



CUMBERLAND
CITY COUNCIL

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.

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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

Housing related policies

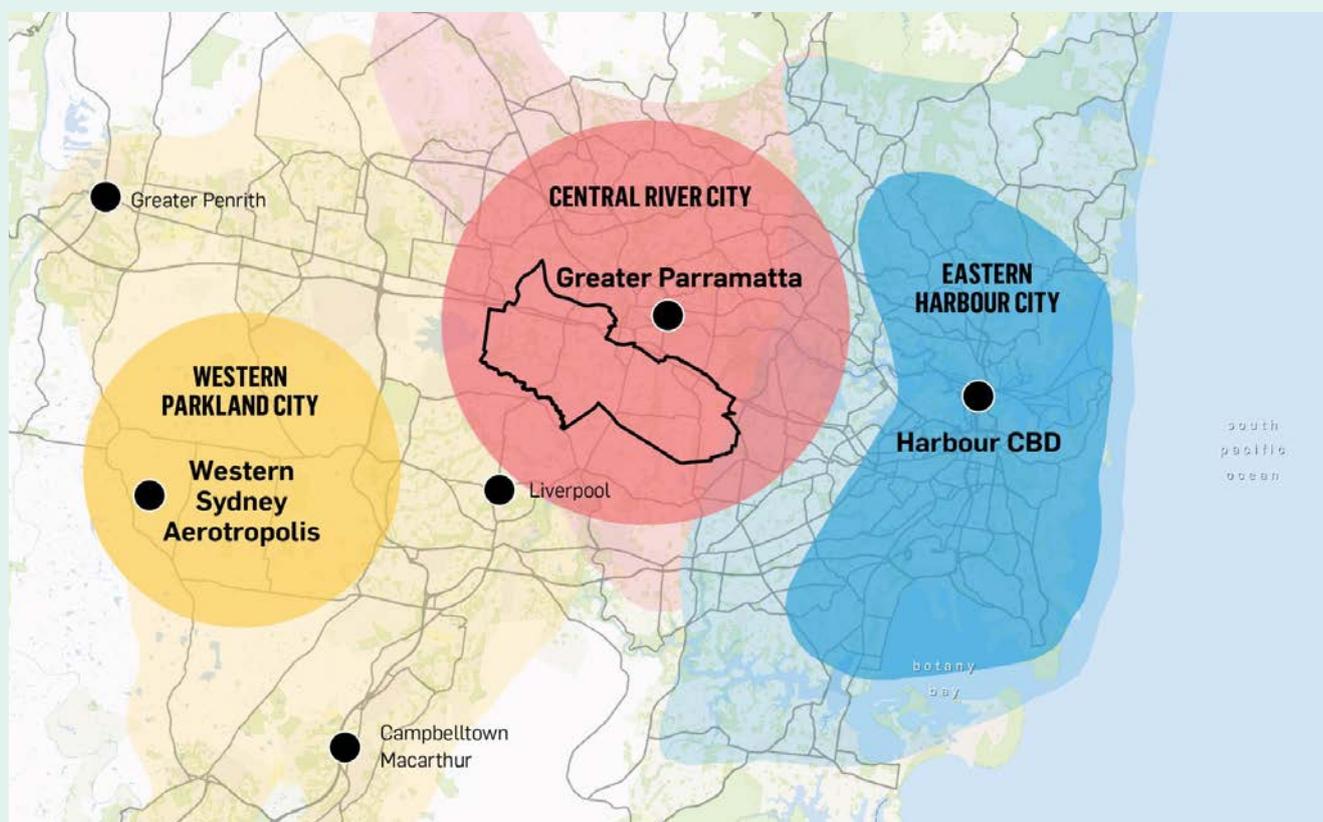
State Environmental Planning Policies (SEPP)	Description
SEPP 65 – Design Quality of Residential Apartment Development	The Policy provides a framework to enable a consistent approach to the design and assessment of apartment developments. The policy is supported by the Apartment Design Guide.
SEPP (Housing 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.

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.



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.

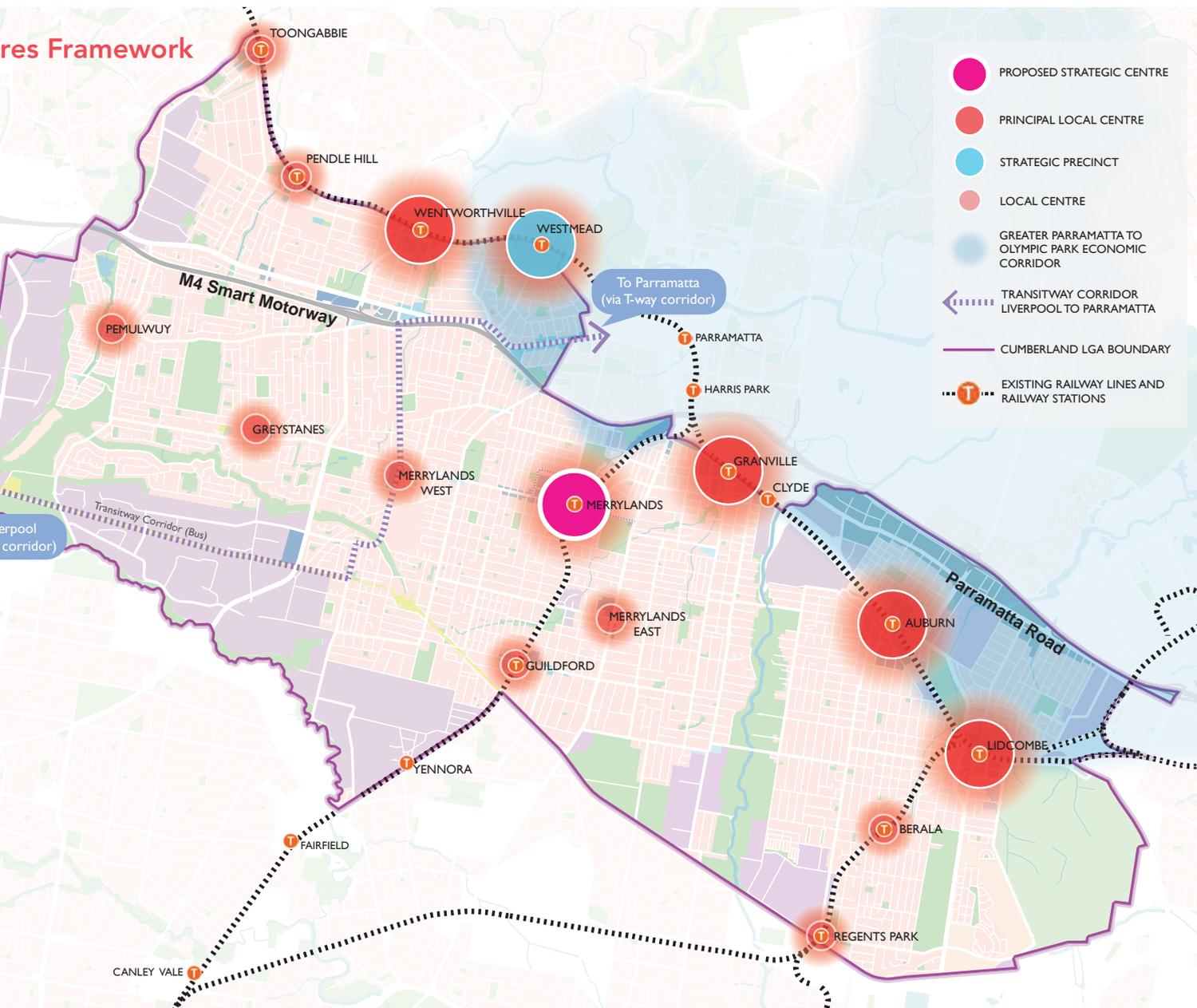
Cumberland sits on the doorstep of the Greater Parramatta to Olympic Park growth area (GPOP) and is set to benefit from a range of committed and planned investments in major infrastructure.

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.





Cumberland Centres Framework

Proposed Strategic Centre	<p>Merrylands</p> <ul style="list-style-type: none"> 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.
Principal Local Centres	<p>Auburn, Granville, Lidcombe, Wentworthville</p> <ul style="list-style-type: none"> 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.
Strategic Precinct	<p>Westmead</p> <ul style="list-style-type: none"> Provides and supports a specialised health and education services for Cumberland and the Greater Parramatta area.
Local Centres	<p>Berala, Greystanes, Guildford, Merrylands East, Merrylands West, Pemulwuy, Pendle Hill, Regents Park, Toongabbie</p> <ul style="list-style-type: none"> Meets the criteria for 30 minute access to a strategic centre with access to public transport services. Provides services and facilities to meet the needs of each local community.
Neighbourhood Centres	<p>Various locations</p> <ul style="list-style-type: none"> Provides targeted services and facilities.

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

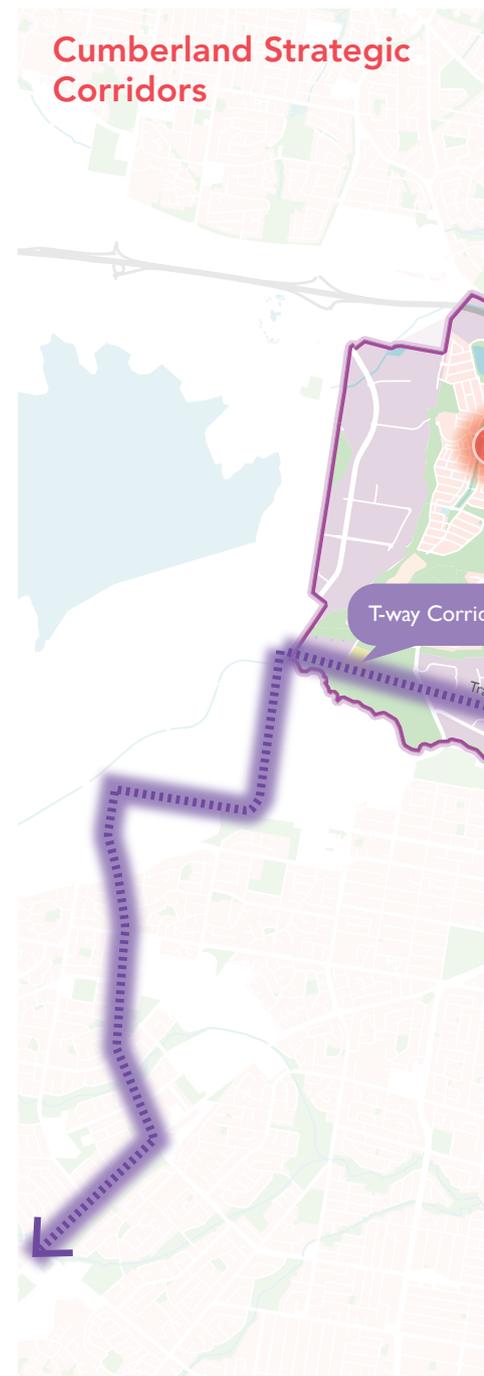
Cumberland is one of the most culturally diverse and vibrant areas in NSW, known for its international food, welcoming community events and festivals, high-quality community programs and extensive networks of green spaces. The community is diverse with many young families who are professionals, speak 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

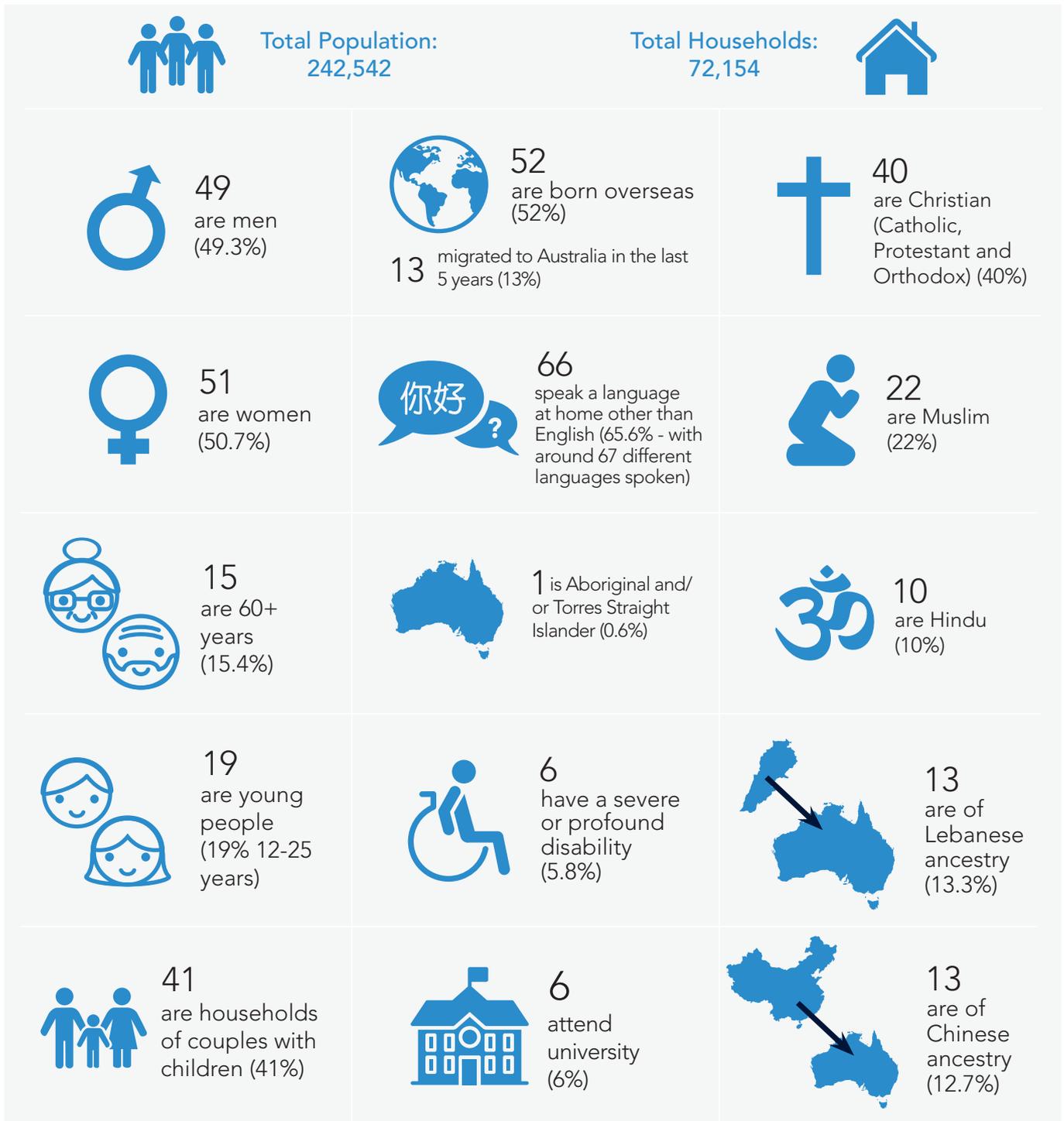
Cumberland is generally well serviced by rail, with a major interchange at Lidcombe. The road network is also extensive and includes cross-regional connections through Woodville Road (north and south connection) and M5 Motorway and Parramatta Road (east and west connection). There is also an extensive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



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.



Section 2: The Evidence

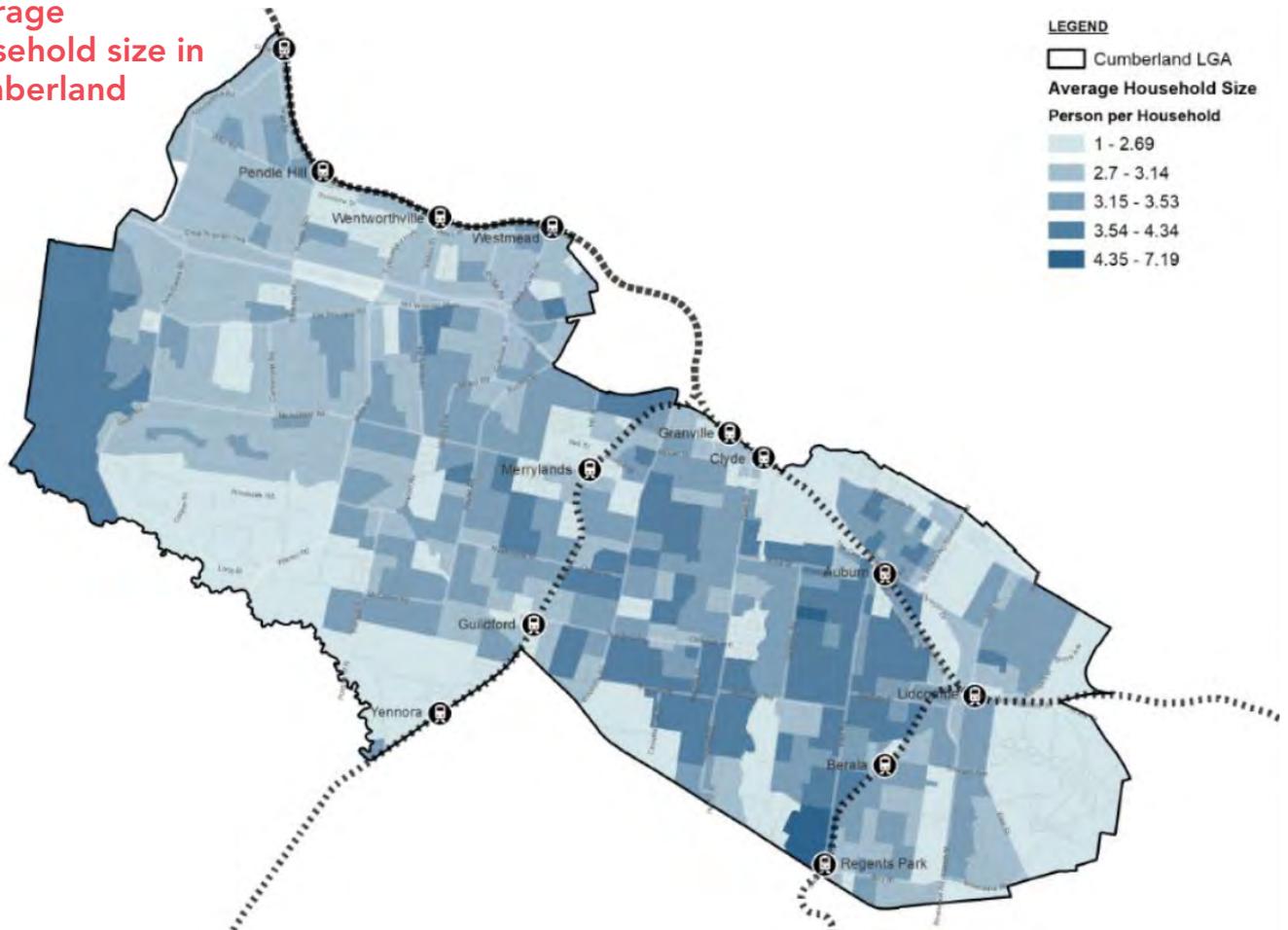
This section provides the demographic, housing and affordability context for the Cumberland area. It provides an overview of a range of data sources on population, housing and infrastructure that is required to inform the type of housing that is needed in the area.

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.

Average household size in Cumberland



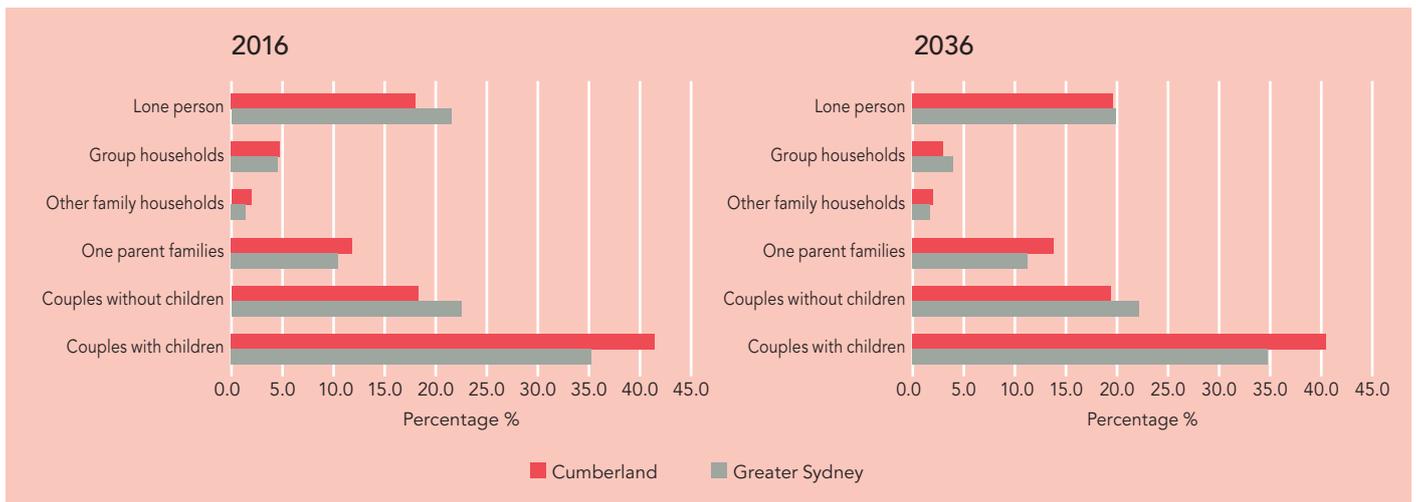
'Parents and homebuilders (35 to 49)' and 'young workforce (25 to 34)' are the dominant age groups in Cumberland, comprising approximately 40% of the total population (226,052). By 2036, these age groups are expected to remain as the dominant groups, but are forecast to experience a slight decrease in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

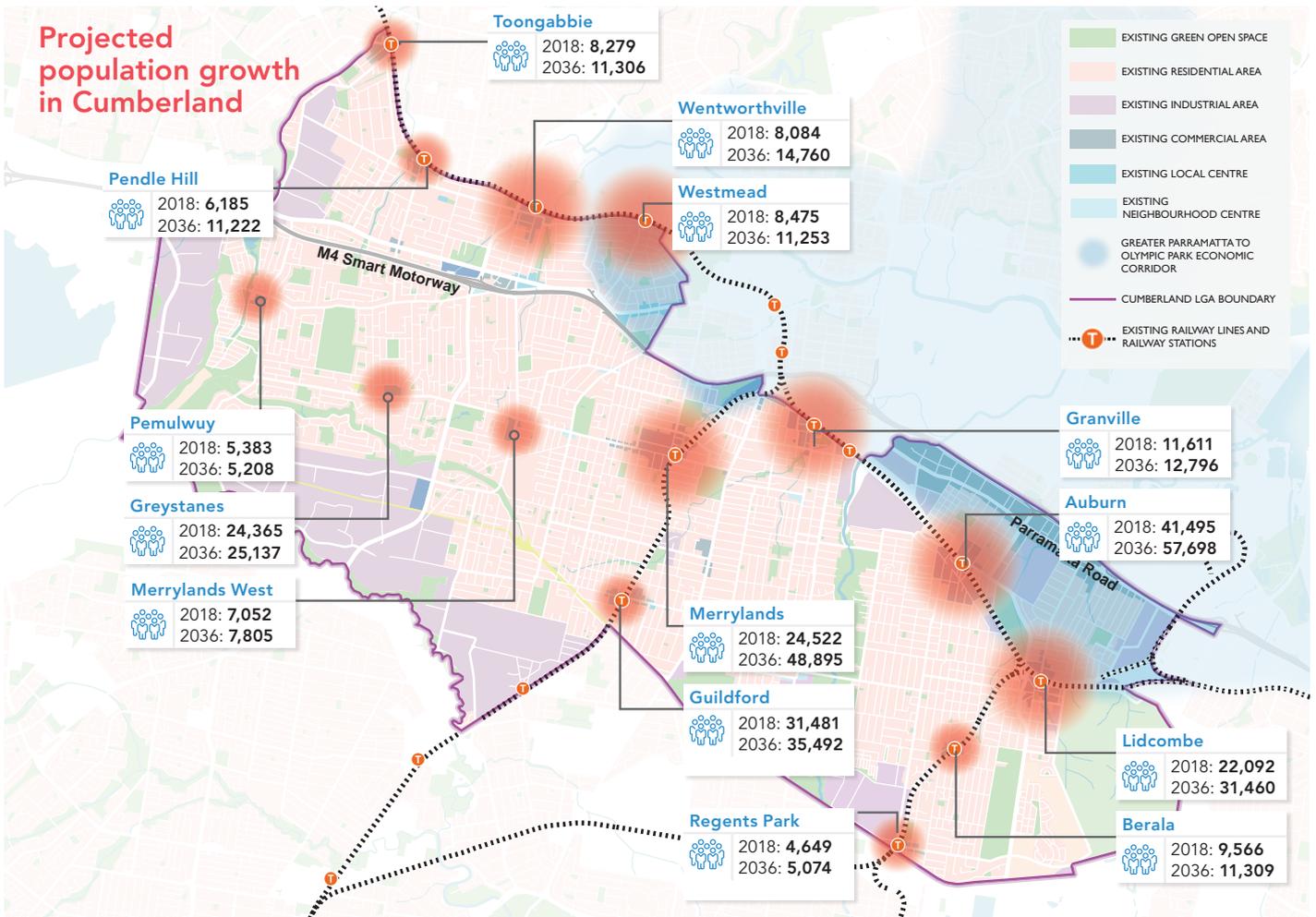
The Cumberland population is forecast to grow by around 30% over the next 20 years to reach approximately 300,000 people by 2036. Based on the projected growth, it is essential to recognise the number of households and dwellings required to meet the housing needs of the population. Given the projected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



2.2 HOUSING SUPPLY AND DEMAND

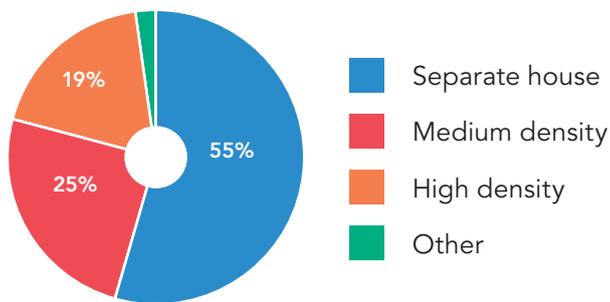
Data from the 2016 Census indicate that separate house (detached dwelling) is the dominant dwelling structure with over 55% coverage in Cumberland, followed by medium density (24.7%) and high density (18.7%) dwellings.

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

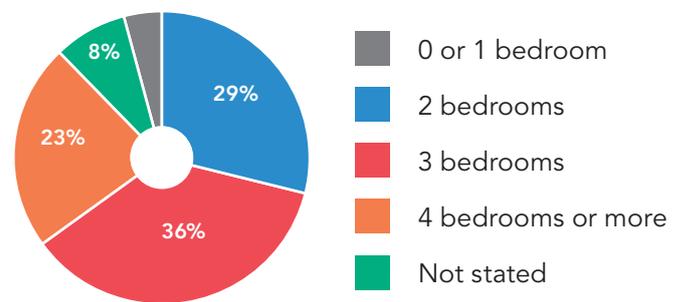
under construction and due to be completed by 2021. The majority of these developments are located in close proximity to transport services and comprise predominantly two bedroom stock.

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.

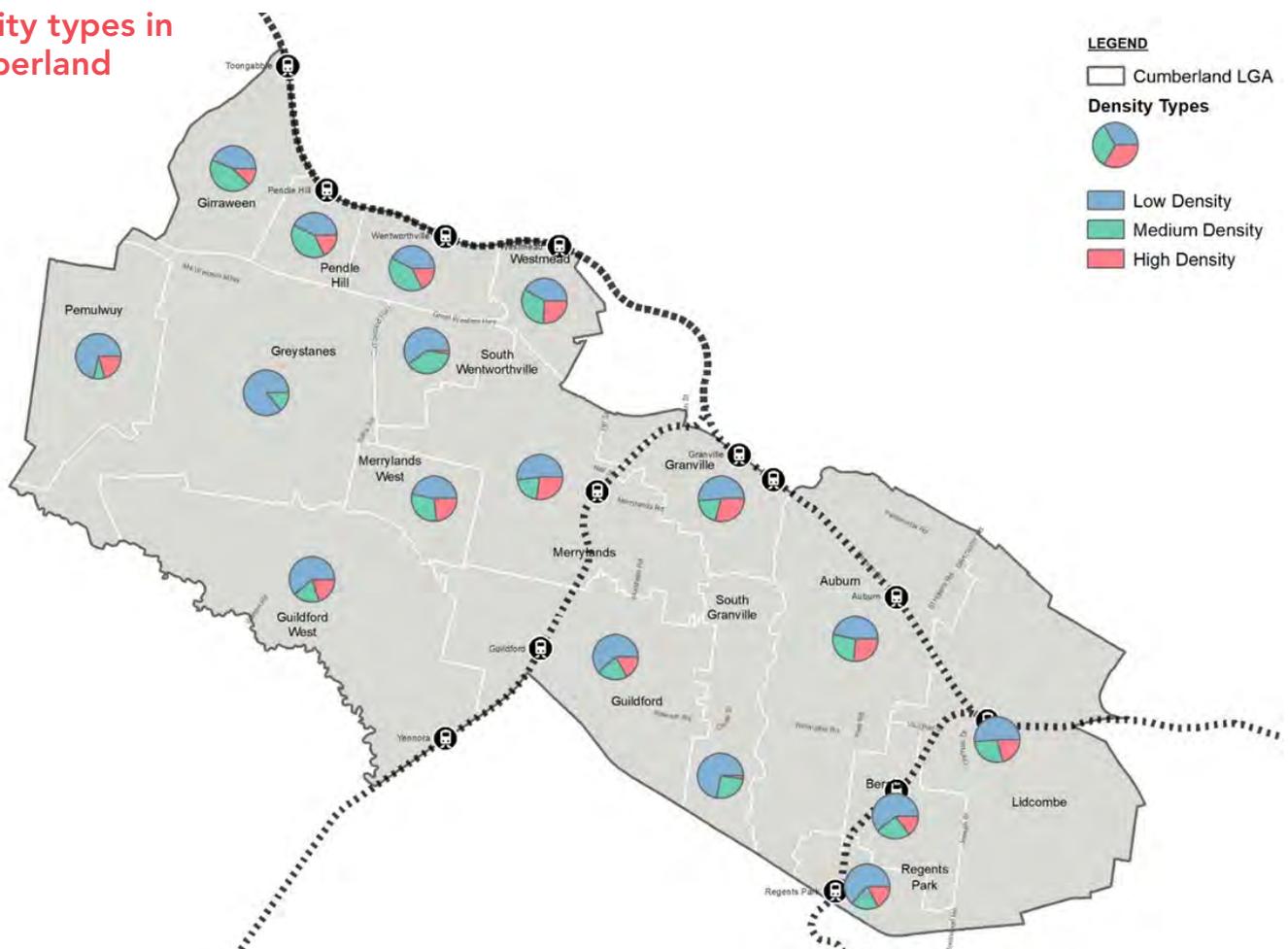
Dwelling structure (2016)



Number of bedrooms per dwelling (2016)



Density types in Cumberland



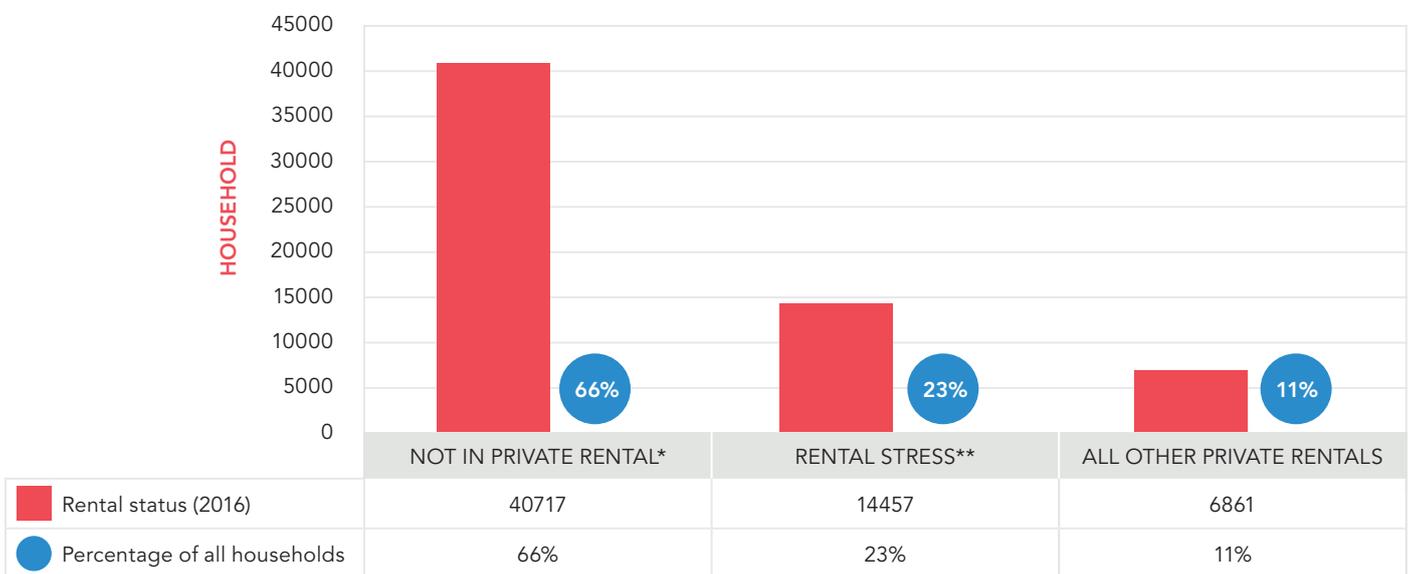
2.3 CONSIDERATIONS FOR AFFORDABLE HOUSING IN CUMBERLAND

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

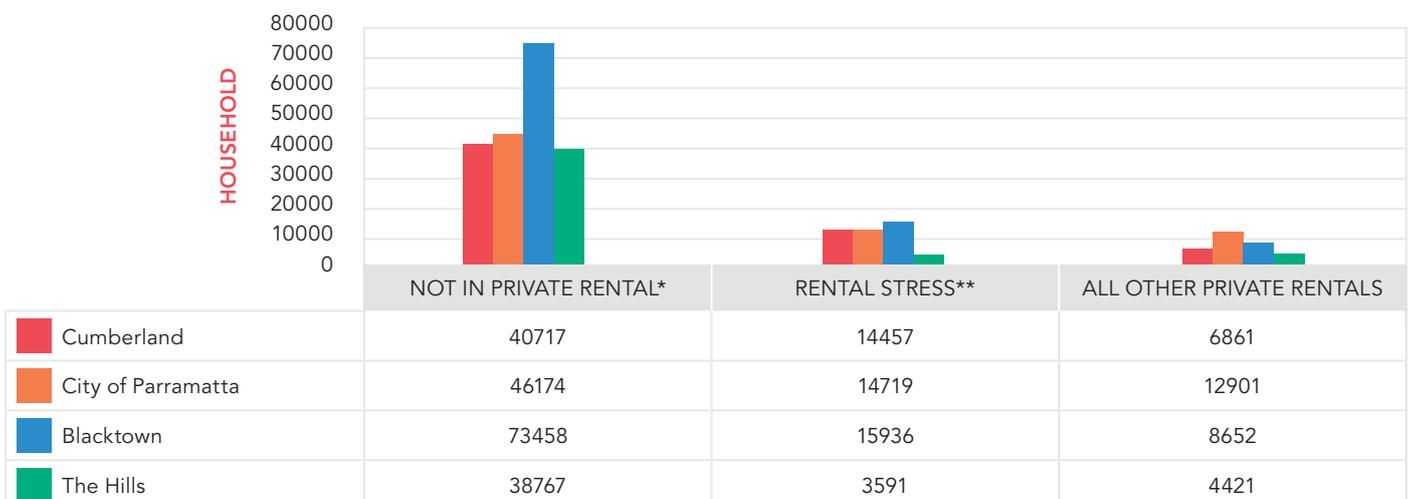
Housing affordability relates to the general affordability of both rental and purchase housing on the open market, and is not limited to those on low to moderate incomes. Private renters in Cumberland are

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.

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.

Affordable housing opportunities

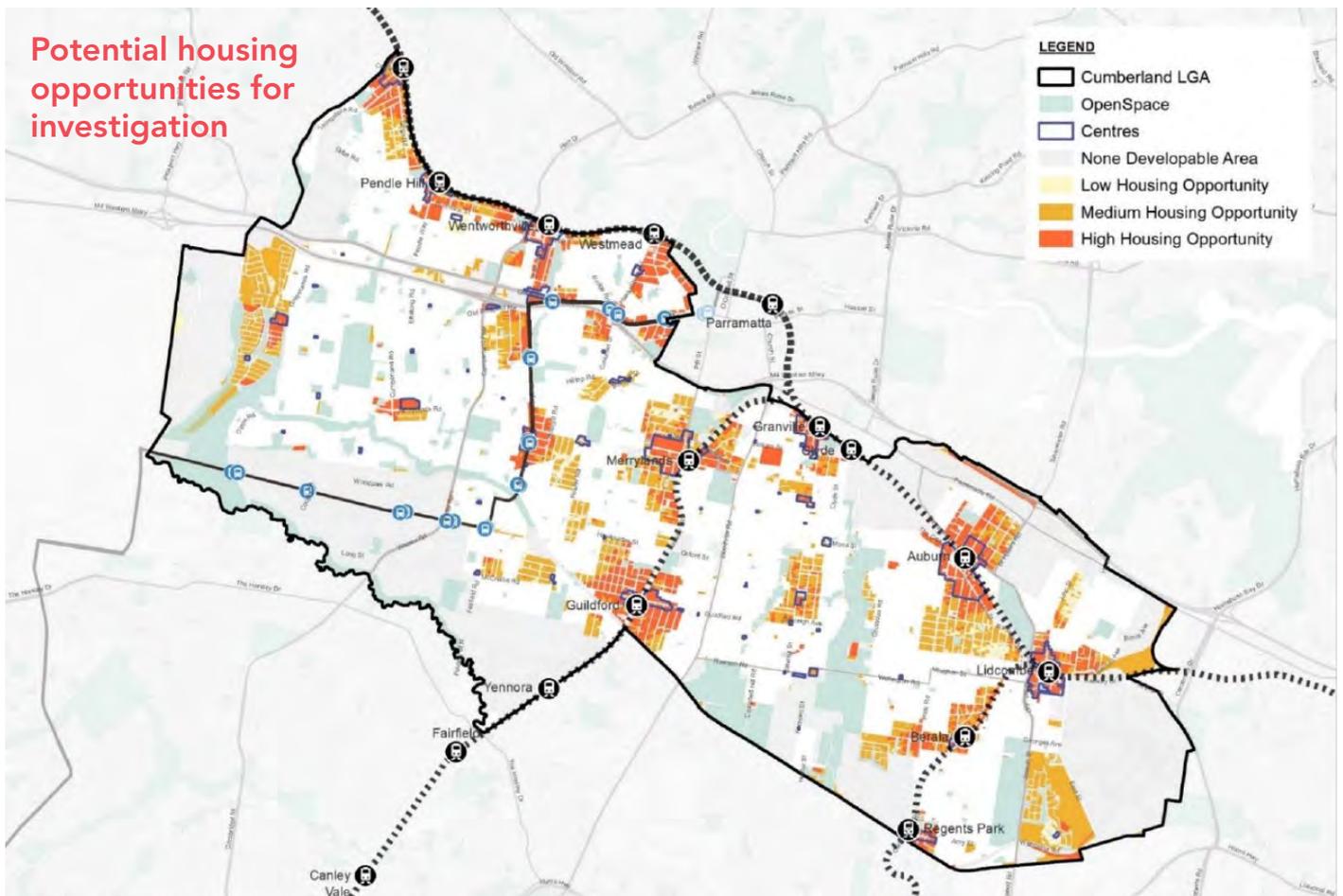
WEAK INTERVENTION		STRONG INTERVENTION	
Limited Market Intervention	Facilitative Intervention	Mandatory Intervention	Direct Market Intervention
<ul style="list-style-type: none"> Define 'affordable housing', set benchmarks and assess need. Assess where and for whom the market is supplying genuinely 'affordable 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. 	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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 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.

Source: Stubbs (2003); JSA (2011)

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.



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:

PRIORITY

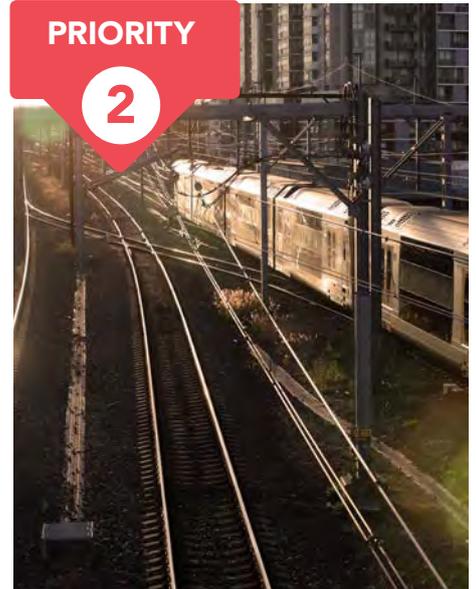
1



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

5



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:

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 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:

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.

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 transit-oriented development.

Place-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.



Local centres and walkable neighbourhoods

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:

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.

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 through 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.



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:

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.

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



2018 Winner of the Best maintained heritage property

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.



Protection of view corridors of important heritage landscape elements

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:

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

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.

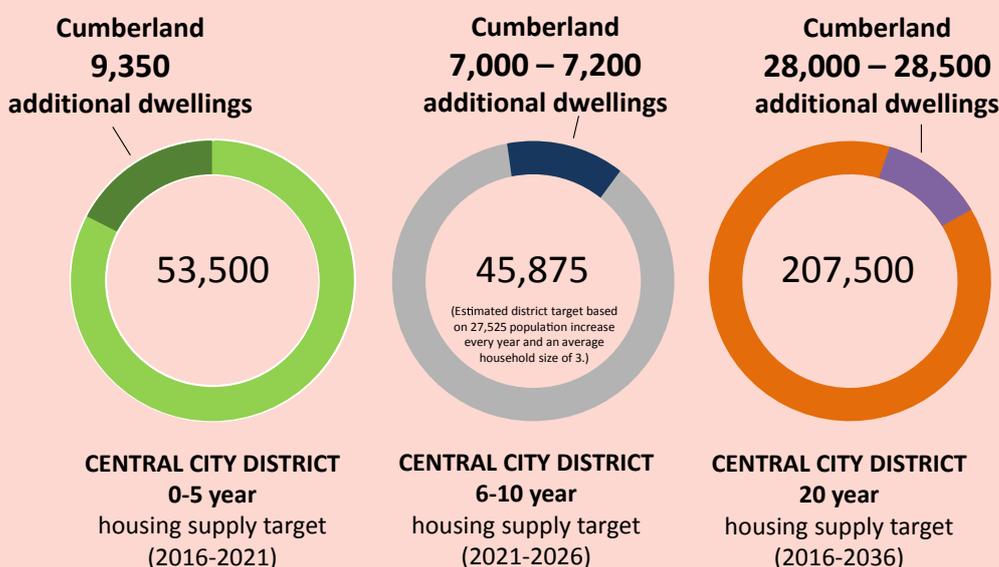
Opportunities for future housing outside identified areas that are initiated by landholders may also be presented. Initial proposals will be considered through a strategic assessment process and, if supported, a detailed planning proposal would be prepared for further community consultation and consideration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

Contribution of Local Housing Strategy to Housing Supply Targets

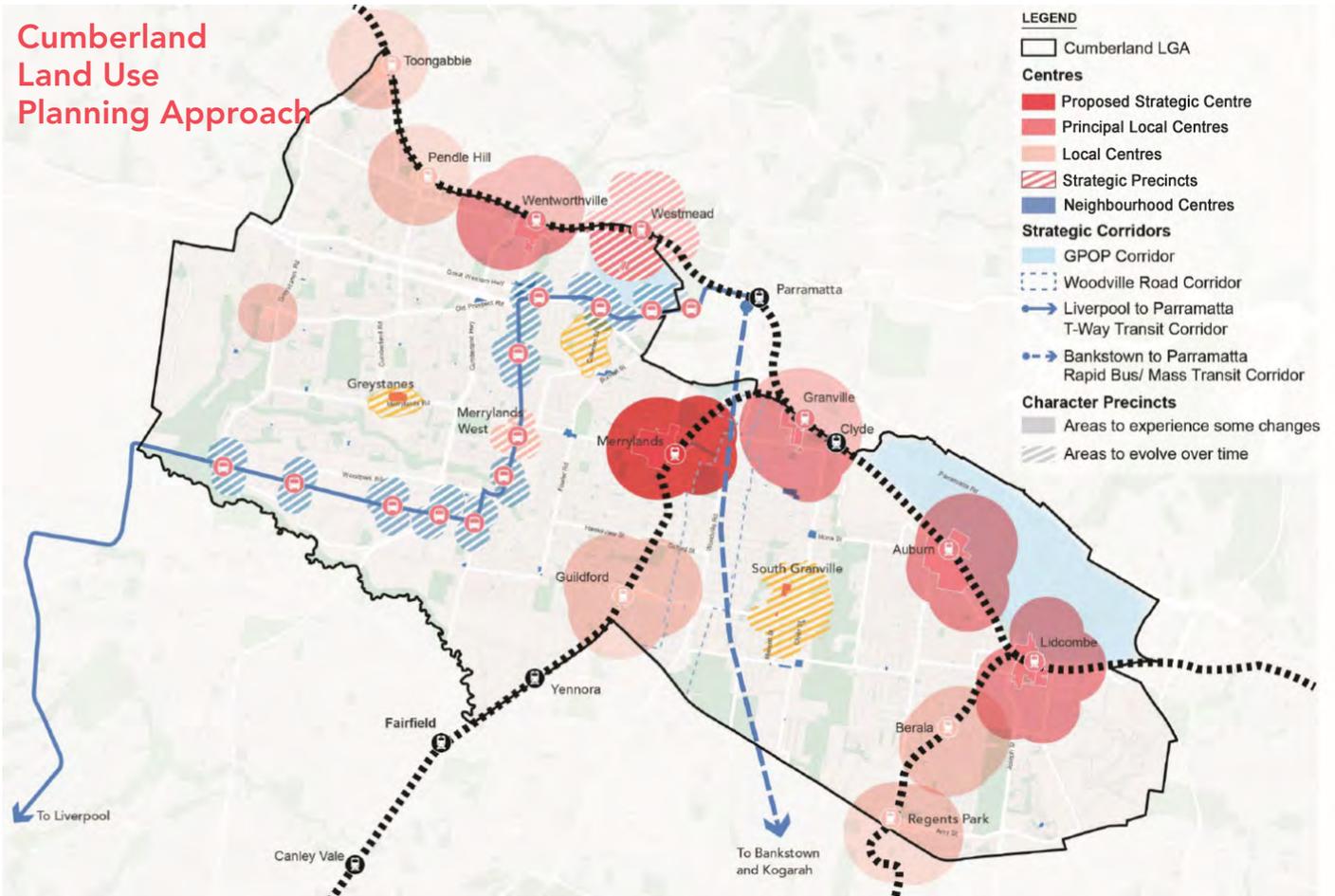
It is estimated that Cumberland will require a housing supply of between 28,000 to 28,500 additional dwellings over the 20 year period between 2016 and 2036. This supply provides an important contribution to the housing target of 207,500 for the Central City District, and complements housing supply targets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



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

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, environmental and transport studies
Infrastructure planning	Development and implementation 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.





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

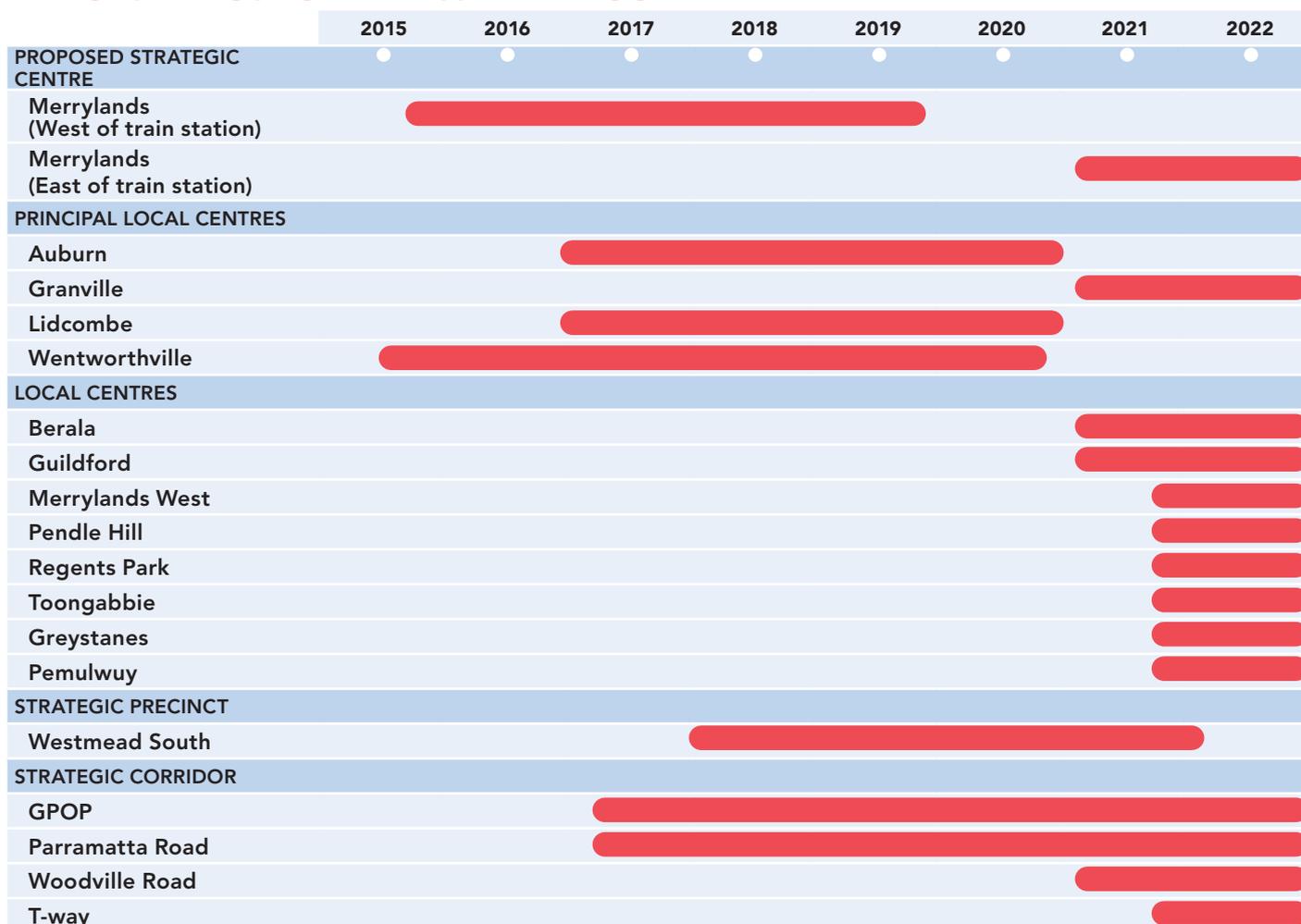
Council will progress further work on reviewing the planning controls at key centres, strategic corridors and strategic precincts as identified in the land use planning approach for the Cumberland Local Housing Strategy. A strategic planning work program has been developed to guide the review of planning 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



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, five-yearly 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	<p>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.</p> <p>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.</p> <p>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.</p>
Five yearly review	<p>The five-year review may allow for a review of the policies to influence the supply and demand for housing in the Cumberland area.</p>
Ten-year review	<p>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.</p>

Actions: Priority 1

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, and 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.	●	●	●

Actions: Priority 2

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

Priority 2: Promoting transit-oriented housing options to support the 30 minute city

Actions		Timeframe		
		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 GOP to capitalise on Sydney Metro West, Parramatta Light Rail and other place based infrastructure outcomes.	●	●	●

Actions: Priority 3

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

Actions		Timeframe		
		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.	●	●	●

Actions: Priority 4

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.	●	●	●

Actions: Priority 5

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

Priority 5: Facilitating housing that respects and enhances local character

Actions		Timeframe		
		2020-2021	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.		●	●





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