overhang your property boundary may be undertaken, provided that it can be carried out in accordance with AS 4373-2007 'Pruning of Amenity Trees' from within your property and the relevant consent has been obtained from Council prior to undertaking such works.

2.6 Storm Damaged Trees and Natural Disasters

Objective

O1. Ensure public safety and reduce potential and actual damage to properties.

Controls

- C1. Where emergency tree work is required, such as due to storms or windy conditions, works to severely damaged trees or branches as assessed by an AQF Level 5 Consulting Arborist are exempt to ensure public safety and to minimise property damage.
- C2. Where the likelihood of tree/ tree branch failure has been identified by an AQF Level 5 Consulting Arborist, an emergency application to Council may be



made by telephone to Council where property or pedestrian occupancy cannot be removed or redirected away from the fall zone of the tree/s.

- C3. On completion of the emergency works, the affected parties and/ or the assessing Consulting Arborist will be required to provide Council with a written and photographic record of the required tree works.
- C4. Where a natural disaster has been declared by the NSW Government, for all or part of the Cumberland area, Council will notify residents through various channels of the media of the terms for permitting emergency tree works to ensure public safety and to minimise property damage.

2.7 Construction

Objectives

- O1. Encourage the retention of healthy and structurally sound trees.
- O2. Ensure appropriate protection measures are in place during construction.

Controls

During Construction

- C1. Council may require an independent consulting arborist (AQF Level 5) to supervise and certify all works adjacent to trees that are required to be retained.
- C2. A Tree Protection Zone (TPZ) must be established as per AS4970-2009 before the commencement of construction, for the protection of existing trees nominated for retention, and shall remain in place until the end of construction.
- C3. Unless specifically authorized by Council in writing by Council, no activities are permitted within the TPZ.

Post Construction

C4. Council requires all landscape areas to be maintained to a professional standard to ensure the successful establishment of new plants and the ongoing appeal of the development. Council may require the provision of a maintenance schedule.



Part G Waste Management

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Contents

1	Introduction	<u> </u>	2
2	General objectives		3
3	Objectives and controls	NV	3



1. Introduction

1.1 Land to which the Part applies

This Part applies to all land within the Cumberland area where Council is the consent authority.

Council's waste management provisions aim to ensure appropriate management of waste and recycling and to minimise the generation of waste.

This Part of the DCP applies to all development applications.

1.2 Relationship to other Parts

Where relevant, this Part of the DCP should be read in conjunction with the following Parts of the DCP:

- Part A: Introduction;
- Part B: Development in Residential Zones;
- Part C: Development in Business Zones;
- Part D: Development in Industrial Zones;
- Part E: Other Land Use Development Controls; and

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• Part F: Precinct and Site Specific Development Controls.



2. General objectives

2.1 General

Objectives

- O1. Ensure waste minimisation through source separation, reuse and recycling.
- O2. Ensure efficient storage, access, collection of waste and quality design of facilities.
- O3. Implement the principles of the waste hierarchy of avoiding, reusing and recycling during the demolition, construction and ongoing use of premises through efficient resource recovery.
- O4. Promote the principles of ecologically sustainable development through waste avoidance, resource recovery and recycling to achieve improved environmental outcomes.

3. Objectives and controls

3.1 Demolition and construction

Objectives

- O1. Ensure the adoption of efficient waste management strategies which include waste minimisation, re-use and recycling for demolition materials and construction waste.
- O2. Encourage demolition, building design and construction techniques which will avoid and minimise waste generation.
- O3. Maximise reuse and recycling of building and construction materials and minimise disposal of materials to landfill.

Controls

C5. All materials that arise from demolition and construction shall comply with a Waste Management Plan (WMP) before recycling or disposal.

Note: The WMP shall provide details of on-site storage, volume or area estimates and information about reuse, recycling and disposal options for all waste produced on-site, including excavation materials.

- C6. The WMP is a plan that provides Council with details of the following:
 - the volume and type of waste to be generated;
 - how the waste is to be stored and treated on-site;
 - how the waste is to be disposed of; and
 - how ongoing waste management will function.

The applicant should also consider the following additional criteria when planning and undertaking demolition:



- does the site require a contaminated land assessment?
- what type of waste is going to be produced from the site?
- is the waste to be produced hazardous (e.g. does it contain lead paint or asbestos)?
- will special arrangements need to be made for the removal and disposal of hazardous material and it will need to be separately handled and stored on-site?
- can packaging be reduced or recycled by:
 - o returning packaging to the supplier?
 - seeking cardboard or metal drums instead of plastic?
 - o seeking metal straps rather than shrink wrap?
 - returning packaging such as delivery storage pallets and reels?

3.2 Commercial development

Objectives

- O1. Encourage waste minimisation (source separation, reuse and recycling) and ensure efficient storage, access, collection of waste and quality design of facilities.
- O2. Achieve the design of waste and recycling storage/collection systems in buildings and land use activities which are: hygienic; accessible; safe to operate; quiet to operate; of an adequate size; and visually compatible with the surroundings.
- O3. Ensure that adequate and appropriate storage areas for recyclables and waste are designed to meet the objectives of ecologically sustainable development.

Controls

C1. The number of bins required and size of storage area will be calculated against the current standard NSW commercial waste generation rates are those established by the Combined Sydney Region of Councils set out in Table 1 below.

Type of Premises	Waste Generation	Recycling Generation
Accommodation facil	ities	
Backpacker hostel	40L/occupant/week	20L/occupant/week
Boarding house/guesthouse	60L/occupant/week	20L/occupant/week
Guest house	9L/100m ² floor area/day	3L/100m ² floor area/day
Education facilities		
Childcare	20L/child/week	10L/child/week
Primary/High School	1.5L/day/student	0.5L/day/student

Table 1: Indicative waste and recycling generation rates for various premises.



Type of Premises	Waste Generation	Recycling Generation
Food premises		
Butcher	80L/100m ² floor area/day	Variable
Delicatessen	80L/100m ² floor area/day	Variable
Fish shop	80L/100m ² floor area/day	Variable
Greengrocer Restaurants, Cafe Supermarket	240L/100m ² floor area/day 660L/100m ² floor	120L/100m ² floor area/day 130L/100m ² floor area/day 240L/100m ² floor area/day
Takeaway	area/day 660L/100m ² floor area/day 80L/100m ² floor area/day	Variable
Retail (non-food sale	s)	•
Shops with less than 100m² floor area	50L/100m ² floor area/day	25L/100m ² floor area/day
Shops with over 100m² floor area	50L/100m ² floor area/day	50L/100m ² floor area/day
Showrooms	40L/100m ² floor area/day	10L/100m ² floor area/day
Offices	10L/100m²/day	10L/100m ² /day
Hairdresser	60L/100m ² floor area/day	Variable
Hotels		
Hotel	5L/bed space/day 50L/100m ² floor area/day 660L/100m ² dining area/day	50L/100m ² of bar and dining areas/day
Licensed club	50L/100m ² floor area/day	50L/100m ² of bar and dining areas/day
Motel (without public restaurant)	5L/bed/day 660L/100m ² dining area/day	1L/bed/day
Others		
Warehouses	30L/100m ² floor area/day	30L/100m² floor area/day
	2L/100m ² floor area/day	Variable



Type of Premises	Waste Generation	Recycling Generation
Assembly rooms:		
Social	50L/100m² floor area/day	10L/100m² floor area/day
Recreational	50L/100m² floor area/day	10L/100m² floor area/day
Religious	50L/100m² floor area/day	10L/100m² floor area/day
Entertainment	0.25L/seat/screening	0.05L/seat/screening
Automotive repair and service	3350L/100m²/floor area/da recycle)	y (combined garbage +
ORXIN	Sort	



3.3 Residential

Objectives

- O1. Ensure facilities are provided for efficient solid waste management.
- O2. Achieve the design of waste and recycling storage/collection systems in buildings and land use activities which are: hygienic; accessible; safe to operate; quiet to operate; of an adequate size; and visually compatible with their surroundings.
- O3. Reduce waste removed from residential sites.
- O4. Ensure that adequate and appropriate storage areas for recyclables and waste are designed to meet the objectives of ecologically sustainable development.

Controls

Bin requirements

C1. The waste service requirements for residential developments are outlined in Table 2:

Table 2: Residential bin requirements (bin matrix).

Dwelling Type	Number of Garbage Bins	Number of Recycling Bins
Dwelling (single)	1 x 240L (or alternate smaller size as available from Council)	1 x 240L
Low rise medium density housing	1 x 240L (or alternate smaller size as available from Council)	1 x 240L
RFB 1-20 units	1 x 240L bin per 2 units plus (or alternative as provided by Council)	1 x 240L bin per 3 units
RFB 20+ units	1 x 1100L bin per 8 units Or 1 x 660L bin per 5 units	1 x 240L bin per 3 units Or 1 x 1100L bin per 14 units

C2. Council will consider alternative options to the requirements outlined in Table 2 for developments exceeding 100 units.



- C3. When determining the number of bins required, bin numbers are to be rounded up.
- C4. Mobile Garbage Bins (MGBs) vary in sizes and ranges from 120 to 1100 litres.

Bin storage area requirements

- C5. Waste and recycling bin storage areas must be constructed in accordance with the requirements of the Building Code of Australia (BCA).
- C6. All developments must ensure separate residential and commercial bin storage areas, which shall be located behind the primary building line and adequately screened.

Storage spaces for individual dwelling houses

- C7. Each unit shall be provided with a waste cupboard or other suitable storage area to facilitate the holding of a bin containing two days of domestic waste. They should be at a minimum 20L for each waste and recycling container.
- C8. Space inside the unit must allow for separate storage of waste, recyclables and compostable waste.
- C9. The design of the dwelling shall allow residents to carry their waste to the correct bin from their dwelling.

Multi-dwelling housing and residential flat buildings

Size and layout of the bin storage area

- C10. Waste and recycling bin storage area must be of adequate size to comfortably accommodate all waste and recycling bins associated with the proposed development. There must be no stacking of bins in the bin room and all bins must be placed side-by-side with equal access to all bins. There shall be an additional 75mm gap between each bin to facilitate movability.
- C11. The minimum door width needs to be greater than 1.4 metres to allow movability of bins and disabled access.
- C12. Water supply for hot and cold water / mixed needs to be provided to the storage area for cleaning purposes.
- C13. The floor needs to be graded and drained to the sewer with consent of Sydney Water. The floor must be constructed of reinforced concrete at least 75mm thick and finished with a smooth, even, non-slip surface.
- C14. The walls of the bin storage area must be constructed of a solid impervious material.
- C15. The ceiling must be finished with a smooth faced non-absorbent material capable of being cleaned.



- C16. The gradient of the bin storage room's floor and the gradient of any associated access ramps must be sufficiently level so that access for the purpose of emptying containers can occur in accordance with WorkCover NSW Optional Health and Safety requirements.
- C17. Waste and recycling bins must be kept separated in the bin storage room so that potential for contamination of recyclable materials is minimised. An aisle space needs to be provided that is a minimum of 1.5 metres wide.
- C18. The storage area needs to be designed for easy access and manoeuvring of bins to allow cleaning. Attention needs to be paid to ensure services such as electrical meter boards, gas meters and conduits are not located in the bin storage area as these may get damaged during collection or cleaning.
- C19. Consideration needs to be given to access for maintenance and servicing arrangements.
- C20. The bin storage area must be designed to prevent entry to vermin and birds.

Location and appearance

- C21. The bin storage area must be integrated into the overall design of the proposed development.
- C22. Bin storage areas must be located behind the front building line. Wherever possible, the storage area should be in the basement location within the main building.
- C23. The bin storage area must be located and designed to reduce adverse impacts upon the residents of any dwelling on the site and upon neighbouring properties.
- C24. The bin storage area should be located in a position that:
 - permits direct, easy and convenient access to residents;
 - permits easy transfer of bins to the main collection point; and
 - permits easy, direct and convenient access for collection service providers.
- C25. The bin storage area should be in a high pedestrian traffic area, storage area is well screened and do not reduce amenity.
- C26. The bin storage area should be enclosed, secure and protected against vandalism.
- C27. Lighting and ventilation are to be integrated into the design of bin storage areas.

Bulk waste storage area requirements

C28. Low rise medium density housing and residential flat building developments must provide a bulky household waste storage area and needs to be that is located adjacent to the communal bin storage area. The area must be



designed to accommodate storage of unwanted bulky household waste such as mattresses, furniture, cardboards, appliances and other goods to be collected by Council's waste collection service.

- C29. Council provides bulky household waste collection service as requested by the residents. The space allocated for bulky household waste must consider the intended frequency of collection and number of units in the proposed development.
- C30. Bulky waste storage area needs to be designed based on the following calculation:
 - 10m2 of space for up to 40 units and then 2m2 for every additional 10 units

All calculations need to be rounded to the next whole number (i.e. 9.1m2 = 10m2)

- C31. Bulky household waste storage area must incorporate the following requirements:
 - the storage area needs to be designed to ensure large items such as mattresses and appliances can be easily placed and moved, with a minimum floor width of 2m.
 - the storage area needs to be accessible to all residents and must have a service door for access.
 - the storage area needs to be in close proximity to the bin storage area and onsite collection area (if development has on-site collection).
 - lights and ventilation must be integrated into the design of the storage area.
 - water supply needs to be provided to the storage area for cleaning purposes.
 - the floor is to be graded and drained to the sewer with the consent of Sydney Water.
 - the floor must be non-slippery (finished) and uneven surfaces covered.
 - the storage area must be enclosed with minimum height requirements.
 - where provided, space for a charity bin or other recycling collection should be provided at a minimum of 6m2.

3.4 Waste chute and service room requirements

Objectives

- O1. Facilitate the convenient, effective and efficient transfer of waste and recycling between dwellings and waste and recycling collection facilities.
- O2. Ensure the high-quality design of waste and recycling collection facilities.

Controls

<u>General</u>



C1. Residential flat buildings containing 4 or more storeys require a system for the transportation of waste from each floor level to the waste and recycling collection room(s). This is in the form of a waste chute system.

Waste chute operation and design

- C2. Chute must be constructed in accordance with the requirements of the Building Code of Australia (BCA).
- C3. Chute must be cylindrical and have a diameter of at least 500mm.
- C4. Chute must be located and insulated in a manner that reduces noise impacts.
- C5. Chute, service openings, charging device and hoppers must be constructed of materials including aluminium and other approved materials/metals that are smooth, durable, impervious, non-corrosive and fire resistant.
- C6. Chute, service opening and charging device must be capable of being easily cleaned.
- C7. Chute must extent without any bends (or sections of reduced diameter) in the main shaft of the chute and must terminate in the waste and recycling room(s).
- C8. Internal overlaps in the chute must follow the direction of waste flow.
- C9. The chute must deposit waste directly into the bins or compactor located within the waste and recycling collection room(s). This must happen in a manner that reduces spillages.
- C10. A cut off device must be located at or near the base of the chute so that the bottom of the chute can be closed when the bin or the compacting device at the bottom of the chute is withdrawn or being replaced.
- C11. There must be sufficient bin volume under the chute for a minimum of three days of waste generation. Where this cannot be provided, volume handling equipment is required to automatically change the bin under the chute when full.
- C12. When volume handling equipment is required, the service room must be of adequate size to accommodate all required equipment.
- C13. Resident access to the volume handling equipment must be restricted.
- C14. The upper end of the chute must extend above the roof line of the building and shall be weather protected in a manner that does not impede the upward movement of air out of the chute.
- C15. The charging device for each service opening must be self-closing and must not project into the main chute.
- C16. Branches connecting service opening to the main chute must not be more than 1m long.



- C17. Arrangements must always be made for regular maintenance and cleaning.
- C18. Waste bins on the volume handling equipment will not be serviced.

Waste chute termination area

- C19. A waste chute termination area is to be provided for the development directly under the chute within the basement footprint of the development.
- C20. The waste chute termination area is to be located where practical within or immediately adjacent to the waste storage area.

Waste chute service room

- C21. The waste chute service opening (hopper) must be provided on each habitable floor of the building and must be located in a designated enclosed service room.
- C22. Waste chutes must not be accessible to commercial or public spaces.
- C23. All waste chute service rooms must be located for convenient access by residents with no more than 20m travelling distance from any dwelling and must be ventilated and well lit.
- C24. The floor, walls and ceilings of the service room must be finished with smooth and durable material which is capable of being easily cleaned.
- C25. All service rooms must include signage which clearly demonstrates the type of materials that can be deposited in the waste chute and the type of materials to be deposited in the recycling bin.
- C26. All service rooms must be fitted with one hour fire doors, which can be opened from inside.

Recycling bins

- C27. If a waste chute system is to be used, then recycling bin(s) must be provided on each habitable floor of the building and must be located in an enclosed waste chute service room.
- C28. There must be sufficient recycling bins to accommodate up to three days of recycling generation.
- C29. A site caretaker will be required to rotate recycling bins from the waste chute service room to the bin storage area on a regular basis. A goods lift will need to be provided for this.
- C30. The doorways must be sufficiently wide enough to allow movement of bins in and out.
- C31. Signage regarding acceptable recyclable materials must be displayed near these bins.



JORNING DRAFT NARAD



3.5 Bin transfer requirements

Objective

O1. Ensure the safe, direct and convenient transfer of waste and recycling bins to the collection point.

Controls

C1. Waste and recycling bins shall be positioned in locations that permit easy, direct and convenient access for users of the facility and permit easy transfer of bins to the collection point.

Bin-carting route

- C2. The route between bin storage areas and the collection point is to be:
 - a minimum of 2 metres wide;
 - free from steps or any obstruction, which may inhibit bins from being manoeuvred;
 - constructed from concrete or other similar hard, smooth, non-slip surfaces;
 - as short and direct as possible; and
 - wholly within the property boundary.

Work Health and Safety

- C3. Consideration needs to be given to WHS when designing the bin transfer distance of Mobile Garbage Bins (MGBs).
- C4. Where bins of up to 360 litres in capacity need to be wheeled to the collection point:
 - the distance should not exceed 75m in all circumstances.
 - the distance should not exceed 50m to for aged persons or persons with disability.
 - the path of transferring bins from the bin storage area to the collection point shall be of adequate width of at least 2m, level, and free of obstacles and be direct, smooth and without steps.
 - the bin transfer grade should not exceed 1:14.
- C5. For bins greater than 360 litres in capacity, if relocation of bins is required:
 - bins should not be wheeled over steps (neither up nor down).
 - the bin transfer grade should not exceed 1:30.
 - the path of transferring bins from the bin storage area to the collection point is to be a minimum of 2m wide.

<u>Bin tug device</u>

C6. An electric portable bin tug device must be used for bin movement where the grade exceeds 1:14. Specifications for a typical portable bin tug device are provided as a guide in Table 3.



Bin Tug Classification	Dimensions	
Length (m)	1.45	
Width (m)	0.79	
Height(m)	1.05	
Wheelbase (m)	0.46	
Powertrain (V)	24-Volt	
Seating capacity (kg)	1 person	
Unit weight (kg)	300	
Aisle clearance (m)	1.80	
Towing capacity (kg)	3000	
Speed (km/h)	5	

Table 3: Specifications for a typical portable bin tug device.

C7. Secure storage space must be allocated for this machinery.

3.6 Collection area requirements

Objectives

- O1. Ensure that an appropriately designed waste and recycling collection area is provided to all new development.
- O2. Ensure waste collection vehicles have safe, reliable access to all collection points and can manoeuvre to all waste collection points during construction and ongoing operation and use of the development.

Controls

General

C1. All developments must allocate a suitable collection point for collection of waste and recycling bins from either inside the development (on-site) or from kerbside (off-site).



Onsite collection point

- C2. Council will only provide an on-site collection if an indemnity has been provided. Where an agreement for onsite collection is made, the on-site collection points should be located:
 - so that waste collection vehicles do not interfere with the use of access driveways, loading bays and car parking areas during collection;
 - so that waste collection vehicles do not impede or restrict other vehicles and pedestrian movements during collection times;
 - close to the waste storage area to permit easy transfer of bins to the collection point (if relocation of bins is required);
 - on a flat area that is on the same level as the waste collection vehicle;
 - in a position that provides collection vehicle safe access to the collection point with adequate clearance and space for manoeuvrability; and
 - so that ongoing traffic is visible as the waste collection vehicle exits the property.

Temporary bin holding area

- C3. The temporary bin holding area will be required to be of sufficient size to allow the temporary storage of all bins for the development. The holding area will only store the bins, so they can be serviced and must be returned to the development bin storage area once the service is complete.
- C4. Developments proposing a temporary bin holding area will require a caretaker to transfer all allocated bins from the bin storage area to the temporary bin holding area for servicing.
- C5. For a temporary bin holding area arrangement, the following requirements must be met:
 - bins must be moved to the temporary bin holding area from the bin storage room the night before the collection day.
 - lay back for bulk bins must be located within 2m of the temporary bin holding area to be provided and presented on a level surface.
 - the temporary bin holding area must be accessible to Council collectors and require minimum manual handling.
 - all bins must fit in the temporary holding area and have sufficient space for manoeuvrability.
 - the temporary bin holding area must be separated from car parking bays, footpaths and landscaped areas.

Kerbside collection point

- C6. For all kerbside collection of smaller residential housing developments that have kerb frontage, the following requirements must be met:
 - bins may only be placed on the kerb for dwellings fronting the kerb and/ or where there is sufficient frontage to accommodate all allocated bins.
 - bins must not be placed on the road.



- all allocated bins must be presented side-by-side with a 30cm gap between bins.
- all allocated bins must be placed within the site's allocated frontage (not in the driveway nor in front of neighbouring properties).
- bins are not to be placed near intersections, roundabouts, or slow-points.
- bins are not to be placed along arterial points or in narrow lanes.
- bins are not to be placed within 2m of street trees, bus stops, street furniture and road infrastructure such as speed humps and roundabouts.
- a minimum of 2m3 space per dwelling is required for bulky waste collection.
- C7. Where developments are required to have a bulk bin arrangement and are not proposing for on-site collection, a temporary bin holding area must be provided.

3.7 Collection vehicle requirements

Objectives

O1. Provide for the adequate accessibility, manoeuvrability and operability of waste collection vehicles within all developments.

Controls

- C1. All proposed developments will need to accommodate a Heavy Rigid Vehicle (HRV) for all waste collection.
- C2. Proposed developments that require a waste collection vehicle to enter the site for the collection of waste, a swept path analysis for a 10.5m HRV with a height clearance of 4.5m must be clearly demonstrated in the Architectural Plans, Waste Management Plan, and Traffic and Transport Management Plan. If a hook lift bin is to be used, the height clearance will increase and greater height clearance will be required.
- C3. The bin lift arc will also need to be taken into consideration when designing the height for the area for bin collection.
- C4. The proposed development must have sufficient manoeuvring area on site to allow for a HRV to enter and leave the site in a forward direction and service the development with minimal or no need to reverse.
- C5. The grades of entry and exit routes must not exceed the capabilities of the waste collection vehicle and must comply with AS 2890.2.
- C6. Ensure the waste collection vehicle can park safely within a designated parking/ loading area on-site whilst servicing the bins. The truck loading area must be separated from car parking bays, footpaths and not block any driveways.
- C7. The truck loading area is to include an extra 2m length at the rear of the vehicle for bins to be loaded and emptied into the truck.



C8. Standard HRV specifications as identified in *Australian Standard 2890.2 Parking Facilities: Off Street Commercial Vehicle Facilities* shall be complied with. This information is provided as a guide in Table 4.

Table 4: Standard specifications for a Heavy Rigid Vehicle sourced from AS2890.2 Parking Facilities: Off Street Commercial Vehicle Facilities

Vehicle Classification	Dimensions
Overall Height (m)	4.5
Operational Length (m)	12.5
Design Width (m)	2.8
Design Height (m)	3.7
Swept Circle (m)	27.8
Clearance - travel height (m)	4.5
Roadway/ramp grade (maximum)	1:6:5 (15.4%)
Rate of change of grade (max)	1:16 (6.25%) in 7m of travel
Weight Fully Loaded (tonnes)	22.5
Capacity (m³)	24
Front Chassis Clearance	13°

C9. Should there be a case for a smaller rigid garbage collection vehicle to be used consideration will be given to alternative building design requirements. In these circumstances, supporting documentation is to be provided with the development application.



Item No: C02/20-374

615 GREAT WESTERN HIGHWAY, GREYSTANES - PROPOSED PUBLIC BENEFIT OFFER FOR LARGE ADVERTISING DISPLAY SIGN

Responsible Division:Environment & PlanningOfficer:Director Environment & PlanningFile Number:DA 2019/336Community Strategic Plan Goal:A resilient built environment

SUMMARY

Development Application 2019/336 was lodged with Council, and seeks to install a similar freestanding digital advertising structure to the existing sign within the site at 615 Great Western Highway, Greystanes, but directed towards traffic on the M4 Motorway.

Pursuant to clause 13(3) of State Environment Planning Policy No 64 – Advertising and Signage and Council's Large Display Advertising Policy, the developer has made an offer to Council regarding use of the sign for public purposes in the form of advertising slots and for the provision of a monetary contribution to form a basis of a planning agreement.

It is recommended that Council support the offer, as it is consistent with the requirements under State Environmental Planning Policy No 64 – Advertising and Signage and Council's Large Display Advertising Policy.

Should Council support the recommendation and the development application is favourably determined, a condition of consent will be imposed that requires a Voluntary Planning Agreement be entered in a form consistent with the offer provided.

RECOMMENDATION

That Council endorse the imposition of a condition for Development Application 2019/336 at 615 Great Western Highway, Greystanes, that requires a Voluntary Planning Agreement be entered in a form consistent with the offer provided.

REPORT

Context

The subject site is known as 615 Great Western Highway, Greystanes. The site currently accommodates a recently approved twin sided digital advertising structure, that was approved under Development Application 2016/374. That sign is directed towards the Great Western Highway.



Development Application 2019/336 was lodged with Council, seeking to install a similar freestanding digital advertising structure within the site at 615 Great Western Highway, Greystanes, but directed towards traffic on the M4 Motorway. Pursuant to clause 13(3) of State Environment Planning Policy No 64 – Advertising and Signage and Council's Large Display Advertising Policy, the developer has made an offer to Council regarding use of the sign for public purposes in the form of advertising slots and for the provision of a monetary contribution to form a basis of a planning agreement.

Alignment with Large Display Advertising Policy

Council adopted the Large Display Advertising Policy at its meeting held on 4 September 2019. Prior to that, a draft policy was publicly exhibited for a period of 28 days from 10 July to 6 August 2019. Whilst the subject application was lodged on 3 September (one day prior to the adoption of the policy), the public exhibition period preceded lodgement and there are no savings provisions identified in the policy.

The policy applies to all signs to which consideration must be given under clause 13(3) of State Environmental Planning Policy No 64 – Advertising and Signage. The proposed development is such a sign and the policy applies.

The policy provides three options for realising public benefits associated with large display advertisements:

- Payment of an upfront fee at the time of lodging a DA;
- Payment of an annual fee for the duration of the advertisement; or
- Provision of in-kind contributions.

The policy contemplates public benefits to a value of \$50,000 per annum for advertisements that are directed towards traffic on the M4 Motorway.

The developer has proposed the following public benefit offer in relation to Development Application 2019/336, as outlined in Attachment 1:

- Provide an annual CPI adjusted monetary contribution of \$30,000, and
- Provide advertising slots to a total market value not exceeding \$20,000 per year, for purposes of a range of public and/or local community benefits as are deemed appropriate by Council.

The public benefit offer for the advertising sign under the application is consistent with the Large Display Advertising Policy.

Next Steps

The public benefit offer for the advertising sign under Development Application 2019/336 is provided to Council for consideration. It is recommended that Council support the offer, as it is consistent with the requirements under State Environmental Planning Policy No 64 – Advertising and Signage and Council's Large Display Advertising Policy.



Should Council support the recommendation and the development application is favourably determined, a condition of consent will be imposed that requires a Voluntary Planning Agreement be entered in a form consistent with the offer provided.

The development of the Voluntary Planning Agreement will be undertaken in accordance with Council policy, with a further report provided to Council at the appropriate time.

COMMUNITY ENGAGEMENT

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

POLICY IMPLICATIONS

The proposed offer is consistent with Council's Large Display Advertising Policy. Under Section 7.7(3) of the *Environmental Planning and Assessment Act*, the consent authority has the power to impose a condition of development consent requiring a Voluntary Planning Agreement be entered, in accordance with an offer made.

RISK IMPLICATIONS

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

FINANCIAL IMPLICATIONS

Financial implications are outlined in the main body of the report.

CONCLUSION

Development Application 2019/336 was lodged with Council, and seeks to install a similar freestanding digital advertising structure to the existing sign within the site at 615 Great Western Highway, Greystanes, but directed towards traffic on the M4 Motorway.

It is recommended that Council support the public benefit offer, as it is consistent with the requirements under State Environment Planning Policy No 64 – Advertising and Signage and Council's Large Display Advertising Policy.

Should Council support the recommendation and the development application is favourably determined, a condition of consent will be imposed that requires a Voluntary Planning Agreement be entered in a form consistent with the offer provided.

ATTACHMENTS

1. Offer of proposed monetary contribution <u>U</u>

DOCUMENTS ASSOCIATED WITH REPORT C02/20-374

Attachment 1 Offer of proposed monetary contribution



23rd January, 2020

The General Manager, Cumberland Council Attention: Mr Sohail Faridy

By email:

sohail.faridy@cumberland.nsw.gov.au

Dear Sir,

Re: DA 2019 - 336: 615 Great Western Highway, Greystanes

Application for consent for Digital Advertising Signage

We refer to previous correspondence between Council and ourselves, and note meeting at Councils Merrylands office on 20th January, 2020 attended by Councils Messrs. Karl Okorn & Sohail Faridy and the undersigned.

It is our understanding that the outstanding matters requiring attention in relation to DA 2019 – 336 include:

- 1. Resolution of any concerns relating to the relationship between the proposed sign and the background skyline.
- 2. A final proposal for delivery of public benefit resulting from approval of the DA.

We provide following our response on these two matters:

Skyline Assessment:

We believe that we have adequately demonstrated that the proposed sign does not protrude above the dominant skyline when viewed from westbound vehicles. In terms of eastbound traffic, we note that the proposed sign is within the height plane formed by the existing vegetation both fronting the M4 and in the middle distance, which we consider to be an integral component of the skyline. We include following a series of graphics demonstrating this:







Note that in all the above cases, the proposed sign perimeter is indicated by the red box.

We further note that there are signs fronting the M4 which substantively do not comply with the dominant skyline non-intrusion test. By way of example, we note the recently erected in Holroyd Sportsground (see following):





Overall therefore, we believe that the proposed sign meets the objectives of Clause 23 of SEPP64 in terms of non-protrusion above the dominant skyline.

Public Benefit:

We propose the following contributions to public benefit arising from approval of this DA:

- An annual, CPI adjusted contribution of \$30,000, and
- Entitlement to advertising slots to a total market value not exceeding \$20,000pa for purposes of a range of public and/or local community benefits as are deemed appropriate by Council, provided that:
 - Any such advertising shall not be aired either immediately preceding or following other content that may be considered by Council (acting reasonably) to create an inappropriate association.
 - Advertising slot timing shall be determined by the applicant, provided that they are relatively consistently distributed across the typical weekly viewing period.
 - The applicant shall account to Council on an annual basis (or otherwise on request) for the value of advertising slots taken up, inclusive of evidence of relevant market pricing.
 - Advertising not used in any year is not accrued.

We understand that all other matters have been addressed to Council's satisfaction, inclusive of agreement that any required documentation of the public benefit in the form of a voluntary planning agreement is best conditioned in the DA determination.

Please let me know if hard copies of this letter are required, and I will arrange to get them to you forthwith.

We look forward to your early and favourable reply.

Yours sincerely,

David Whitting For and on behalf of Andrew Kavanagh <u>drwhitting@gmail.com</u> 0439 635415



Item No: C02/20-375

EXPRESSIONS OF INTEREST PROCESS - LEASE OVER HYLAND RD RESERVE

Responsible Division: Officer: File Number: **PK-HYLAR-1** Community Strategic Plan Goal: A great place to live

Finance & Governance **Director Finance & Governance**

SUMMARY

This report recommends an Expressions of Interest process be undertaken for the construction and ongoing use of a community facility at Hyland Road Reserve.

RECOMMENDATION

That Council:

- 1. In accordance with Section 47 of the Local Government Act 1993, seek Expressions of Interest for the lease of Hyland Rd Reserve for a period of 20 years (Part Lot 2 in DP 525167), in accordance with the adopted Plan of Management and Landscape Masterplan for the site.
- 2. Receive a report following the Expressions of Interest process outlining the results.

REPORT

Council at its ordinary meeting, held on the 4th September 2019 considered a report recommending the adoption of the draft masterplan for Hyland Road Reserve. Council resolved the following;

"That Council:

1. Adopt the Hyland Road Reserve Masterplan as included in Attachment 1 of this report.

2. The Gipps Road and Hyland Road Regional Parklands Plan of Management (2013) is updated to include the revised Masterplan (Attachment 3)."

The Hyland Road Reserve Masterplan (Attachment 1) seeks to optimise the park's environmental and community recreation values and opportunities, but is also considered to be sufficiently flexible enough so a community or recreational facility can be incorporated within the Reserve itself.



The Hyland Road Reserve Masterplan also supports initiatives to provide improvements to Hyland Road Reserve consistent with the management strategies and implementation plan articulated in the Gipps Road & Hyland Road Regional Parklands Plan of Management (2013). These are broadly summarised below:

- Existing vegetation and green corridors being retained and enhanced through additional planting.
- Opportunity for a future community facility.
- Opportunities for public amenities adjoining the community facility.
- Car parking and access using Hyland Road and within the reserve with accessible spaces.
- Reflecting the previous usage select areas of the former Hyland arboretum planting retained from when the forestry commission had management of the site.
- Existing and proposed cycleway and pedestrian linkages including linkages to Munro Street, Pemulwuy and Gipps Road.
- Including public art and interpretation of the Prospect canal
- Overall improving visibility and safety for park users.

The Masterplan also includes the following broader park community benefits:

- Shared paths including loop paths for walking and cycling.
- Shaded picnic and bbq areas with seating and interpretative signage.
- Areas for informal recreation use.
- Arboretum planting and walking trails including interpretative signage.
- Access to public amenities when using the reserve

Background

The former Holroyd City Council received a proposal for lease of community land at Hyland Road Reserve, Greystanes, for use as a Marae Cultural Centre.

The original proposal included a lease area of approximately 2 hectares, a series of three buildings with a large open space meeting area, as well as a large car park located near the site's southern boundary, with retention of the existing loop track and any existing trees where possible.

This proposed was later revised and a smaller lease area was put forward for consideration to Cumberland Council. The subject land is denoted in the below diagram as Area 1:





Following this request, the Administrator considered a report on this and resolved at the 7 June 2017 Ordinary Council meeting (Min.127):

"Moved and declared carried by the Administrator that Council:

- 1. Abandon the current process relating to the proposed leasing of the subject land at Hyland Road Reserve, Greystanes;
- 2. Undertake a review of appropriate uses for the site and report the outcome of the review back to Council.

3. The General Manger be delegated Authority to make an ex graitia payment to the Nga Uri O Rahini Organisation or associated organisations of the Tax invoice receipts of the professional consultants engaged by the organisation to address requests (in submission of the application) from the former Holroyd Council."



To enact the above resolution of the Administrator, Council staff prepared a report on the potential uses of Hyland Rd Reserve. Subsequently Council received a report and resolved at the 18 July 2018 meeting:

"That Council:

1. Develop a masterplan and park design for the Hyland Road Reserve in keeping with the objectives and strategies documented in the Gipps Road & Hyland Road Regional Parklands Plan of Management 2013.

2. Ensure the design is consistent with the potential future use of the site for a community facility, in accordance with the Reserve's General Community Use categorisation under the Local Government Act 1993."

Council then received further reports on this matter where Council resolved to place the *Draft Hyland Road Reserve Masterplan* on public exhibition (4 April 2019), and then adopted the Masterplan for the site following community consultation (4 September 2019).

The subject land is Zoned RE1 and is classified as Community Land, and has a number of uses outlined in the Plan of Management as detailed below:

Permitted with consent

Child care centres; Community Facilities; Environmental Facilities; Information and education facilities; Kiosks; Recreation areas; Recreation facilities (indoor); recreation facilities (outdoor); Respite day care centres; Roads; Signage; Water recreation structures"

Since the resolution of the Administrator, the site has remained unoccupied and is largely not activated by the community. Given the *Hyland Road Reserve Masterplan* was adopted on 4 September 2019, it is now recommended that Council call for expressions of interest for the use of the site for a 21 year period.

COMMUNITY ENGAGEMENT

The Expressions of Interest process will be undertaken with the community in accordance with the provisions of the *Local Government Act 1993*.

POLICY IMPLICATIONS

The Expressions of Interest proposed is in accordance with the Council adopted Plan of Management and Master Plan over the site.

RISK IMPLICATIONS

There are no risk implications for Council associated with calling an Expressions of Interests process. The outcome of the EOI process will be subject to a further report to Council for determination on the proposed lease.



FINANCIAL IMPLICATIONS

Whilst there are no direct financial implications for Council associated with this report, there will be financial and significant community benefits to Council and the local community by the granting of a long term lease over the land.

CONCLUSION

Council now has an adopted Masterplan to support the previous Plan of Management over Hyland Rd Reserve. It is now recommended that Council endorse the calling of an Expressions of Interest process for the long term lease of the site.

ATTACHMENTS

1. Landscape Masterplan, Hyland Road Reserve 😃 🖺

DOCUMENTS ASSOCIATED WITH REPORT C02/20-375

Attachment 1

Landscape Masterplan, Hyland Road Reserve





Landscape Masterplan, Hyland Road Reserve

For Council Adoption

16th August 2019



Council Meeting 19 February 2020





Location Plan & Pom areas Landscape Masterplan, Hyland Road Reserve



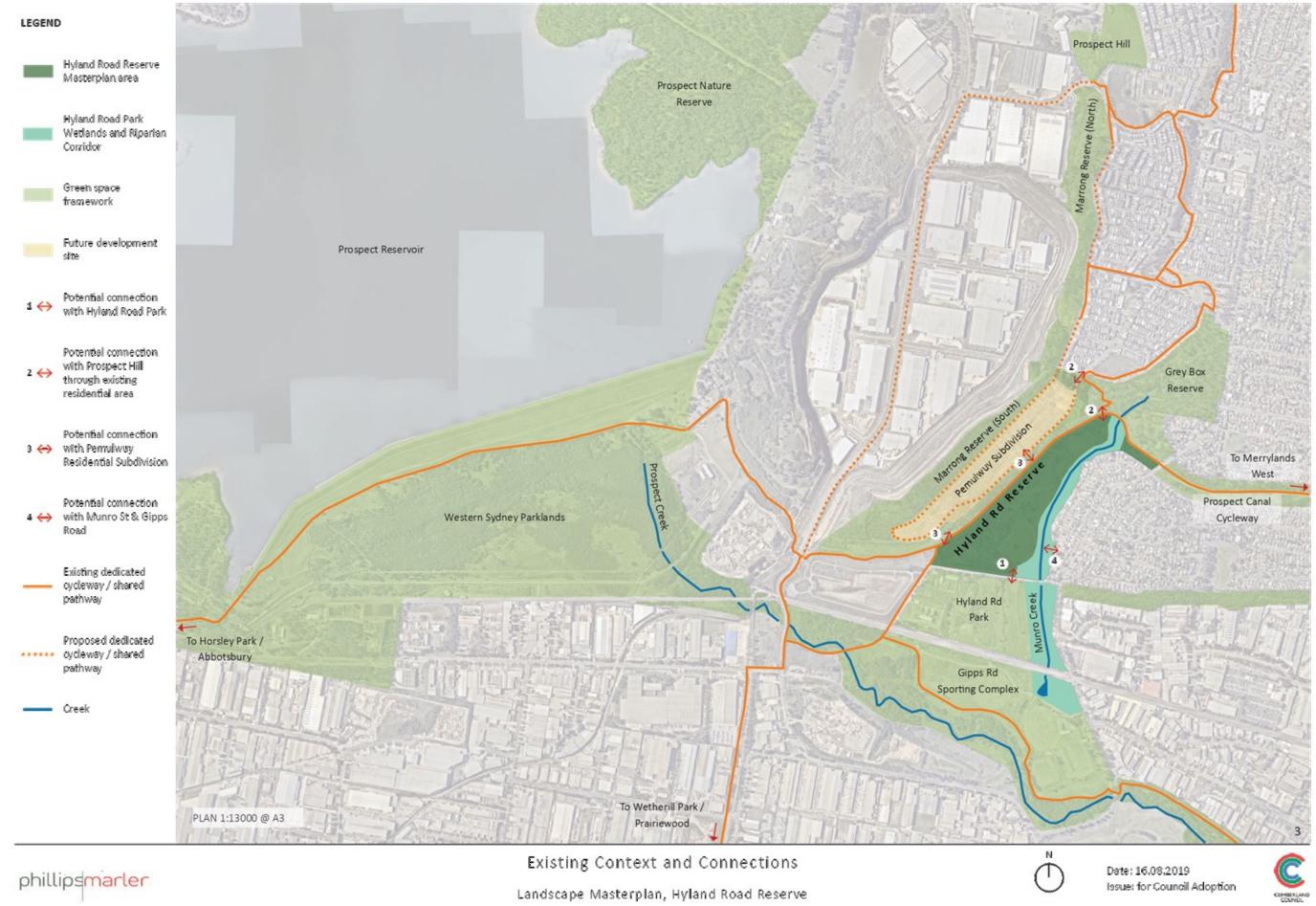
Council Meeting 19 February 2020

 \bigcirc

Date: 16.08.2019 Issue: for Council Adoption







Council Meeting 19 February 2020





 $(\underline{i})\,$ Hyland Rd view. Discontinuous tree rows on both sides. Opportunity: enhance the street as green corridor.



 Entrance. Trees along central path. Opportunity: retain the most valuable trees, clear weed and dead trees and improve visibility by thinning Casuarina mass planted areas along Hyland Road.



③ Street & entrance. Opportunity: use existing vegetation to characterise the entry with supplementary planting.



(4) Grassland and pine plantation views. Opportunity: maintain foreground open grassland vista scross the central grassland area. Retain tree line for screening of the future residential development on the hill and further revegetation.



- (5) Modified vegetation (native and exotic), & Pine plantation in the background. Opportunity: maintain and enhance a native vegetation
- formalise an Arboretum walking route.
- (7) Exorde zone. Opportunity: retain the exotic trees and gradually replace with native species.

Opportunity: retain the tree group as part of the Arboretum concept. Trees can also assist in making shared path connection to Lower Prospect Canal



(a) Allocasuarina zone. Opportunity: maintain the dense vegetation to edge access path to prevent weeds establishing in creek area.



() Munro Creek area. Opportunity: protect creek banks with enhanced revegetation works to reduce erosion and improve wildlife corridor values of the riparian corridor.

Vegetation Types and Settings

Landscape Masterplan, Hyland Road Reserve



LEGEND



phillipsmarler

Council Meeting 19 February 2020





SPATIAL ARRANGEMENTS

- 1 Oultural Community Centre
- Public amenities 1a
- Proposed Artwork Lower Prospect Canal ٠ (concrete liner installation)



Shaded picnic area & BBO facilities

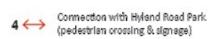
Seating area & interpretation

Landscape types interpretation elements

2 Lawn area informal sports

ACCESSIBILITY & CIRCULATION

Connection with Prospect Hill & Pemulwuy Residential Subdivision $3 \leftrightarrow$ through Driftway Dr (shared path & slgnage)



^{5a}↔ Connection with Pemulwuy Residential Subdivision (shared path & signage)



Pedestrian path/bush trail- Concrete. Allow for service vehicle access for mowing and maintenance



5b

Decomposed granite path

Shared path



---- Masterplan boundary

phillipsmarler

6 Pedestrian entry (existing)- service entry

PLAN 1:3000 @ A3

30

60

90

- Entry-exit for vehicles (footpath for 7 pedestrian access on side) PARKING - SUGGESTED LAYOUT 90° Parking on Hyland Road - 70 car 8 509085
- 9 Small Reserve Carpark - 20x car spaces
- 4x disabled parking bays dose to the 10 Cultural Community Centre
- Up to 24 blcycle parking spaces 11
- 12 Playspace & Nature Play

VEGETATION



Additional tree planting to improve shade and canopy



Existing Cumberland Riverflat Forest -suggested extension and enhancement of native species in the north area of Munro Creek, where are ourrently located weeds and exotic species

Existing Urban vegetation, native & exotic with revegetated pockets

Mowed area

120

150



Hyland Road Thin existing Casuarinas to improve visibility safety Hyland Road Park

900m

Landscape Masterplan Landscape Masterplan, Hyland Road Reserve



Munro Street Park

Council Meeting 19 February 2020





Item No: C02/20-376

ADOPTION OF CUMBERLAND OPEN SPACE AND RECREATION STRATEGY 2019-2029

Responsible Division:Works & InfrastructureOfficer:Director Works & InfrastructureFile Number:SUB46Community Strategic Plan Goal:A great place to live

SUMMARY

This report recommends the adoption of the Cumberland City Council Open Space and Recreation Strategy 2019-2029.

RECOMMENDATION

That Council adopt the Cumberland City Council Open Space and Recreation Strategy 2019-2029.

REPORT

Background

Council at its meeting of 16 October 2019 resolved the following (Min.774 C10/19-250):

"That Council place the Draft Open Space and Recreation Strategy 2019-2029 on public exhibition for a period of 28 days subject to the following amendment to Strategic Direction 1:

Deliver new open space and new recreation facilities to meet the needs of our growing population."

Consultation Outcome

The Draft Open Space and Recreation Strategy 2019-2029 was placed on public exhibition from 6 November 2019 until 4 December 2019, during which time Council received two formal submissions. In addition, the Draft Strategy was tabled for discussion at the Recreation & Sport Advisory Panel meeting held in December 2019. A summary of the submissions received and Council's responses are provided in Attachment 1.



Based on the public submissions received and Committee feedback, minor amendments have been made to the Draft Plan. These key amendments include:

- The inclusion of more details relating to Council's open space acquisition strategy priorities.
- Clarification and updates relating to the adopted Cumberland Local Infrastructure Contribution Plan 2020.
- The provision of further details in the annual implementation plan which will include priority actions, performance indicators and timeframes.

Council has now addressed all public feedback and recommends that the Open Space and Recreation Strategy 2019-2029 (Attachment 2) be adopted by Council.

COMMUNITY ENGAGEMENT

During the public exhibition period, the following community engagement activities were undertaken:

- The Draft Plan was distributed to local park Committees and key stakeholders who participated in the initial engagement process, to seek additional feedback and comments.
- The Draft Plan was made available on Council's 'Have Your Say' website.
- The Draft Plan was made available at Council libraries, staffed community centres and customer service centres.
- Advertisement of the public exhibition period were made via the Auburn Review (5 November 2019) and Parramatta Advertiser (6 November 2019).
- The Draft Plan was also presented to the Recreation & Sport Advisory Panel meeting held in December.

Data obtained relating to the public exhibition period indicates that Council received 183 visits from 115 unique visitors to the 'Have Your Say' page of Council's website, with 83 people downloading the Draft Open Space and Recreation Strategy 2019-2029.

POLICY IMPLICATIONS

The Strategy aligns with the goals and objectives of relevant national, state and regional policy settings such as the National Sports Plan, Central City District Plan - Greater Sydney Commission and Council's Integrated Planning and Reporting Framework.

RISK IMPLICATIONS

The implementation of the strategy will ensure a more strategic, economically sustainable approach to the provision of open space and recreation facilities. It will also facilitate planning for improved access, utilisation and engagement on open space and recreation priorities.



FINANCIAL IMPLICATIONS

Funding for all actions identified in the Cumberland City Council Open Space and Recreation Strategy 2019-2029 will be sought from sources such as Council revenue, developer contributions and grant funding.

CONCLUSION

Council undertook a public exhibition period to seek feedback from the community in relation to the Draft Open Space and Recreation Strategy 2019-2029 and has since addressed all comments and feedback received. It is therefore recommended that the finalised Cumberland City Council Open Space and Recreation Strategy 2019-2029 be adopted by Council.

ATTACHMENTS

- 1. Summary of Submissions <u>U</u>
- 2. Cumberland City Council Open Space and Recreation Strategy 2019-2029 J

DOCUMENTS ASSOCIATED WITH REPORT C02/20-376

Attachment 1 Summary of Submissions



Summary of Submissions - Open Space & Recreation Strategy 2019 - 2029

Comments / Suggestions	Council response	Changes to Strategy
Submission 1: Strategic Direction 1: Deliver new open space and new recreation facilities that meet the needs of our growing population a free ninja warrior style course Strategic Direction 2: Increasing the quality and capacity of existing open space and recreation facilities a bridge connecting Boundary and Princes Rd west over duck creek	Council plans to incorporate 8 new fitness stations within open space over the next 10 years, with consideration of such fitness elements. In this regard, Council is aware of the warrior fitness course that has recently been completed at Casula Parklands (Liverpool Council). Improving connections will be considered as part of future active transport and cycleway connection planning.	No changes required
Submission 2: Strategic Direction 1: Deliver new open space and new recreation facilities that meet the needs of our growing population 1.1.1 I'm not sure that we need an Acquisitions Strategy focussing simply on areas that currently have the lowest provision open space per person <u>or</u> that are not within 400m of open space of at least 0.5ha.	Strategic direction 1 focuses on meeting the needs of a growing population. Council has highlighted the need for an Acquisition Strategy to address areas with the lowest provision of open space per person, and to meet the 400metre walking distance State benchmark.	Acquisition Strategy scope expanded in strategy action to include adopted Local Infrastructure Contribution Plan
1.1.3 I don't necessarily agree with placing emphasis on civic spaces in town centres. Residents like me living in high rise density want to escape the concrete jungle. And I object (as do others) to a shopping arcade in Merrylands CBD being purchased by Council at great expense	The Strategy supports place making plans in the adopted Cumberland Community Facilities Strategy. The Strategy identifies 2019-2029 Opportunities for new civic space to be	No changes required



 to provide a civic square that won't have proper sunlight access in winter – and be boiling hot in summer – surrounded by units - and unhealthy and unattractive cars and traffic in the adjacent laneways. With increasing temperatures and heat across Western Sydney, we want more shaded facilities in parks and open spaces – and green space – and bushland - not an expensive Civic Square. 	provided in line with place making strategies in town centres through pedestrianised laneways, pocket parks/plazas, building forecourts in new community facilities, footpath widening, seating nooks and street closures.	
1.1.4 Opportunities for open space in unconventional places have to be carefully considered – as laneways and tunnels do not sound safe and attractive places. (People are already concerned walking through some of our tunnels that service train stations).	Investigating opportunities including input from Councils Place Managers and Crime Prevention Officer. Other spaces can also provide opportunities for recreation such as converting redundant road or rail infrastructure, pedestrian tunnels, laneways, transport hubs and irregular or vacant parcels of land. Simple and small design interventions to these spaces, such as the installation of mirrors for residents to practice their dance moves, or the installation of a pop-up park can turn these spaces around from unused and often unsafe places, to lively spaces for recreation and fun.	No changes required
Rooftop courts also need to be considered carefully. I wouldn't want to be living in a unit near one - due to noise and visual privacy issues.	Rooftop recreation is also important in urban renewal areas where there is limited land available at ground level for new open space and recreation facilities. From the provision of communal rooftop gardens or pools, to public accessible basketball courts, there is potential for future and existing, public and private roofs to create opportunities for recreation in the sky and provide additional recreation spaces for a growing population.	No changes required



1.2.1 Youth precincts and skate parks – The Strategy document says best practice is to co-locate youth precincts with indoor sports centres and youth centres. But elaborates indoor sports centres are not within the scope of this Strategy. I have to question how indoor sports centres aren't within the scope of this Strategy. I realise Council has a Community Facilities Strategy but Council cannot look at items in isolation – in silos. Surely Council needs to have a holistic approach to planning and strategies, particularly as these indoor sports centres do so much to provide recreational facilities – and provide all weather facilities at that.	community facilities. The Cumberland Community Facilities Strategy2019-2029 provides a direction for Council's programming, management, planning and provision of community facilities into the future. Under Councils DP&OP Council plans to complete a specific Indoor Recreation Strategy in the next 2 years, this will complement the Community	No changes required
 1.2.2 Provide at least 8 new fitness stations – and seemingly particularly for older people. I question if older people use outdoor exercise equipment for gentle exercise. I believe they use classes provided by local clubs such as Wenty Leagues and Council's community halls. And I question if older people want to be viewed by the general community, exercising in public? I believe we should collect evidence regarding the usage of fitness stations – before at least another 8 are installed. And this research also needs to include how much they are used in summer - when it's so hot – and the equipment can be too hot to touch. 	Under this strategy Council plans will progress for 8 new fitness stations over the next 10 years. Whilst data and research on outdoor fitness equipment is still limited there is emerging evidence of the benefits of free outdoor fitness equipment. From recent studies and assisting with a new thesis by Olivia Page (UNSW 2019– Town Planning) more data has been collected. Outdoor gyms are a tool for physical activity. While exercise on equipment may be intentional or incidental in nature, both assist in maximising activity levels. A barrier to physical activity in a gym setting is a lack of understanding of how to use equipment, particularly for older adults. In a collaborative project at Maroubra Beach, Randwick City Council sought advice from a Health Promotion Service regarding the installation of suitable equipment for a senior's outdoor gym. The project found that the installation of an	No changes required



	outdoor gym, accompanied by instructional classes increased the use of the equipment. Shade is important as it mitigates heat, reduces the risk to sun exposure, facilitates temperature regulation for users and increases the lifecycle of equipment. Shade is a key design characteristic of outdoor gyms. In a survey of older park and outdoor gym users, Stride et al. (2017) found the provision of shade was highly requested by participants.	
1.2.5 Outdoor Courts - according to Parks and Leisure Australia statistics, Cumberland will need another 20 courts by 2026. I question this statistic – as I can drive past courts – and they are not in use.	Outdoor courts do vary from 17% use to over 70% use during core hours. Initial work should focus on activating underutilised courts based on bookings data. Over time Courts with low use can be considered for closing, or repurposed to multi-sport courts or relocated to form 4-6 hubs especially for tennis.	No changes required
1.4.1 Dogs off leash areas – what is the basis for adopting the benchmark of one dog park per suburb with greater than 20% high density? And why would a dog park be proposed for Merrylands West (as per page 21 of the document) when that locale is low density – and homes have backyards? I thought dogs should be owned by responsible owners who take them for walks and exercise etc. Furthermore, I generally believe that people in high density dwellings should not be dog owners. (Dogs should not be couped up in units. And barking dogs in units – or anywhere – are a nuisance). A short drive to an existing dog park – in our LGA, or another LGA, should not be diverted from eg play spaces for children.	their owners to exercise and socialise. Dogs are also important	No changes required in the Strategy, however further suburb analysis will be undertaken. Sportsgrounds and small parks with playgrounds will be eliminated due to conflict with existing



	legally run free, exert energy and socialise with other dogs. Off leash areas also provide people with a meeting place and an opportunity to connect with others in the community A set of criteria that would determine the suitability and success of a Dog off-leash Park. The following criteria can be used: • Appropriate size	user groups and legislation that states dogs must be 10m away from play spaces.
	 Appropriate size Accessibility Footpath connections Adequate car parking Distance from residential areas Natural surveillance Associated infrastructure 	
Strategic Direction 2: Increasing the quality and capacity of existing open space and recreation facilities		
2.1.1 Plans Of Management - I realise park Plans of Management may be useful but they have to be realistic and attainable through funds available. So it concerns me eg that the Draft Wyatt Park Plan of Management presented in the Council Business Paper 18/9/19 flagged Wyatt Park needing expenditure of \$60 million – excluding GST. And whilst the Wyatt Park Masterplan stated redevelopment is being funded solely through developer contributions, only \$14.5m is flagged in the <i>Draft Cumberland Local Infrastructure Contributions Plan</i> for Wyatt Park. So something doesn't marry up or make much sense with this Plan of Management and costing – which makes me question and doubt the achievability of the bucket list of items that seem to be listed in the various park Plans of Management. The park Plans of Management all seem to go overboard – listing numerous items that can likely never be	Plans of Management are a legislative requirement of Council and are long-term strategic land management tools to guide Council. The Draft Wyatt Park Plan of Management has been developed following extensive community consultation over the past 18 months and provides the necessary framework to consider suitable uses, leases and licences and future planning and development of the open space area. The Wyatt Park Masterplan is a visionary plan developed through the community consultation to present a future vision of what Wyatt Park may look like and aim for in future planning and development over coming years.	No changes required



funded.	Funding sources to achieve the goals and actions within Plans of Management are varied and may include Council revenue and Capital Expenditure, Development Contributions as well as Grant funding.	
	Plans of Management consider community expectations as well as resources available to Council, and aim to create an achievable future direction for the management of the open space. The Wyatt Park Plan of Management is currently being further developed and will shortly go on Public Exhibition for further community feedback prior to the adoption of the Plan by Council.	
 2.1.3 Pocket parks Page 16 of the Draft Cumberland Local Infrastructure Contributions Plan references pocket parks - Small parcels of open space such as single blocks of land designed to increase open space in developed areas, or 'leftover' land such as from road closures or development on irregular blocks. I suggest some pocket parks in R2 and even R3 zones could be sold off, maybe even for housing where they're larger in size - and the money received could be spent on new and / or improving other parks and facilities that will also be utilised more. 	At the time the Draft the Local Infrastructure Contributions Plan was still in preparation. Council, as a consent authority and in accordance with Part 7 of the Environmental Planning and Assessment Act 1979, has developed the Cumberland Local Infrastructure Contributions Plan (plan), allowing the collection of levies and rates on approved development. The contributions collected are applied by Council to deliver a range of local infrastructure works that will support future population growth in the Cumberland LGA.	Local Infrastructure Contribution Plan as adopted is referred to in the Strategy
I say this as residents in the R2 and even R3 zones generally have their own backyards - for play and leisure and barbecues etc. And many pocket parks these days seem to be defunct – never used. Many have no shade and are not used, let alone in summer time, particularly when play equipment becomes too hot to touch. And, furthermore, society today doesn't let children go and 'hang out' as in the past. Many pocket	The Cumberland Local Infrastructure Contributions Plan has now commenced in January 2020. The Plan has been informed by Open Space Inventory data collected to inform the Cumberland Open Space and Recreation Strategy. The Open Space Acquisition Strategy, as prepared, will be able	



 <pre>I'm not sure we should remove any of these parks – and lose more trees, vegetation, greenery and open space. But if they can be replaced better elsewhere, I'm simply being devil's advocate – possibly opening discussion and looking at ways of make the best use of our limited resources – yet also still wanting to provide an appropriate environment with access to appropriate activities for residents. Strategic Direction 3: Supporting inclusion and increased participation by our diverse community.</pre>	focus is to increase the quantity of open space. Strategic Direction 3's Focus is on supporting inclusion and increased participation by our diverse community. With the following Action:	No changes required. Further questions can be
 badminton, baseball/softball, table tennis, flyball, hockey gridiron I say this because in the same document none of these are listed in the Office of Sports most popular sports in the Central District. And only badminton and table tennis are referenced in the Office of Sports list covering popular sports for people from culturally and linguistically diverse backgrounds in Cumberland. I disagree that clause 3.1.8 references that badminton, table tennis and Tai Chi should be catered for through new parks and recreation facilities – although I realise Tai Chi does not require elaborate and expensive facilities and equipment. But these activities are surely only pursued by a very small minority of our population – as confirmed by the Office of Sport 	 3.1.8 When planning new parks and recreation facilities respond to Cumberland's diverse community including: Considering cultural interests within new and upgraded open space areas including badminton, table tennis, cricket, basketball, volleyball, social soccer, Tai Chi/dance etc, and Designing for a diversity of age groups The Office of Sport survey considers the current most popular activities across the entire Central district with no Cumberland specific breakdown. Further specific Cumberland research would be beneficial however informal activities and unorganised sports such as listed above are popular in areas with people from culturally and linguistically diverse communities like those in Cumberland. 	incorporated into future Park and community surveys and in detailed community consultation when developing detailed park masterplans and designs.



 Strategic Direction 4: Protecting our natural environment and increasing resilience Agree Council should look at creating a cool environment in open space, streets and town centres. And I agree Council should do much to increase tree canopy and green cover. However, I question (as do others) Council's real efforts in this regard. And I say this because there is simply more and more concrete high rise appearing in our centres – and grass, vegetation and treed areas are rapidly disappearing and not being replaced. And heat island effects are simply increasing – with seemingly little effort taken to diminish this growing problem and concern. 	Council is currently implementing the 2019 Biodiversity Strategy; delivering an Urban Tree Strategy and partnering on further research. The last twelve months have seen the WRROC Turn Down the Heat (TDTH) Strategy launch into action Councils have been working individually and collectively with universities and state partners to conduct heat mapping, tree planting, cool material pilots, community engagement and planning reviews. Collective advocacy has resulted in urban greening being made a Premier's Priority, and urban heat mitigation being listed as a key performance indicator for the Greater Sydney Commission's District Plans	No changes required ongoing work to continue on Council Resilience projects.
 Other points Silo perspective The adoption of a silo perspective in this Strategy is a failing of this Strategy. I understand this Strategy considers and reports on the amount of accessible open space within the Cumberland Local Government Area and areas such as private open space (inclusive of private golf courses, lawn bowls clubs) and built recreation facilities (such as aquatic and leisure centres, indoor sports courts, halls and other buildings) were not included to calculate the accessible open space for the Strategy. But I'm not sure these private (or community) spaces and facilities can be excluded when looking at this Strategy. Numerous local clubs (such as Wenty Leagues and Club Merrylands) provide excellent recreational 	It is acknowledged that the Strategy sits within a policty framework , as do other Council Strategies. Itis informed by a series of background documents, research, community consultations, feedback from Park Committees and Advisory Committees. Based on the draft report tabled to Council in November 2018 it was specifically resolved to only include public accessible open space in this strategy.	No changes required



facilities and sporting activities		
 Funding issues As per the Council report 16/10/19, I understand funding for all actions identified in the Draft Open Space and Recreation Strategy 2019-2029 will be sought from sources such as Council revenue, developer contributions and grant funding. Yet I don't see this Strategy really reference how all the nominated 'actions' will be financed – it just mentions an Acquisitions Strategy (refer 1.1.1) with no detail. And it also references developer contributions (refer 1.4.2) - again with no detail or dollar figures. And one of the main challenges in delivering this Draft Strategy will be the ability to fund it. 	Implementation of the Strategy will be delivered through Councils current funding process including Councils Delivery and Operational Plan and will utilise funds such as general revenue, reserves, developer contributions, SRV and grants.	No changes required
Sports grounds over supply – According to the NSW Office of Sport we have almost twice as many sports grounds than we need! So I question eg some of the money being directed to Gipps Road / Hyland Road Sports Ground. I note \$8 million is earmarked in the Draft Cumberland Local Infrastructure Contributions Plan – so a very expensive development /upgrade – yet these facilities are not very accessible to the 15,000 new residents planned to be living around the Merrylands Town Centre - who aren't supposed to have cars, according to Council's other plans and reports? And I thought studies state there is an oversupply of sporting facilities in Greystanes? And as this Strategy seems so focussed on equalising	Data from Council and the NSW Office of Sport Central District indicates that Cumberland (as well as the Hills Council) had in 2016, 1 field per 2000-3000 residents, by 2036 without additional fields Council would fall to 1 field per 3000 to 4000 residents. Based on 1 sports field per 2,500 people (from NSW Office of Sport), there is an undersupply of 1 sports field currently, and a forecast undersupply of 22 fields in 2026. The Office of Sport considers there are limited growth opportunities in the LGA with some capacity at Greystanes to provide growth in regional participation into the future.	No changes required



facility access by resident location, it seems contradictory for Council to be still so focussed on Gipps Road. Are there still 2 dedicated Australian Rules fields at the Gipps Road Sporting Complex, as was under the former Holroyd Council? This oversupply isn't even mentioned as such in the Strategy Action Plan. Why not?	Gipps Road has been identified as an opportunity for a Regional Scale sporting facility to provide additional opportunities for a greater area of residents and to provide a higher level of sporting facilities and opportunities to the community. Currently 1 x AFL Field at Gipps Road operational. Much of the Gipps Road and Hyland Road Reserve parklands, while accessible open space is yet to be developed into sporting and recreational facilities for community use per the Masterplan, and it is for this purpose funds are directed to implementing these plans.	
Park Plans of Management If only the number of parks with a Plan of Management is the success indicator - and the plans themselves are not realistic in their wish list - and funded and delivered – these Plans of Management will be meaningless – just part of another bucket list.	Plans of Management are a legislative requirement of Council and are long-term strategic land management tool. Plans of Management consider community expectations as well as resources available to Council, and aim to create an achievable future direction for the management of the open space	No changes required
Tree canopy cover How many trees are to be planted – and where? (Numerous trees planted eg at the golf courses aren't going to assist people in the Town Centres where more and more concrete high rise are placed – and temperatures are way warmer than at golf courses).	Cumberland Council is currently developing an Urban Tree Strategy that aims to increase tree plantings and canopy cover in the Local Government Area. The scope includes both public and private land and there is an emphasis on the right tree in the right location, whilst increasing tree species diversity. An online survey is open from December 2019 to March 2020 to allow the general public to provide input into the Strategy	No changes required in this Strategy, comments forwarded for consideration in the Urban Tree Strategy.



Review I question if a four yearly review is timely enough? Four years is a long time to pass before evaluation and any necessary adjustments and amendments occur in the delivery of the Strategy. Best practice should be determined way before 4 years has passed / expired.	The implementation of the Draft Strategy will be incorporated into Council's Delivery Program and Operational Plan. It will also be supported by an annual implementation plan which will identify the priority actions to be implemented with accompanying responsibilities, performance indicators and timeframes. A more comprehensive review and evaluation of the Strategy will be undertaken every four years and at the completion of the ten year term (2019-2029). The results will be reported to Council and the community.	Strategy has been updated to clearly reflect the annual implementation plan and a more comprehensive review and evaluation
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DOCUMENTS ASSOCIATED WITH REPORT C02/20-376

Attachment 2

Cumberland City Council Open Space and Recreation Strategy 2019-2029



Council Meeting 19 February 2020



CUMBERLAND CITY COUNCIL



Cumberland City Council Open Space and Recreation Strategy

2019 - 2029



Welcome to Country

Jumna ya wogal wal ya pemel jumna mingan jumna tamu. Ngalaringi wyanga pemal. Ngalaringi babuna wal gnia ya pemal da lo-loley dice wara mooting jumna banga nolla ya. Pemal jumna wal gnia koi mund wal tati pemal jumna annagar dice.

Eorah wal mullana wal mingan jumna gai gnia bou gu-nu-gal nglaringi go-roong dyaralang. Nglaringi go-roong dyaralang.

Ngalaringi bou ngalaringi jam ya tiati nglaringi bubuna jumna. Mittigar gurrung burruk gneene da daruga pemal.

Didjeree Goor.

We were the first carers of the land, we took only what we needed from our Mother Earth. Our ancestors knew how to take care of the land, so as to continue their survival. We do not own the land, but we are charged with the care of it. As custodians of this land we ask that all people join us and preserve what we have left for future generations. We must protect the few sites we have to ensure our culture continues. In the language of our ancestors we welcome you to Darug Lands. Thank you.

Welcome to Country by Darug Elder Aunty Edna



Contents

Introduction4
Development of the Plan5
Defining open space and recreation6
Cumberland's Recreation Spectrum6
The Plan in Context8
The Cumberland Community10
Community profile13
What we've heard14
Participation trends16
Recreation facilities and open spaces18
What we have and what we need - our recreation facilities20
Planning into the future - provision of open space analysis22
Accessing our open space - proximity analysis25
Planning for connections - regional and neighbouring open space26
Trends and best practice for open space delivery
Guiding Principles32
Strategic directions & Action Plan32





Introduction

Our open space and recreation facilities are an important resource for our community: a place to come together with family, friends and the community; to be active and healthy; and to preserve and celebrate our natural environment and heritage. The Open Space and Recreation Strategy will support Council to consolidate and enhance the planning and management of open space and recreation facilities in our area, and prepare for increasing and changing recreation needs and demands in our growing and diverse community.

This Open Space and Recreation Strategy (the Strategy) provides Council with a ten year (2019 - 2029) direction for open space, sport and recreation services and facilities.

By reviewing the existing provision and demand for open space and recreation in Cumberland, it establishes a clear open space policy and planning framework.

The Strategy's guiding principles, strategic directions and actions focus on achieving social inclusion, connectivity, health and well-being, increased sport and recreation participation and social and environmental sustainability within Cumberland.

The Duck River corridor is a popular place for fam gathering and informal spc

THE OPEN SPACE AND RECREATION STRATEGY HAS 4 STRATEGIC DIRECTIONS:



STRATEGIC DIRECTION 1:

Deliver new open space and new recreation facilities that meet the needs of our growing population



STRATEGIC DIRECTION 2: Increasing the quality and capacity of existing open space and recreation facilities



STRATEGIC DIRECTION 3: Supporting inclusion and increased participation by our diverse community

STR Prot envi resil

STRATEGIC DIRECTIONS 4: Protecting our natural environment and increasing resilience



Development of the Plan

Open space and recreation planning at the local government level is about building on Council's existing open space assets, ensuring that they reflect community needs both now and into the future.

This Strategy is based on detailed research, consultation and clear evidence, and builds on Council's existing strategies, plans and policies.

The Cumberland Open Space and Recreation Background Report (2019) details the extensive research and engagement undertaken to develop this Strategy.



Informal badminton at Campbell Hill Reserve

The development of this Strategy included:

- Review of relevant national, State and Regional policy settings and Council's existing planning
- Review of key trends in sport and recreation participation including in culturally diverse and low income communities, global best practice and trends in open space, sport and recreation planning and management
- Community and stakeholder engagement
- Audit and assessment of existing open space supply
- Review of Cumberland's current and forecast resident and worker population demographics, and current participation in sport and recreation activities
- Identification of locally-appropriate standards and levels of service for open space, sport and recreation facilities
- Analysis of current and forecast gaps and opportunities in the supply and management of open space, sport and recreation facilities, program and support services
- Assessment of options to address gaps and opportunities, and
- Development of the Strategic Framework including vision, management principles, and strategies for the provision of open space and recreation facilities.



Needs assessment approach. Source: Cred Consulting



Using the fitness equipment Phillips Park, Lidcom

Defining open space and recreation in Cumberland

What is open space?

Open space is land that is publicly owned and used for recreation, leisure and outdoor entertainment purposes. This includes recreation spaces (such as parks and play spaces), sports grounds, community/civic spaces (such as urban public space and plazas), linkage parks (such as recreation trails) and natural areas.

What is recreation?

Recreation includes a broad range of passive and active leisure activities that we participate in for fun, relaxation, health and wellbeing and to connect to our families and communities. This includes casual activities like going for a walk or a picnic with friends, fitness activities, and social, organised and elite sporting activities. Recreation can be undertaken indoors or outdoors.

What's not included

The Strategy will provide high-level strategic directions and the context for future, more specific planning for recreation facilities provided within open space including play spaces and sports grounds.

Private open space (such as private golf courses and lawn bowls clubs) and built recreation facilities (such as aquatic/leisure centres, indoor sports courts, halls and other buildings) are not a focus of this Strategy.

While this strategy acknowledges the value and importance of Bushland and Environment zoned (E2) open space, for the purpose of calculating open space provision, these areas as well as golf courses, and Rookwood Cemetery have been not included as they are not accessible for the wider community to use for recreation purposes.





Figure 1 - Cumberland's Recreation Spectrum



The Plan in Context

Access to open space and recreation supports livability, health and wellbeing, and community and economic outcomes. Existing strategic planning at the national, State, Regional and LGA levels will influence how we plan for, fund and deliver open space and recreation facilities in Cumberland.

STATE CONTEXT

Greener Places: Draft Open Space for Recreation Guidelines, Government Architect NSW

Greener Places is a draft policy to guide the design, planning, management and delivery of Green Infrastructure in urban areas. This includes the Draft Urban Tree Canopy Guide, which sets a target of increasing Greater Sydney's tree canopy to 40% (>25% in medium density and >40% in suburban areas).

The Draft Open Space for Recreation Guidelines recognise the importance of open space for recreation and outline approaches to planning for open space including benchmarking, hierarchy and functional classifications and criteria for open space and recreation facilities.

Joint Use of School Facilities and Land Policy, NSW Department of Education

This policy encourages shared use of school facilities (such as open space and sporting facilities), with significant investment in new, upgraded or maintained facilities.

Everyone Can Play in NSW, NSW Department of Planning and Environment

These guidelines provide best practice design and management approaches to building inclusive play spaces for everyone, regardless of age, ability or cultural background.

Five Million Trees, NSW Government

Five Million Trees is an initiative aimed at increasing Greater Sydney's tree canopy by planting more trees in streets, parks, bushland areas and yards by 2030. The project is a long-term commitment to create a greener city and improve Sydney's health, climate, economy and environment.

REGIONAL CONTEXT

Greater Sydney Regional Plan: A Metropolis of Three Cities, Greater Sydney Commission

This document sets a 40-year vision and 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters. It is built on the premise of a 30-minute city, where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. The Regional Plan identifies the importance of access to open space and recreation opportunities in areas of growth, increasing density, and changing communities.

Central City District Plan, Greater Sydney Commission

The Central City District Plan provides a more detailed context to the directions and objectives of the Greater Sydney Region Plan specific to the area. It describes how the District will grow substantially, capitalising on its location close to the geographic centre of Greater Sydney, with major public and private investment contributing to new transport and other infrastructure leading to major transformation.

A major regional project is the Greater Parramatta and Olympic Peninsula urban renewal area, which includes parts of Wentworthville, Auburn and Lidcombe and will drive growth in these areas.

Priorities and directions for open space and recreation at the regional level include that:

- Public open space is accessible, protected and enhanced, with high quality open space that meets a wide range of community needs, and
- The Sydney Green Grid links parks, open space, bushland, walking and cycling paths, including the Duck River Open Space Corridor, Prospect Reservoir Water Pipeline Corridor and Duck Creek.

Key actions for Granville and Auburn where the area covered by the Parramatta Road Urban Transformation Area include:

- Leverage new development to provide new open space and high quality and active public domains
- Improve existing open space and access to open space networks.



LOCAL CUMBERLAND CONTEXT

Community Strategic Plan, Cumberland Council

The community vision as outlined in Cumberland's Community Strategic Plan is "Welcome, Belong, Succeed." The key aim of Council's strategic planning in relation to open space and recreation planning is ensuring that Cumberland is a great place to live that encourages healthy and active lifestyles, supported by a variety of high quality community facilities, public, green and open spaces, services and activities that are in line with community expectations, population growth and intended uses.

Council has a focus on supporting a "clean and green" community with high quality and abundant green space and clean urban and open areas. To help deliver this goal, Council is developing a 10 year Biodiversity Strategy and supported by a 4 year Action Plan. This strategy will help to protect green and open spaces; ensuring they suit a variety of uses, mitigate heat island effects; protect and enhance biodiversity and promote sustainable practices.

Cumberland 2030: Our Local Strategic Planning Statement, Cumberland Council

Cumberland 2030: Our Local Strategic Planning Statement plans for the Cumberland area's economic, social and environmental land use needs over the next 10 years. It sets clear planning priorities about what will e needed, such as jobs, homes, services and parks.

The plan identified that the natural environment in Cumberland, including our network of parks and open spaces, is highly valued by residents and visitors. The Duck River (the largest tributary of the Parramatta River) is the 'green heart' of Cumberland providing excellent opportunities for both passive and active recreation and biodiversity. Several highly valued community and tourism assets exist along the corridor, including the Auburn Botanic Gardens and various sporting fields and parks.

Whilst the quality of our existing open space is generally high, there are gaps in the provision of

open space in some areas. There are opportunities to improve liveability standards by addressing the gap in open space for some areas. These can be addressed to better meet current and future needs.

Four of the 16 Planning Priorities identified in the Statement relate to open space and recreation:

- Planning Priority 13: Protecting, enhancing and increasing natural and green spaces
- Planning Priority 14: Improving access to and health of waterways
- Planning Priority 15: Planning for a resilient city that can adapt to natural hazards and climate change
- Planning Priority 16: Supporting urban cooling to minimise heat island effects

Cumberland Local Infrastructure Contributions Plan 2020

The plan allows the collection of levies and rates on approved development.

The Plan includes strategies and opportunities to make better use of Council's open space assets include the following:

- Improved design and planning of the existing so that increases in capacity, quality, diversity, usability and accessibility of open space can be achieved
- Improving the connections and crossing points, upgrading or providing new linear linkages and access paths (footpaths and cycleways) and implementing the District Plan's 'Green Grid'
- Providing greater opportunities for walking and passive recreation through new and upgraded paths through publicly owned land
- Increasing the weekly time available for active recreation by converting turf areas into synthetic surfaces, providing floodlighting and improving field/court drainage
- Partnering with schools and other institutions to make available open space and sport facilities on their lands for public use



The Cumberland community

The Cumberland area has an estimated population of 242,524¹. This population is forecast to increase to 304,811 by 2036 (an increase of 26%).

COMMUNITY PROFILE: This profile of the Cumberland community is based on the most recent (2016) Census of Population and Housing data. The profile provides insight into the unique characteristics of the Cumberland community².



The Cumberland area has a relatively young community, with a median age of 32 years. The area has high proportions of:

Young children 0 to 4 years	7.8%
Primary school-aged children 5 to 11 years	9.4%
Young people 18 to 24 years	10.4%
Young adults 25 to 34 years	19.5%
By 2036, the median age 34 years. The fastest grow	

e to The fastest growing age groups are:

High school-aged children 12 to 17 years

Older people 70 and over



CULTURAL DIVERSIT

Cumberland is a culturally rich, vibrant and diverse area. The area has high proportions of people:

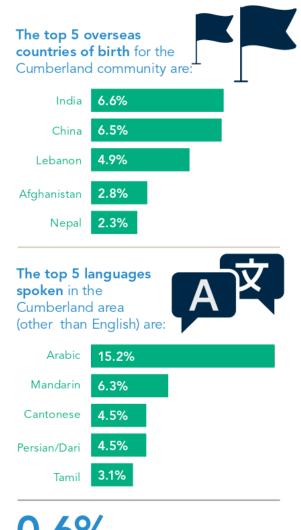
Born overse

From countries where Engli was not their first langua Who arrived in Australia with the last 5 years Who speak a language oth than English at hor

eas	52.2%
ish ge	49.7%
hin ars	25.5%
ner me	65.6%

55% increase

68% increase



OF PEOPLE IN THE BERLAND AREA IDENTIFY AS ABORIGINAL OR TORRES STRAIT **ISLANDER**.





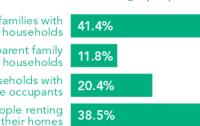
Cumberland has the highest proportion of refugees per capita and the highest number of people seeking asylum of any local government area in NSW³. Over the past 25 years, 20,000 refugees have settled in the Cumberland area⁴.



HOUSEHOLDS AND HOUSING

The Cumberland area has a high proportion of:

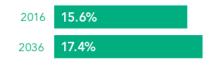
Couple families with children households Single parent family households Larger households with five or more occupants People renting



There is a notable increase in the proportion of higher density dwellings (apartments/units) in recent years.



Couple families with children will still be the most common household type in 2036, but there will be a **significant increase of people** living alone



ACCESS AND CONNECTIVITY

The Cumberland area has a high proportion of:

Households without internet connection Households with

no cars

14.5% 11.3%



EDUCATION, EMPLOYMENT AND INCOME

The Cumberland area has a high proportion of:

People looking for work

People attending school, TAFE, or university

9.5% 25.9%



MEDIAN WEEKLY HOUSEHOLD INCOME IN 2016 WAS \$1,377 (COMPARED TO \$1,745 FOR GREATER SYDNEY).

PEOPLE WITH DISABILITY AND CARERS



OF PEOPLE IN THE CUMBERLAND AREA NEED HELP IN THEIR DAY-TO-DAY LIVES DUE TO DISABILITY

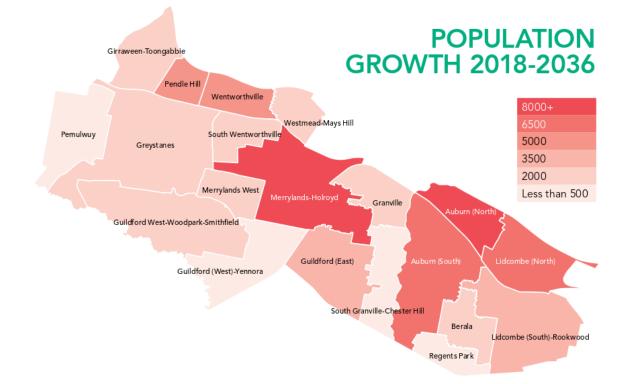
OF PEOPLE IN THE CUMBERLAND AREA PROVIDE UNPAID CARE FOR PEOPLE WITH A DISABILITY OR SENIORS IN THE CUMBERLAND AREA

COMMUNITY ORGANISATIONS

Community organisations in the Cumberland area (funded and unfunded)







AREA	POPULATION CHANGE	% CHANGE	2036 POPULATION
Auburn (North)	+9,428	+72.7	22,395
Auburn (South)	+5,673	+19.1	35,303
Berala	+1,722	+18.0	11,309
Girraween – Toongabbie	+1,433	+14.5	11,306
Granville	+927	+7.8	12,796
Greystanes	+1,342	+5.6	25,137
Guildford (East)	+3,047	+19.4	18,759
Guildford (West) – Yennora	+1,006	+11.8	9,507
Guildford West – Woodpark – Smithfield	+371	+5.4	7,226
Lidcombe (North)	+6,149	+52.3	17,895
Lidcombe (South) – Rookwood	+2,860	+26.7	13,565
Merrylands – Holroyd	+14,460	+42.0	48,895
Merrylands West	+943	+13.7	7,805
Pemulwuy	-233	-4.3	5,208
Pendle Hill	+4,811	+75.0	11,222
Regents Park	+483	+10.5	5,074
South Granville – Chester Hill	+486	+7.3	7,185
South Wentworthville	+1,043	+14.5	8,211
Wentworthville	+4,657	+46.1	14,760
Westmead – Mays Hill	+1,681	+17.6	11,253
Cumberland LGA-wide	+62,289	+25.7	304,811



What does our Community profile mean for open space and recreation in Cumberland?



Open space presents opportunities to celebrate our Aboriginal heritage

Open space and natural areas are an opportunity to share and celebrate the Aboriginal history of the area, in particular in Pemulwuy, Prospect Creek and along the Duck River.



Larger families means Cumberland's open space often becomes an important gathering place and family living room

Cumberland is home to a lot of larger families which means open space often becomes a place for outdoor family gatherings, BBQs and picnics. To cater for this, Cumberland parks can have kiosk's access to water, BBQ, seating and shade amenities and affordable prices to aquatic and

A highly culturally diverse community, with a high proportion of newly arrived migrants means that open space may be used in different ways

Cumberland has a significantly high CALD population, with a high proportion of people who have recently arrived in Australia, including from refugee and asylum seeker backgrounds. Engagement with CALD communities has shown that preferred sports tend to include football (soccer), cricket, badminton and volleyball. With many people migrating from higher density towns and cities Open space including civic plazas and parks are an important, cultural and social space into the evening with a need to consider lighting appropriate open spaces after dark to cater for this need. Areas that have a particularly

high proportion of newly arrived residents include Toongabbie - Pendle Hill, Wentworthville -Westmead, Auburn, Lidcombe and Granville, and students, in particular in Lidcombe, Berala - Regents Park, Auburn and Granville.



High proportion of low income households means open space and recreation needs to be accessible and affordable

Affordable ways for the community to take part in sport and recreation is key to increasing participation and enjoyment of open space. This includes providing space for informal sports, recreation walking and jogging trails as well as outdoor fitness equipment and fun, inviting youth recreation precincts.



Increasing high density means that access to open space will become more important

With increasing high density living and a growing population, access to open space will become more important in some areas. Open space

needs to serve both a backyard for people living in apartments and a place for the community to come together, particularly in Merrylands, Granville, Auburn and Lidcombe, Cumberland's fastest growing communities.



A high proportion of people with disability and an ageing population means that open space and recreation facilities need to be inclusive

Cumberland has a high rate of people with a disability, and an ageing population. Open space and recreation needs to be inclusive, and consider universally designed paths, play spaces and amenities, adequate accessible parking and drop off zones (for regional/district parks especially). Areas with high proportions of people reporting need for assistance, and high proportion of aging residents include Toongabbie - Pendle Hill, Merrylands and Guildford - South Granville.



Council Meeting 19 February 2020



What we've heard

Council's recreation team engaging the comm at the Auburn Cherry Blossom Fe

Over the past three years since Cumberland City Council was formed, we have heard from our community about their needs and ideas for open space and recreation in our area.

Our Parkscape surveys found that you frequently use parks in Cumberland for spending time with large groups of friends and family, sharing a meal together using picnic and BBQ facilities or play sport informally.

You also use parks for relaxing, meditation and mindfulness, and to enjoy the 'peace and quiet', as well as walking, jogging and cycling. Our Parkscape surveys found that you love being close to the environment and large amounts of regional open space and bushland, while also living in an urban and suburban environment.

However, while you think Cumberland's regional open space is high quality, you told us that there is room for improvement throughout local parks, including a need to increase sense of safety, increasing the quality of play spaces, as well as increasing access to toilets and amenities and places to put rubbish.

A community survey was completed by 181 people to inform this study, with an additional 36 community sporting organisations completing a survey or interview to help inform strategies and actions



Across projects such as the Cumberland Community Strategic Plan, Disability Inclusion Action Plan, Youth Strategy, Cumberland Cultural Plan 2019 - 2029 and other works, the community has identified many priorities for open space and recreation including:

- Valuing living in "an environment that is abundant with parks and green spaces, whilst also being within access to a large city"
- Parks and open space, pathways and footpaths, and recreation spaces are a high priority for the community
- Having a network of linked green and open spaces is important
- More spaces in town and village centres where the community can come together and do their own thing including creative and cultural activities
- Concerns over 'over-development/high-rises' and 'infrastructure development and maintenance' as key challenges for the area, reflecting our rapidly growing population and increasing density and associated pressure on infrastructure and services
- Young people would like to see more parks, youth centres, sports grounds, courts and safe areas, and
- People with disability and carers would like to see more accessible, inclusive and promoted recreation facilities and programs which increase social inclusion and participation.



Informal recreation along the Duck River corridor

The most common improvements that people would like to see in open space and recreation facilities in Cumberland were:

	Upgrading play spaces			
•	Increased shading/protection from the sun			
⅔	Better maintenance of existing facilities			
Upgrades to toilet and change room facilities				
1	Improved safety			
Ŵ	More bins/rubbish collection			
	More/improved seating			
Å	Improved cycle paths and links			
1	More/better staff at sports facilities including pools			
\bigcirc	Improved lighting			
Ť	Open spaces that are welcoming and engaging for young people to use and visit			

Parks in Cumberland are destinations for family and friends to gather, eat and play, hubs for recreation and sport, and a place of respite for mindfullness, relaxation and enjoyment of nature.



Participation trends

As our lifestyles, communities and urban environments change, our open space and recreation facilities will need to respond to our changing participation in sport and recreation. We will need to plan for open space and recreation facilities which meet the diverse needs of our growing and changing community.

NATIONAL AND NSW PARTICIPATION TRENDS IN RECREATION

Participation in recreation (both sport and nonsport physical activities) is changing as our lifestyles, communities and urban environments change. The most significant trend in recreation participation in Australia in recent years is a move to informal, unstructured recreation activities rather than traditional organised sport (i.e. midweek training session and weekend match games with a formal club).

The motivations for participation in sport versus nonsport physical activity vary. The key reasons that people participate in sport are for physical health and fitness, fun and enjoyment, and social reasons, while the main reason that people participate in non-sport physical activity is for physical health and fitness. Barriers to participation include time pressure and poor health or injury.

According to the 2018 NSW AusPlay state survey results, walking is the most popular recreation activity, followed by fitness/gym, swimming, athletics (including running/ jogging), cycling and football/soccer.

Recreation participation differs between demographic groups such as women, children, older people, people from culturally and linguistically diverse backgrounds, and people with disability.

"Today more than ever Australians are time poor, have limited budgets, are being inundated by new forms of entertainment and face increasing barriers to participation. As society changes new preferences are emerging; Australians desire greater flexibility, more tailored products and sports that work for them."

- Australian Sports Commission

People with disability

Participation in physical activity is much lower for people with disability than without due to external constraints such as cost, supervision, access to venues, and transport options as well as other factors.

Children

Children play outside far less today than a generation ago. Parent's activity has an influence on children's activity: active parents are more likely to have active children. Participation and trends can also differ between boys and girls.

People from culturally diverse backgrounds

Participation in physical activity is lower for people from culturally and linguistically diverse backgrounds. Informal, unstructured and social sports are popular, as well as football/soccer, swimming, basketball, badminton, cricket.

Barriers to participation include language, transport and cost barriers; family/caring commitments; lack of awareness of Australian sporting structures and participation opportunities.

Older people

Participation in physical activity declines as people get older, and non-sport physical activity becomes more popular. Barriers to participation include poor health or injury, and ageing.

People who participated in physical activity throughout their lives are more likely to continue to participate as they get older.

Women

Women participate less in organised activities than men, particularly during childbearing years (25 - 44).

Women are also more likely to participate for health and fitness reasons (Walking, fitness/gym, swimming, athletics (including running and jogging), yoga), and less likely to participate for fun and enjoyment.

Lower income households (<\$40,000)

A barrier to participation for low income groups is lack of environmental access to green spaces and active living facilities .

People on lower incomes are at a higher risk of adverse health outcomes associated with decreased physical activity and increased sedentary behaviours.



PARTICIPATION IN SPORT AND RECREATION TRENDS IN CUMBERLAND

While there is no definitive data on participation in sport and recreation activities in Cumberland, NSW participation trends, Cumberland community profile, existing sports clubs and community engagement all provide indicators of future sport and recreation needs of the community.

There are over 100 sports clubs in Cumberland, playing around 20 sports.

This includes both highly popular sports like football/ soccer and cricket, and less common sports like baseball, softball, gridiron, vigoro, flyball, Sepak Takraw, Chin Lone, and hockey. According to the Office of Sport, the most popular sports in the Central District are:

- Football (soccer)
- Oztag

Basketball

- Golf
- Gymnastics
- Netball
- Cricket
- Tennis
 - Little Athletics, and
- Rugby Union.

However, similar to NSW, people in Cumberland are likely to participate more in unstructured, informal recreation participation rather than organised activities.

Research suggests that people from culturally and linguistically diverse communities like those in Cumberland, tend to prefer more informal recreation activities, and there can be a number barriers to participation in organised sports clubs. Lower income households also have lower rates of participation in regular physical activity, and may struggle with the cost of participating in organised sport.

Lower participation in organised sport in Cumberland may also be the result of more informal/unregistered groups or barriers to the growth of clubs (e.g. not having enough courts, volunteers, or poor marketing).

Other activities that are popular in multicultural communities are likely to be popular here.

This includes informal sports and recreation activities like Tai Chi, dancing and walking. Research completed for the Office of Sport identified that the following formal and informal sports are popular with people culturally and linguistically diverse backgrounds in Cumberland:

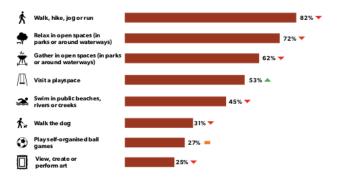
- Football/soccer
- Swimming
- Cricket
- Basketball
- Badminton
- Cycling
- Table tennis
- Tennis.
- Athletics

Community engagement showed that popular activities in Cumberland include informal, individual activities, similar to the most popular activities in NSW and the Central City Districts.

The community survey completed for this research showed that the most popular sport and recreation activities are:

Z	Swimming (21.5%)
\odot	Soccer (15.5%)
	Recreation and leisure (non-specific) (11%)
5	Exercise and fitness (non-specific) (9.9%)
*	Walking / dog walking (7.7%), and
ీం	Cycling (7.7%).

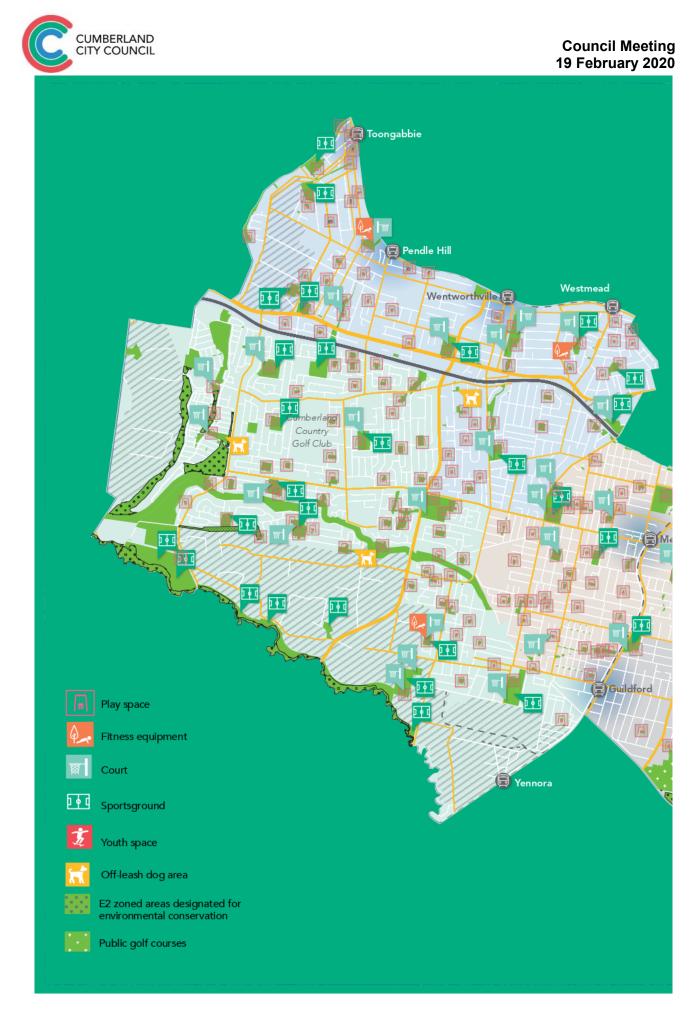
What do Central City District residents love to do?



Overall, in the future we should be planning for:

Popular individual and informal recreation activities like walking (including dog walking), fitness/gym, swimming, running/jogging, cycling, dance, Tai Chi and yoga.

Social sports as well as formal organised sports, including football/soccer, golf, tennis, basketball, netball, cricket/vigoro, badminton, baseball/softball, table tennis, flyball, hockey and the many different varieties of football (AFL, touch/Oztag, gridiron, rugby league, rugby union).





Our parks and recreation facilities 400 PARKS 2 SKATEPARKS (YOUTH SPACE) 225 PLAY SPACES OUTDOOR VENUES SUPPORTING COMMUNITY EVENTS 8 OFF-LEASH DOG AREAS 10 OUTDOOR FITNESS STATIONS The of open space 97 fields 46 sportsgrounds 21 BASKETBALL COUTS (BOTH FULL AND HALF) 100 HARD COURTS 37 TENNIS 42 NETBALL COURTS Granville HA OF BUSHLAND AND GOLF COURSES Auburn 🚍 100 pøq **a 1**] • (lidcombe

Recreation asset snapshot as at 201

D • 0



What we have and what we need - our recreation facilities

PLAY SPACES

Play and opportunities for play are a priority for the Cumberland community. Best practice is to provide a diverse range of play opportunities which include play spaces for different age groups, risky and adventure play spaces to support healthy development, places to play and interact with nature, and inclusive play for all abilities.

What we have: There are currently 225 play spaces across in Cumberland of which 5 are district play spaces. This equates to approximately 5.2 play spaces per 1,000 children.

What we need: While the LGA is well supplied with play spaces, these are not evenly distributed across the LGA. There is a current and future need for more local play spaces in Guildford (East), Auburn (North) and Lidcombe (North)

In addition there is a current gap with no district play spaces provided in the south west of the LGA. This will be exacerbated by the growing population.

FITNESS STATIONS

Outdoor exercise equipment provides an opportunity to participate in one of the most popular recreation activities (fitness/gym) in an affordable and informal way. Physical activity in a natural or green environment has additional health and wellbeing benefits above participating indoors; while outdoor fitness stations also provide an opportunity for social connections and encourage physical recreation. Targeted areas for fitness activities also relieve pressure on other areas of open space. Outdoor exercise equipment can provide specific equipment to allow for gentle exercise for older people.

What we have: Cumberland currently has 10 parks with outdoor fitness equipment.

What we need: Parks and Leisure Australia indicate a benchmark of 1 outdoor fitness station per 15,000 people. If no additional stations are provided, there will be a total gap of 8 stations in 2026

OUTDOOR COURTS

Outdoor courts provide space for informal and social sport, and are increasingly popular in particular in areas with young populations and high cultural diversity. Best practice is to provide multipurpose courts that allow for a range of popular sports which in Cumberland may include basketball and volleyball. Council should plan in parallel with indoor courts, with usage data (Book-a -Court), to plan for formal court sports and provide space for free informal court games.

What we have: Cumberland has a large number of courts including 1 multi-purpose court, 7 outdoor basketball courts or half/ part basketball courts, 37 tennis courts and 42 netball courts.

What we need: Parks and Leisure Australia indicate a benchmark of 1 multipurpose outdoor court per 10,000 people. If no additional multipurpose outdoor courts are provided, there will be a total gap of 20 courts in 2026.















SKATE AND YOUTH PRECINCTS

Youth precincts refer to youth-focused areas that provide for both active recreation and space to gather and interact. This includes skate parks, BMX tracks, and youth plazas. Best practice is to also co-locate with indoor sports centres (not within the scope of this strategy) and youth centres.

Best practice youth recreation spaces are designed for safety including lighting; located close to public transport, shops, schools and other facilities; include amenities such as seating in groups, shelter, shade and bins; and involve young people (including girls, and culturally diverse young people) ir the design and management.

What we have now: Cumberland has 2 skate parks including 1 existing skatepark at Merrylands (Granville Park), and a 'snake run' at Wyatt Park, Lidcombe.

What we need: Industry benchmarks indicate that one regional level youth recreation space should be provided per 50,000 people as a minimum (Growth Centres Commission and City of Parramatta). The NSW Office of Sport has also found that the provision of skate-parks across Greater Sydney is 1 per 56,407 people. Cumberland is under-supplied for youth recreation spaces with benchmarking indicating at least 4 additional regional facilities needed by 2026. Planning and investigations are underway for a Youth Precinct at Wyatt Park and the feasibility of establishing a Skate Park in Gipps Rd Park.

DOG OFF-LEASH AREAS

Increasing density and decreasing backyard sies mean that in urban environments there is a growing trend to exercising dogs out of the home with an increased need for off-leash dog parks. Around 1 in 3 Australian households own a dog. Dog parks can be a social connector, facilitating connections between people walking their dogs and helping to build social capital and a sense of community.

Good design and management of dog off-leash areas can play an important role in managing the interactions between dogs and other users. Prominent signage, bins, bags, seating, shade and drinking fountains should be provided in all dog off-leash areas.

What we have now: There are currently 8 dog off leash areas

What we need: As homes increase in density, it's important that dog owners can access off-leash areas. Adopting a benchmark of 1 dog park per suburb with greater than 20% high density, there will be a need for additional off-leash areas in: Granville, Lidcombe (north), Merrylands, Merrylands West, and Westmead-Mays Hill, and a need to improve the quality of existing off-leash areas

SPORTS GROUNDS

Sportsgrounds are generally provided at a district level. Best practice is to provide sports fields in a double field format (eg two rectangular fields with a cricket pitch in the middle) to support summer and winter sports as well as senior and junior club-based sport. Associated infrastructure can include club houses (with storage, canteen, toilet and change facilities), spectator areas, play spaces, parking, and other facilities such as outdoor courts.

What we have now: There are 46 sports grounds with sports fields in Cumberland. Of these, 18 provide only one field, 15 provide two fields and 13 provide 3 fields or more.

What we need: The NSW Office of Sport indicates a requirement for one district sports ground per 10,000 people, which we currently meet. However, existing fields are currently utilised unevenly with 18% of fields used at over 90% capacity year round, and 15% used at less than 50%.





Planning into the future provision of open space analysis

Cumberland has over 400 parks, totalling to over 550ha of open space. However, this open space is not distributed evenly. The amount of open space per person or 'quantum' of open space is one indicator of how each suburb in Cumberland is performing in terms of open space provision, distribution and access.

While only one, high level indicator, it assists with the identification of current and future open space needs as the population grows over time.

This method of analysing open space enables Council to understand the current state of open space distribution of open space in Cumberland, as well as how this is forecast to change based on population growth.

By mapping the quantum of open space in each suburb, areas of highest need for new open space, open space embellishment or ways to increase access to existing parcels of open space become clear.

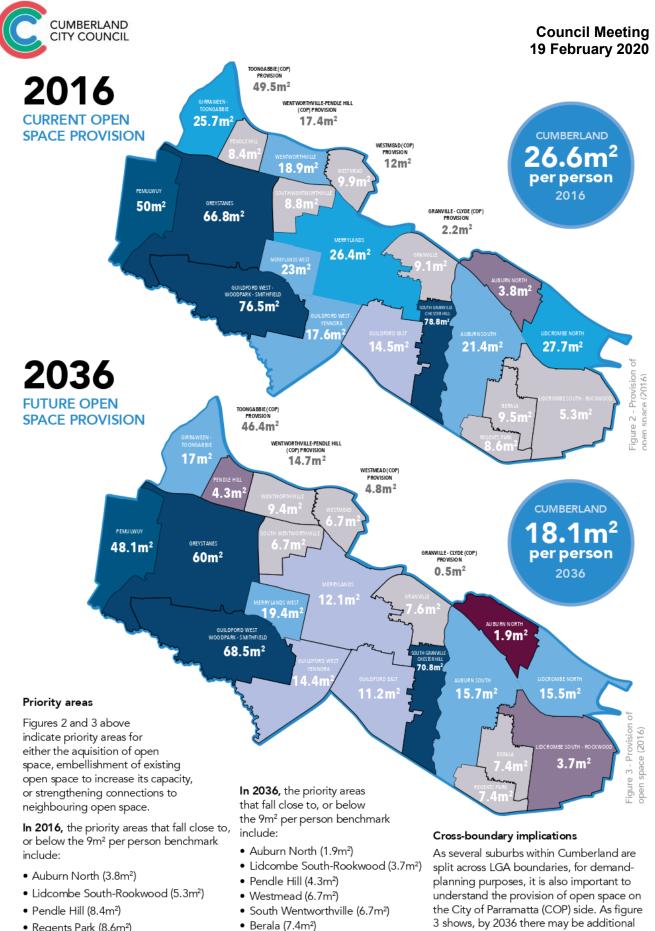
What we have (2016): Across the LGA, there is currently 26.6m² of open space per person. As a comparison, the Central City District has 44.7m² of open space per person (excluding metropolitan level open space such as the Western Sydney Parklands). As shown by Figure 2 and 3 open space is not evenly distributed. Suburbs with large regional parks such as Guildford West - Woodpark - Smithfield (76.5m²) and Pemulwuy-Greystanes (66.8m² per person) have very a high quantum of open space, while others such Auburn North have a very low provision (3.8m² per person).

What we will have (2036): With Cumberland forecast to grow over the next 20 years, the provision of open space per person will also change unless new open space areas are delivered. Without any new open space, Cumberland is forecast to have 18.1m2 of open space overall, a decrease of 8.5m2 per person over the 20 year period.

What we will need: There are multiple approaches to benchmarking the quantum of open space.

Historical benchmarking approaches indicate that there should be 2.83ha/1000 people, however in infill, urban contexts like Cumberland, the World Health Organisation recommends a minimum of 9m² of open space per person.

For Developer Contributions plans, precedents from the Land and Environment Court have established that it is reasonable for Council's development contributions plans to at a minimum, seek to maintain the same quantum of open space post-development as there was prior to development.



• Regents Park (7.4m²), and

Wentworthville (9.4m²)

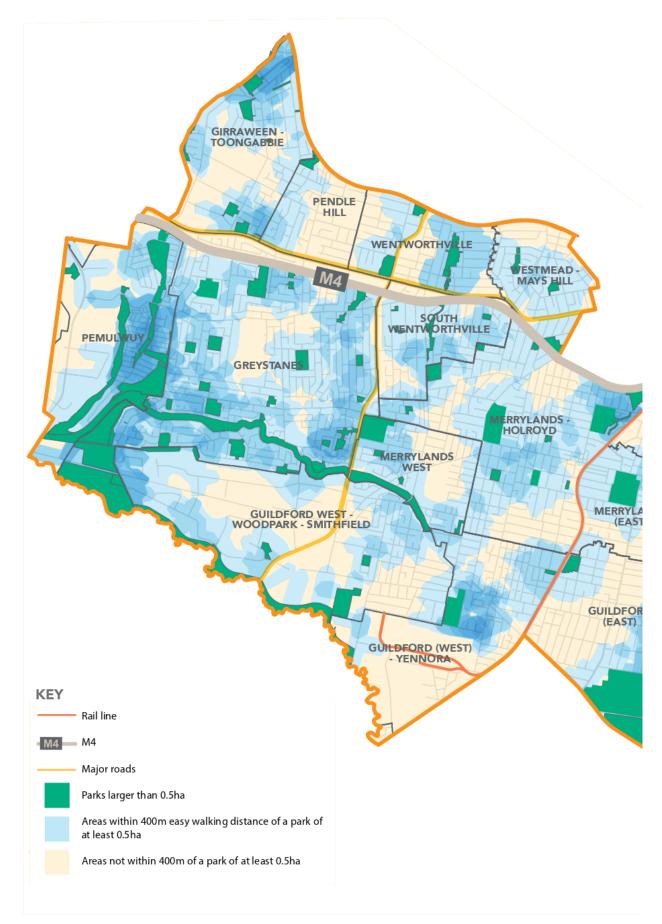
- Regents Park (8.6m²)
- South Wentworthville (8.8m²), and
- Granville (9.1m²)
- C02/20-376 Attachment 2

open space pressure in Westmead and

both sides of the rail-line.

Granville if no open space is provided on







Accessing our open space – proximity analysis

Regardless of the amount of open space there may be in a particular area, if it's not easy to getto, it's not likely to be used.

This is why it's important to plan for open space by considering both the amount of open space, as well as how people can access it.

Benchmarking access to open space

The Greater Sydney Commission indicates that all residents should have access to Regional Open Space within 5km, District Open Space within 2km and that all dwellings should be within 400m of quality open space (defined by this strategy as >0.5ha). Dwellings in high density should also be within 200m of quality open space of at least 0.1ha.

How can different areas access public space in Cumberland?

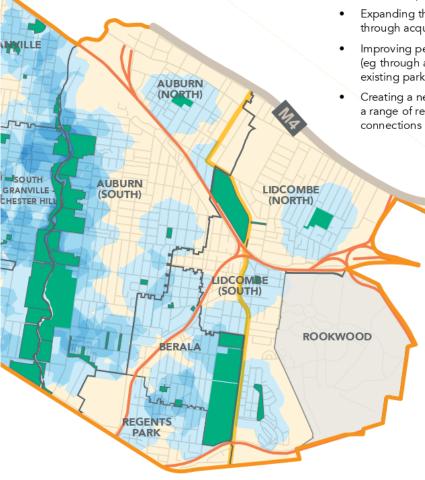
The Map below shows walking catchments of 400m from all parks over 0.5ha in Cumberland. It shows that not all residents have access to parks, and that parks are not evenly distributed.

Some parts of the LGA currently have overall poor access to parks over 0.5 ha in size, in particular:

- Guildford
- Pendle Hill
- The northern parts of Auburn
- Regents Park, and
- Lidcombe (North).
- Industrial areas in Smithfield and Yennora also have low access.

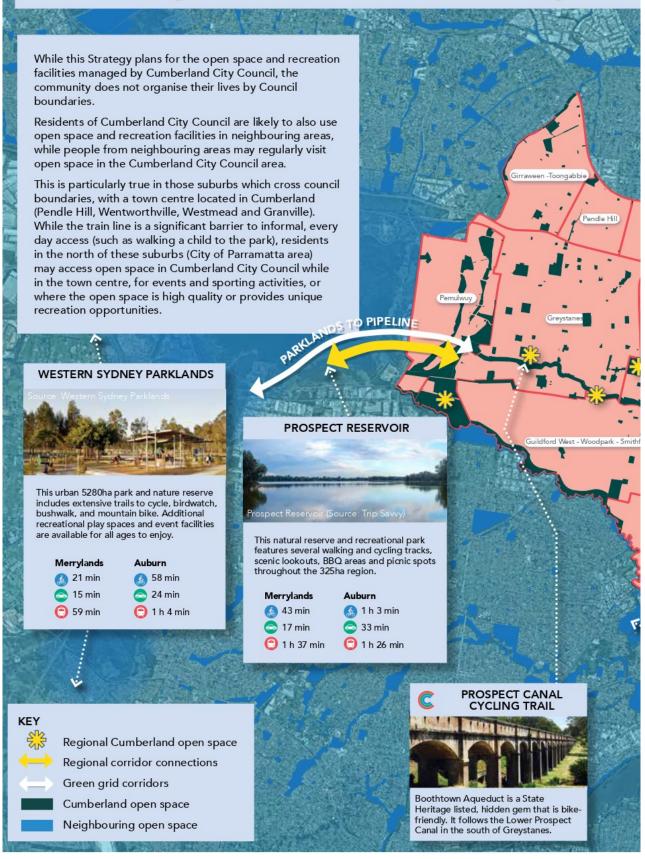
In these areas, priorities should include:

- Expanding the size of existing open space (eg through acquisition of adjoining sites)
- Improving pedestrian access to existing open space (eg through active street networks or connecting up existing parks), and
- Creating a network of smaller spaces that provide a range of recreation functions with active street connections between.



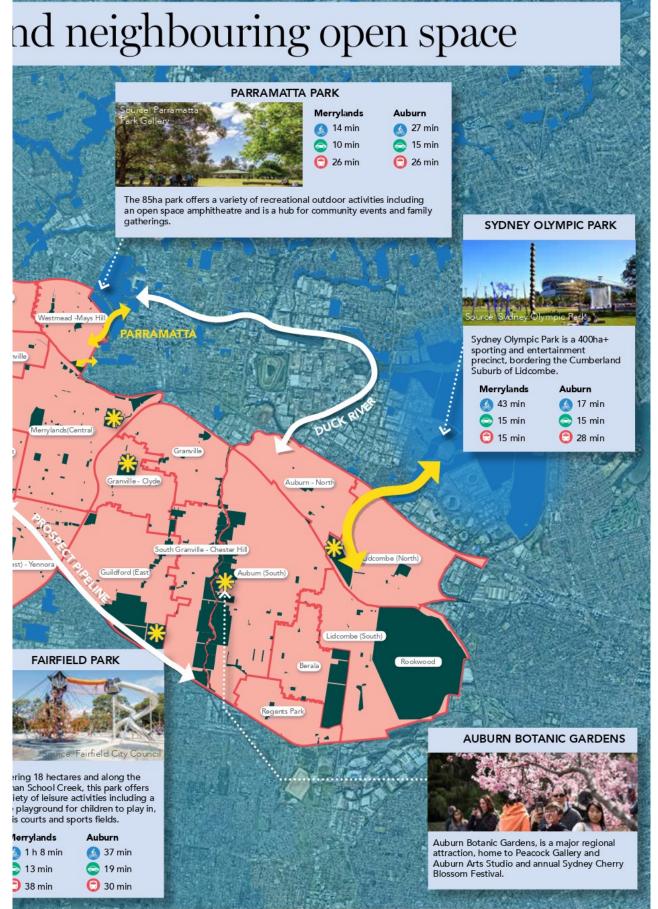


Planning for connections - regiona





Council Meeting 19 February 2020





Trends and best practice for open space delivery

Knowing the opportunities and challenges for Cumberland's open space and recreation network, we can look to emerging trends and best practice across Greater Sydney, Australia and the world to inform innovative and effective approaches to meet the needs of our community.



Synthetic fields (credit: Centennial Parklands)

SUPPORTING HIGHER INTENSITY USE

A key trend in increasingly urban and dense built environments is the design of multi-purpose and flexible spaces that both maximise usage and meet a greater diversity of recreation needs within the same space. This includes multipurpose courts and fields that allow different sports and activities to occur in the same space.

Design interventions such as the installation of synthetic turf can also increase the capacity of fields from 30 hours a week (natural grass) to around 60 hours of playing time, effectively doubling the amount of playing time per week and increasing the time and number of teams that can play across the year. While synthetic turf can be useful for getting more out of existing recreation facilities and fields, considerations such as impacts on local use, parking, and heat are important when deciding where synthetic fields are best located.

Lighting and safety are important considerations to allow for the use of recreation facilities at night, in particular in areas with high working populations who need access to recreation opportunities outside of work hours.

Sportsgrounds can support higher intensity use through weekday and evening games, smaller format sports (eg 6 a side soccer) and high usage training facilities such as cricket nets, batting cages, multipurpose courts etc.



Auburn Botanic Gardens (credit: Cred Consulting)

CONNECTING TO NATURE

Research is deepening our understanding of the importance of access to quality open space for health and wellbeing outcomes. Access to green space is linked to increased physical activity, relaxation, social interaction, stress reduction and mental health benefits across all ages, socio-economic groups and genders. However, both the quality, quantity and variety of green space is of central importance.

While living in a city can increase people's risk of mental illness, living close to green space is shown to have positive impacts on mental health. Biophilic design is an emerging trend in open space and recreation planning, as well as architecture and design, that recognises the importance of connections to nature for mental health. This approach aims to "bring nature into the city" through the design of public spaces, buildings, and open space, for example through incorporating natural materials and planting in the built environment.

Opportunities for play and exploration in nature are also important for children's growth and development. Providing an antidote to digital distractions, wild or adventure play spaces allow children to create their own spaces in a hands-on way, empowering kids to self-organise and learn by doing.



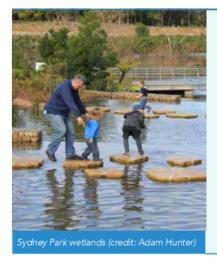


DESIGNING FOR DIVERSE COMMUNITIES

Best practice planning also includes providing open space and recreation that supports inclusion and participation by diverse and vulnerable groups. Women and girls can often feel less welcome or safe in public parks or streets. An Australian study found, for example, that 70% of girls believe it's not safe to share public parks already occupied by older boys. A recent PLAN Australia survey indicated that 90% of young women in Sydney feel unsafe in public at night. Additionally, local government sporting grounds are often dominated by male sports teams and competitions, making it harder for girls and women to participate in sports formally.

The Australian Clearinghouse for Sport identifies that sport is "widely regarded as a core element of social inclusion in Australian communities". It provides opportunities for diverse groups to meet and interact, and build relationships and understanding. Apart from the health benefits of physical activity, participating in sporting activities or as part of a club can "contribute to an individual's or group's sense of belonging, and promote trust, cooperation and tolerance". The Settlement Council of Australia has also identified that sport can and does contribute to positive settlement outcomes and social inclusion for people from migrant and refugee backgrounds, and supports integration into Australian society.

Best practice planning for open space and recreation recognises the importance of participatory design and management. People are experts in their own lives and know what's needed, and what will and won't work in their area. Involving the community - in all its diversity - in the design of recreation spaces and activities at an early stage is important to secure positive recreation and community outcomes. Beyond community engagement, Councils can also support communities to deliver on their own recreation needs, for example by connecting people to resources and also by 'getting out of the way' and removing regulation to make it easier to carry out community projects like verge gardens.



LINKING OPEN SPACE AND RECREATION TOGETHER

Best practice planning and Sydney's Sydney Green Grid strategy ensures that recreation facilities and open space operate as a strongly connected network. Improving linkages both across and within parks and recreation facilities will support activities like walking, running/jogging and cycling which are among the most popular recreation activities.

Active, green, walkable streets operate as urban public spaces and extend opportunities for recreation beyond the boundaries of parks. Through verge planting, traffic calming, wide footpaths, seating, shade, and places to stop such as parklets or skate and play features, streets can provide places for existing and future residents to recreate and come together with neighbours. Lighting on paths and streets allows them to be used for walking and running at night - important in areas with a large working age population as well as in multicultural areas where a walk after a meal/in the evening is popular.





Top: Rooftop multi purpose courts at Pyrmont Community Centre (credit: City of Sydney).

PLANNING FOR OPEN SPACE AND RECREATION IN HIGH DENSITY

In urban renewal areas, it is important to take a strategic planning approach to open space and recreation. Government and land owners should work together to identify areas for new open space that is well located and of a sufficient size to accommodate a range of recreation needs, rather than relying on individual land owners to provide smaller and often private open space on their sites.

The most important consideration in planning for open space and recreation in high density areas is a focus on quality, including open space and recreation facilities that are flexible and provide for a range of uses, that reduce and avoid conflict between users, and that respond to the local community profile and needs. In high density areas, all dwellings should be located within 200m of open space of at least 0.1ha.

With increasing high density development in parts of Cumberland, parks and open spaces must function as 'living rooms,' providing residents with a place to connect with each other, a place to play, relax, exercise, meet friends and family, host events, or walk their dog. Imagining parks as living rooms means that they are adaptable spaces suited to the different uses and needs of Cumberland's diverse community.

Rooftop recreation is also important in urban renewal areas where there is limited land available at ground level for new open space and recreation facilities. From the provision of communal rooftop gardens or pools, to publicly accessible basketball courts, there is potential for future and existing, public and private roofs to create opportunities for recreation in the sky and provide additional recreation spaces for a growing population. Leftover spaces can also provide opportunities for recreation such as converting redundant road or rail infrastructure, pedestrian tunnels, laneways, transport hubs and irregular or vacant parcels of land. Simple and small design interventions to these spaces, such as the installation of mirrors for residents to practice their dance moves, or the installation of a pop-up park can turn these spaces around from unused and often unsafe places, to lively spaces for recreation and fun.



Boxhill Gardens multi-purpose area (credit: Aspect Studios).

CO-LOCATION AND SHARED USE

Co-locating of recreation facilities that are shared or joint use such as outdoor courts and playing fields enables the following benefits:

- Opportunities for cross-promotion of activities
- The concentration of compatible services and facilities to create a community focal point
- Improved access and safety for users who can access a range of services at a single location
- Minimised duplication
- Achieving significant capital and operational savings
- More integrated and innovative delivery of services, and
- More efficient use of land, for instance through shared, rather than separate, parking areas, toilets/change rooms.

Co-location is also about integrating recreation facilities and district open spaces within other key activity nodes including schools, transport hubs and town or local centres, this ensures that the facilities are accessible and can be used easily by key groups such as school-aged children or working-aged residents to recreate easily after-work.





Pigalle courts, Paris (credit:Dezeen)

RESOURCING RECREATION

In an increasingly constrained financial environment, and with increasing demand for open space and recreation, it is important to effectively, fairly and efficiently fund both new open space and recreation facilities, and the ongoing maintenance of existing resources. This can include reimagining assets in areas of duplication or oversupply, or where assets are underutilised and do not have the potential to meet the community's needs even with improvements. It is important to prioritise new projects or improvements to assets to meet the needs of the community in an equitable way, including supporting vulnerable groups and addressing areas of undersupply. Possible sources of new funding include developer contributions in development areas, highlighting the importance of working with land owners to plan for open space and recreation in urban renewal areas.



lan Potter Children's WILD PLAY (credit: Aspect Studio).

PROTECTING THE ENVIRONMENT AND BUILDING RESILIENCE

Open space is an important resource and asset which helps to protect and enhance biodiversity. The Open Space and Recreation Strategy will help deliver Council's Biodiversity Strategy and Action Plan by conserving natural areas as places for flora and fauna to live and corridors to move across the council area.

Biodiversity in cities is facing a number of human-induced pressures including habitat loss due to urban development, introduction and spread of invasive pest and weed species, greater demand on natural resources and urban runoff from roads, houses and industry. Natural areas include areas of biodiversity importance, and planning for open space and recreation needs to balance the community's recreation needs with fragile conservation areas.

Open space and recreation planning also increasingly considers opportunities to support environmental sustainability including through approaches such as water sensitive urban design including permeable pavements, rain gardens and bio-retention systems, and constructed wetlands for the management of stormwater runoff. Other approaches include water reduction measures, circular economy principles (like recycling materials) as well as sustainable infrastructure such as solar powered lighting.

Open space and recreation facilities can also support resilience including addressing the urban heat island effect. Research from UNSW and Sydney Water shows that the strategic inclusion of water in public places can reduce the ambient temperature by 2.5 degrees, increasing potential for recreational activities on hot days. Integrating water into urban environments through design features such as water play, mists, green walls or water curtains in conjunction with street planting and the use of lighter and reflective building materials is important to enable people to recreate and stay safe in the heat during summer.

The use of natural materials is also critical in designing outdoor recreation equipment. Research by Western Sydney University has found that artificial materials commonly used in play spaces such as 'soft fall' surfaces can become dangerously hot in full sun, reaching 71 - 84 degrees Celsius when summer temperatures were in the low 30s. Trees and tree canopy within parks and streets also play an important role in providing needed shade, reduce local temperatures, improve air quality and provide habitat.



Guiding Principles

The following guiding principles reflect best practice approaches to open space and recreation facilities provision and management, and the specific needs and characteristics of the Cumberland community. They are intended to be used as a guiding tool for Council in planning for open space and recreation facilities.

- Provide for the recreation needs of our diverse community, taking into account forecast population growth, to contribute to improved community health and wellbeing.
- Deliver a network of quality open space and recreation facilities that are safe, well-maintained, accessible, flexible and connected.
- Support the provision of open spaces that protect our natural environment and heritage by incorporating ecologically sustainable development principles to protect and enhance biodiversity, use water and energy efficiency and valuing resources through circular economy thinking.

- Work collaboratively with the community and delivery partners including developers, State government, neighbouring councils, schools, NGOs and sporting organisations.
- Focus on equity, efficiency, partnerships and innovation to resource open space and recreation in an increasingly constrained financial environment.

Strategic directions & Action Plan

The strategy includes four strategic directions, with strategies and actions under each, to address the open space and recreation needs of the Cumberland community now and in the future:







DELIVER NEW OPEN SPACE AND NEW RECREATION FACILITIES THAT MEET THE NEEDS OF OUR GROWING POPULATION

As our urban environment and community changes, so will the demands on our open space and recreation network. Open space will need to function as backyards for people living in medium and high density, and provide places for the community to come together. There is also an existing undersupply of open space and recreation facilities in some areas.

Aim:

To meet demand for open space and recreation facilities in line with population growth.

Objectives:

- Ensure that development in our area provides new and upgraded open space and recreation facilities to support an increased resident and worker population.
- Address existing undersupply of open space and recreation facilities in some areas.

	Strategy		Action
1.1	Deliver new, connected and high quality open space to address current undersupply.	1.1.1	 Develop an Open Space Acquisitions Strategy which includes: Areas that currently have the lowest provision open space per person or that are not within 400m of open space of at least 0.5ha, with a focus on expanding existing assets, improving connections to existing open space, and providing spaces for new recreation facilities. Pursing acquisitions identified in Cumberland Local Infrastructure Contributions Plan 2020. Council will pursue an approach that will; acquire, or negotiate with developers to provide, a limited number of local open space areas in strategic locations and increase the recreation carrying capacity of existing open space.
		1.1.2	 Explore opportunities for shared use of recreation facilities, including shared use arrangements of sporting grounds and courts within local private and public schools where it will: Meet an identified need in the local community Offer benefits to both the school and the community Make the most of school and community resources, and Strengthen relationships and social networks between schools and communities
		1.1.3	 Investigate opportunities for new civic/community space through strategies identified in the <i>Cumberland Community Facilities Strategy 2019-2029</i> including: Opportunities for new civic space to be provided in line with place making strategies in town centres through pedestrianised laneways, pocket parks/plazas, building forecourts in new community facilities, footpath widening, seating nooks and street closures. Opportunities for improved connections between community facilities and open space, through facility repurposing and expansion to also host community activities, programs and service when they are not used by sports clubs, and Opportunities for new and improved events spaces in open space.
		1.1.4	Investigate opportunities to provide new open space in unconventional locations such as rooftops (of residential, commercial and retail buildings and carparks), residual land in transport corridors, unused operational land, tunnels and laneways.
	Strategy		Action
1.2	Deliver new recreation facilities to address current undersupply.	1.2.1	 Provide at least 4 new regional level youth recreation spaces to address gaps across the LGA through: Continue work on planned youth recreation spaces - for example as part of the Granville Centre redevelopment (opening 2020) - additional sports courts, playgrounds integrated with existing youth facilities; and in progressing park masterplans e.g. Wyatt Park Consider outdoor youth recreation space co-located with new community facilities, such as part the Granville Multipurpose Community Centre redevelopment Working with the State government including the NSW Office of Sport to deliver new youth recreation spaces in locations based on the NSW Office of Sport skate facilities research.



St	trategy		Action
		1.2.2	Provide at least 8 new outdoor fitness equipment in parks to address gaps across the LGA through:
			 New fitness stations with equipment for older people in Toongabbie - Pendle Hill, Merrylands, Pemulwuy - Greystanes and Berala - Regents Park
			 New fitness stations as part of park upgrades and co-located with other recreation facilities such as youth recreation spaces, outdoor courts and play spaces.
		1.2.3	Review underutilised sports fields to identify opportunities to increase utilisation (see Background Repor, Appendix H).
		1.2.4	Deliver a Synthetics Sports Surfaces Plan to increase capacity at heavily utilised sports fields, with consideration to community, heat, economic and environmental impacts.
		1.2.5	Provide 20 new multipurpose outdoor courts to address gaps across the LGA through: - Working with schools to secure shared public access to multipurpose courts
			 In consultation with state and local sporting organisations, review the utilisation of netball courts in the LGA with a view to consolidating courts into larger groups (eg 4 courts together) and converting single or dual courts to multipurpose.
			 Investigate opportunities to provide groups of 4 multipurpose courts in open space. Review utilisation of existing tennis courts to identify opportunities for conversion
			 Investigate opportunities to provide new rooftop multipurpose courts
			 In all future park upgrades, consider providing new recreation facilities including multipurpose outdoor courts.
		1.2.6	Deliver a Play Space Strategy that:
			 Identifies opportunities for new play spaces Toongabbie - Pendle Hill, Auburn (north), Guildford East and Lidcombe (north)
			- Identifies opportunities for new district play spaces in the West of the LGA
			 Identifies opportunities for rationalisation of low quality, high maintenance and low utilisation assets in areas with an oversupply of play spaces. Utilise resources from rationalisation to provid new recreation opportunities in the location, and
			 Reviews the quality and diversity of offer of existing play spaces including inclusive play spaces, water play and nature play and play for a range of age groups in accordance with the 'Everyone Can Play' Guidelines.
		1.2.7	Identify and target evolving funding options and sources for Play Spaces including construction and ongoing maintenance.
	eliver new,	1.3.1	Plan for new open space based on a range of benchmarks and indicators:
hi	onnected and gh quality oen space		 Quality, Quantum (minimum 9m² per person), Hierarchy, Function, Proximity (All dwellings within 400m of quality open space of at least 0.5ha and all medium to high density dwellings also with 200m of quality open space of at least 0.1ha)
-	nd recreation cilities		Plan for open space in new developments with increased employment based on 10 workers - equivalent to the demand of 1 resident.
to	address		Plan for new recreation facilities based on the following benchmarks:
	precast		 1 multipurpose outdoor court per 15,000 people
	opulation rowth.		- 1 outdoor fitness station per 10,000 people
9'	owin.		- 1 regional level youth recreation space per 50,000 people
			 1 off-leash dog area per suburb with greater than 20% high density housing 1 double sports field with amenities per 5,000 people
		1.3.2	Developer contributions through either 7.11 or VPAs should aim to:
			 Deliver new open space within the development site in accordance with benchmarks, and/or
			 Deliver new active street connections to existing open space, and/or Where benchmark open space cannot be provided onsite, contribute to embellishment of
			existing open space to increase quality and capacity, and/or - Contribute to the acquisition of new open space.
		1.3.3	Continue to work with the State government to inform master plans for urban renewal areas that provide new open space and recreation facilities in line with the benchmarking approach detailed above and to meet identified local needs.
		1.3.4	Deliver a best practice design manual for developers to advocate for the delivery of high quality communal and public open space on development sites.
		1.3.5	Encourage the provision of communal open space on rooftops and podium level within new high density development proposals through DCP controls
		1.3.6	As part of the LEP review, review areas that are currently zoned for medium to high density to





INCREASING THE QUALITY AND CAPACITY OF EXISTING OPEN SPACE AND RECREATION FACILITIES

High quality open space is safe, accessible, builds community cohesion and identity, provides a range of recreation opportunities and is clean and well-maintained. Increasing the quality of our existing open space, can also increase its capacity. This is important, as providing new open space can be difficult to achieve in an already developed urban areas. While high quality space is more attractive and supports increased participation, it also increases ongoing maintenance costs.

Aim:

To increase the quality of our open space to support increased access to and participation in recreation.

Objectives:

- Improve the capacity and quality of what we have.
- Increase use of facilities and participation in recreation.
- Improve health and wellbeing outcomes and a sense of pride within our community.

	Strategy		Action		
2.1		2.1.1	Continue to redraft identified Plans of Management over the next five years, including identifying opportunities to improve the quality of open space and opportunities for nev recreation facilities.		
	use and diversity of recreation opportunities.	2.1.2	Develop a minimum level of amenity matrix, corresponding to local, district and regional level parks.		
		2.1.3	In areas with a high proportion of pocket parks (<1,000m2) investigate opportunities to re-imagine spaces that are poorly sited for recreation for other uses including tree planting, biodiversity enhancement and other non-recreational uses.		
		2.1.4	Incorporate CPTED principles in the design and upgrade of open space and recreation facilities.		
		2.1.5	Develop a Community Garden Policy		
		2.1.6	Finalise the Synthetic Sport Surfaces Strategy to identify how synthetic surface technology can assist in supporting sport and active recreation for the Cumberland Community		
2.2	Provide clean, well- maintained open space and recreation facilities throughout the Cumberland area.	2.2.1	Review and establish new service standards to better reflect use, profile and hierarchy of open space.		
		2.2.2	Include life-cycle costs and maintenance implications in the planning of new or upgraded open space and recreation facilities.		
		2.2.3	Strategically place bins to maximise use (ie at entrances and exits, near play spaces and BBQ areas) in open space and at recreation facilities.		
2.3	Be innovative in seeking funding and resourcing for open	2.3.1	Work with local sporting organisations, NGOs and schools to investigate partnership approaches to funding and delivering upgraded and new open space and recreation opportunities including grant funding.		
	space and recreation to support customer satisfaction with open space and recreation.	2.3.1	Identify existing and emerging grant and funding opportunities within State Government Programs to support funding open space and recreation (e.g. Metropolitan Greenspace Program, Everyone Can Play Program, Office of Sport Programs.		
2.4	Develop a 2.4 connected network of open		Work with regional partners including neighbouring councils and the State government to implement the principles and priority projects of the Sydney Green Grid, specifically the Duck River Open Space Corridor, Prospect Reservoir Water Pipeline Corridor and Duck Creek projects.		
	space, recreation facilities and other	2.4.2	Investigate opportunities to increase access to open space through:		
	infrastructure		- An active street network in areas with poor distribution of open space, and		
			 New links through/between adjoining parks, particularly along creek lines. 		





SUPPORTING INCLUSION AND INCREASED PARTICIPATION BY OUR DIVERSE COMMUNITY

Our community is unique and diverse with many different recreation needs. Open space and recreation facilities provide opportunities to build community identity and cohesion and support health and wellbeing. However, many people within Cumberland experience barriers to participating. We can support greater participation by involving and reflecting our community in the design of our spaces and facilities, and working collaboratively to deliver recreation programs and activities.

Aim:

To build a socially connected, healthy and happy community.

Objectives:

- Work with the community and our partners to ensure the open space and recreation needs of our diverse and unique community are met.
- Reflect our heritage and our current community in our open space and recreation facilities.
- Increase participation in recreation in our community.

	Strategy		Action
3.1	Create welcoming and inclusive open space and recreation facilities that reflect the diversity of the Cumberland community	3.1.1	Include a focus on participatory and universal design in the development of new or upgraded open space and recreation facilities.
		3.1.2	Reflect the diverse community of Cumberland in the naming or renaming of open space and recreation facilities (for example, new facilities named for local women or reflecting local cultures and languages).
		3.1.3	Consult with the local Aboriginal community about opportunities to share and celebrate local Aboriginal heritage and significant sites in particular in Pemulwuy and along the Duck River and Prospect Creek through for example interpretation signage, bush tucker planting.
		3.1.4	Investigate opportunities to optimise views of scenic and cultural landscapes from and within parks and reserves.
		3.1.5	Implement public art and other cultural initiatives in parks and open space consistent with Council's Cumberland Cultural Plan 2019 - 2029 and Public Art Program.
		3.1.6	Complete an accessibility audit of existing open space and recreation facilities and promote accessible spaces on the Council website.
		3.1.7	Develop a public amenities plan, including increasing suitability for women and people from culturally diverse backgrounds.
		3.1.8	When planning new parks and recreation facilities respond to Cumberland's diverse community including:
			 Considering cultural interests within new and upgraded open space areas including badminton, table tennis, cricket, basketball, volleyball, social soccer, Tai Chi/dance etc, and Designing for a diversity of age groups.
3.2	Support increased	3.2.1	Work with local sporting and settlement organisations to investigate opportunities to:
	participation in recreation including sporting activities and informal recreation		- Reduce cost barrier to participation in recreation
			 Provide transport assistance for recently arrived young people to participate in organised sport Seek grant funding opportunities.
		3.2.2	Work with local sporting organisations and local NGOs including sports clubs, bowling clubs etc to increase their accessibility and appeal to new participants (from lower income households, women, people with disability, culturally and linguistically diverse backgrounds) for example through promotion in community languages, "come and try" days, temporary memberships, sharing findings from successful organisations etc.
		3.2.3	Liaise with all hirers to educate and encourage shared use of fields cooperatively.





PROTECTING OUR NATURAL ENVIRONMENT AND INCREASING RESILIENCE

While we live in an urban and suburban place, the natural environment is all around us and impacts on our health and wellbeing. Our open space and recreation facilities are opportunities to protect our natural heritage, create healthier environments, and build resilience in the face of stressors.

	Strategy		Action	
4.1	Create a cool environment in open space, streets and town centres.	4.1.1	Deliver an Urban Forest Strategy and Street Tree Program to identify opportunities to increase tree canopy and green cover in open space, pocket parks, streets and town centres	
		4.1.2	Advocate for the use of circular economy principles and natural materials in open space and recreation facility design.	
		4.1.3	Collect heat mapping data for LGA and work with research institutions (such as Western Sydney University to analyse and present data in Council's parks and reserves to:	
			 Identify, develop and promote "cool spaces" such as well shaded parks Identify areas with higher urban heat impacts and opportunities to address these through oper space and recreation facilities, tree planting, water features, shading, and As part of a Play Space Strategy, incorporate recommendations from heat mapping to mitigate heat effects in play spaces. Contribute to WSROC's Turn Down the Heat Strategy 2018 	
4.2	Protect and support environmental outcomes including sustainability and biodiversity.	4.2.1	Conserve existing natural areas in line with Council's Biodiversity Strategy principles and support increased biodiversity in open spaces, including strengthening habitat corridors.	
4.3	Create opportunities	4.3.1	Raise awareness of and encourage bushland regeneration activities on Council reserves such as bush care, in collaboration with volunteer groups.	
	for recreation in	4.3.2	As part of a Play Space Strategy, identify opportunities for nature and adventure based play.	
	nature.	4.3.3	As part of the Plans of Management Review Program, identify the open space areas which provide a "natural area" function and identify sensitive areas to protect from recreation impacts, and less sensitive areas which may provide opportunities for recreation in nature equipment walking and cycling trails.	



Monitoring the Strategy

Implementation of the Open Space and Recreation Strategy will be incorporated into Council's Delivery Program and Operational Plan with accompanying responsibilities, resources and timeframes identified.



Visiting the emus at Auburn Botanic Gardens

The implementation of the Draft Strategy will be incorporated into Council's Delivery Program and Operational Plan. It will also be supported by an annual implementation plan which will identify the priority actions to be implemented with accompanying responsibilities, performance indicators and timeframes.

Progress against the Strategy will be reported quarterly to Council and an evaluation of the Plan will be undertaken at the midway mark and at the completion of the ten year term in 2029. The results of this evaluation will be reported to Council and the community.

PERFORMANCE INDICATORS

Indicators are an important tool in ascertaining the progress in implementing the Open Space and Recreation Strategy, as well as maintaining the profile and commitment to improved outcomes for open space and recreation within Council, our community, and our partners including developers and the State government.

The challenge for Council is that issues may be important and have a significant impact on open space and recreation in our area but be outside the direct control of Council. Council will monitor progress against these indicators to measure how we are tracking towards or away from the goals of this Strategy.

Strategic Direction	INDICATORS	DATA SOURCE	COUNCIL INFLUENCE
Deliver new open space and new recreation facilities	Number of recreation facilities per person	Council databases and Census data	Influence
that meet the needs of our growing population	Quantum of open space per person	Council database and Census data	Influence
	Amount of open space or contributions provided through new development	Council database	Influence
	OR		
	Number of developments including high quality open space on site or contribution to open space		
Increasing the quality and capacity of our existing open	Customer satisfaction with sport and recreation facilities	Customer Satisfaction Survey	Influence
space and recreation facilities	Number of parks with a Plan of Management	Council databases	Control
Supporting inclusion and increased participation by our diverse community	Customer satisfaction with sport and recreation facilities	Customer Satisfaction Survey	Influence
Protecting our natural environment and increasing resilience	Tree canopy cover	Urban Forest Strategy	Control



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Item No: C02/20-377

NOTICE OF MOTION - DCP CONTROLS FOR PART F - PEMULWUY RESIDENTIAL

Councillor: File Number: Suman Saha SC483

SUMMARY

Pursuant to Notice, Councillor Saha submitted the following Motion.

NOTICE OF MOTION

That Council Officers review and bring back a report, including recommendations, for the following amendment in DCP controls for Part F - Pemulwuy Residential:

1. Landscaping

3.3.7 External Open Space – amend the relevant development control/s within this section to require appropriate spacing between mature trees within a site; and to apply the standard controls for the distance of a mature tree from a building, which are proposed within the new draft Cumberland DCP, to Pemulwuy, to ensure consistency and to minimise damage to buildings.

2. Public Road Design

3.6.4 Public Road Design and 3.6.7 Streets, Park Edges, Pedestrian Spines – Landscape Design – amend the relevant development control/s within this section to enable trees planted within the roadway to be supported by two poles rather than a four pole support structure, to enable more efficient on street parking, whilst still providing adequate support to street trees planted within the roadway.

RESOURCING IMPLICATIONS

The report can be prepared utilising existing staff resourcing.

GENERAL MANAGER ADVICE

Council officers will prepare a report on the Notice of Motion and provide this report to Council at the appropriate time. Should these changes be supported by Council, a separate process to the harmonisation process for the Cumberland DCP will be undertaken to consult with the community and finalise any amendment to the planning controls.



Nil



Item No: C02/20-378

NOTICE OF MOTION - PLANNING FOR RAIL SERVICES WEST OF BANKSTOWN 2024

Councillor: File Number: Kun Huang and George Campbell SC483

SUMMARY

Pursuant to Notice, Councillors Huang and Campbell submitted the following Motion.

NOTICE OF MOTION

That Council make a submission to Transport for NSW:

- 1. Endorsing Option 2 from the NSW Government Options Paper -"Planning for rails services west of Bankstown 2024- February 2020", the restoration of the city to Liverpool via Regents Park line as its preferred option;
- 2. Recommend that the express services are included in Option 2;
- 3. Request that Option 2 to be implemented as soon as possible; and
- 4. Ensure the submission is forwarded to the relevant Minister, Shadow Minister and WSROC.

RESOURCING IMPLICATIONS

This motion can be actioned utilising existing staff resourcing.

GENERAL MANAGER ADVICE

This motion can be actioned utilising existing staff resourcing.

ATTACHMENTS

Planning for Rail Services West of Bankstown <u>U</u>

DOCUMENTS ASSOCIATED WITH REPORT C02/20-378

Attachment 1 Planning for Rail Services West of Bankstown

February 2020





Planning for rail services west of Bankstown



Connecting customers in Sydney's southwest

The NSW Government is delivering Sydney Metro to the city's south west.

In 2024, customers will have a new metro train every four minutes in the peak from Bankstown to the city and beyond as part of the Sydney Metro City & Southwest project.

This project includes upgrading the existing T3 Bankstown Line between Bankstown and Sydenham to metro rail standards.

Sydney Metro is a fully-accessible railway: all Sydney Metro stations will have lifts and level access between platforms and trains as well as Australian-first technology like platform screen doors, which keep people and objects like prams away from the tracks.

The new metro rail system means changes have to be made to the existing suburban railway west of Bankstown.

Train services on the T3 Bankstown Line west of Bankstown station will need to operate differently to ensure customers can continue to get where they need to go.

Transport for NSW will ensure customers can continue to make convenient connections on the expanded and more integrated railway network.

Sydney's first metro, the Metro North West Line, opened in May 2019 with 13 railway stations

between Tallawong Station at Rouse Hill and Chatswood Station.

The Sydney Metro City & Southwest project is a 30 kilometre extension of metro rail from Chatswood, under Sydney Harbour, through new CBD stations and south west to Bankstown.

Potential options

Transport for NSW has assessed options that can be delivered using available infrastructure.

While our initial planning has identified a preferred option that we think provides the best outcomes for our customers, we are keen to hear what you think about the proposed changes and options considered.

Your feedback

Transport for NSW will be engaging with the community to get their feedback on the proposed options in the coming months.

This feedback will help us to develop a broader public transport solution for customers, complementing the new Metro services available.

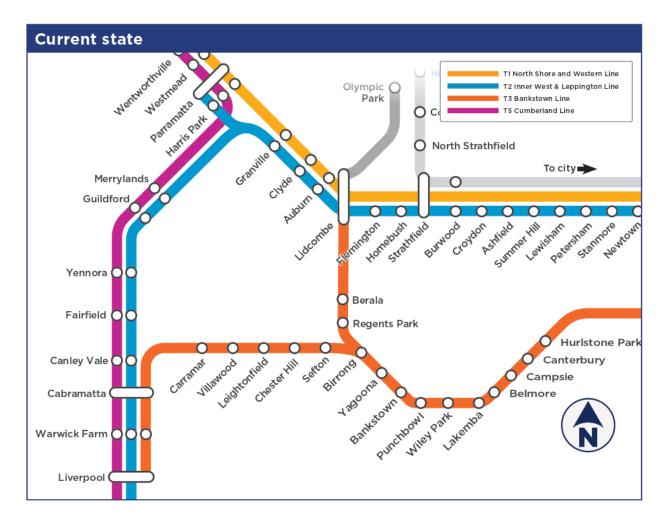
We will provide more information about how you can provide your feedback soon.

More Trains More Services



Current state

The T3 Bankstown Line operates as two branches, with services available from Liverpool and Lidcombe. Services travel via Bankstown and Sydenham to the City Circle.



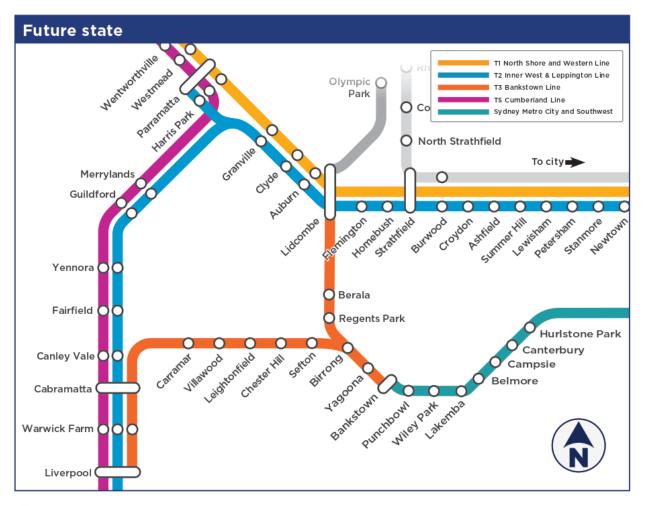


2024 Option 1

Shuttle train services to operate between Bankstown and Lidcombe and Bankstown and Liverpool.

Outcomes

- Carramar, Villawood, Leightonfield, Chester Hill, Sefton, Regents Park, Berala, Birrong and Yagoona customers will be required to interchange for trains to the city
- Increase of Liverpool-Cabramatta customers using T2 services via Granville to travel directly to the city resulting in more crowding on this line
- Direct access for customers to Metro at Bankstown or interchange at Lidcombe for other destinations.



B Adjustments to bus services in Sydney's southwest will also be considered to ensure they complement the rail option selected so customers have more options available to them on a more integrated and expanded network.

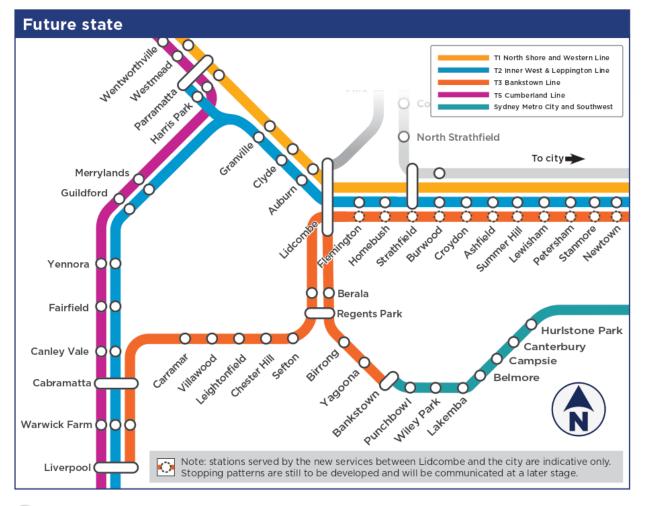


2024 Option 2 (preferred)

Services currently operating between Liverpool and the City Circle via Bankstown would instead run via Regents Park. Shuttle train services to operate between Lidcombe and Bankstown. Regents Park would be the main interchange point for customers switching between the two Bankstown Line branches.

Outcomes

- Direct option to the city for most customers west of Bankstown (Liverpool, Warwick Farm, Cabramatta, Carramar, Villawood, Leightonfield, Chester Hill, Sefton, Regents Park and Berala)
- Direct connections to the Inner West for Liverpool, Warwick Farm, Cabramatta, Carramar, Villawood, Leightonfield, Chester Hill, Sefton, Regents Park and Berala customers
- Less crowding on T2 Line as most Liverpool-Cabramatta customers opt for Liverpool-city via Regents Park services
- Liverpool-Sefton customers are required to interchange at Regents Park for access to Metro services at Bankstown
- Birrong and Yagoona customers required to interchange at Bankstown for Metro services or travel to Lidcombe for access to other destinations.



Adjustments to bus services in Sydney's southwest will also be considered to ensure they complement the rail option selected so customers have more options available to them on a more integrated and expanded network.

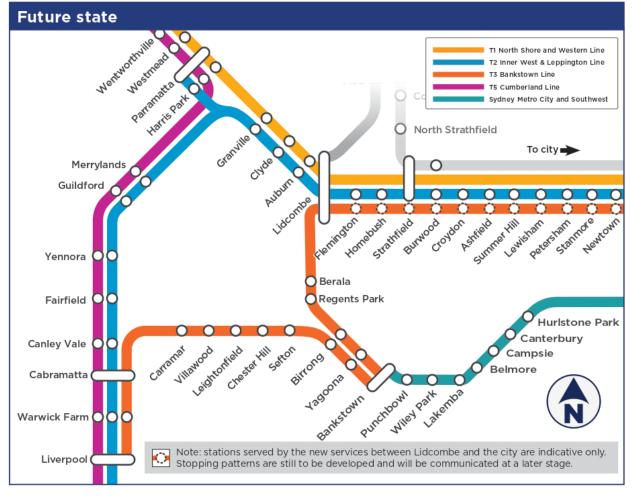


2024 Option 3

Services will operate between Bankstown and the City Circle via the Inner West. Shuttle train services to operate between Liverpool and Bankstown. Birrong would be the main interchange point for customers switching between the two Bankstown Line branches.

Outcomes

- Carramar, Villawood, Leightonfield, Chester Hill and Sefton customers would be required to interchange for trains to the city
- Increase of Liverpool-Cabramatta customers using T2 services to travel directly to the city resulting in more crowding on this line
- All customers west of Bankstown to receive direct access to Metro.



B Adjustments to bus services in Sydney's southwest will also be considered to ensure they complement the rail option selected so customers have more options available to them on a more integrated and expanded network.



Next steps

While our initial planning has identified a preferred option that we think provides the best outcomes for our customers, we are keen to hear what you think about the proposed changes and options considered.

This feedback will help us to develop a broader public transport solution for customers, complementing the new Metro services available.



Contact us If you would like to provide some initial feedback, please visit <u>yoursay.transport.nsw.gov.au/west-of-Bankstown</u>



Item No: C02/20-379

NOTICE OF MOTION - CUMBERLAND LUNAR NEW YEAR FESTIVAL

Councillor: File Number: Kun Huang and George Campbell SC483

SUMMARY

Pursuant to Notice, Councillors Huang and Campbell submitted the following Motion.

NOTICE OF MOTION

That Council thank all the staff and community members for the planning of the Lunar New Year event.

RESOURCING IMPLICATIONS

This motion can be actioned utilising existing staff resourcing. It is suggested that the Events Committee be notified of this motion if resolved by Council.

GENERAL MANAGER ADVICE

This motion can be actioned utilising existing staff resourcing. It is suggested that the Events Committee be notified of this motion if resolved by Council.

ATTACHMENTS

Nil



Item No: C02/20-380

NOTICE OF MOTION - 2021 PROPOSED FERRY CHANGES - F3 PARRAMATTA RIVER

Councillor: File Number:

Lisa Lake SC483

SUMMARY

Pursuant to Notice, Councillor Lake submitted the following Motion.

NOTICE OF MOTION

That the Mayor writes to Transdev Australia and the Minister for Transport, Mr Andrew Constance supporting the submission lodged by City of Parramatta Council on the proposed 2021 F3 Parramatta River Ferry changes. In particular, that Council support the following key points in the submission:

- 1. That the change for the F3 eastern termination point for all Parramatta services from Circular Quay to Barangaroo is not supported; and
- 2. That the weekend express services between Parramatta and Circular Quay should be retained.

RESOURCING IMPLICATIONS

This motion can be actioned utilising existing staff resourcing.

GENERAL MANAGER ADVICE

This motion can be actioned utilising existing staff resourcing.

ATTACHMENTS

Nil