

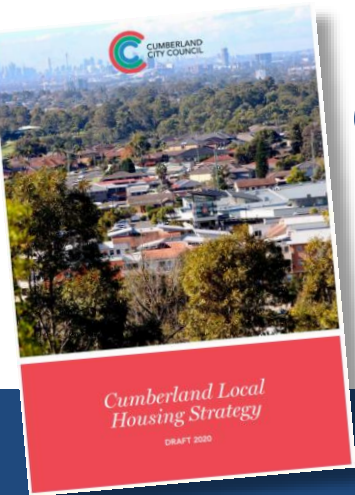
The draft Cumberland Local Housing Strategy identifies the key priorities, objectives and initiatives for future planning, delivery, and design of housing within Cumberland City. It also outlines how Council will address the housing priorities in the Central City District Plan, *Cumberland 2030: Our Local Strategic Planning Statement* and the Cumberland Community Strategic Plan.

The Strategy considers existing housing supply and demand drivers for additional housing opportunity based on the analysis of the demographic trends over the next 20 years.



OUR CUMBERLAND: HOUSING VISION

“ Sustainable growth with a key focus on housing diversity and affordability in the context of vibrant and safe places that support the 30-minute city. ”



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

PRIORITY

1



Delivering housing diversity to suit changing community needs

PRIORITY

2



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

PRIORITY

3



Facilitating housing that respects and enhances local character

PRIORITY

4



Valuing heritage and cultural diversity in housing

PRIORITY

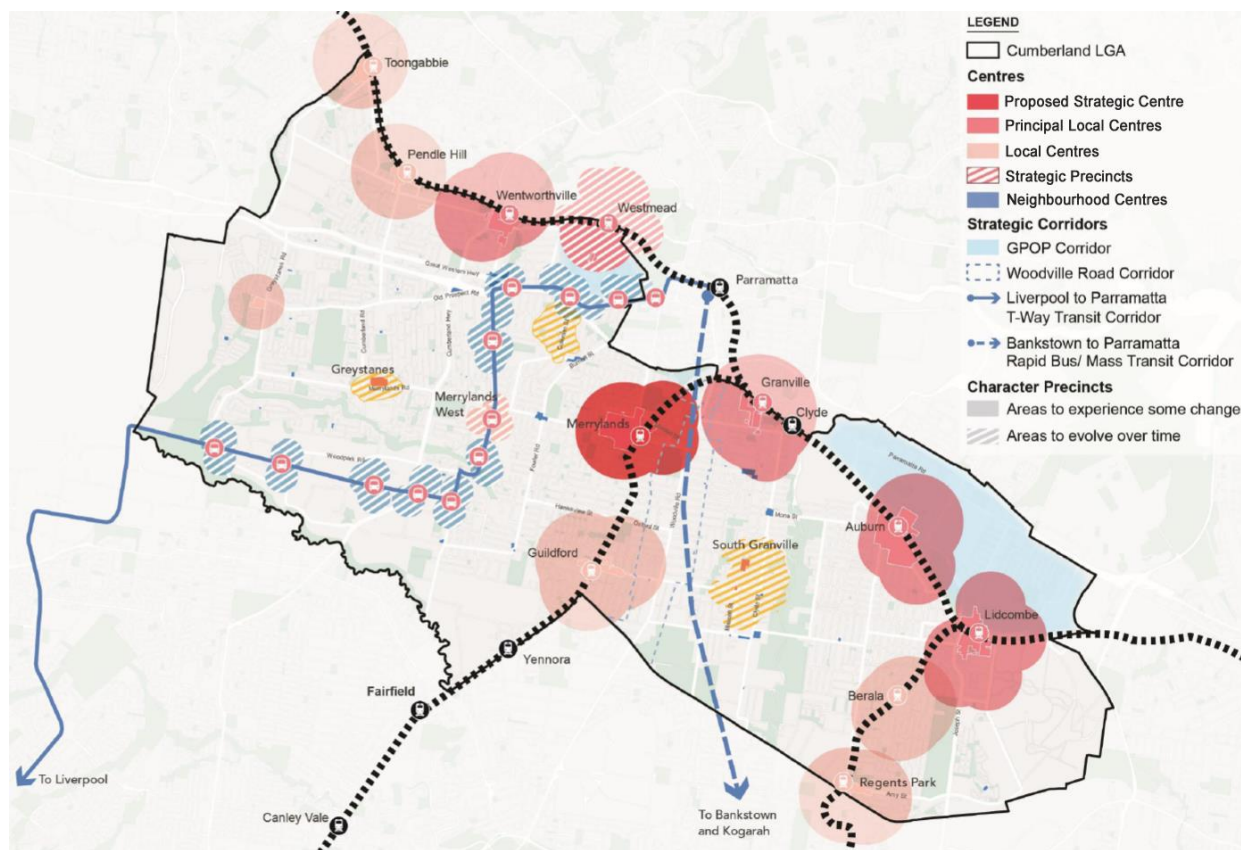
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Infrastructure-led housing delivery

Local Housing Strategy

Fact sheet – Cumberland land use planning approach



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 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

■ What is the Local Housing Strategy?

Local housing strategies are prepared by councils, in consultation with their community, to detail how and where housing will be provided in local areas over time.

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

The draft 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*.

■ Relationship to the Central City District Plan

The Central City District Plan prepared by the Greater Sydney Commission guides the growth and development of this district, which includes Cumberland City. The Plan requires each Central City council to develop housing targets to guide short, medium, and long-term housing growth. Specifically, it requires us to demonstrate how we will deliver and develop 5 and 10 year dwelling targets for Cumberland City, and contribute to the 20 year strategic dwelling target for the Central City District.

The draft Local Housing Strategy will play an important role in planning for new housing opportunities in Cumberland City, to meet demand generated by continued strong population growth.

■ Why is Council preparing a Local Housing Strategy?

Cumberland is experiencing continued strong growth. 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. The draft Local Housing Strategy seeks to ensure this growth occurs in a manner that is appropriate for our local community.

■ How is Affordable Housing addressed?

The draft Strategy identifies a range of opportunities to address the issue of affordable housing in Cumberland City. This spectrum includes initiatives ranging from incentives for housing providers to 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.

■ How will new housing be delivered?

The delivery of new housing in Cumberland City will be influenced by a range of factors, including broader economic conditions, market demand, development feasibility, and infrastructure provision.

The draft Strategy supports the strategic framework for centres and corridors identified in *Cumberland 2030: Our Local Strategic Planning Statement*. Our centres and corridors offer high frequency public transport services, access to amenities and proximity to shops and services making them suitable for new housing.

■ Will the Strategy rezone any land?

The Local Housing Strategy will not directly change the zoning of land or principal land use planning controls of the proposed Cumberland Local Environmental Plan (LEP). Council will undertake a range of actions, and progress further work on reviewing the planning controls for our strategic centres, precincts and corridors, to deliver a pipeline of diverse housing mix and form.

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.

Have your say

We invite you to view the draft Strategy and provide your feedback on the priorities and actions we're proposing to deliver our housing vision.

You can view the draft Strategy and supporting documents by visiting Council's Have Your Say webpage. Copies of the draft Strategy are also available at Cumberland City Council's libraries and Customer Service Centre in Merrylands and Auburn.

Have your say by:

Completing the **online submission form** via [haveyoursay.Cumberland.nsw.gov.au](https://haveyoursay.cumberland.nsw.gov.au)

Email to council@cumberland.nsw.gov.au

Mail to General Manager, Cumberland City Council, PO Box 42, Merrylands NSW 2160

Feedback closes **31 March 2020**. The feedback received will be incorporated into the final draft strategy where possible and considered by Council.