

# **ORDINARY MEETING**

Notice is hereby given that a meeting of the Council of Burwood will be held in the Conference Room, Level 1, 2 Conder Street, Burwood on Tuesday 23 April 2024 at 6:00 PM to consider the matters contained in the attached Agenda.

The public gallery will be open for those wishing to observe the meeting. In addition, an opportunity to observe the meeting via audio visual link will also be made available.

#### Public Forum

A public forum will be held at 6:00pm, prior to the commencement of the meeting, to allow members of the public to make oral submissions about an item on the Agenda for the meeting. The opportunity will also be provided to speak via audio visual link.

Anyone wishing to address Council during the public forum will need to register by 2:00pm on the day of the meeting. A person wishing to speak must indicate the item of business on the Agenda they wish to speak on and whether they wish to speak 'for' or 'against' the item. Registrations to speak can be lodged on <u>Council's website</u>.

The Council Meeting will commence immediately after the conclusion of the Public Forum.

Brooke Endycott Acting General Manager

# Councillors



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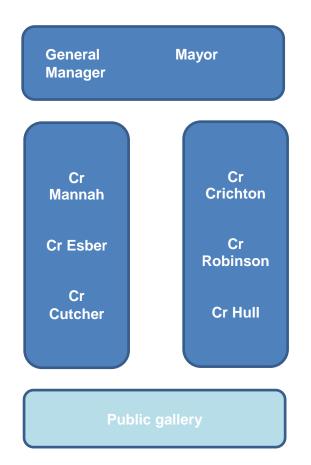


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# **Council meeting room**



# Agenda

For an Ordinary Meeting of Burwood Council to be held in the Conference Room, Level 1, 2 Conder Street, Burwood on Tuesday 23 April 2024 immediately after the Public Forum commencing at 6.00pm.

1. Prayer

Lord, we humbly beseech thee to vouchsafe they blessing on this Council, direct and prosper its deliberations for the advancement of this area and the true welfare of its people. Amen.

- 2. Acknowledgement of Country
- 3. Statement of Ethical Obligations
- 4. Recording of Meeting
- 5. Apologies
- 6. Declarations of Interest
- 7. Declaration of Political Donations
- 8. Confirmation of Minutes

Minutes of the Council Meeting held on Tuesday, 26 March 2024, copies of which were previously circulated to all councillors be hereby confirmed as a true and correct record.

#### 9. Mayoral Minutes

#### 10. Reports to Council

(Item 21/24)	Explanation of Intended Effect (EIE) - Low and Mid-Rise Housing Reforms
(Item 22/24)	Draft Multicultural Burwood Strategy 2024 - 2028 - For Adoption 80
(Item 23/24)	Investment Report as at 31 March 2024 125
11. Reports of C	ommittees
(Item RC3/24)	Burwood Local Traffic Committee - April 2024

#### 12. Conclusion of the Meeting

## **Mayoral Minutes**

# (Item MM3/24) Encouraging the Innovative Use of Public Spaces for Recreation

File No: 24/11503

Mayoral Minute by Cr John Faker (Mayor)

#### <u>Summary</u>

This Mayoral Minute explores the innovative use of public spaces for recreation and proposes a collaborative model for future developments. This is particularly timely, given the State Government's recent announcement to accelerate housing delivery in Croydon and responds to resident feedback emphasising the need for more open spaces in our community.

In an era of increasing urban density, the effective and imaginative use of public spaces for recreation is not just a matter of amenity but a vital aspect of urban planning. The importance of these spaces in promoting community wellbeing and environmental sustainability cannot be understated.

#### **Background**

Internationally, cities have transformed their landscapes into vibrant public spaces that serve as recreational and social hubs. The High Line in New York City is a renowned elevated linear park built on a historic freight rail line. This project not only highlights the successful revitalisation of an unused urban structure, but has also reconnected neighbourhoods and promoted local economic development.



Image: The High Line, New York City (Source: Timeout via Shutterstock)

Similarly, Gardens by the Bay in Singapore showcases an innovative blend of nature and high-tech infrastructure, offering residents and visitors a unique recreational experience in the heart of the city. This project demonstrates how urban spaces can be engineered to support biodiversity, foster

environmental awareness, and provide a sustainable model for urban greenery in densely populated areas.



Image: Gardens by the Bay, Singapore (Source: Singapore Tourism Board)

Locally, Wadanggari Park in St Leonards demonstrates the potential of integrating nature and urban space within a dense environment. The multi-functional park is Australia's first park and adventure playground to be built over a rail line.

The 4,750 square metres of open space features a lawn, plaza, passive nooks, and a regional scale adventure playground. The design features best practice in landscape urban design and safety and is connected to Mall 88, the JQZ development, which includes the new St Leonards Library, retail, public toilets and a 300-space public basement car park.

The park is also just opposite St Leonards train station, and can be accessed via the newly refurbished underpass.



Image: Wadanggari Park, St Leonards (Source: Lane Cove Council)

Based on these examples, there are significant opportunities for collaboration between local councils, State Government departments like Transport NSW, and the private sector. A stronger partnership approach could facilitate the integration of recreational spaces into new and existing infrastructure projects.

The redevelopment of the area between Burwood and Croydon Railway Stations presents an excellent opportunity to transform our urban environment. This comes at an opportune time as Council recently secured funding through the Western Sydney Infrastructure Grants Program to upgrade Paisley Road, which will enhance walkability and encourage more active transportation along this corridor.

With this in mind, I seek your support in requesting that Council explore the below opportunities to meet the current and future recreational needs of our community.

#### **Operational Plan Objectives**

C.3 An urban environment that maintains and enhances our sense of identity and place. P.13 Develop and implement planning policies to enhance and promote design excellence. P.23 Protect and enhance quality open spaces and recreational facilities that are diverse, accessible and responsive to changing needs.

#### I therefore move that the General Manager:

- 1. Write to the Minister for Transport and Minister for Planning and Public Spaces to highlight the opportunities associated with the delivery of public recreational spaces near transport hubs, including the connecting corridor between Burwood and Croydon Railway Stations.
- 2. Partner with key State Government departments, industry groups and universities to facilitate industry forums in order to identify best practice projects and opportunities to incentivise their delivery in Burwood.
- 3. Pursue opportunities to deliver collaborative projects that integrate recreational spaces with urban development, including the use of rooftops and above-ground spaces for public recreation along the Burwood and Croydon railway corridor.

#### **Attachments**

There are no attachments for this report.

### **Reports to Council**

## (Item 21/24) Explanation of Intended Effect (Eie) - Low and Mid-Rise Housing Reforms

File No: 24/7883

#### Report By Director City Strategy

#### <u>Summary</u>

This report provides details of the low and mid-rise housing reforms drafted by the Department of Planning Housing & Infrastructure (DPHI) and outlines the extent to which these reforms will likely impact the Burwood Local Government Area (LGA). An Explanation of Intended Effect (EIE) was released by DPHI on 15 December 2023 and was open for submissions until 23 February 2023.

An interim submission to the reforms was prepared by Council staff and issued to DPHI to ensure receipt within the formal exhibition period. This interim submission is provided to Councillors for endorsement and formal submission to DPHI.

The interim submission raises concern with the blanket application of increasing dwelling densities without any substantial place-based considerations. The submission states that this approach undermines the significant strategic evidence-based work undertaken by Council involving broad community engagement to date, to achieve the State Government objective of delivering more housing.

#### **Operational Plan Objective**

- C.3 An urban environment that maintains and enhances our sense of identity and place.
- C.3.1 Facilitate well designed, high quality and sustainable land use and development that is appropriately scaled to complement its surroundings.
- C3.2 Protect our unique built heritage and maintain or enhance local character.
- C.4 Sustainable, integrated transport, infrastructure and networks to support population growth and improve liveability and productivity.
- C.4.2 Plan for a city that is safe, accessible and easy to get to and move around in.

#### **Background**

In October 2022, the National Housing Accord (Accord) was introduced with a national five-year target of one million well-located new homes by June 2029.

In August 2023, National Cabinet announced a revised five-year target of 1.2 million well-located dwellings from mid-2024. The NSW Government committed to deliver at least 314,000 new homes by mid-2029, with a stretch goal of 377,000 dwellings.

The Accord requires that the NSW Government work in collaboration with councils on changes to meet the five-year housing target, with an agreement to: *'commit to working with local governments to deliver planning and land-use reforms that will make housing supply more responsive to demand over time, with further work to be agreed under the Accord.'* 

In December 2023, the NSW Government announced three housing reforms to assist with the delivery of at least 314,000 new homes by 2029.

The three Housing Reforms are outlined below:

1. **Infill Affordable Housing Bonus Scheme** within the State Environmental Planning Policy (Housing SEPP) 2021 – in force from 14 December 2023.

This Scheme allows bonus height and floor space ratio of up to 30% for development that provides up to 15% of its dwellings as affordable housing for a period of 15 years. This scheme is in effect and applies to all development in Burwood LGA that provides at least 15% of its dwellings as affordable housing.

Draft Transport Oriented Development (TOD) SEPP – proposes to rezone 31 'TOD' precincts, including Croydon, to allow six storey apartment development within 400 metres of railway stations to come into effect in April 2024 (now January 2025 for Croydon).

A report on the submission to the Draft Transport Oriented Development (TOD) SEPP was considered by Council on 13 February 2024. Council staff prepared an interim submission that recommended Croydon not be included in the SEPP, or if it was, that the SEPP be delayed to allow a more robust planning process to take place.

Council resolved to note the interim submission prepared by staff, update it to include any changes requested by Council and place it on the Participate Burwood website. Council also resolved to support staff to continue liaising with DPHI in relation to the preparation of the SEPP controls, and also for staff to commence identifying alternate planning options for the Croydon Precinct as identified in the SEPP.

3. Draft Low and Mid-Rise Housing SEPP – proposes changes to permissibility and controls in all residential areas across Greater Sydney, the Hunter, Central Coast and Illawarra to encourage more low to mid-rise housing. The EIE was on exhibition for public comment from 15 December 2023 until 23 February 2024. A copy of the EIE is included under Attachment 1. Again, due to the exhibition timeframes, Council staff provided an interim response within the exhibition timeframes which can be found under Attachment 2.

This report provides details on the Draft Low to Mid-Rise Housing SEPP and recommendations for Council's consideration.

#### Summary of the Draft EIE - Low and Mid-Rise Housing SEPP

The proposed reforms introduce a number of planning changes that aim to expand the permissibility of low and mid-rise housing across Metropolitan Sydney, which include:

- 1. Low-rise housing permit multi-dwelling housing (terraces) and manor houses in low density zones (R2) that are within station and town centre precincts;
- 2. Allow dual occupancy development and subdivision of dual occupancy development in all low density residential zones (R2) in Greater Sydney (already permitted in Burwood LGA);
- 3. Mid-rise housing permit residential flat buildings in medium density zones (R3) within station and town centre precincts; and
- 4. Introduce non-refusal standards for the above forms of development.

Essentially, these reforms will be allowing types of medium density development in low density zones, and types of high-density development (up to six (6) storeys) in medium density zones.

The reforms introduce new terminology to the planning system, including:

- Low-rise housing;
- Mid-rise housing;
- Station and Town Centre Precincts (well-located areas); and
- Non-refusal standards.

These terms are important in the context of the reforms, in order to understand the impacts to the Burwood LGA, and are discussed below.

#### What is defined as low-rise housing?

Low-rise housing refers to multi-dwelling housing\* (such as terraces and townhouses), manor houses\*\* and dual occupancies as identified in Figure 1 below. This type of housing is generally one or two stories, sometimes incorporating a habitable roof space. For the purposes of these reforms it does not include freestanding houses.



Figure 1: Low rise housing typologies L-R dual occupancy, multi-dwelling housing (terraces), manor houses.

Source: Extract from DPHI's Fact Sheet on Low and Mid-Rise Housing showing Mid Rise Housing – residential flat buildings and shop top housing.

\* multi-dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building. Examples include townhouse and villa style developments.

\*\*manor house means a residential flat building containing 3 or 4 dwellings, where— (a) each dwelling is attached to another dwelling by a common wall or floor, and (b) at least 1 dwelling is partially or wholly located above another dwelling, and (c) the building contains no more than 2 storeys (excluding any basement). (Source: State Environmental Planning Policy (Exempt and Complying Development Codes) 2008).

#### What is defined as mid-rise housing?

Mid-rise housing refers to apartment buildings (residential flat buildings) and shop-top housing that is generally between 3 and 6 stories in height as identified in Figure 2 below.



Figure 2: Mid-rise housing typologies L-R residential flat buildings and shop top housing.

Source: Extract from DPHI's Fact Sheet on Low and Mid-Rise Housing showing Mid Rise Housing – residential flat buildings and shop top housing.

#### Station and Town Centre Precincts

The reforms propose to introduce station and town centre precincts in order to identify areas that are "well-located." The EIE includes the definition below:

"A station and town centre precinct is defined as:

- Within the Six Cities Region, and
- 800m walking distance of heavy rail, metro or light rail stations, or
- 800m walking distance of land zoned E2 Commercial Centre or SP5 Metropolitan Centre, or
- 800m walking distance of land zoned E1 Local Centre or MU1 Mixed Use but only if the zone contains a wide range of frequently needed goods and services such as full line supermarkets, shops and restaurants."

It is noted that the definition of station and town centre precincts is vague and lacks sufficient detail. The definition relies on an 800m walking distance area, not as the 'crow flies' distance. The DPHI has confirmed that they do not intend to introduce mapping with the reforms, which raises significant issues as to where exactly the proposed precincts will apply.

Elements of the reforms are not supported by existing legislation, and are left to interpretation, for instance, the reforms provide no definition for a 'full-line supermarket' and there is no definition in the Standard Instrument LEP.

As part of the exhibition of the reforms, DPHI is seeking input from councils to determine which E1 and MU1 centres contain an appropriate level of goods, services and amenities to be included as a 'station and town centre' precinct.

For the purpose of this report, a 'station and town centre precinct' within the Burwood LGA is defined as follows:

Definition	Station and Town Centre Precincts -
	Burwood LGA
800m walking distance of heavy rail, metro or light	Burwood Station
rail stations	Burwood North Metro Station (future)
	Croydon Station
	Strathfield Station
800m walking distance of land zoned E2	Does not apply to Burwood LGA - no land
Commercial Centre or SP5 Metropolitan Centre	zoned E2 or SP5 in LGA
800m walking distance of land zoned E1 Local	E1 – Enfield (IGA)
Centre or MU1 Mixed Use but only if the zone	
contains a wide range of frequently needed goods	
and services such as full line supermarkets, shops	
and restaurants	

Map 1 (following) shows 400m and 800m radii from Strathfield, Burwood and Croydon Stations, and the Enfield E1 Local Centre.

There are also centres which are in adjoining LGAs that will impact on development in the Burwood LGA. It should be noted that these are indicative based on initial discussions with the adjoining councils, but may include:

- Belfield Centre (Canterbury Bankstown LGA)
- Kings Bay Centre (Canada Bay LGA).

The following precincts are proposed to be excluded on the basis that they do not include a "*wide* range of frequently needed goods and services such as full line supermarkets, shops and restaurants":

- Croydon Park Centre (zoned E1 formerly zoned B2 Local Centre) Georges River Road
- Croydon Park (zoned E1 formerly zoned B1 Neighbourhood Centre) Nos. 2-12 Tangarra Street and Nos. 1-9 Tangarra Street (between Tavistock Street and Portland Street)
- **Burwood Heights** (zoned E1 formerly zoned B1 Neighbourhood Centre) Nos. 40-44 Claremont Road (corner of Arthur St).

#### Non-Refusal Standards

Non-refusal standards are used in the planning system to set consistent standards for certain types of development and are typically within a state environmental planning policy and overrule local

environmental plan or development control plan standards that are more onerous than the non-refusal standard.

If a non-refusal standard is met, the consent authority cannot refuse the development application on that basis, despite the local provisions that may apply. If the local environmental plan or development control plan standard is already more permissive than the non-refusal standard, it will continue to apply.

Matters such as view loss and heritage, not addressed by a non-refusal standard, will continue to be assessed in accordance with the local environmental plan and development control plan standards. In this regard, the EIE states: "*All other applicable planning controls in Local Environmental Plans and Development Control Plans such as heritage and environmental considerations will continue to apply to the extent they are not inconsistent with these new standards.*"

#### Proposed Low-Rise Housing Reforms

In terms of low-rise housing, two major changes are proposed as part of the reforms:

- 1. Permit multi-dwelling housing (terraces and townhouses) and manor houses in low density residential zones (R2) that are within station and town centre precincts; and
- 2. Allow dual occupancy development in all low density residential zones (R2) in Greater Sydney.

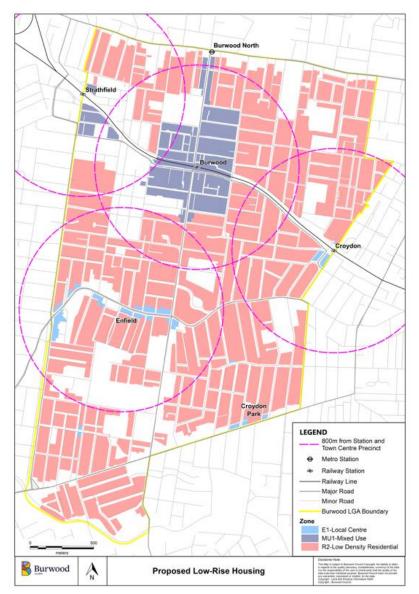
#### Proposed Low Rise Housing Reforms in Low Density Residential (R2) Zones

The low rise housing provisions propose to make multi-dwelling housing (terraces and townhouses) and manor houses permissible in the **R2 Low Density Zone** within the station and town centre precincts.

The changes to permissibility are outlined in the table below:

Typology	Proposed permissibility change	Effect of change on Burwood LGA
Manor houses	Make manor houses permitted with consent in the Low Density Residential (R2) zone within Station and Town Centre Precincts in the Six Cities Region*.	<b>Change</b> – Manor Houses (as a type of residential flat building (RFB)) will become permissible in R2 zone land that is within 800m of a railway station, and land zoned E1 Local Centre or MU1 Station and Town Centre Precinct).
Multi-dwelling housing (MDH) (terraces and townhouses)	Make MDH (terraces and townhouses) permitted with consent in the Low density Residential (R2) zone within Station and Town Centre Precincts in the Six Cities Region*.	a rail station, and land zoned E1 Local

The geographical extent of the potential impact to the R2 Low Density Zone across the Burwood LGA is identified in Map 1 below:



Map 1 - Extent of R2 zoned land within 800m of station and town centre precinct

Note: areas highlighted white indicate the extent of the R1, R3 and open space zones, and roads.

In addition to changes in permissibility of these types of development, the reforms also introduce non-refusal standards that set heights and floor space ratios (FSR) which, if met, cannot be reasons for refusal of a development.

Currently, under the Burwood LEP 2012, multi-dwelling housing in the form of townhouses and terraces, along with manor houses, are not permitted in the R2 zone. The reforms will allow these forms of development within the precincts.

In the R2 zone, heights and FSRs are also currently generally limited to 8.5m and 0.55:1, respectively.

#### The non-refusal standards for each of the typologies is summarised in Figure 3 below:

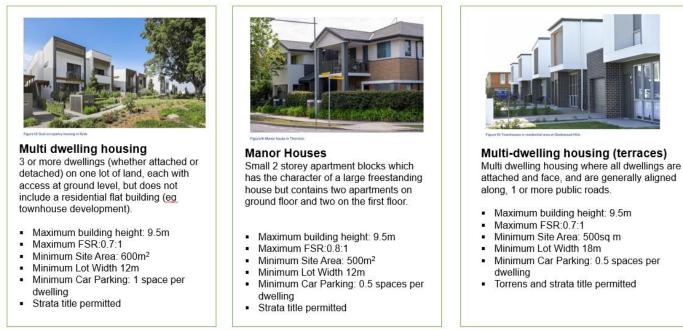


Figure 3: Non-refusal standards for multi-dwelling housing and manor houses.

In summary:

- Multi dwelling housing and terraces, will become permissible in R2 Low Density zones within station and centre precincts at increased densities and heights (8.5m to 9.5m and 0.55:1 – 0.7:1).
- Manor houses will become permissible in R2 Low Density zones within station and centre precincts at increased densities and heights (8.5m to 9.5m and 0.55:1 0.8:1). Manor houses will continue to be limited to two storeys but there will be no limit on dwelling numbers. This means that manor houses are effectively two storey residential flat buildings.

Currently, much of the R2 zone in the Burwood LGA within 800m of stations and town centres tends to be single residential homes of generally one or two stories in height. These reforms will allow lots of over 500m<sup>2</sup> to be redeveloped into terraces or manor houses with three to four dwellings on each lot (even more for larger lots). Lots of over 600m<sup>2</sup> may be redeveloped into multi-dwelling housing with four or more dwellings on each. The potential level of development may increase where lots are amalgamated into larger sites.

It is difficult to gauge the exact yield that will result from the changes. Much of the area within 800m of the Burwood North Metro Station (and some within 800m of the Burwood Train Station) is covered by the Burwood North Precinct Masterplan which contemplates more intense forms of development. A large portion of the area within 800m of Croydon Station is within a heritage conservation area, and the relationship between the reforms and other planning controls is unclear. It is also difficult to predict the level of take-up of these reforms over time given many landowners may prefer their single house development form.

#### Proposed Dual Occupancy Development in Low Density Zones

The reforms propose to allow dual occupancy development in all low density zones across Greater Sydney. The reforms are unclear as to whether this will apply to both the R1 (General Residential) and the R2 (Low density residential), or just the R2 zone.

The Burwood LEP 2012 already permits this form of development in the R2 Low Density Residential zone, however there are proposed to be changes to the development standards, as they currently apply under the LEP. These are outlined in the below table:

Typology	Development standard	Existing	Proposed non-refusal standard
Dual Occupancy	Building Height (max)	8.5m	9.5m
	FSR (max)	0.55:1	0.65:1
	Site Area (min)	500m2 (attached) 600m2 (detached)	450m2
	Site Width (min)	12m (DCP)	12m
	Car parking (min)	1 space per dwelling	1 space per dwelling
	Subdivision	Lot must have a minimum site area of 800m2 and a minimum 24m frontage to permit subdivision of dual occupancy	Permissible where lots meet lot size, width and access requirements (as above).

Table 1: Proposed changes to dual occupancy development standards.

It is also noted that the EIE does not differentiate between attached and detached dual occupancies. Clarification is required that the reforms solely seek changes to attached dual occupancies. Inclusion of detached dual occupancies with subsequent Torrens subdivision could result in the creation of dwelling houses on lots down to 225sqm.

The reduction in the minimum lot size for dual occupancy development from 500m<sup>2</sup> to 450m<sup>2</sup> will have a negligible impact on the number sites across the LGA where dual occupancy development could be undertaken (2,248 sites vs 2,491 sites). However, the proposed reduction to the subdivision requirements of a dual occupancy will potentially have a greater impact on the uptake of dual occupancy development across the LGA.

Initial calculations indicate there are currently 2,400 lots which would comply under the proposed controls for dual occupancy and subdivision. An assumed uptake rate of 60%, would result in an additional 1,440 dwellings across the LGA and would also result in providing housing diversity across the LGA. It would be slightly higher if R1 zones are included. It is also noted that many of these lots would be within the station precincts and zoned R2, and higher density development forms are also now permitted, such as terraces and manor houses. Owners may propose these forms of development rather than dual occupancies.

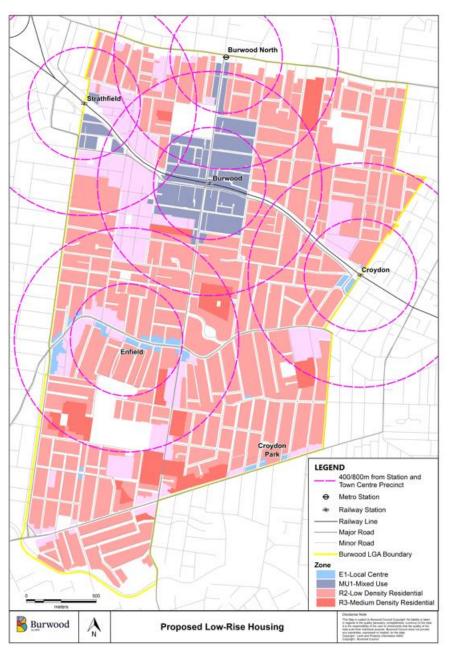
#### Proposed Mid-Rise Housing Reforms

In terms of mid-rise housing, the draft reforms propose to introduce non-refusal standards and will allow:

- Residential flat buildings (RFBs) in the R3 Medium Density Residential Zone within "station and town centre precincts" (Note: RFBs are currently prohibited in the R3 zone under the provisions of Burwood LEP 2012), and
- Shop top housing wherever they are currently permitted shop top housing is permitted in the R1 General Residential Zone, R3 Medium Density Zone, E1 Local Centre Zone and MU1 Mixed Use Zone and under the Burwood LEP 2012.

These changes essentially permit what may be considered higher-density development in medium density zoned areas. The majority of R3 zoned areas within Burwood LGA are within 800m of a station, aside from the R3 zoned areas along Georges River Road. There are approximately 100-200 R3 zoned lots within station or town centre precincts, although the number of lots isn't particularly high, the lots tend to be larger on average.

Map 2 below shows 400m and 800m radii from Strathfield, Burwood and Croydon Stations, and the Enfield E1 Local Centre. A similar radius from the proposed Burwood North Metro Station also applies. The R3 zones are the darker red areas.



Map 2: 400m and 800m extent from station and town centre precinct.

The proposed development standards are based on distance from the station and town centre precinct, as follows:

- Where a site is within a station and town centre precinct, and within 400m of the station or town centre precinct, residential flat buildings and shop top housing, a height of 21m (as a non-refusal standard) and a FSR of 3:1 applies;
- Where a site is within a station and town centre precinct and located 400m to 800m of the station or town centre, residential flat buildings and shop top housing, a height of 16m (as a non-refusal standard) and FSR of 2:1 applies;
- No minimum site area or lot width applies.

No guidance is provided as to where the 400m or 800m is measured from in terms of a station or where a town centre might be accurately located. As mentioned previously, the definition of station

and town centre precincts is vague and lacks sufficient detail. The definition relies on an 800m walking distance area, not as the 'crow flies' distance.

The DPHI has confirmed that they do not intend to introduce mapping with the reforms, which raises significant issues as to where exactly the proposed precincts will apply.

The intent of the policy is that the proposed changes would apply in heritage conservation areas and to heritage items, although heritage impacts will remain a consideration.

In addition, it is likely that applicants would be able to use both the reforms under the Draft SEPP and the bonus FSR and height provisions for affordable housing under the recent changes to the Housing SEPP. These include bonus height and FSR of up to 30% for projects that include at least 10-15% of gross floor area (GFA) dedicated to affordable housing for 15 years. This will potentially increase building heights up to eight storeys within 400m of the station and town centre precincts.

#### How Will the Proposed Mid-Rise Changes Impact the Burwood LGA?

It is important to note that much of the Burwood LGA will be affected by the mid-rise reforms, aside from areas south of Henley Park and Georges River Road (subject to there not being any station and town centre precincts identified within 800m in the adjoining LGA). It is also noteworthy that the effect of the changes will vary across the affected area.

#### Low-rise example

Taking a typical R2 zoned residential lot within a Station precinct, it currently might have a single two-storey freestanding house on a 750m<sup>2</sup> lot. Under the current LEP it may be able to be redeveloped into a dual occupancy development. Under the reforms multi-dwelling development such as townhouses is possible with an FSR of 0.7:1. This would allow up to five townhouses (at 105m<sup>2</sup> each), up to three stories tall, on that same lot.

It is likely that the biggest impact of this reform would be found within 800m of Croydon Station and the Enfield Centre, much of which is zoned R2. Much of the area close to Croydon and south of the railway is within the heritage conservation area and it is unclear to what extent the reforms may apply.

There would be less of an impact within 800m of Strathfield Station as much of this land is zoned MU1 or R1. There would also be no impact close to Burwood Station as this land is zoned MU1, however there would be some impact outside the MU1 zone and still within 800m of the station. Land close to Burwood North Metro and north of the Burwood Town Centre is subject to the Burwood North Masterplan, where higher density forms of development are likely to become dominant over time.

#### Medium-rise example

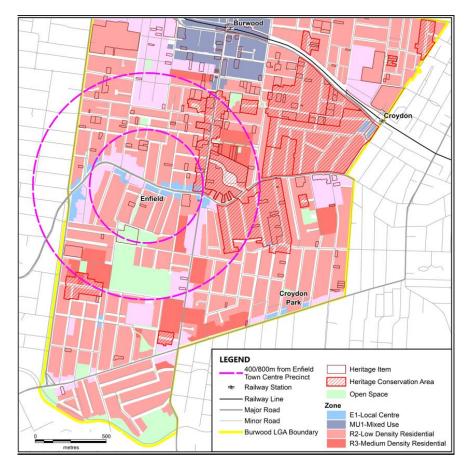
Taking a similar sized lot in the R3 zone within a station precinct (400-800m from the station), it may already be developed into dual occupancy type development, or may typically have two or three units built upon it (or it may be a single freestanding home). The reforms would allow residential flat buildings of up to 16m to be built at an FSR of 2:1. This would allow a 15-unit apartment (at 100m<sup>2</sup> each) building over five stories to be built on the site.

This reform is likely to apply over most R3 zoned areas in the LGA, aside from those close to Georges River Road. The R3 zone between Lucas and Cheltenham Roads is only just touched by the 800m radii and will likely be outside an 800m walking distance. About half of the R3 zone on Croydon Avenue is captured, however only a handful of those lots would be impacted by the reform.

If enacted, the reforms would be transformative to the built form planning controls and overall character in the Burwood LGA. The reforms will result in substantially larger buildings, higher

dwelling yields and greater future population growth than Council and the community have anticipated.

To understand the impact of the proposed reforms, a case study was undertaken in the Enfield Centre for the land zoned E1, as identified in Map 3 below.



Map 3: Enfield Centre – 400/800m radius – station and town centre precinct.

This area contains an IGA supermarket and would be classified as a station and town centre precinct. There are currently approximately 3,100 existing dwellings within an 800m radius of the land zoned E1. The majority of the affected area is zoned R2 Low Density Residential. There are pockets of R1 zoned land and R3 zoned land.

The maximum development potential offered by the proposed reforms has been applied to all properties that are located within the identified area, with the exception of heritage items and sites that are strata-titled or are currently under construction.

To calculate the proposed yield, the following assumptions have been used:

- Sites between 450sqm 499sqm will have the potential for dual occupancy development, with subdivision.
- Manor houses in the R2 Zones for sites with a minimum site area of 500sqm and a maximum 4 dwellings.
- 6 storey RFBs or shop-top housing in E1, R1 and R3 Zones within 400m of the E1 zone.
- 5 storeys RFBs or shop-top housing in the R1 Zone within 400-800m of the E1 zone.
- 5 storey shop-top housing in R3 zone within 400-800m of the E1 zone.

Based on these assumptions, and assuming a 100% uptake, the potential increase in dwellings is approximately 6,700, resulting in an additional population of approximately 17,000 people. This has a significant impact on the planning and provision of future infrastructure (refer to Table 2 below).

	Existing lots that have capacity	Additional new dwellings	Equivalent additional Population (at 2.5 persons/dwelling)
Existing dwellings	3,142	-	-
Full take up of dual occupancies (450-499)	248	248	620
Full take up of manor houses (500+)	825	2,475	6,188
Full take up of RFBs	236	2,687	6718
Full take up of shop-top housing	201	1,282	3205
Total	-	6,692	16,730

The reforms abandon long-term strategic planning processes which have been carefully constructed with input from the community and with the guidance of successive State governments, as well as the now dissolved Greater Cities Commission. The increased dwelling yields and resulting population that would be realised under the proposals would:

- Place additional strain on already stretched infrastructure and services;
- Be inconsistent with Burwood's Local Strategic Planning Statement and Local Housing Strategy; and
- Irrevocably alter the character of those areas outside of our key centres.

The reforms would result in development without planning, the impacts of which will be recognised overtime when it is too late.

# Proposed Amendments to the Apartment Design Guide (ADG) for Low and Mid-Rise Housing

Further to the above proposed non-refusal development standards, the reforms seek reduced Apartment Design Guide (ADG) design standards for setbacks, landscape, communal open space, vehicle access and car parking. DPHI argues that these measures will ensure that design controls applying to mid-rise developments are appropriately differentiated to facilitate smaller apartment buildings of up to six stories.

#### Building Separation

Reducing minimum building separation requirements. For buildings between 5 to 6 storeys, it is proposed to match the current requirements for up to 4-storey buildings.

Currently the ADG requires the following separation requirements for buildings up to 4 storeys:

- 12m between habitable rooms/balconies;
- 9m between habitable and non-habitable rooms;
- 6m between non-habitable rooms;

and for buildings between from 5, up to 8 storeys:

- 18m between habitable rooms/balconies;
- 12m between habitable and non-habitable rooms; and
- 9m between non-habitable rooms.

Reducing setbacks between habitable spaces from 18m to 12m on the fifth and sixth floors would have a noticeable impact to residents of those dwellings.

#### <u>Setbacks</u>

Front setbacks to be the average of neighbouring buildings with a newly introduced 6m maximum provision. Side and rear building setback requirements are to increase by an additional 1m, for every 2-storey difference in height between neighbouring buildings.

#### Vehicle Access

Design of basement and ground floor for mid-rise buildings is not required to accommodate large vehicles entering or turning around within the site. Waste collection method is to be detailed in a waste management plan provided by the applicant as part of any future development application (DA). This change would make it more challenging to require fully internal waste disposal for significantly large buildings.

#### Visual Privacy

The EIE says this is "to be managed though the proposed modified building and separation provisions" with no further explanation of how this important issue might be better managed.

#### Communal Open Space

A minimum of 8m2 of communal open space is to be provided per apartment, up to a maximum 25% of the site area.

Currently the ADG requires communal open space to have a minimum area equal to 25% of the site, irrespective of the number of apartments provided. This change could effectively reduce onsite communal open space, depending on site area. The reason for applying a maximum here is not explained.

#### Car Parking

Minimum car parking rates (as detailed above) for mid-rise housing across the Six Cities. This change reduces Council's current (general) rate where larger apartments are provided.

#### Heritage and Heritage Conservation Areas

Under the reforms all other applicable controls in LEPs and DCPs including heritage will "continue to apply to the extent they are not inconsistent with the proposed changes". It is unclear what this means in the future application of the SEPP.

The reforms provide insufficient detail on how the changes would address the impacts of increased density on heritage items and HCAs. Council officers have made several requests to the DPHI to clarify the implications, however no further information has been provided. The reforms will undermine local provisions that protect heritage and will likely lead to the loss of significant fabric from heritage items and contributory buildings, and produce secondary impacts such as overshadowing issues and poor design outcomes.

#### Infrastructure and Value Capture

The reforms lack consideration of infrastructure constraints.

There is no commitment in the EIE to provide Council with any additional means of funding local infrastructure that will be required to meet the demands of a larger residential population. It is noted that the Housing and Productivity contributions are now collected when new dwellings are constructed. However, these funds are allocated by NSW Treasury and spent anywhere in Greater Sydney. Accordingly, there is no guarantee that the Burwood LGA will receive any funding. This is a significant oversight, given section 7.12 revenue is comparably minor and is not intended to support growth on the scale envisaged.

Additionally, there has been no proposal to capture any of the uplift in land values that would be generated from the proposed controls. A complementary contributions scheme could be used to raise money for local infrastructure provision or affordable housing delivery. Instead, private landowners will financially benefit from the reforms, and not the wider community bearing the impacts of increased development.

#### Key Issues Raised in Council's Submission

The interim submission provided at Attachment 2, has been prepared by Council officers in response to the proposed reforms. Whilst supportive of introducing measures to address the emerging housing crisis, the interim submission raises significant concerns with the proposed one-size-fits-all approach outlined within the EIE.

The principal concern with the proposal is the move away from long-term strategic planning processes which have been carefully constructed with input from the community and the guidance of successive governments led by a variety of planning ministers as well as having received approval by the now dissolved Greater Cities Commission of Council's Local Strategic Planning Statement (LSPS) and endorsed Local Housing Strategy.

If enacted, the proposals outlined within the EIE could irrevocably alter the character of neighbourhoods across many parts of the Burwood LGA and represent a transformative change to Burwood's neighbourhood character and could result in substantially larger built forms, dwelling yield and future population than Council and the community had anticipated.

Of particular concern are the following points:

- The untimely release of the EIE just before the Christmas break.
- The lack of consultation with Council and its community and the timeframe for implementation of the policy changes.
- The failure to provide the technical studies and assumptions utilised for the decision.
- Bypassing Council's strategic planning framework processes with policy that is not accompanied by robust evidence.
- Lack of detail to ensure that these areas are supported by adequate and appropriate infrastructure to meet the needs of our rapidly growing population.
- The introduction of a "one-size fits all" policy, regardless of location and constraints which will ultimately result in a significant degradation of the character in parts of the Burwood LGA.
- Removing Council and the community from the decision making process.
- A failure by the State Government to provide councils with new housing targets, with the approach seemingly to be provide as much as possible, wherever possible.
- Amendments to the Apartment Design Guide which propose to vary/ reduce the standards and which would result in an adverse amenity and liveability outcomes.
- The impact of population growth without an appropriate infrastructure pipeline and the imposition of a significant cost burden on Council for additional infrastructure.
- Inadequate detail on the wording of proposed instruments to enact the proposed changes.
- The anticipated speed at which the State Government will progress with intents to enact this legislation.

It is also questionable whether the approach is the best method to achieve the aims of the DPHI. Introducing differing requirements to zones based on a vague distance adds confusion to the planning system and will likely lead to inconsistent application of development requirements, at best. It also detracts from the transparency of the Standard Instrument LEP, which introduced standardised zones to ensure clarity and transparency.

The interim submission provided several recommendations for consideration by DPHI:

#### Recommendation A

Council requests that DPHI not include the Burwood LGA in the proposed SEPP.

This would allow DPHI to work collaboratively with Council to realise housing opportunities by providing new housing targets for the Burwood LGA in line with the National Housing Accord Requirements.

To ensure there is a pipeline of available land across Burwood LGA for the delivery of housing, the following is recommended to take place over the next 12 months:

- Finalise the planning framework for the Burwood North Precinct
- Investigate other opportunities which could support increased capacity to deliver additional housing
- Council be provided an opportunity to present a Council led Well-Located Housing Delivery Plan.

#### Recommendation B

Should DPHI seek to progress with the inclusion of the Burwood LGA in the proposed SEPP notwithstanding the requests in Recommendation A (above), Council requests that prior to the commencement of the provisions of the SEPP:

- (i) The implementation of the SEPP is delayed, to allow Council to undertake a robust planning process to investigate opportunities and/or identify alternative precincts which could facilitate a pipeline for the delivery of housing.
- (ii) Financial support is provided to Council to assist in undertaking an expedited review (to be completed before August 2024). This would include the preparation of any relevant supporting studies which would inform a comprehensive review of the current BLEP, to establish the vision, principles for the Precinct/s. This would then be supported by an Implementation Plan of the SEPP.
- (iii) Council is given the opportunity to review and provide feedback on any modelling and technical studies that informed the proposed changes, including but not limited to:
  - Planning assumptions
  - Criteria for the selection of impacted areas
  - o Spatial data
  - Feasibility analysis
  - o Infrastructure capacity analysis road and rail network
  - Infrastructure needs analysis open space, community facilities
  - o Streetscape character analysis and heritage assessment
  - Constraints mapping.
- (iv) DPHI collaborate with Council on any proposed planning objectives and controls to ensure that future development does not result in diminishing the heritage and streetscape character values which may result in poor built form outcomes and irreversible impacts on the amenity of existing residents.
- (v) DPHI provide information on the proposed Affordable Housing Contributions Scheme including the proposed mechanisms to ensure the delivery of affordable housing across the Precinct.
- (i) DPHI provide information on any assessment that has been undertaken with respect to required infrastructure to support the future growth and how the delivery of new infrastructure (open space, community facilities etc.) is proposed to be funded (delivery and

ongoing maintenance). This would enable a review of the local infrastructure contributions framework to be completed consistent with the NSW Productivity Commissioner's recommendations so as to ensure the real cost of providing the required infrastructure in the Sydney Metro context is captured.

Note: The above information is critical for Council to gain an insight as to the intended effects and to confirm if the technical data and assumptions align with Council's assessment.

#### Financial Implications

The Department's approach to require Council to complete a planning strategy that reflects or exceeds the controls will require additional human and financial resource, currently not budgeted for. It should be noted that there have been significant resource implications associated with reviewing and analysing the impact of the reforms, as multiple staff have been involved in preparing the interim submission for the EIE and the draft TOD SEPP. At this stage, the extent of the resourcing requirements and budget is not known should the proposed reforms be introduced.

As a result of the increased development there may also be impacts to current infrastructure funding for the identification and delivery of new infrastructure and for ongoing maintenance.

#### Conclusion

Prompted by the housing targets identified in the Accord, the *EIE: Changes to Create Low and Mid-Rise Housing* was placed on public exhibition on 15 December 2023.

The reforms are not supported by an evidence base that demonstrates the changes proposed would fulfil the objective of creating more in-fill low and mid-rise housing to meet the five-year housing target under the Accord, nor do they show any consideration for local character. Based on the EIE, an interim submission was provided to DPHI on 23 February 2024.

Following this report and Council's resolution, Council officers will be able to make a further/revised submission to the Department.

#### Recommendation(s)

- 1. That Council note the interim submission to DPHI on the EIE: Changes to Create Low and Mid-Rise Housing.
- 2. That the General Manager be delegated authority to make changes to the interim submission to include any changes requested by Council in order to submit a Council endorsed submission to DPHI.

#### **Attachments**

- 1 DPHI EIE: Changes to create low and mid-rise housing
- 2 Interim Submission to DPHI EIE Low and Mid-rise Housing

**Department of Planning and Environment** 



# Explanation of Intended Effect: Changes to create low-and mid-rise housing

December 2023

dpie.nsw.gov.au





# Acknowledgement of Country

The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Explanation of Intended Effect

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# Abbreviations

Term	Explanation
Codes SEPP	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
DA	Development Application
DCP	Development Control Plan
DPE	Department of Planning and Environment
EIE	Explanation of Intended Effect
EP&A Act	Environmental Planning and Assessment Act 1979
Housing SEPP	State Environmental Planning Policy (Housing) 2021
LEP	Local Environmental Plan
R1 Zone	General Residential
R2 Zone	Low Density Residential
R3 Zone	Medium Density Residential
R4 Zone	High Density Residential
LRHDC	Low-Rise Housing Diversity Code, part of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
MLS	Minimum Lot Size
SEPP	State Environmental Planning Policy
SEPP 65	State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development
Six Cities Region	A region defined in the <i>Greater Cities Commission Act 2022</i> which stretches from the Shoalhaven-Wollongong region to the south, the Blue Mountains to the west, and the Newcastle-Lower hunter region to the north
SILEP	Standard Instrument – Principal Local Environmental Plan: sets out the standard provisions that all local environmental plans must follow

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# 1 Introduction

The NSW Government is proposing changes to the planning system. These changes respond to the housing crisis and will build a better planning system for the future.

This document explains a suite of proposals to encourage more low and mid-rise housing options for NSW households that are in the right places and designed well.

We want to enable more diverse, well-designed, low-rise and mid-rise housing near established town centres and in areas where there is good public transport. This will address the immediate urgency of the housing crisis and create a fairer and more resilient housing market for the future. The changes will give NSW households more choice and promote vibrant, sustainable and liveable communities.

These proposals are the first step towards addressing the crisis. Our longer-term aim is to enable better planning that is led locally.

#### Tell us what you think

We welcome your feedback on the changes we propose. To have your say, please complete the online feedback form.

## How this document is structured

This explanation of intended effect is divided into the following chapters:

- Chapter 2: The housing crisis explains the current housing issues NSW is facing and the need for a government response that is proportional and effective
- Chapter 3: Opportunities for more housing identifies the barriers and opportunities to encourage more housing in the right locations
- Chapter 4: Policy proposals details the proposed policy options to encourage more diverse and well-located housing
- Chapter 5: Have your say invites your feedback on the proposals.

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## Summary of the reforms

Appendix A summarises the proposed policy reforms.

## Our broader response

The proposals in this document are the planning policy part of the Department of Planning and Environment's response. Our broader response to the housing crisis includes:

- a program to speed up development applications
- measures to increase the provision of social and affordable housing
- a Transport-oriented Development program.

Read more about the department's response to the housing crisis.

## **Relevant legislation**

In preparing this explanation of intended effect, the department has considered Division 3.30 of the *Environmental Planning and Assessment Act* 1979 (EP&A Act).

# 2 The housing crisis

## 2.1 Housing in NSW

NSW is growing. One in five Australians lives in Greater Sydney. Almost one in four Australians lives in the broader Six Cities Region, which extends beyond Sydney to the Central Coast, Newcastle and the Illawarra–Shoalhaven. One million more residents are expected to call NSW home by 2034.

In the context of heightened demand, the supply of new homes is also declining. Residential building approvals have fallen since mid-2021. Multiple factors have driven this, including shortages of construction materials and labour, limited market feasibility, and rising interest rates.

In the 5 years to March 2023, NSW built 284,978 homes, or around 57,000 each year. But under current market and policy conditions, we expect fewer new homes will be built in the next few years. In the past 12 months, only 47,430 homes were completed.

Housing affordability pressures are affecting more households, and a growing population of renters now faces record-low vacancy rates.

We must act urgently to address the housing crisis, but we can also carry out targeted planning reforms now. This will create a more flexible planning system that can better respond to future shocks. It will also provide for homes where people want to live and create the climate-resilient, vibrant communities we want to live in.

# 2.2 National Housing Accord

The <u>National Housing Accord</u> (the Accord) was announced in October 2022. Under the Accord, governments across Australia, institutional investors and the construction sector are collaborating with a shared ambition to address housing supply and affordability, including through:

- an aspirational target of 1 million new well-located homes over 5 years from 1 July 2024.
- delivery of more affordable homes through immediate and longer-term actions.

In August 2023, National Cabinet endorsed a new national target to build 1.2 million new welllocated homes to help align supply with expected demand over the next 5-years. In line with its relative population share of the National Accord target, NSW has committed to deliver at least 314,000 new homes by 2029, with a stretch goal of 377,000 homes.

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## National Planning Reform Blueprint

On 16 August 2023, National Cabinet met in Brisbane to agree on a range of new priorities to create more secure and affordable housing for Australians. The NSW Government has committed to delivering on the reforms in the blueprint.

The National Planning Reform Blueprint includes:

- updating state, regional, and local strategic plans to reflect housing supply targets
- promoting medium- and high-density housing in well-located areas close to existing public transport connections, amenities and employment
- streamlining approval pathways
- reforms to support the rapid delivery of social and affordable housing
- reforms to support timely issuing of development approvals
- considering the phased introduction of inclusionary zoning and planning to support permanent, affordable, social and specialist housing in ways that do not add to construction costs
- addressing gaps in design guidance for housing and building certification to ensure quality
- improving community consultation processes
- resourcing this work with professionals, including planners, in local government.

# 2.3 Well-located infill housing

## Sydney is one of the least dense global cities...

As well as having comparably low population density, Sydney's housing stock overwhelmingly comprises low-density detached homes. The current zoning rules in Sydney also make it difficult to provide the diverse range of housing types we need to accommodate our growing population, changing demographics and a wide range of housing preferences.

Within many of our residential areas, important and suitable housing types such as terraces and small apartment blocks are not allowed.

Even where the zone technically allows a certain housing type, it may be prevented in practice by incompatible planning controls.



#### Figure 1: Residential flat building in Lane Cove

Small residential flat buildings are a key medium density housing option, but they cannot currently be built on most lots zoned for medium density homes.

### ... and urban sprawl is expensive and unsustainable

In recent years, there has been an overreliance on greenfield areas on the fringes of Sydney to provide much of our new housing. According to the NSW Productivity Commission's report, <u>Building</u> <u>More Homes Where People Want to Live</u>, between 2016 and 2021, fewer than 20% of new dwellings were built within 10km of the CBD.

In addition, there is a shortage of new homes in many parts of the city that have great transport options, convenient town centres, and local amenities such as parks and beaches. This undersupply of new housing in these key parts of the city has led to a lack of affordable choices where people want to live.



Figure 2: A birds-eye view of a residential subdivision under construction

The Productivity Commission's 2023 report, <u>Building more homes where infrastructure costs less</u>, says we will need to build at least 550,000 new homes in Sydney by 2041 just to keep up with our growing population. We would need to go even further than this to tackle the housing affordability crisis.

The report found the costs of servicing new housing with infrastructure can be up to \$75,000 more expensive for each home in the outer suburbs compared to the inner suburbs. The most transparent and efficient way to build Sydney's housing from now on is to build the homes where infrastructure such as roads, rail, water, schools and open space costs less.

### Infill development

By supplying new housing in existing urban areas (known as 'infill development'), we can do density well by making sure new housing is built in locations that are well-serviced by infrastructure and have capacity for growth.

This will:

- allow new infrastructure to be funded in a more cost-effective way
- re-purpose and upgrade existing infrastructure

- create efficiencies in providing infrastructure for growing communities
- minimise road congestion
- improve access to green spaces
- use our existing public transport networks
- lower costs for water, schools, and hospitals
- protect important habitat and biodiversity from an encroaching urban fringe.

### We lack a diversity of housing options

It is important to have a variety of housing options to cater for different housing needs, preferences and life stages. For example, the number of bedrooms is usually important for families with children, but convenience and access to shops and amenities are important for couples without children and older households (*The Housing We'd Choose*, Grattan Institute, 2011).

Although it is often assumed that living in a detached house on a large block of land is what most Australians want, research by the Grattan Institute found Sydney residents ranked 'whether the house is detached' as only the 5<sup>th</sup> most important variable when selecting a home. Having a big garden was ranked 20<sup>th</sup> (*The Housing We'd Choose*, Grattan Institute, 2011). Further, household sizes are changing in the Six Cities Region. A greater share of households are trending toward couples without children.

Recent research by the University of NSW's City Futures Research Centre on behalf of Government Architect NSW found that medium-rise apartment buildings were the most preferred type of building among apartment purchasers. These buildings of less than 20 apartments were preferred for their larger interior sizes, greater sense of community and smaller strata schemes.

Terraces, cottages and small apartment blocks represented much of the housing built in the first half of the 20<sup>th</sup> century. In the inner suburbs, these housing types now account for one-fifth of the housing stock (NSW Productivity Commission, <u>Building more homes where people</u> *want to live*, 2023).

Other important types of housing such as terraces and town houses used to be common options and comprised a much larger share of new residential builds.

In the areas where new housing has been concentrated in recent decades, however, the share of diverse housing types has been declining.

This reduction in the diversity of new dwelling stock has been observed in recent years. Housing policymakers and the community are raising concerns that most new housing is either freestanding homes on the fringes of Sydney, or high-rise apartment buildings along busy roads (NSW Productivity Commission, *Building more homes where people want to live*, 2023). The Six Cities Region has an acknowledged and well-documented 'missing middle'.

In Sydney, most residential areas are zoned for low density (single family homes) and only a small proportion of land is zoned for medium or high-density development. The current zoning distribution does not sufficiently support a diverse housing mix, and where medium-density zones exist, key mid-rise housing types are not allowed. Delivering more well-located, diverse housing types is a key focus for the NSW Government as it will promote a greater array of housing options for households and create vibrant urban communities.

## More homes should be located near public transport hubs and town centres

More homes are best placed in areas that are well-serviced by town centres and good public transport, so people can quickly and easily get to where they need to be. This means that more people will be able to live within walking distance of supermarkets, restaurants, and good public transport to get them to work and other places. This is an accepted model of urban development that is commonly referred to as 'transport-oriented development'. It has been a key feature of strategic planning in NSW for many years.

There is still significant opportunity across NSW to make sure the homes we need are in these great locations. Taking this approach would address the housing challenges in a way that makes the most sense. This approach represents density done well. It makes daily commutes shorter and cheaper, taking the financial burden off households and curbing traffic congestion, leading to better quality of life. The goal is to build more homes and strategically position them close to where people need to go, giving more people access to convenient transport options and amenity.

## 2.4 Ongoing strategic planning efforts

## Strategic planning in NSW

The planning process determines how we use and develop land – whether it be in a city, regional community or on a rural property. Strategic planning looks at the big picture. It helps inform how and where change can take place, if it's where new housing may be located, or where transport links or community infrastructure should go.

Decisions about any development and the best use of land must be transparent, clear and fair. The NSW planning system ensures this by setting a clear strategic vision, which in turn informs planning controls that guide decisions. In NSW, regional and district plans created at the state level set the overarching vision for our region and its unique districts. Councils create local strategic planning statements, local environmental plans, and development control plans, which apply the strategic vision at a local level.

## How housing is delivered

Housing delivery is a shared responsibility. At the federal level, the Commonwealth works with state and local governments, investors and industry to set aspirational housing targets and support additional housing supply through the National Housing Accord.

The NSW Government and councils work to meet these targets by ensuring the planning system allows for and incentivises well-located housing. This includes long-term strategic planning, delivering infrastructure at the right time, zoning land and setting controls, and assessing development. Many councils also have a local housing strategy which details how much housing (and of what types) needs to be delivered in the local area, where it will go, and how it will look.

When state and local strategic plans are in place, government agencies and the development industry are then able to use the planning system to deliver quality social, affordable and market housing in the right places to support growing communities.

## Infrastructure is critical to housing

Councils in NSW rely on a variety of funding sources to support the delivery of local infrastructure. This includes libraries, parks, roads, local transport infrastructure, recreation and sport facilities and stormwater drainage facilities to meet the needs of their communities. The right infrastructure funding mix will be needed to support increased housing supply as proposed in this document.

Section 7.11 local infrastructure contributions and 7.12 levies are the main mechanisms councils use to fund local infrastructure under Part 7 of the EP&A Act. In infill areas where new housing supply is proposed, councils already have section 7.11 and/or section 7.12 local infrastructure contributions plans in place. Because of this, it will be important to decide if councils' existing infrastructure contributions frameworks are enough to address any increased demand created by expected growth.

Section 7.11 and 7.12 contributions plans list infrastructure items to be delivered and their costs. These plans also specify how much councils will charge developers to pay for this infrastructure. The amount councils can charge for both section 7.11 and section 7.12 contributions is limited under NSW Government legislation and policy, as Table 1 shows.

#### Table 1. Caps on council funding for local infrastructure

Funding mechanism	Сар
Section 7.11 Contributions	\$20,000 per home/lot for most infill areas
Section 7.12 Levies, calculated using a simple percentage levy based on the cost of development	1% of the cost of development for most areas

The changes to the planning system that we propose in this explanation of intended effect will result in more homes being built in infill areas. These will be areas already serviced by state and local infrastructure, such as roads, rail and bus infrastructure, water and drainage, schools and open space. This is an efficient approach to infrastructure provision.

While increasing housing supply in infill areas will increase demand on existing infrastructure, it also allows us to upgrade, improve and deliver more local amenities and services through development contributions. The delivery of any new or upgraded existing infrastructure to support housing supply must be well coordinated and funded. We propose using existing mechanisms in the infrastructure contributions system to fund state and local infrastructure (see section 4.4).

## The Six Cities Region

The Six Cities Region is Australia's first global-city region. It is a network of six connected cities in Australia that connect to each other, while celebrating and drawing on each city's unique character and strengths.

The Six Cities Region is made up of:

- Lower Hunter and Greater Newcastle City
- Central Coast City
- Illawarra-Shoalhaven City
- Western Parkland City
- Central River City
- Eastern Harbour City.

. The <u>Six Cities Region Discussion Paper</u> has been released. It represents the first step in planning at this scale. New region and district plans will be published in 2024, and these will feed into new local plans created by councils over the coming years.

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# 2.5 Applying the proposed reforms

The proposals outlined in this EIE represent a progressive approach to accommodating growth across the Six Cities Region. The planning system needs to enable and incentivise more density and diverse housing options in well located areas. The proposed reforms are designed to deliver new housing supply in established areas that have capacity to accommodate growth in a way that capitalises on current and future investment in public infrastructure.

# 3 What's preventing more low and mid-rise houses being built?

NSW needs more well-located mid-rise housing options such as small blocks of units. They are a strongly desired development type among buyers and renters. Small apartment developments can exhibit high quality design for the benefit of residents and the local neighbourhood while contributing to the vibrancy of our centres.

# 3.1 Mid-rise housing

For this explanation of intended effect, mid-rise housing refers to residential flat buildings and shop-top housing that is generally between 3 and 6 storeys. These small-scale residential buildings are important to promote in our overall housing mix. They cater to a variety of needs and preferences and create more inclusive and vibrant communities.



Figure 3: Mid-rise housing types L-R residential flat buildings and shop top housing

## What are Residential Flat Buildings (RFB) and shop top housing?

A **residential flat building** is a building that contains three or more homes and is 2 or more storeys. At least one of the homes must not have direct access at the ground level for it to be considered a residential flat building. It does not include other similar residential buildings such as co-living housing or multi-dwelling housing. Residential flat buildings are commonly referred to as apartment buildings or flats. Residential flat buildings are a mandated permitted use in all General Residential and High Density Residential zones.

Shop-top housing is a building that contains one or more apartments above ground floor shops or other commercial uses. Shop-top housing is common in mixed-use neighbourhoods and town centres. It provides residential neighbourhoods with easy access to supermarkets, cafes, and other important services. Shop-top housing is a mandated permitted use in all General Residential, High Density Residential, Local Centre (E1) and Mixed Use (MU1) zones.



Figure 4: Shop top housing in Surry Hills



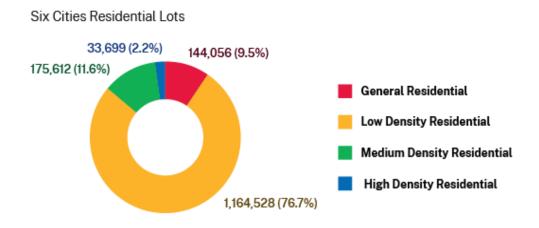
Figure 4: Residential flat building on Huntley Street, Alexandria

#### There is a need for more well-located mid-rise housing

Well-located mid-rise housing options such as small blocks of units are a strongly desired development type among buyers and renters as identified in research from UNSW City Futures Research Centre cited earlier. Fulfilling the latent demand in the housing market for small apartment buildings provides an opportunity to address calls for greater housing diversity to meet the needs of people at different stages of life. Small apartment developments can exhibit high quality design for the benefit of residents and the local neighbourhood while contributing to the vibrancy of our centres.

#### Mid-rise housing is often prohibited in well-located areas

Across the Six Cities Region, most residential areas, around 77%, are zoned for low density. But only around 12% of areas are zoned for medium density, and 2% for high density. Even in the 12% of Medium Density Residential zones, residential flat buildings and shop-top housing are prohibited in around 60% of these areas.



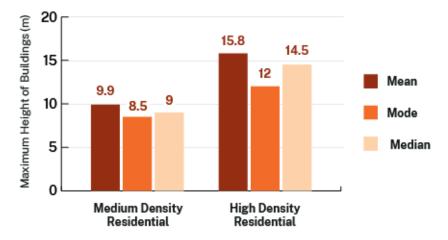
#### Figure 6: Overview of zoning of residential lots within the Six Cities region

Only 42% of well-located medium density lots in areas around heavy and light rail stations and close to important town centres permit residential flat buildings. This land needs to be better used by allowing development controls more suitable for mid-rise housing.

#### Restrictive development controls can discourage mid-rise housing

In the limited areas where mid-rise housing is permitted, site requirements and development controls can make delivering mid-rise housing a challenge.

Across all medium density lots in the Six Cities Region, the average maximum height of building control is around 9.9 metres and the average maximum floor space ratio control is 0.73:1. These controls only enable a 3-storey building with a limited number of apartments possible. Such small developments are not usually economically feasible to deliver in well located areas.



Height of Buildings Controls by Zone-Six Cities LGAs

Figure 7: Overview of height of buildings controls in the medium and High Density Residential zones within the Six Cities

Even in High Density Residential zones, the average maximum height of building control is around 15.8m and the average maximum floor space ratio control is 1.25:1. Again, these controls only enable a 4 to 5 storey building with a limited number of apartments possible.

In many medium and high-density residential zones, both the average and median built form controls are insufficient to realise the opportunities of mid-rise housing. Getting these planning settings right is critical to attracting investment in new mid-rise housing projects to deliver housing supply in well-located areas.

# 3.2 Low-rise housing

For this explanation of intended effect, **low-rise housing** refers to multi dwelling housing (such as terraces and townhouses), manor houses and dual occupancies. It is generally one or 2 storeys, sometimes incorporating a habitable roof. It does not include freestanding houses.



Figure 8: Low-rise housing types L-R dual occupancy, multi-dwelling housing (terraces), manor house

## Multi dwelling housing (MDH) and manor houses

#### What are multi-dwelling housing and manor houses?

Multi-dwelling housing is a term used to described residential developments that have three or more dwellings on a single lot with each dwelling having access at ground level. It includes rows of terraces and townhouses, but it does not include apartment buildings. They are a historically popular form of housing in Sydney, commonly found closer to the city centre. They are typically one or 2-storeys with a small front and back yard and setback to the side neighbours. They offer most of the benefits of a traditional freestanding house, but for a more affordable price.

Manor houses are small 2-storey apartment blocks. They are also an historically popular form of housing in Sydney's earlier suburbs, found in places like the eastern suburbs and the inner west. They often have the appearance and size of a 2-storey freestanding house but contain two apartments on the ground floor and two on the first floor. The ground floor apartments often get their own backyards, which offers a great level of amenity at a more affordable price.



Figure 9: Manor house in Thornton

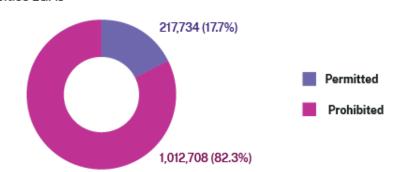


Figure 10: Townhouses in residential area at Gledswood Hills

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#### Most low-density areas prohibit multi-dwelling housing and manor houses

Multi-dwelling housing is prohibited in the Low Density Residential zone in 82% of lots across the Six Cities. This is particularly pronounced in Greater Sydney, where 94% of councils prohibit multi-dwelling housing in their low-density zones.



Multi Dwelling Housing Permissibility in Low Density Residential Lots -Six Cities LGAs

#### Figure 11: Permissibility of MDH across Low Density Residential zone lots within the Six Cities region

Similarly, manor houses are prohibited in all Low Density Residential zones in Greater Sydney, although they can be developed where multi-dwelling housing is permitted if using complying development under the Low-Rise Housing Diversity Code.

The main zone where multi-dwelling housing and manor houses are permitted is the Medium Density Residential zone where they are always permitted. The issue is that the medium-density zone only accounts for a small proportion of residential land, around 12% in the Six Cities Region.

Another issue is that Medium Density Residential zones also sometimes allow the multi-storey apartment buildings that developers usually prefer over the lower-yielding multi-dwelling housing and manor houses. So, there is a scarcity of land that allows for multi-dwelling housing and manor houses. And in the few areas they are allowed, developers often prefer apartments. As a result, very few new multi-dwelling housing and manor houses have been built in recent decades.

# Multi-dwelling housing and manor houses are suitable in well-located low-density areas

Multi-dwelling housing and manor houses can be designed to comfortably sit within a freestanding house neighbourhood, without significantly changing character and offering a diverse and affordable option. Their scale and presence can be designed so they have no more impact than a freestanding house and they can enhance the desirable characteristics of a neighbourhood.

Low-density residential zones that are within walking distance of town centres and transport hubs should be able to accommodate more multi-dwelling housing and manor houses. These housing types offer a sustainable way of encouraging more homes in low-density neighbourhoods. Focusing efforts in places that already have good access to public transport and everyday needs will avoid undesirable impacts such as more congestion and a lack of street parking.

#### Some development controls discourage multi-dwelling housing and manor houses

There are a range of development controls that often apply to multi-dwelling housing and manor houses. These can further limit the potential sites and make them particularly difficult to design, especially when compared to the controls for freestanding houses.

Many councils set minimum lot sizes that range between 700 m<sup>2</sup> and 2,000 m<sup>2</sup>. These minimum lot sizes can be unnecessarily large, as well-designed multi-dwelling housing and manor houses can easily fit on much smaller sites. These requirements often rule out large proportions of the already limited lots that allow multi-dwelling housing and manor houses, sometimes up to 75% of permitted lots in a given area.

There are also other controls, such as floor space ratio and minimum car parking requirements, that can make these housing types compromised in design, impractical to develop and economically unviable. Because of this, it is more workable to develop freestanding housing and larger apartment buildings.

#### **Dual occupancies**

#### What are dual occupancies?

**Dual occupancies** are two dwellings on a single lot and are commonly known as duplexes or semis. They are a common form of housing in Sydney, with a strong historical presence in the form of one and 2-storey 'semis' and in the more modern form of 2-storey duplexes. They are typically two sideby-side houses that both have a front yard, a back yard, and are setback to the side neighbours. They offer most of the benefits of a traditional freestanding house, but for a more affordable price.

#### Dual occupancies are suitable in all low-density areas

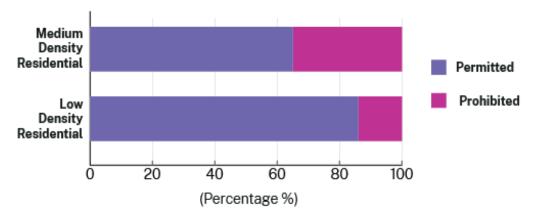
Well-designed dual occupancies are perfectly suited to provide more housing in all low-density residential areas across the state. Their scale, form and presence can be designed so they have no more impact than a freestanding house and they can enhance the desired character of an area.



Figure 12: Dual occupancy housing in Ryde

#### Dual occupancies are prohibited in many low-density areas

Within the Six Cities region, dual occupancies are prohibited in 14% of low density lots. In the same region, within the Medium Density Residential zone, dual occupancies are prohibited in 35% of lots.



Dual Occupancy Permissibility by Lots - Six Cities LGAs

Figure 13: Permissibility of dual occupancies on low and Medium Density Residential zone lots within the Six Cities

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All Low Density Residential zones should be able to accommodate dual occupancies as a sustainable way to provide more housing supply and provide more diverse housing options for the community.

#### Dual occupancies are suitable in the General Residential zone

Within the Six Cities region, there are 23 LEPs with a General Residential zone. Of these, only 19 (or 83per cent) permit dual occupancies. General residential lots comprise 9.5% of all residential lots within the Six Cities.

An objective of the General residential zone is to provide a variety of housing types and densities. This objective can be more directly achieved by promoting dual occupancies in this zone.

#### Unsuitable development controls discourage dual occupancies

There are a range of development controls that often apply to dual occupancies which can further limit the sites where they can be built and make them particularly difficult to design, especially when compared to the controls for freestanding houses.

Many Councils set minimum lot sizes which range between 450m<sup>2</sup> and 800m<sup>2</sup>. These minimum lot sizes can be unnecessarily large as well-designed dual occupancies can easily fit on much smaller sites. These requirements often rule out a large proportion of the lots that permit dual occupancies, sometimes up to 72% of permitted lots in a given area.

There are also a range of other controls, like floor space ratio, that can make dual occupancies difficult to design. Because of this, it is often easier to develop freestanding housing.

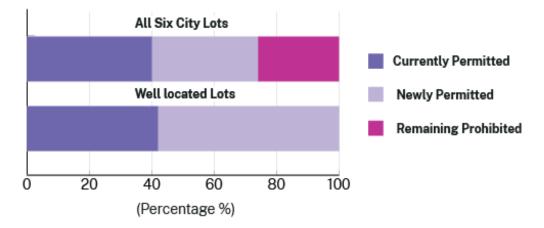
# 4 Policy proposals to build more low and mid-rise housing

# 4.1 Mid-rise housing

## Expanded permissibility within well located areas

The department is proposing to permit residential flat buildings on all Medium Density Residential zoned land in well located areas – that is, within station and town centre precincts. Since RFBs are a mandated use in the General Residential and High Density Residential zones, the Medium Density Residential zone presents an opportunity to expand the permissibility for this important mid-rise typology.

Figure 14 below shows the current and proposed permissibility settings for RFBs on well-located and other lots zoned for medium density within the Six Cities region.



RFB Permissibility in Medium Density Residential Zone-Six Cities LGAs

Figure 14: Permissibility of RFBs on well-located and other lots within Medium Density Residential zone in Six Cities

## Mid-rise housing in Station and Town Centre Precincts

#### Station and town centre precincts

The Station and town centres precincts are proposed to be:

- within the Six Cities Region; and
- 800m walking distance of a heavy rail, metro or light rail station; or
- 800m walking distance of land zoned E2 Commercial Centre or SP5 Metropolitan Centre; or
- 800m walking distance of land zoned E1 Local Centre or MU1 Mixed use but only if the zone contains a wide range of frequently needed goods and services such as full line supermarkets, shops and restaurants.
  - The Department is seeking input from councils to determine which E1 and MU1 centres contain an appropriate level of goods, services and amenities to be included.

#### Non-refusal standards

To facilitate these developments, the NSW Government propose to set standards for non-refusal that will apply wherever residential flat buildings or shop top housing are permitted (currently or newly proposed) within Station and Town Centre Precincts with the exception of the Low Density Residential zone. The standards are designed to allow more density in the inner part of the precincts within 400 metres of the stations and centres and less density in the outer part of the precincts from 400 metres to 800 metres.

#### Non-refusal standards

Non-refusal standards are a type of provision (legal condition) used in the planning system to set consistent standards for certain types of development and provide certainty and flexibility for councils and proponents.

Non-refusal standards are usually outlined in a SEPP and overrule LEP or DCP provisions. If the equivalent LEP or DCP standard is already more permissive than the non-refusal standard, it will continue to apply.

This approach gives councils the flexibility to set more permissive local controls that suit local areas. It also means that if a proposed development does not comply with the non-refusal standard but still complies with Council's standard, it will not need a clause 4.6 variation request.

The purpose of this approach is to increase housing potential, not reduce what is already allowed.

The specific intentions are that if a development:

- Complies with the standard, a consent authority <u>must not</u> refuse consent on those grounds;
- Does not comply with the standard, it will be assessed under the equivalent applicable LEP or DCP standard;
- Does not comply with the standard, but does comply with the equivalent LEP or DCP standard, a clause 4.6 variation is not required;
- Does not comply with both the standard and the equivalent LEP or DCP standard, a clause 4.6 variation will be required.

The non-refusal standards have been calibrated to enable a typical 3 to 6 storey apartment building that can achieve an appropriate level of amenity for the apartments and to neighbouring dwellings.

All other applicable planning controls in Local Environmental Plans and Development Control Plans such as heritage and environmental considerations will continue to apply to the extent they are not inconsistent with these provisions.

The proposed non-refusal standards for residential flat buildings and shop top housing in the station and town centre precincts are:

In the inner part of the precincts within 400 metres of the stations/centres:

- Maximum Building Height: 21m
- Maximum FSR: 3:1

In the outer part of the precincts from 400 to 800 metres of the stations/centres:

- Maximum Building Height: 16m
- Maximum FSR: 2:1

The non-refusal standards will apply to any residential flat building and shop top housing development on land in station and town centre precincts (with the exception of land zoned R2). For residential flat buildings, the non-refusal standards apply to land where this land use is currently permitted or proposed to be permitted. For shop- top housing, the non-refusal standards apply where this land use is currently permitted.

We are also proposing to turn off minimum site area and width standards in LEPs as part of these reforms. This will allow development assessment to consider the individual merits of mid-rise developments on a case-by-case basis within the context of the site.

## Design criteria to support mid-rise housing

The <u>Apartment Design Guide</u> gives consistent planning and design standards for apartments in NSW. It gives design criteria and general guidance about how development proposals can achieve the nine design quality principles identified in *State Environmental Planning Policy No* 65 – *Design Quality of Residential Apartment Development* (SEPP 65).

The proposed new mid-rise housing provisions in station and town centre precincts will be supported by suitable design criteria that will vary some ADG provisions. These measures will ensure that design controls applying to new mid-rise housing proposals are appropriately differentiated to facilitate smaller apartment buildings.

The design provisions will ensure mid-rise apartment buildings are well-designed and promote excellent amenity and liveability for residents and the community.

The intent of the proposed changes to the design criteria is set out below.

- Building separations: Reducing the minimum building separation requirements for 5 and 6 storey buildings to match the current requirements for up to 4-storey buildings.
- Setbacks: Front setbacks to be the average of neighbouring buildings with a 6m maximum. Side and rear building setback requirements are to increase by an additional 1m for every 2storey difference in height between neighbouring buildings.
- Vehicle Access: Design of basement and ground floor for mid-rise building is not required to accommodate large vehicles entering or turning around within the site. Waste collection method to be detailed in Waste Management Plan.
- Visual Privacy: To be managed through the proposed modified building and separation provisions.
- **Communal Open Space**: A minimum of 8m<sup>2</sup> of communal open space is to be provided per apartment, up to a maximum 25% of the site area.
- Landscaping: Minimum deep soil and planting requirements, depending on the size of the site as set out Appendix B.
- Car parking: Minimum car parking rates to create a consistent set of appropriate requirements for mid-rise housing across the Six Cities.

# Affordable Housing

The existing In-fill Affordable Housing bonus provisions of the Housing SEPP will continue to apply for development under the proposed mid-rise housing in station and town centre precincts provisions.

The department is also proposing to work with local councils to introduce affordable housing contribution schemes (inclusionary zoning) on more land across the Six Cities where there has been sufficient value uplift. Further consultation about this is expected in 2024.

# 4.2 Low-rise housing

### Multi dwelling housing and manor houses

#### **Expanded permissibility**

We propose to make multi-dwelling housing and manor houses permitted with consent in the Low Density Residential zone within station and town centre precincts.

Manor houses will be characterised as 2-storey residential flat buildings (excluding any habitable roof). They will not be limited to 3 or 4 dwellings as they currently are under the Codes SEPP.

#### Station and town centre precincts

Station and town centres precincts will be:

- within the Six Cities Region; and
- 800m walking distance of a heavy rail, metro or light rail station; or
- 800m walking distance of land zoned E2 Commercial Centre or SP5 Metropolitan Centre; or
- 800m walking distance of land zoned E1 Local Centre or MU1 Mixed use but only if the zone contains a wide range of frequently needed goods and services such as full line supermarkets, shops and restaurants
  - The Department is seeking input from councils to determine which E1 and MU1 centres contain an appropriate level of goods, services and amenities to be included.

#### Non-refusal standards

We propose to set key non-refusal standards that will apply to MDH and manor houses wherever they are permitted in Station and Town Centre Precincts. The non-refusal standards are designed to encourage MDH and manor houses to achieve the benefits of more and diverse housing while managing their impacts on surrounding properties, the local environment and neighbourhoods. Proposed **non-refusal standards** for multi-dwelling housing (terraces), multi-dwelling housing and manor houses in **station and town centre precincts** are:

#### Multi dwelling housing (terraces)

- Maximum Building Height: 9.5m
- Maximum FSR: 0.7:1
- Minimum Site Area: 500m<sup>2</sup>
- Minimum Lot Width: 18m
- Minimum Car Parking: 0.5 space per dwelling

#### Multi dwelling housing

- Maximum Building Height: 9.5m
- Maximum FSR: 0.7:1
- Minimum Site Area: 600m<sup>2</sup>
- Minimum Lot Width: 12m
- Minimum Car Parking: 1 space per dwelling

#### Manor Houses

- Maximum Building Height: 9.5m
- Maximum FSR: 0.8:1
- Minimum Site Area: 500m<sup>2</sup>
- Minimum Lot Width: 12m
- Minimum Car Parking: 0.5 space per dwelling

The non-refusal standards will apply to any multi-dwelling housing, multi-dwelling housing (terraces), or manor house in station and town centre precincts where they are currently permitted or proposed to be permitted under these proposals.

#### Lot size and width

The proposed minimum lot size and width standards provide sufficient space for a typical 2-3 bedroom dwelling layouts with a reasonable front and back yard, side setbacks to the neighbours, and car parking for most dwellings.

#### Floor space ratio and building height

We have set the proposed floor space ratio and building heights to encourage these housing types. They provide more floor space allowance than most low-density areas which will encourage MDH and manor houses rather than large freestanding houses. The building height is designed to accommodate 2 storeys with the potential habitable roof, depending on the design. Built form impacts on neighbours such as privacy and overshadowing will still need to be considered through the design criteria in the applicable design guides and local requirements.

#### Car parking

The proposed car parking rates for terraces and manor houses will be a reduction to most council's current DCP requirements and the standards of the Codes SEPP. The proposed rates will only apply in the target precincts which have walkable access to most needs and alternative transport options. The reduced rates for terraces will also reduce the need for multiple driveways along the street and the resultant impact that has on street parking and landscaping. For manor houses, reduced parking rates will facilitate better design outcomes including increased landscaping and more privacy for neighbours.

#### **Application of other Planning Controls**

All other applicable planning controls in Local Environmental Plans and Development Control Plans such as heritage and environmental considerations will continue to apply to the extent they are not inconsistent with these new provisions.

Landscaping requirements outlined in relevant DCPs will continue to apply and the <u>Low Rise</u> <u>Housing Diversity Design Guide</u> will continue to be relevant. The Design Guide will be updated to be consistent with the landscaping targets set out in Appendix C.

The Low Rise Housing Diversity Code will continue to only apply to MDH (terraces) and manor houses limited to 3 or 4 dwellings. This includes on land where it is proposed to newly permit these land use types.

To ensure good design outcomes are achieved, for development applications the consent authority must consider the <u>Low Rise Housing Diversity Design Guide for development applications</u>. Similarly, complying developments will continue to be required to be consistent with the <u>Low Rise Housing</u> <u>Diversity Design Guide for complying development</u> with a verification from a registered architect.

#### Subdivision

We propose to permit the torrens subdivision of multi-dwelling housing (terraces) provided the proposed lots meet appropriate size, width and access requirements.

## **Dual occupancies**

#### **Expanded permissibility**

We propose to permit dual occupancies in all Low Density Residential zones across NSW. We are also looking to work with the remaining few councils whose LEPs prohibit dual occupancies in the General Residential zone to consider whether they could be permitted.

#### Non-refusal standards

We propose to set key non-refusal standards that will apply to dual occupancies wherever they are permitted in Greater Sydney. The non-refusal standards are designed to encourage dual occupancies to realise the benefits of more and diverse housing in low-density areas.

#### Non-refusal standards for dual occupancies

Proposed non-refusal standards for dual occupancies in Greater Sydney:

- Maximum Building Height: 9.5m
- Maximum FSR: 0.65:1
- Minimum Site Area: 450m<sup>2</sup>
- Minimum Lot Width: 12m
- Minimum Car Parking: 1 space per dwelling

The non-refusal standards will apply to any dual occupancy in Greater Sydney where it is currently permitted or proposed to be permitted under these proposals.

#### Lot size and width

The proposed lot size and width is set at the lower end of the range of lot sizes that apply in different Council areas in Greater Sydney. It provides sufficient space for a 3-to-4-bedroom dwelling layout with a reasonable front and back yard, side setbacks to the neighbours, and a garage for each dwelling.

#### Floor space ratio and building height

The proposed FSR provides slightly more floor space allowance than most low-density areas, which will encourage dual occupancies rather than large freestanding houses. The proposed building height is designed to accommodate a 2-storey dual occupancy. Built form impacts on neighbours such as privacy and overshadowing will need to be considered through the design criteria in the applicable design guides and local requirements.

#### Car parking

The proposed car parking rate is typical in many areas and will be a slight reduction in some. It is important that excessive car parking is not required, as it can influence whether a dual occupancy can fit on any given site. One space is sufficient to ensure there is not a significant impact on car parking availability in the street.

#### **Application of Other Planning Controls**

All other applicable planning controls in Local Environmental Plans and Development Control Plans such as heritage and environmental considerations will continue to apply to the extent they are not inconsistent with these new standards.

Landscaping requirements outlined in relevant DCPs will continue to apply and the <u>Low Rise</u> <u>Housing Diversity Design Guide</u> will continue to be relevant. The Design Guide will be updated to be consistent with the landscaping targets set out in Appendix C.

Under the complying development pathway, proposals will continue to be required to be consistent with the Low Rise Housing Diversity Design Guide for complying development.

#### Affordable Housing

The existing In-fill Affordable Housing bonus provisions of the Housing SEPP will continue to apply for development under the proposed low-rise housing provisions.

#### Subdivision

It is proposed to permit the torrens subdivision of dual occupancies provided the proposed lots meet appropriate size, width and access requirements.

# 4.3 Flooding

Managing the risk of flooding to life and property through local planning controls is a key priority for the NSW Government. We need to ensure that all new development in flood prone areas is compatible with the current and future flood risk of the land.

Council's current flooding controls will continue to apply to all development where the low- and mid-rise reforms are proposed to ensure that flood risk is appropriately managed. In areas of particularly high flood risk, such as the Hawkesbury Napean Valley, the Department will work councils to exclude the relevant areas from the application of the proposed reforms.

# 4.4 Infrastructure Contributions

The NSW planning system allows councils and the NSW Government to collect contributions that fund infrastructure needed to support new development.

From 1 October 2023, all residential development that intensifies land use (where new dwellings are created) will be subject to the Housing and Productivity Contribution (HPC) and will replace the former State Infrastructure Contribution (SIC). HPC contributions will go towards the provision of state and regional infrastructure such as roads, parks, hospitals and schools. It does not affect how councils collect local contributions.

Councils will continue to require the payment of section local infrastructure contributions (7.11 and/or section 7.12 contributions) for all new development in accordance with relevant council contributions plans. Revenue collected goes towards funding infrastructure like community facilities, stormwater drainage, local open space and local roads.

In infill areas where there will be additional housing supply as a result of this proposal, councils already have section 7.11 and/or section 7.12 contributions plans in place that apply to new residential development. These existing plans will allow councils to collect more revenue as more dwellings are built.

However, it is important to ensure that councils will have sufficient revenue to fund any new or upgraded local infrastructure that may be required. Some changes may be needed to councils' current contributions frameworks to allow for anticipated growth.

The department will work with councils to identify where further infrastructure planning and funding is required and accelerate that work to ensure it is in place at the right time.

The best approach will depend on the current contributions framework in the area, anticipated growth and local infrastructure needs. Stakeholder consultation, including public exhibition, will be necessary before any changes are carried out.

#### Council feedback on infrastructure needs

We are seeking feedback on councils' preferred approach to identifying and addressing additional infrastructure needs that arise as a result of the proposed changes. The aim is to ensure that delivery of local infrastructure occurs at a rate that will keep up with the anticipated growth needed to address the housing crisis.

# 4.5 Relationship with the Transit Oriented Development program

The Department is also progressing a Transit Oriented Development program, which will fast-track rezoning in 8 key precincts, and introduce new planning settings in a number of other identified station precincts across the Six Cities, including new permissibility settings, built form controls, social and affordable housing provisions and heritage arrangements.

The proposed low- and mid-rise reforms will work in tandem with the Transit Oriented Development program to achieve good urban form through appropriate density transition around centres. The reforms proposed under the Transit Oriented Development program are generally more permissive than the low- and mid-rise reforms and therefore will prevail over the low and mid-rise controls, where areas overlap.

Read more about the department's response to the housing crisis.

# 5 Have your say

The Department of Planning and Environment welcomes community and stakeholder feedback on this explanation of intended effect. Your feedback will help us better understand the views of the community and will inform the proposals discussed in this document.

To submit feedback, complete the online feedback form.

Your submission may address the issues raised in this document or you may give more input about the changes we propose.

We will publish a response to submissions after the exhibition period ends.

# Appendix A – Summary of proposed reforms

Typology	Proposed permissibility change	Proposed non-refusal standards	
Low-rise housing			
Dual occupancies	Make dual occupancies permitted with consent across Low Density Residential (R2) zones in NSW.	<ul> <li>Introduce non-refusal standards that apply to dual occupancies wherever they are permitted in Greater Sydney:</li> <li>Maximum Building Height: 9.5m</li> <li>Maximum FSR: 0.65:1</li> <li>Minimum Site Area: 450m<sup>2</sup></li> <li>Minimum Lot Width: 12m</li> <li>Minimum Car Parking: 1 space per dwelling</li> </ul>	
Manor houses	Make manor houses permitted with consent in the Low Density Residential (R2) zone within station and town centre precincts in the Six Cities region.	<ul> <li>Introduce non-refusal standards that apply to Manor Houses wherever they are permitted within station and town centre precincts in the Six Cities region:</li> <li>Maximum Building Height: 9.5m</li> <li>Maximum FSR: 0.8:1</li> <li>Minimum Site Area: 500m<sup>2</sup></li> <li>Minimum Lot Width: 12m</li> <li>Minimum Car Parking: 0.5 space per dwelling</li> </ul>	
Multi- dwelling housing (terraces)	Make MDH (terraces) permitted with consent in the Low Density Residential (R2) zone within station and town centre precincts in the Six Cities region.	<ul> <li>Introduce non-refusal standards that apply to MDH Terraces wherever they are permitted within station and town centre precincts in the Six Cities region:</li> <li>Maximum Building Height: 9.5m</li> <li>Maximum FSR: 0.7:1</li> <li>Minimum Site Area: 500m<sup>2</sup></li> <li>Minimum Lot Width: 18m</li> <li>Minimum Car Parking: 0.5 space per dwelling</li> </ul>	

#### Item Number 21/24 - Attachment 1 DPHI - EIE: Changes to create low and mid-rise housing

Typology	Proposed permissibility change	Proposed non-refusal standards
Multi- dwelling housing	Make MDH permitted with consent in the Low Density Residential (R2) zones within <i>station and</i> <i>town centre precincts</i> in the Six Cities region.	<ul> <li>Introduce non-refusal standards that apply to MDH whenever they are permitted within station and town centre precincts in the Six Cities region:</li> <li>Maximum Building Height: 9.5m</li> <li>Maximum FSR: 0.7:1</li> <li>Minimum Site Area: 600m<sup>2</sup></li> <li>Minimum Lot Width: 12m</li> <li>Minimum Car Parking: 1 space per dwelling</li> </ul>
Mid-rise hous	ing	
Residential flat buildings (RFBs)	Permit RFBs with consent in the R3 zone within station and town centre precincts in the Six Cities region.	<ul> <li>Introduce non-refusal standards that apply to RFBs wherever they are permitted (excluding R2 zones) in station and town centre precincts in the Six Cities region.</li> <li>Within inner (0-400m) station and town centre precincts in the Six Cities region: <ul> <li>Maximum Building Height: 21m</li> <li>Maximum FSR: 3:1</li> </ul> </li> <li>Within outer (400-800m) station and town centre precincts in the Six Cities region: <ul> <li>Maximum FSR: 3:1</li> </ul> </li> </ul>
Shop-top housing (STH)	No change proposed.	Introduce non-refusal standards that apply to shop top housing (identical to those proposed for RFBs) wherever they are permitted (excluding for R2 zones).

#### Item Number 21/24 - Attachment 1 DPHI - EIE: Changes to create low and mid-rise housing

Typology	Other proposals
Mid Rise Housing (both RFBs and STH)	Amend the <u>Apartment Design Guide</u> which sits under the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65) to include suitable design criteria for mid-rise housing (e.g. related to building separations, setbacks, vehicle access, visual privacy and communal open space). The design provisions will ensure mid-rise apartment buildings are well-designed and promote excellent amenity and liveability for residents and the community.
Subdivision of MDH (Terraces) and Dual Occupancies	New provisions are proposed to enable the torrens subdivision of multi dwelling housing (terraces) and dual occupancies that have been approved under the proposed low-rise housing reforms. The proposed lots will need to meet appropriate size, width and access requirements.
Low Rise Housing through the Complying Development Pathway	The <u>Low Rise Housing Diversity Code</u> will continue to apply including to areas where low rise typologies are proposed to be permitted under the reforms.

# Appendix B – Landscaping provisions for mid-rise housing

Development category	Tree canopy target (min % of site area)	Deep soil target	Tree-planting rate
Residential flat buildings	and Shop-top housing		
Less than 650 m <sup>2</sup>	15%	As per Apartment Design Guide	For every 350 m <sup>2</sup> of site area or part thereof, at least one small tree must be planted in the deep soil area
650 m <sup>2</sup> – 1,500 m <sup>2</sup>	15%	As per Apartment Design Guide	For every 350m <sup>2</sup> of site area or part thereof, at least one medium tree is to be planted in the deep soil area
Greater than 1,500 m <sup>2</sup>	20%	As per Apartment Design Guide	For every 575m <sup>2</sup> of site area or part thereof, at least 2 medium trees or one large tree must be planted in the deep soil area

# Appendix C – Landscaping provisions for low-rise housing

Development category	Lot size	Tree canopy target (min % of site area)	Deep soil target (min % of site area)	Tree-planting rate
Manor houses	<300m²	20%	20%	For every 200m <sup>2</sup> of site area, or part thereof, at least one small tree
	300-600m <sup>2</sup>	25%	25%	For every 250m <sup>2</sup> of site area, or part thereof, at least one medium tree
	>600m²	30%	30%	For every 350m <sup>2</sup> of site area, or part thereof, at least 2 medium trees or one large tree
Dual occupancies	<300m <sup>2</sup>	15%	15%	At least 1 small tree, per dwelling
	300-600m <sup>2</sup>	20%	20%	For every 200m <sup>2</sup> of site area, or part thereof, at least one small tree
	>600m²	25%	25%	For every 225m <sup>2</sup> of site area, or part thereof, at least one medium tree
Multi- dwelling housing (terraces)	<1,000m²	20%	20%	For every 300m², or part thereof, at least one medium tree
	1,000-3,000m <sup>2</sup>	25%	25%	For every 200m², or part thereof, at least one medium tree
	>3,000m²	30%	30%	For every 350m², or part thereof, at least 2 medium trees or one large tree

Item Number 21/24 - Attachment 2





Interim Submission: Explanation of Intended Effect - Changes to create low and mid-rise housing



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#### **Executive Summary and Recommendations**

Thank you for the opportunity to provide comment in response to the Explanation of Intended Effect: Changes to create low and mid-rise housing (EIE) that is on exhibition for public comment until 23 February 2024.

Burwood Council has long been an advocate for the implementation of policy to increase the supply of a diversity of housing near existing transport corridors, community services and open spaces. Council also works closely with our community to ensure that the identification of areas for future housing is well planned and supported by a strong evidence base, with proper consideration given to ensuring that low and mid-rise development is supported by adequate and appropriate infrastructure to meet the needs of our rapidly growing population.

Due to the timing of the EIE and the timeframe for submissions, this submission has not been formally presented to the Council and, as such is an interim submission.

Burwood Council, whilst supportive of introducing measures to address the emerging housing crisis, raises significant concerns with the proposed one-size-fits-all approach outlined within the EIE.

Council's principal concern with the proposal is the move away from long-term strategic planning processes which have been carefully constructed with input from the community and the guidance of successive governments led by a variety of planning ministers as well as having received approval by the now dissolved Greater Cities Commission of Council's Local Strategic Planning Statement (LSPS) and endorsed Local Housing Strategy.

If enacted, the proposals outlined within the EIE could irrevocably alter the character of our neighbourhoods across many parts of the Burwood LGA and represent a transformative change to Burwood's neighbourhood character and could result in substantially larger built forms, dwelling yield and future population than Council and the community had anticipated.

Action should be in accordance with strategic planning processes, have regard for local circumstances, infrastructure needs and careful consideration for the amenity and well-being of future communities. Matters such as heritage, traffic impacts, streetscape and neighbourhood character and loss of tree canopy should not be ignored as is proposed with these reforms.

Of particular concern is:

- The untimely release of the EIE just before the Christmas break
- The lack of consultation with Council and its community and the timeframe for implementation of the policy changes
- The failure to provide the technical studies and assumptions utilised for the decision
- Bypassing Council's strategic planning framework processes with policy that is not accompanied by robust evidence
- Lack of detail to ensure that these areas are supported by adequate and appropriate infrastructure to meet the needs of our rapidly growing population
- The introduction of a "one-size fits all" policy, regardless of location and constraints which will ultimately will result in a significant degradation of the character in parts of the Burwood LGA.
- Removing Council from the decision making process
- A failure by the State Government to provide Councils with new housing targets
- Amendments to the Apartment Design Guide which propose to vary/ reduce the standards and which would result in an adverse amenity and liveability outcomes,

- The impact of population growth without an appropriate infrastructure pipeline and the imposition of a significant cost burden on Council for additional infrastructure.
- Inadequate detail on the wording of proposed instruments to enact the proposed changes
- The anticipated speed at which the State Government will progress with intents to enact this legislation.

The following recommendations are presented for consideration by Department of Planning, Housing and Infrastructure (DPHI):

#### **Recommendation A**

Council requests that DPHI not include the Burwood LGA in the proposed SEPP.

This would allow DPHI to work collaboratively with Council to realise housing opportunities by providing new housing targets for the Burwood LGA in line with the National Housing Accord Requirements.

To ensure there is a pipeline of available land across LGA for the delivery of housing, the following is recommended to take place over the next 12 months:

- Finalise the planning framework for the Burwood North Precinct
- Investigate other opportunities which could support increased capacity to deliver additional housing
- Council be provided an opportunity to present a Council led Well-Located Housing Delivery
  Plan

#### **Recommendation B**

Should DPHI seek to progress with the inclusion of the Burwood LGA in the proposed SEPP notwithstanding the request in Recommendation A above, Council requests that prior to the commencement of the provisions of the SEPP:

- (i) The implementation of the SEPP is delayed, to allow Council to undertake a robust planning process to investigate opportunities and/or identify alternative precincts which could facilitate a pipeline for the delivery of housing.
- (ii) Financial support is provided to Council to assist in undertaking an expedited review (to be completed before August 2024). This would include the preparation of any relevant supporting studies which would inform a comprehensive review of the current BLEP, to establish the vision, principles for the Precinct/s. This would then be supported by an Implementation Plan of the SEPP.
- (iii) Council is given the opportunity to review and provide feedback on any modelling and technical studies that informed the proposed changes, including but not limited to:
  - Planning assumptions
  - Criteria for the selection of impacted areas
  - Spatial data
  - Feasibility analysis
  - Infrastructure capacity analysis road and rail network
  - Infrastructure needs analysis open space, community facilities
  - Streetscape character analysis and heritage assessment
  - Constraints mapping.

- (iv) DPHI collaborate with Council on any proposed planning objectives and controls to ensure that future development does not result in diminishing the heritage and streetscape character values which may result in poor built form outcomes and irreversible impacts on the amenity of existing residents.
- (v) DPHI provide information on the proposed Affordable Housing Contributions Scheme including the proposed mechanisms to ensure the delivery of affordable housing across the Precinct.
- (i) DPHI provide information on any assessment that has been undertaken with respect to required infrastructure to support the future growth and how the delivery of new infrastructure (open space, community facilities etc.) is proposed to be funded (delivery and ongoing maintenance). This would enable a review of the local infrastructure contributions framework to be completed consistent with the NSW Productivity Commissioners recommendations so as to ensure the real cost of providing the required infrastructure in the Sydney metro context is captured.

Burwood Council would welcome working with the DPHI to implement changes that have regard for local circumstances and local character. Only with such a collaborative and united approach can we meaningfully address the housing crisis in a manner that does not erode what we value about our local areas and the trust our communities have in the planning system.

If you have any questions regarding this submission, please do not hesitate to contact:

- Ryan Cole, Director City Strategy at Ryan.Cole@burwood.nsw.gov.au; or
- Rita Vella, Manager City Planning at Rita.Vella@burwood.nsw.gov.au.

Regards,

To

**General Manager** 

#### Interim Burwood Council Submission:

#### Explanation of Intended Effect: Changes to create low and mid-rise housing

#### 1. Background

On 18 December 2023, the NSW Government Department of Planning, Housing and Infrastructure (DPHI) released the *Explanation of Intended Effect: Changes to create low- and mid-rise housing* (the EIE) which aims to expedite the delivery of low and mid-rise housing in well serviced locations.

To implement the identified changes to the planning system, the NSW Government has announced it will apply a State Environmental Planning Policy (SEPP). SEPPs under the Environmental Planning and Assessment Act 1979, override and can switch off provisions under any subordinate Local Planning provisions such as Local Environment Plans or Development Control Plan. Variable on the wording of such SEPPs, the effect of any Council controls can be dismissed or limited in assessments and Land & Environment Court appeals. This is particularly relevant in circumstances such as this, where a SEPP introduces new permissible uses which were not envisaged under local provisions.

Council understands that detail and wording associated with the SEPP (yet to be released for review) is proposed to come into effect from June 2024, however submissions to the program must be received to DPHI by the 23 February 2024. It should be noted that due to the release of the TOD SEPP Program and the EIE concurrently in mid-December and the timeframes given for feedback on both these important key policy changes, coupled with the December/January holiday period, we have been unable to complete any detailed analysis or formally present this submission to Council for endorsement.

As such, the comments contained in this submission are officer-level comments, not endorsed by the elected Council, and as such should be considered as only an interim submission. We intend that this submission will be followed by a formally endorsed Council submission following the matter being formally reported to Council on 26 March 2024.

#### 2. Matters of Concern

#### 2.1 Lack of Council and Community Engagement

Council has significant concerns regarding the lack of meaningful engagement with Council and its community in the development of the proposed policy, given the far reaching implications of the proposal.

Council's adopted community engagement policy seeks to carry out direct consultation with the communities affected by proposed planning framework changes (Planning Proposals), including direct notification to affected landowners (by post). There is concern that the community does not understand the extent of the changes outlined in the EIE and the policy is not yet definitive. The changes may result in outcomes that deliver very poor urban design and amenity outcomes in many neighbourhoods with a lack of infrastructure to support the increased densities.

In August 2023 National Cabinet endorsed a new national target to build 1.2 million new homes to help align supply with expected demand over the next 5 years. The National Cabinet agreed on a range of measures to create housing. The National Planning Reform Blueprint includes a commitment to improving the community consultation process as part of the delivery of policy for new housing initiatives.

Council also notes that an objective of the *Environmental Planning* & Assessment Act 1979 is to provide increased opportunity for community participation in environmental planning and assessment.

As outlined in Council's submission on the TOD SEPP, Burwood's community understands the need for a robust and clear planning framework to ensure the delivery of well-located and diverse housing. Our community also seeks that planning outcomes balance development with the protection of those areas and streetscapes which they highly value as well as maintaining areas that are liveable.

Burwood Council prides itself on working closely with our community and ensuring that they have the opportunity to have a say, particularly on matters relating to planning our future suburbs. The timing of the release of the EIE along with the TOD SEPP Program in mid-December is disappointing and reviewing and providing feedback on the reforms has had a significant resource implication for Burwood Council.

The Department must engage with the community on a more meaningful level. The changes must be mapped and owners directly notified of the impacts.

As current property owners are not aware of the changes, this will result in inequality in negotiation with a well-informed developer. It is considered that the State should follow the same process as what is required for Councils to undertake, as part of the Planning Proposal process, notifying and informing local residents.

#### 2.2 Delivering capacity consistent with Council's strategic planning framework

When planning for future growth, Burwood Council has worked to identify areas for increased housing availability whilst ensuring limiting the impact on our HCAs and protecting significant heritage items.

Council's Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS) is based on the principles of transit-oriented development with high density apartments being the future focus of the Burwood North Precinct and Strathfield Town Centre. Each major centre is surrounded by zones that support mid-rise and medium density development that ensures a mix of housing forms are delivered within walking distance of centres.

Our framework provides actions to ensure that there is the capacity of land for the delivery of housing close to the Burwood Town Centre, which has been identified as a Strategic Centre in the District Plan and along the Parramatta Road Corridor, specifically around the future Burwood North Metro Station. Our controls also seek to promote City Excellence through the delivery of diverse housing options, opportunities for jobs, liveable places, delivery of public spaces and connections to world class public transport networks.

Council's LSPS is a 20-year plan that identifies opportunities for further investigation and evidence based review across the LGA to deliver a pipeline for future housing capacity, including investigating opportunities for the delivery of greater hosing diversity in the form of low and mid-rise housing. To date, Council has undertaken investigations and has developed the evidence based review for land adjoining the Burwood Town Centre and within the PRCUTS Precinct of Burwood North, which will provide opportunities for significant uplift, delivering a pipeline for housing.

The introduction of the proposed changes by June 2024 before Councils have had the opportunity to undertake detailed analysis of the proposed changes will not lead to good design outcomes and could have serious consequences for liveability and the creation of place and also adversely impact on those aspects which our community highly values including streetscape character, local heritage, landscape qualities and maintaining a "village" feel.

Council has demonstrated that it can facilitate a pipeline of housing supply and has consistently met and exceeded its housing targets. Council's planning framework is founded on ensuring good urban outcomes, creating places which the community value and where people want to live. However, this requires careful considerations of context and place. This is because communities are more receptive to change and increased density when its scale and form produces harmonious outcomes. The transition of scale and density between existing and new development is particularly important.

When undertaking master planning, Burwood Council carefully considers how new height and density standards will sit with existing development that is unlikely to be redeveloped. This assessment is carried out to ensure that:

- appropriate levels of solar access can be achieved for surrounding developments and the public domain,
- o scale will not overwhelm surrounding development,
- o amenity standards for existing and future residents will be reasonable, and
- there will be sufficient deep soil landscaping to ensure that there will be space for trees of scale to soften the visual intrusion of new development.

The proposed reforms will have no significant impact in the Burwood Town Centre because careful place planning has already supported height and density standards greater than those proposed. However, there are lower density localities and smaller centres where the impact of the reforms will be more significant, and where the new height and density standards will produce new buildings that challenge the existing local context.

The policy will potentially prevent areas in proximity to centres that could accommodate greater density than proposed. This process does not allow councils to undertake their own precinct planning process.

#### 2.3 Meeting our housing targets

Council wishes to acknowledge the efforts of the DPHI in responding to the targets established by the National Housing Accord, however Councils need to have an understanding of the cumulative impact of the proposals on our housing targets. The reforms provide no detail on how many new dwellings will be delivered within each LGA.

Council has not yet had the opportunity to do any detailed analysis of the impact of the proposed changes, however early analysis indicates that there will be a significant take-up, particularly with the low-rise development. This has major implications not only for the character of the Burwood LGA but also on infrastructure needed to support this rapid population growth.

Burwood Council has long been an advocate for the implementation of policy to increase the supply of new housing near existing transport corridors, community services and open spaces. Council also works closely with our community to ensure that the identification of areas for future housing is well planned and supported by a strong evidence base, with proper consideration given to ensuring that these areas are supported by adequate and appropriate infrastructure to meet the needs of our rapidly growing population.

A recent example of the success of working closely with our community is Council's draft Burwood North Precinct Masterplan which has recently completed public exhibition. Council has, in its development of the draft Burwood North Precinct Masterplan, sought to maximise the possibilities for additional housing capacity, including the provision of affordable housing, in and around key transit corridors of Parramatta Road and Sydney Metro West. In developing this Plan, Council is proud to have developed and exhibited a draft Masterplan that has achieved capacity for new housing within the Burwood-Croydon precinct in excess of the targets established by the District Plan and the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) and our community has been supportive of the proposed uplift identified in the draft Masterplan, on the premise that future development in and around our character and heritage conservation areas does not detract from the existing streetscape and neighbourhood character.

#### 2.4 Definition of station and town centre precinct and identification of centres

The EIE identifies that the Department is seeking input from Councils to determine which centres contain an appropriate level of goods, services and amenities to be included as a *station and town centre precinct*.

The proposed definition of a *station and town centre precinct* fails to clearly define land affected by the reforms. Councils' do not have a tool to accurately map walking distance and it is ambiguous what local centres these reforms would apply to. It is considered that application of the definition as drafted would add a further layer of complexity to the NSW planning system and will result in challenges in the Land and Environment Court.

Given the proposal will have significant impacts should they be introduced the NSW Government must prepare clear mapping that identifies the areas affected by these reforms. The land to which these reforms apply should not be left to assessment officers nor the Land and Environment Court to determine as has occurred in the past when planning instruments include poorly drafted definitions.

The EIE identifies that the Department is seeking input from Councils to determine which centres contain an appropriate level of goods, services and amenities to be included as a station and town centre precinct.

Council is still undertaking an analysis of what centres/area would meet the definition of *station and town centre precinct*. Due to the size of the LGA, this analysis has had to take into account the impact of precincts identified by the adjoining LGAs. We are working closely with Strathfield, Canada Bay, Inner West and Canterbury Bankstown Councils to understand how their proposals will impact on the Burwood LGA.

Such radical reforms should not be applied in a one-size-fits-all approach and consideration must be given to the individual circumstances of each local government area. The proposals as outlined within the EIE would result in development without planning, the impacts of which will be recognised overtime when it is too late.

#### 2.5 Balancing local character with development

Burwood is a local government area proud of its diverse collection of places, each rich in their own distinctive local character. Council is however, concerned with the impact of applying a broad-brush approach to delivering housing density via the introduction of a SEPP without careful consideration and management of unique local constraints which could diminish the suburban characteristics that make that place distinctive and highly desirable and liveable place.

The EIE states that heritage will continue to be a factor of merit based assessment to the extent it is not inconsistent with the new standards. It is unclear how the proposed policy changes will impact heritage items and dwellings within Heritage Conservation Areas.

The proposed reforms neglect the importance of heritage protection and further reinforce how a "one size fits all" approach will not ensure the protection of what our community highly values. Similar to the TOD SEPP, if the EIE for proposal were to permit the demolition of contributory items for redevelopment as multi-unit housing and dual occupancy within HCAs, it would have a catastrophic adverse impact on the heritage character of the Burwood LGA.

While Council supports heritage adaptation and contemporary living within HCAs, Council does not support the demolition of contributory buildings within HCAs. The diminishing of planning controls that protect our local heritage goes against Council and our community's vision for the future and our values.

Council's vision and the protection of its heritage is well documented in our strategies and policies, including the Burwood Community Strategic Plan 2036. Given heritage affects a significant portion of the LGA, there needs to be consideration of the planning controls that are well considered and recognise the importance of heritage and character before allowing the uplift.

#### 2.6 Affordable housing bonus

The EIE does not clarify whether the affordable housing bonus operates in addition to the proposed reforms. If this is the case, buildings with a significant height and FSR may be possible in R3 Medium Density zones where two storey development predominates.

The reforms must be clear to the community that this is a potential outcome and this will have associated amenity such as increased overshadowing and potential overlooking, and local character impacts.

#### 2.7 Apartment Design Guide reforms

The Apartment Design Guide (ADG) has been instrumental in producing good planning outcomes.

The ADG has been given less weight and is now to be subsequently amended to facilitate increased densities. To accommodate greater FSR it is likely that there will be reduction in open space and reduction in separation distances which will result in a reduction for opportunities for landscaping and tree canopy and will have the potential to result in adverse privacy and amenity impacts and adverse solar impacts.

Councils have relied upon the ADG for quality built form outcomes and this approach to lowering the design provisions for mid-rise apartment buildings is not supported as it will result in reduced amenity outcomes and adversely affect the liveability of existing and future residents.

Council's primary concern is that in a housing sector where the majority of the developments are being provided by the private sector, new developments of very poor quality will ultimately filter down to every scale of development due to their not being rigorous consistent standards.

Under the proposed changes, councils will have no power to enforce the ADG's Design Criteria, resulting in apartment developments with the worst amenity to date being developed in NSW. This will be further exacerbated by the Land and Environment Court's literal application of legislated controls, which will ultimately lead to the irrelevance of the ADG and the redundancy of essential amenity outcomes that it currently guaranteed for apartment occupants.

#### 2.8 Implications in the R2 Low Density Residential Zone

The proposal will make a range of low rise multi-dwelling housing types (multi-dwelling housing (terraces and townhouses) and manor houses automatically permitted with consent. Although they are limited to 2 storeys, they are currently prohibited in the R2 zone in Burwood LEP and Council does not have development controls to ensure that development outcomes are appropriate and in context with the surrounding neighbourhood character.

Consideration also needs to be given to how the proposed changes will impact on existing complying development requirements under the Codes SEPP.

### 2.9 Impact on existing infrastructure and framework for the delivery of new/upgraded infrastructure

The reforms may produce significant increases in certain areas. Planning process normally consider infrastructure needs and housing targets together. The draft policy has not allowed for increased demands for infrastructure – schools, open space and the like.

Increasing population simultaneously increases infrastructure costs for new and augmented infrastructure to meet the demands of the new population. Councils have not had the opportunity to undertake changes to infrastructure contribution plans nor plan for amenities that will be required by increased densities. Council is also limited in by the existing contributions framework and the rates imposed under the existing s7.12 contributions plan.

Council would like to understand if DPHI has determined where this proposed policy change will have the greatest impact? It is likely that it will have greater uptake in areas where there is a significant proportion of lower density zoned land (such as in the Burwood LGA – where there are remaining lots that are not strata subdivided). The Department should provide economic feasibility models which would demonstrate where the uptake is most likely and where the community can expect greater change and need for infrastructure.

The increased yields that would be realised under the proposed policy framework would place additional strain on already stretched infrastructure and services across the Burwood LGA. Local infrastructure planning has been based on detailed strategic planning work and will need to be revisited should these reforms be introduced.

As part of any planning work that proposes to increase population, Council also needs to understand the impact on community facilities and open space. Council is interested to understand if the DPHI has any information of the proposed uplift that would be generated by these reforms and the impacts that this would have on existing community facilities and open space within LGAs and across the Region.

Councils have been waiting a number of years for reforms on the infrastructure contribution framework. As part of this package of reforms there has been no commitment made by DPHI to implement the NSW Productivity Commissioners recommendation of increasing the s7.2 higher maximum rate for residential development – this must be a priority.

It also remains unclear how the State will provide additional infrastructure to support the increased yields when existing infrastructure already exceeds capacity, including schools, hospitals wait times, patronage of public transport, emergency services response times and insufficient sporting and recreation facilities.

It is also not clear that the development standards have considered the need to augment site infrastructure such as water and electricity in certain areas. As each site is developed, the water pressure and electricity capacity diminishes. On site, these require a large proportion of the site to be allocated to service upgrades, such as electrical substations and water pressure needs (water tanks and fire truck parking). Development controls (or suggested model/pattern book designs) should be developed that facilitate these needs, not at the expense of site amenities such as landscaping and street presentation.

#### 2.10 Resourcing to develop a robust planning framework

As outlined in our submission on the TOD SEPP, in addition to resources and a budget, Council needs sufficient time to ensure that the development of the local planning controls not only deliver high quality housing but delivers good design, good amenity and place based outcomes so as to ensure the neighbourhood remains liveable and identifies and establishes a mechanism for the delivery of suitable infrastructure to support both the existing and future residents.

The lack of adequate and thoughtful planning has the potential for irreversible outcomes on local communities and neighbourhoods – this goes against good planning practice and Council's land use vision for the Burwood LGA.

Council has to date worked closely and collaboratively with DPHI to ensure the delivery of adequately zoned land across the Burwood LGA to meet housing growth targets, consistent with the District Plan. Council is seeking for this collaboration to continue and that the DPHI recognise the implications of these radical changes to planning policy and its impact on Council's budgets and resources.

#### 2.11 Other General Comments

The policy will have differing impacts across various councils - dependent on zoning, permissibility, existing development standards and ownership types (strata). The extent of these impacts will not be fully known until such time as the full legislation is exhibited or enacted and development applications are submitted to councils.

The following general comments are made in this regard:

- Inadequate development standards (minimum lot width requirements, site amalgamation requirements and minimum frontage) to ensure the orderly economic development of land and to safeguard existing development so as to not adversely impact on the amenity of existing development and result in sites that are isolated;
- Councils must be given an opportunity to review on the draft SEPP prior to gazettal so that the planners have an understanding as to the outcomes that the proposed development standards will deliver. There should also be an opportunity to provide feedback on the draft SEPP and allow for objectives and provisions to be included which are tailored to ensure that development outcomes are of a high standard and do not detract from the amenity of existing residents or detract from the overall character of areas.
- We anticipate that development applications will be submitted shortly after the gazettal of the SEPP. We need to be assured that the draft SEPP provisions result in the delivery of high quality design outcomes within our community. A failure to ensure this may result in applications being determined by the Land & Environment Court and without appropriate objectives and provisions, the result may be poor quality development outcomes.
- The proposal represents a significant change in built form across the Burwood LGA, and there are a number of ambiguities, which if not clarified, will result in considerable implications for assessment staff. Consideration needs to be given to ensuring that definitions are clear and not ambiguous, that they are consistent across all instruments (Codes SEPP, Standard Instrument LEP). There are a number of definitions currently contained within the SILEP which should be reviewed to ensure that they are not open to interpretation and provide clarity. Examples include the following definitions: basement, gross floor area, storey.
- With respect to the proposed minimum lot width requirement for dual occupancy development, reducing the lot width requirements to 12m is likely to lead to an increase of driveways and the removal of street trees and on street parking to accommodate these additional driveways. The definition of minimum lot width needs to be clear and consistent with any existing definition (Codes SEPP).
- The NSW government requires Councils to achieve a 40% urban tree canopy cover for Greater Sydney by 2036. This policy makes it difficult to achieve and a lack of canopy will exacerbate the urban heat island effect.

- A one size fits all approach to the amenity and design controls will not result in quality design outcomes. Council must have an opportunity to review the proposed controls and provide feedback as to how they might be tailored to ensure that redevelopment of sites delivers good design outcomes which does not adversely impact on the adjoining properties or on the character of the existing neighbourhood character.
- It is understood that this proposal would take effect at the end of June 2024. Councils must be given sufficient lead in time prior to gazettal of the SEPP to make any required updates to our Planning Certificate system to ensure that Certificates include information as required by the EP&A Regulation and are correct.

#### 3. Recommendations

Burwood Council has long been an advocate for the implementation of policy to increase the diversity of housing across the LGA, supported by adequate transport, community services and open spaces. Council also works closely with our community to ensure that the identification of areas for future housing is well planned and supported by a strong evidence base, with proper consideration given to ensuring that these areas are supported by adequate and appropriate infrastructure to meet the needs of our rapidly growing population.

As outlined above, due to the timing of the release of the EIE and the timeframe for submissions this submission has not been formally presented to the Council and, as such this submission is an interim submission.

Burwood Council officers acknowledge the housing challenge in NSW and the need to provide housing opportunities and creating a pipeline to ensure the delivery of a diverse range of housings, suited to the changing needs of our community. We seek the opportunity to work collaboratively with DPHI to deliver a more balanced approach to addressing housing delivery across the Burwood LGA – one that is planned to deliver high quality, well located housing and that protects our special and unique heritage areas, neighbourhoods and streetscape character – and that is supported by a framework that will ensure the delivery of and ongoing maintenance of infrastructure.

In order to achieve this outcome, we present the following recommendations for consideration by DPHI:

#### **Recommendation A**

Council requests that DPHI not include the Burwood LGA in the proposed SEPP.

This would allow DPHI to work collaboratively with Council to realise housing opportunities by providing new housing targets for the Burwood LGA in line with the National Housing Accord Requirements.

To ensure there is a pipeline of available land across LGA for the delivery of housing, the following is recommended to take place over the next 12 months::

- Finalise the planning framework for the Burwood North Precinct
- Investigate other opportunities which could support increased capacity to deliver additional housing
- Council be provided an opportunity to present a Council led Well-Located Housing Delivery
  Plan

#### **Recommendation B**

Should DPHI seek to progress with the inclusion of the Burwood LGA in the proposed SEPP notwithstanding the request in Recommendation A above, Council requests that prior to the commencement of the provisions of the SEPP:

- (vi) The implementation of the SEPP is delayed, to allow Council to undertake a robust planning process to investigate opportunities and/or identify alternative precincts which could facilitate a pipeline for the delivery of housing.
- (vii) Financial support is provided to Council to assist in undertaking an expedited review (to be completed before August 2024). This would include the preparation of any relevant supporting studies which would inform a comprehensive review of the current BLEP, to establish the vision, principles for the Precinct/s. This would then be supported by an Implementation Plan of the SEPP.
- (viii) Council is given the opportunity to review and provide feedback on any modelling and technical studies that informed the proposed changes, including but not limited to:
  - Planning assumptions
  - Criteria for the selection of impacted areas
  - o Spatial data
  - Feasibility analysis
  - Infrastructure capacity analysis road and rail network
  - Infrastructure needs analysis open space, community facilities
  - Streetscape character analysis and heritage assessment
  - Constraints mapping.
- (ix) DPHI collaborate with Council on any proposed planning objectives and controls to ensure that future development does not result in diminishing the heritage and streetscape character values which may result in poor built form outcomes and irreversible impacts on the amenity of existing residents.
- (x) DPHI provide information on the proposed Affordable Housing Contributions Scheme including the proposed mechanisms to ensure the delivery of affordable housing across the Precinct.
- (ii) DPHI provide information on any assessment that has been undertaken with respect to required infrastructure to support the future growth and how the delivery of new infrastructure (open space, community facilities etc.) is proposed to be funded (delivery and ongoing maintenance). This would enable a review of the local infrastructure contributions framework to be completed consistent with the NSW Productivity Commissioners recommendations so as to ensure the real cost of providing the required infrastructure in the Sydney metro context is captured.

Note: The above information is critical for Council to gain an insight as the intended effects and to confirm if the technical data and assumptions align with Council's assessment.

# (Item 22/24) Draft Multicultural Burwood Strategy 2024 - 2028 - for Adoption

File No: 24/9277

Report By Director Community Life

#### <u>Summary</u>

The *Draft Multicultural Burwood Strategy 2024 - 2028* sets out a four-year roadmap to build a more informed, cohesive and connected community for people of all cultural backgrounds who live, work, visit and do business in the Burwood Local Government Area.

Following a 28-day public exhibition period, the *Draft Multicultural Burwood Strategy 2024 - 2028* is now submitted to Council for adoption.

#### **Operational Plan Objective**

A.5: Develop and implement the Multicultural Strategy.

A.8: Implement a social research program to identify and address existing and emerging community needs.

#### **Background**

As the fifth most culturally and linguistically diverse Local Government Area in Australia, Burwood's multiculturalism is one of our greatest assets.

The *Draft Multicultural Burwood Strategy 2024 - 2028* reflects our vision for Burwood where all members of our community feel welcomed, included and supported to express their unique cultural identity and heritage.

The Strategy was informed by an extensive research and community engagement process and the preparation of a *Culturally Diverse Communities of Burwood Research Paper*.

#### <u>Proposal</u>

The Draft Strategy identifies three Outcome Areas for focus over the next four years:

- 1. An empowered and respectful community where language and culture are not barriers to access and participation.
- 2. A strong, responsive, connected and trusted community sector.
- 3. A welcoming, harmonious and inter-connected community where our diverse and shared experiences are harnessed and celebrated.

The accompanying Action Plan outlines a total of 42 actions that Council will implement from April 2024 to April 2028 by working together with community sector partners, Council's Multicultural Advisory Committee and other key stakeholders.

#### **Consultation**

Following endorsement for public exhibition by Council at its meeting held on 13 February 2024, the *Draft Multicultural Burwood Strategy* was placed on public exhibition for 28 days (from 14 February 2024 to 12 March 2024).

During the public exhibition period, the Draft Strategy and Research Paper were disseminated to more than 70 stakeholders who participated in the original research as well as those who attended the Burwood Culturally and Linguistically Diverse (CALD) Communities Forum held in October 2023. Council's Multicultural Advisory Committee members and other community sector workers were also notified and invited to provide feedback.

The public exhibition phase was promoted via Council's social media platforms and Council's enews channels throughout the exhibition period with a collective reach of 44,492 people. The project page on Participate Burwood received 81 page visits and 59 document downloads.

Two public submissions were received during the public exhibition period. These submissions and Council's responses are summarised below:

vill work with multicultural communities rvice providers such as English /settlement providers and multicultural ervices to connect new arrivals and local support services. This is d by a number of actions in the Strategy actions 1.1, 1.2, 1.3, 1.4, 1.5, 2.1.
identified as an Action (1.7) in the 'Undertake a review of Council's o ensure the language and design is e and easy to navigate by people with glish proficiency', which is due to be ted next financial year (2024/25).
Burwood After Dark Strategy identifies r of actions to support a vision for as a renowned destination offering nd diverse dining opportunities in the re. e nature and specific cuisine on offer by od businesses is beyond Council's Council will be taking active steps to ocal economic development, diversify investment in the area and encourage for example Action 3.11 notes that will 'Support community-led place- itiatives in cultural business precincts'. f a broader audit of the cultural assets rwood Local Government Area, Council thy reviewing what cultural businesses ating across the area (including food es) to further understand where there any gaps. The findings of this research will provide new opportunities for o attract the establishment of new food nd the potential creation of additional ning precincts.

	ensure that our events and festivals are reflective of our multicultural communities and provide a diverse range of food offerings. Recent event examples that showcase the diverse cultures of Burwood include the Greek Street Fair, Holi Colours Nepalese Festival and the Burwood Street Party which celebrated the many eras and cultures of Burwood.
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

The feedback received during the public exhibition period aligns with both the *Draft Multicultural Strategy* and the *Burwood After Dark Strategy*. As a result, no changes have been made to the *Draft Multicultural Strategy 2024- 2028*.

#### Planning or Policy Implications

The Draft Strategy has been developed to address action 'A.5: Develop and implement the Multicultural Strategy' outlined in the adopted *Operational Plan 2023 – 2024*.

An implementation plan will be developed for each year of the four-year life of the Strategy and key actions will be incorporated annually into Council's Operational Plan to ensure their delivery. Council will monitor implementation, regularly review and measure the outcomes of activities through Council's Integrated Planning and Reporting Framework.

#### Financial Implications

All actions planned for the current financial year will be delivered within the adopted operational budget. The *Draft Multicultural Burwood Strategy 2024 - 2028* will be used to inform decision making and develop future budgets aligned with Council's annual operational plans. Council will also continue to seek external funding and collaboration opportunities to support the implementation of key projects.

#### **Conclusion**

This report recommends that Council adopts the *Draft Multicultural Burwood Strategy 2024 - 2028* following a period of public exhibition.

The Strategy builds upon the insights gained from the *Culturally Diverse Communities of Burwood Research Paper* and responds to the priorities identified by community groups, businesses and individuals who make up multicultural Burwood. The Action Plan outlines what Council will do over the next four years to promote our unique multicultural strengths and ensure that people of all cultural backgrounds in Burwood are welcomed, included and supported.

#### Recommendation(s)

That Council adopts the *Draft Multicultural Burwood Strategy* 2024 – 2028 included under Attachment 1 of this report.

#### Attachments

1. Draft Multicultural Burwood Strategy 2024 - 2028 - For Adoption

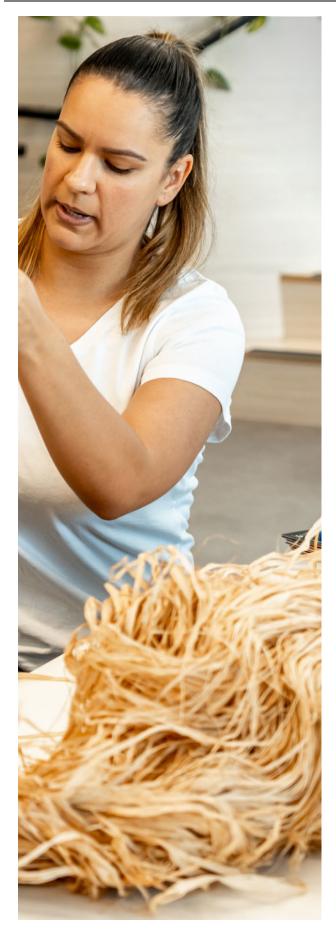


Burwood

## Acknowledgement of Country

We acknowledge the Wangal Clan of the Eora Nation, the traditional custodians of the lands on which the Burwood Local Government Area is located.

We pay our respects to their elders past, present and emerging. We acknowledge and respect their cultural heritage, beliefs and ongoing relationship with the land.



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Item Number 22/24 - Attachment 1 Draft Multicultural Burwood Strategy 2024 - 2028 - For Adoption



# About this document

This document contains information about how Council plans to ensure that people of all cultural backgrounds who live, work, visit and do business in the Burwood Local Government Area are welcomed, included and supported.

If you would like the information supplied in another language or format, please contact us via these free services.



Telephone Interpreting Service (TIS): 131 450 – ask them to call Burwood Council on (02) 9911 9911 Voice Relay: 1300 555 727 Text to Speech: 133 677

#### Chinese - simplified:

如果您不理解本文件并需要口译员,请拨打电话口译服务电话 131 450 并请他们拨打 (02) 9911 9911 联系 Burwood 市议会。

#### Nepali:

यदि तपाईं ं ले यो कागजात ब ुझ्र ुभएको छ ैन र एक दोभाष े चाहि न्छ भन े, कृपया ट ेलि फोन दोभाष े स ेवा (TIS) लाई 131 450 मा कल गर्न ुहोस् र ति न ीहर ूलाई (02) 9911 9911 मा Burwood काउन्सि ललाई कल गर्न भन्न ुहोस्।

#### Arabic:

لاصتالا بجري ، مجرتم ىلإ جاتحتو دنتسملا اذه مهفت ال تنك اذإ مهنم بلطاو 131450 مقرلا ىلع فتاهلا ربع ةيوفشلا ةمجرتلا ةمدخب لاصتالا (20) بلع دووريب سلجمب لاصتالا

2 Multicultural Burwood Strategy 2024–2028

#### Italian:

Se non capisci questo documento e hai bisogno di un interprete, chiama il Telephone Interpreting Service al numero 131 450 e chiedi loro di chiamare il Burwood Council allo (02) 9911 9911.

#### Korean:

이 문서를 이해하지 못하여 통역사가 필요한 경우 전화 통역 서비스에 131 450으로 전화하여 Burwood Council 에 (02) 9911 9911로 전화하도록 요청하십시오.

#### **Contact Us**

Phone: 02 9911 9911 Email: council@burwood.nsw.gov.au

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### Message from The Mayor, John Faker

#### I am delighted to present the Multicultural Burwood Strategy 2024 – 2028.

Burwood is renowned for being a vibrant, welcoming and inclusive community that takes pride in celebrating our rich multicultural history and heritage. Our diversity is not merely a characteristic; it is the very essence of our identity and community spirit.

Across Sydney, Burwood has gained recognition as a beacon of diversity, a place where different backgrounds converge harmoniously to create a rich tapestry of experiences.

The Multicultural Burwood Strategy is a testament to our commitment to this diversity. Developed through extensive engagement with our multicultural communities, individuals, and cultural groups, this Strategy captures their collective aspirations and outlines the actions Council will undertake in collaboration with our communities, businesses, and partners. Our goal is to ensure that everyone feels welcomed, included and supported in Burwood.

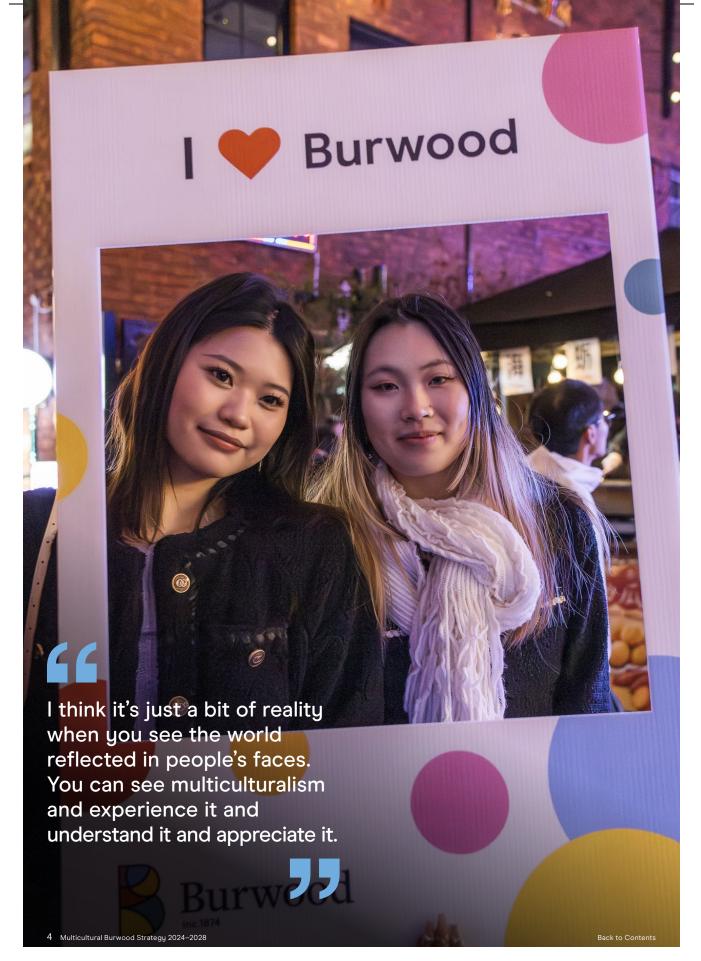
We understand that the members of our community bring with them a diverse range of backgrounds, experiences, priorities, and needs; all of which evolve over time as people settle and establish networks locally. Fostering community connections, actively listening to our residents, and building strong partnerships are central to our priorities.

I invite each one of you to actively participate, contribute, and be a part of this transformative journey. Together, let us build a more informed, cohesive, and connected community that embraces the diversity that defines us.

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# About this Strategy

## Burwood is recognised as a vibrant, welcoming and inclusive community that celebrates our rich multicultural history and heritage.

Burwood's diversity is core to our sense of identity and community. It is reflected in our streets and town centres, in our business and cuisine offerings, our cultural celebrations and events, our public art and the many cultural and interest groups that meet in our parks and community halls.

# "

People are drawn to Burwood's vibrancy and all the different faces and cultures and food. Burwood is becoming quite well known across Sydney as a place of great diversity. This Strategy focuses on the diverse multicultural communities who live, work, visit and do business in the Burwood Local Government Area (LGA).

It has been developed by reaching out, connecting with and listening to the many communities, individuals and cultural groups that make up multicultural Burwood. It defines their collective key priorities and outlines the actions that Council will take, working with our diverse communities, businesses and partners, to ensure that people of all cultural backgrounds are welcomed, included and supported.

We recognise that members of our community have a diverse range of backgrounds, experiences, priorities and needs. These also change over time as people arrive, settle and establish networks in Burwood. Fostering community connections, listening to our community and building strong partnerships are key priorities for Council.

The Strategy will be implemented over a four-year period, from April 2024 to April 2028. It aims to build a more informed, cohesive and connected community for people of all cultural backgrounds.



#### **Our priorities**

Our community has identified three Outcome Areas for focus over the next four years:

- 1. An empowered and respectful community where language and culture are not barriers to access and participation
- 2. A strong, responsive, connected and trusted community sector
- A welcoming, harmonious and inter-connected community where our diverse and shared experiences are harnessed and celebrated.

# Strategic context

This Strategy aligns with various Council plans and policies and other government legislation and frameworks.

#### National Plans and Legislation

Outline how Australia supports universal human rights for all without distinction to race, language, religion or culture and supports the settlement of migrants and new arrivals. Key examples are:

- Australian Human Rights Framework
   and Human Rights Commission Act 1986
- Multicultural Australia: United, Strong, Successful (Australia's Multicultural Statement) 2017
- *Racial Discrimination Act 1975* and National Anti-Racism Strategy
- National Settlement Framework and Outcomes Standards.

#### State (NSW) Plans and Legislation

Outline how all individuals in NSW are free to practice and maintain their culture, language, religion and heritage, and the support provided to migrants and new arrivals. Key examples are:

- Multicultural NSW Act 2000
- Anti-Discrimination Act 1977
- Local Government Act 1993
- Multicultural NSW Strategic Plan 2023 2025
- NSW Settlement Strategy 2023 2025.



#### Council plans and policies

- Burwood 2036 (Community Strategic Plan)
- Delivery Program 2022 2026
- Customer Experience Strategy 2024 2027
- Community Engagement Strategy 2023 2026
- Library Strategic Plan 2022 2027
- Safer Burwood Plan 2023 2026
- Burwood Youth Action Plan 2024 2027
- Burwood Library Collection Development Policy
  2023 2027
- Public Art Policy.

#### The Multicultural Burwood Strategy also interacts with a range of other plans including:

- Disability Inclusion Action Plan 2022 – 2026
- Burwood After Dark 2023
- Community Facilities and Open Space Strategy 2019

#### As well as future plans:

- Reconciliation Action Plan
- Cultural Plan.

#### The Multicultural Principles<sup>1</sup>

The people of NSW are of different linguistic, religious and ancestral backgrounds who, either individually or in community with other members of their respective groups, are free to profess, practise and maintain their own linguistic, religious and ancestral heritage.

All individuals in NSW should have the greatest possible opportunity:

- To contribute to, and participate in, all aspects of public life
- To make use of and participate in relevant activities and programs provided or administered by the NSW government.

All institutions of NSW should:

• Recognise the linguistic and cultural assets in the population of NSW as a valuable resource and promote this resource.

All individuals and institutions should:

• Respect and make provision for the culture, language and religion of others within an Australian legal and institutional framework where English is the common language.



Item Number 22/24 - Attachment 1 Draft Multicultural Burwood Strategy 2024 - 2028 - For Adoption



# Our settlement history

The Burwood Local Government is situated on the traditional lands and waters of the Wangal people of the Eora nation.

Since 1945, Burwood has been influenced by waves of migration from across the world. After World War II, many migrant families from Europe and Great Britain came to the area via Woodstock Villa in Burwood (now Woodstock Community Centre) which operated as a Migrant Hostel.

More recently, new arrivals from South-East Asia, the Indian subcontinent and all corners of the world have settled here, alongside the more established European communities creating the diverse cultural fusion that is Burwood today.

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### A brief timeline of cultural settlement in Burwood

60,000 >	1794–1874	1940s	1970s
Traditional Custodians: Wangal Clan of the Eora Nation	European settlement 1794 First settler, Sarah Nelson, established a farm at Malvern Hill, Croydon 1799 'Burwood' Farm established by Captain Thomas Rowley 1834 ↓ First Italian immigrant 1874 Municipality of Burwood established	Post-war migration         1942 ↓         Chinese evacuees find new home in Burwood         1948–1974         Woodstock Villa operated as a Migrant Hostel         (Broughton House) for immigrant families from         Europe and Great Britain         1950S         Russian community, faith and businesses         established in Strathfield and Burwood         1950s-1970S         Greek and Italian migrants arrive         1964         First citizenship ceremony held in Burwood         1970 ↓         Establishment of Saint Nectarios         Greek Orthodox Parish, Burwood	1970s Lebanese arrive 1974 First Burwood Festival (centenary celebration) 1976–1985 Vietnamese settlement 1978 № Establishment of St Joseph's Maronite Catholic Church, Croydon



#### First Italian immigrant (1834)

Italian immigrant Emanuel (Danero) Neich was one of the earliest residents of Burwood and probably the very first settler from a non-English speaking background.

Neich was born in Genoa (in 1807) and went to work at sea at the age of twelve. He arrived in Sydney by mistake, after boarding a ship heading to 'New Holland' (Australia, not Holland) and decided to stay.

He lived in the Burwood area for almost 60 years and owned "The Bath Arms" hotel at the corner of Burwood and Parramatta Roads from 1834 till his death in 1893.

Neich was well known for his philanthropy and readiness to help friends and strangers alike. He was also instrumental in clearing the scrub to create a road from the Bath Arms on Parramatta Road to Liverpool Road known as Neich's Lane (now Burwood Road).

### Chinese evacuees find new home in Burwood (1942)

During World War II, Burwood hosted a large group of Chinese refugees evacuated from New Guinea and Pacific War regions to Australia following Japanese occupation.

125 women and children were accommodated together in the 'Chinese Evacuation House', a 21-bedroom house in Grantham Street, Burwood. The house was renamed 'Pingan', meaning peace and safety.

The families were supported by local families and the Chinese community in Sydney.



1942, from State Library of NSW collection

#### First Greek Orthodox Church

Saint Nectarios Greek Orthodox Parish, Burwood was established in 1970 to service the spiritual, cultural, educational, social and philanthropic needs of the local and broader Greek community. Today, the Church has a strong congregation and provides a range of cultural programs and services including Greek Language and Greek dancing schools and cultural festivals such as the annual Greek Street Fair.



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1980s	2000s	2010s	2020s
<b>1980s</b> Skilled migrants arrive (Korean, Nepalese, Indonesian and others) <b>1988 onwards</b> Chinese, Indian migration and others	<b>2008</b> First Burwood Lunar New Year Festival	2012 First Greek Street Fair held 2015 ↓ Burwood Council declared a 'Refugee Welcome Zone' 2018 First Moon Festival held in Burwood	2021 ↓ Burwood Council adopted #RacismNotWelcome campaign 2021 Census results show Nepalese fastest growing community in Burwood 2022 ↓ Nepal Festival Sydney relocates to Burwood 2023 Nepalese Teej Festival held in Burwood 2024 So years since Burwood

#### Establishment of St Joseph's Maronite Catholic Church, Croydon (1978)

Saint Joseph's Maronite Catholic Church was established in December 1978 to cater to the emerging Lebanese Maronite community in the area. Today, the Church is the spiritual home of almost 20,000 parishioners, and, through the establishment of over 20 committees, a place where children, teens, families and seniors gather to learn more about their faith and maintain its uniquely Eastern Catholic liturgy, and share their Lebanese heritage, including cultural traditions and language.

### #RacismNotWelcome (2021)

The #RacismNotWelcome campaign is a communityled, grassroots initiative that acknowledges the existence of racism and takes a public stance against it.

The campaign was established in 2020 in response to an increase in racism experienced during the COVID pandemic. Burwood Council joined the campaign in 2021.



#### Burwood declared a Refugee Welcome Zone (2015)

A Refugee Welcome Zone is a Local Government Area which has made a symbolic commitment to welcoming refugees into the community, upholding their human rights, embracing cultural and religious diversity in the community and celebrating the contributions refugees make within our community.

### Nepalese events come to Burwood (2022)

The growing connection of the Nepalese community to Burwood has been highlighted by both the Nepal Festival Sydney relocating to Burwood Park in 2022 and the Nepalese Teej Festival in 2023. Both events attracted large crowds and showcased Nepali culture.



# Multicultural Burwood at a glance<sup>2</sup>



Population in 2022 40,747 Population by 2036 73,500

#### RELIGIOUS DIVERSITY



65% religious affiliation

#### TOP 3:

- Roman Catholic (19%)
   Hindu (10%)\*
- 3. Buddhist (8%)\*

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First people: Wangal people (Eora Nation)

<1% of population

#### MIGRATION AND SETTLEMENT



58% of Burwood residents were born overseas

#### 1/3 are new arrivals (last 5 years)

MANY OLDER ESTABLISHED COMMUNITIES

**1 in 5** lived here > 20 years

**1 in 2** are Australian Citizens ANCESTRIES AND BIRTH-PLACE



106 different ancestries

79+ nationalities

1 in 3 have Chinese ancestry

1 in 10 have English ancestry (11%)

#### LINGUISTIC DIVERSITY



**5th** most diverse LGA in Australia by language

56 languages spoken

Nearly 2 in 3 speak another language (63%) ENGLISH PROFICIENCY



5,569 people don't speak English well or no English (14%)

1 in 5

in Burwood (suburb) experience significant language barriers

31% speak English only

49% are bi/multi-lingual

TOP 5 LANGUAGES (OTHER THAN ENGLISH):

1. Mandarin (20%)\* 2. Cantonese

- (8%)\*
- 3. Nepali (7%)\*
- 4. Arabic (4%)
- 5. Italian and Korean (3%)

\*How do we compare to Greater Sydney?

7 x higher proportion of Nepalese speakers

4 x higher proportion of Mandarin speakers

3 x higher proportion of Cantonese speakers

2 x higher proportion of people affiliated with Hindu and Buddhist faiths

#### Did you know?

**1 in 3** people speak either Mandarin or Cantonese

Nepalese is the fastest growing language spoken



### Diversity across our suburbs

#### **Burwood** Croydon • 3 out of 4 residents speak a language • Highest proportion of English-only speakers other than English 57 ancestries • 44 languages spoken • Main languages other than English: Largest overseas-born population, Chinese, Italian, Lebanese, Greek 40% who arrived in the last 5 years • 1 in 2 people are Christian, 1 in 20 people • 82% of people had both parents are Buddhist born overseas **Community connectors:** • Largest Chinese speaking population: • 8 places of worship (inc. Russian, Syrian, - 1 in 3 residents in Burwood were Maronite, Tongan churches and Hindu born in China mandir) - 1 in 2 residents have Chinese ancestry 4 schools - 1 in 3 people speak Mandarin 3 community language schools - 1 in 10 speak Cantonese (Chinese, Arabic, German) • Largest Korean, Indian, Vietnamese, Indonesian, Filipino, Thai and Eastern European populations • 1 in 5 people have low/no English proficiency • Highest levels of socio-economic disadvantage • 1 in 2 people have a religious affiliation • Largest number of Buddhist followers **Community connectors:** Burwood • 15 places of worship (including Chinese, Greek, Korean churches and Muslim Musallah) 3 schools • 6 international schools/colleges • 3 language schools (Chinese, Greek) **Enfield-Burwood Heights** • 1 in 2 people speak a language Burwood other than English Heights · Higher proportion of Arabic speakers • Top 3 religions: Roman Catholic, Greek Orthodox, Hindu **Community connectors:** • 4 places of worship Croydon 2 schools Park

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#### Strathfield

- Second most culturally and linguistically diverse area
- 1 in 4 people have Nepalese ancestry
- 1 in 5 people have Chinese ancestry
- Largest proportion of people born in India and Korea
- Highly transient area with high level of new arrivals
- Highest:
  - renting population (63%)
  - university attendance (16%)
  - university qualifications (41%)
- Largest faith affiliation: Hindu (nearly 1 in 3 people)

#### **Community connectors:**

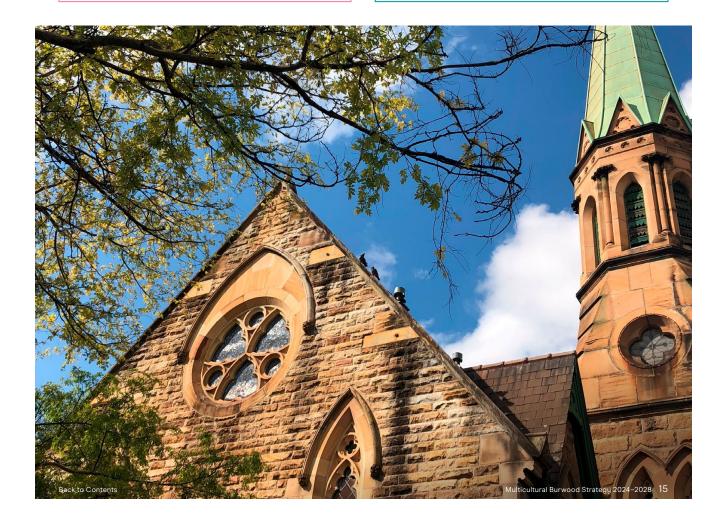
- 3 places of worship (including Nepalese and Korean churches)
- 1 school

#### **Croydon Park**

- Largest Arabic, Italian and Greek speaking populations
- 1 in 5 residents have Italian ancestry
- Lowest overseas-born population (37%)
- Highest:
  - trade qualifications (15%)
  - level of socio-economic advantage
- 61 ancestries, including large Italian, Chinese, Lebanese, Greek communities
- Christianity largest faith affiliation (63%), 1 in 3 people Roman Catholic

#### **Community connectors:**

- 5 places of worship (including Filipino and Romanian churches)
- 1 school



# Council's role in supporting our multicultural community

### Some of the ways Burwood Council supports members of our culturally diverse communities include:

- Maintaining community language collections in Burwood Library
- Communicating with Chinese speaking residents via Council's WeChat channel
- Supporting and hosting delivery of a range of cultural events and celebrations such as Harmony Day, Lunar New Year, Greek Street Festival, Fuse Festival, Multicultural Street Meet and other events
- Holding Citizenship ceremonies and distributing Resident Guides
- Public art and place making which reflects the unique cultural heritage and diversity of Burwood
- Translating key information into key community languages
- Providing, or supporting local community groups to provide, free community programs such as the Mobile Playvan, English conversation classes and a range of recreational, social and cultural activities

- Providing grants and community facilities to support local community and cultural groups and activities
- Convening the Multicultural Advisory Committee to seek advice and input from representatives of our diverse communities
- Employing a Multicultural Librarian and a Diversity and Inclusion Community Projects Officer
- Use of interpreters and translations in our Customer Service Centre and on our website
- Recognition as a Refugee Welcome Zone
- Implementing initiatives to support the #RacismNotWelcome campaign
- Working with local business chambers and implementing actions to support local businesses
- Proactive media and publications to highlight multicultural community contributions.

#### Did you know?

Burwood was the first Council to use WeChat

#### Burwood Multicultural Advisory Committee

Our Multicultural Advisory Committee (MAC) is made up of 8 members from diverse cultural and linguistic backgrounds. The Committee provides Council with insight and advice based on their knowledge of the experiences and priorities of the local culturally diverse communities of Burwood.



# 'The Last Lion' mural and lighting installation

'The Last Lion' mural and lighting installation at the entrance of Burwood Chinatown was created as part of the #RacismNotWelcome campaign in response to reported incidents of racism around the project site and in consultation with our Multicultural Advisory Committee.

This vibrant piece is a reflection of Burwood's diverse cultural profile with highlights to the Chinese, Korean, Vietnamese, Nepalese and Japanese communities.

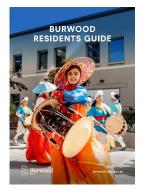
The mural was commissioned by Council in partnership with Burwood Chinatown and created by Sydney-based artists Sophi Odling and Christina Huynh.

The work won Gold in Best Entrance Art Award at the 2022 Australian Street Art Awards and was featured on an ABC Breakfast news segment.



#### Burwood Residents Guide

Council has produced a Guide for new residents. The Guide provides information about the many programs, services and families provided by Council to local residents. The Guide is available in English and simplified Chinese.



#### Burwood Library Multicultural Collection

Community Language Collection

• The Library currently holds over 6,000 materials in Chinese, Korean and Hindi.

Language	Items
Chinese	4,341
Hindi	580
Korean	1,183

- Burwood Library members also have access to a wide range of digital resources in Chinese, French, German, Italian, Japanese, Spanish and Vietnamese.
- Additionally, through a partnership with the State Library of NSW, residents have access to community language collections in 43 languages via the multicultural bulk loan services which are available for extended loan via Burwood Library.

# "

A multicultural collection goes beyond merely providing books. It supports development of vocabulary, stimulates creativity and increases knowledge of one's own heritage and identity.



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#### Library and Community Hub Multicultural Programs

Burwood Library's Multicultural Services Officer partners with local community groups to deliver a range of multicultural programs from the Burwood Library and Community Hub.

Examples include:

- English Conversation Class
- Tech Savvy Senior computer classes in Mandarin, Cantonese, Korean and English
- Bilingual workshops and author talks
- Settlement and form filling services
- Workshops and events to celebrate cultural celebrations such as Diwali, Harmony Day, Lunar New Year and International Women's Day.

#### Diversity and Inclusion

Council's Diversity and Inclusion Community Projects Officer partners with local community groups, services and our Multicultural Advisory Committee to build community connections, and support programs, events and projects which promote collaboration and belonging within Burwood's diverse local community.



## Cultural events and celebrations

Burwood hosts a range of festivals and events throughout the year, celebrating the many cultures, ethnic groups and faiths that make up multicultural Burwood.

#### **Strathfield Place-Making Project**

Strathfield is a culturally diverse area and the Town Centre is well known for its strong Korean food and restaurants.

The upcoming Strathfield Place-Making Project will transform Bells Lane into an iconic new food and culture destination. Dynamic sculptural lighting installations, a shared pedestrian zone and increased outdoor dining along the laneway will help to showcase the unique cultural offerings of the area.

The project will create a vibrant transformational space for residents and visitors, and a sense of place for the Burwood side of Strathfield's shopping precinct and support a stronger and activated night time economy.

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#### Clarendon Place activations – Chinatown Night Markets

Burwood Chinatown is an exciting dining and retail precinct serving the best authentic Asian street food, with over 50 hawker style eateries.

In March 2023, Council approved the full closure of Clarendon Place for the Burwood Chinatown Night Markets, spanning 13 weekends from April to December 2023. The closures transformed the use of traditional road space into a vibrant community area, celebrating Asian street food and culture. The vibrant atmosphere created by the markets has attracted people from various cultural backgrounds, fostering a sense of unity and appreciation for the diverse cultural heritage within the community.

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Credit: Bourdo Photography

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#### **Greek Street Fair**

The Greek Street Fair has been running for more than 10 years. It commemorates the Feast Day of Saint Nectarios. In 2023, Council partnered with St Nectarios Parish to support the delivery of the annual Greek Street Fair in Burwood Town Centre. Over 15,000 people attended the street activation event which celebrated Greek culture, food, music and dance.

Credit: Bourdo Photography

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#### **Multicultural Street Meet**

In celebration of Harmony Day 2023, Burwood Council and Metro Assist partnered to host an event showcasing the diversity and vibrant mix of creative cultural capital in Burwood through activities and performances from cultures all around the world.



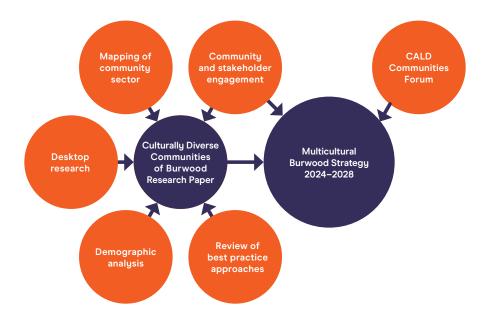


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# How we developed this Strategy

This Strategy is based on research and consultation with members of the many culturally diverse communities of Burwood. It was informed by:



In the development of this Strategy we utilised information and feedback from a number of sources to understand the strengths, challenges and priorities of our diverse community. This involved:

### Desktop research, sector mapping and a review of best practice

A review of relevant Council strategies, social inclusion research, mapping of the multicultural sector, case studies and learnings has guided Council's approach and identified opportunities for action.

#### **Demographic analysis**

Analysis of demographic data and settlement trends has informed an understanding of who our community is and how we are changing.

#### Community and stakeholder engagement

This Strategy has also been shaped by the many voices of our community who have shared their ideas with us while we developed the Strategy. This has included feedback received from individual community members, cultural groups, service providers and input from Council's MAC members.

Feedback received via 1:1 stakeholder interviews, a CALD Communities Forum and staff engagement activities undertaken during 2022 and 2023 has been utilised to shape specific strategies and actions included within Our Action Plan.

The Cultural Diverse Communities of Burwood Research Report (2022) provides further detail on the significant research and engagement undertaken to inform this Strategy.

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# Who we heard from

### We gathered input from a wide number of people who live, work, worship, visit, and do business in the Burwood Local Government Area.

We heard from providers of cultural, religious and community and business activities. Participants came from a range of ages and diverse cultural and linguistic backgrounds.

We asked about the strengths of Burwood, challenges, priorities and emerging issues affecting culturally diverse communities of Burwood and opportunities to address these issues.



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# What we heard

Our unique strengths

# Burwood is a central hub and meeting place for communities

For small and emerging communities, whose members live both locally and across Sydney, Burwood is a central and accessible place to meet and hold events.

- "Burwood is a destination that attracts people from out of the area as well as the local community – this includes business precincts and restaurants which act as a community hub where lots of meetings take place."
- " The restaurant is a community hub for our community – it brings people from across Sydney for regular monthly or weekly gatherings... lots of different cultural gatherings between different families, men and women."

# "

#### Burwood is a:

- Central meeting place and community hub.
- Vibrant cultural precinct.
- Destination for food and celebrations.

"

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#### Many unique cultural events

We host many unique cultural festivals and celebrations.

- " Cultural events serve a very important purpose – they help people feel belonging and connected."
- "We need to be using our cultural assets to cement our position as the 5th most diverse community in Australia... We already have a Greek Festival and now the Nepalese Festival has moved to Burwood. Burwood should also become the Chinese Lunar New Year destination."
- " Cultural groups have a passion to perform."
- " Community members come from different parts of China – this is reflected in the diversity of food and performances in Burwood."

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# Many faith communities and places of worship

Many people come to Burwood for the multicultural, ethno- or language-specific faith communities and places of worship located within the LGA including Maronite, Korean, Russian, Syrian, Filipino, Chinese and Tongan.

We have large and growing Hindu and Buddhist communities (double the Greater Sydney average).

" The most significant places are my church... I go weekly."

# A vibrant economy

- "The area is becoming more and more popular especially for Asian and Chinese business migrants because of its logistic and transport connections and recognition as a strong business hub."
- "We have restaurants and shops open until 1am here, and you can walk down the streets at 11pm and you'll still feel safe and see lots of different people."

# Community networks and connectors

We have a vibrant and active multicultural sector with many volunteer-run cultural, faith and community groups providing **social, cultural and recreational support** to members of our diverse community.

# Cultural playground

We are a **food and cultural destination** with unique offerings like Burwood China Town and Korean cuisine in Strathfield.

- " Love the food ranges available."
- " It's always so vibrant, day and night."
- "Burwood China Town is fantastic and attracts people from all over Sydney."
- " Council is really concerned about the Chinese community and celebrates them... there is even a Chinatown in the area."

"

Our places of worship, events, food and shopping both draw our community together and attract people from outside the area.

# Barriers and challenges for culturally diverse communities

Key themes we heard through engagement with our community:



# 1. Expectations of government

The role and expectation of government and support systems is often very different in Australia from other countries. Pre-arrival experiences can also influence the levels of trust community members have of government services.



# 2. Cultural safety, awareness and access to services

Many community members are not aware of the services and supports available. There is a need to increase awareness, provide information and support for new arrivals to understand and navigate Australian systems. Cultural safety and establishing trusted relationships are very important.

" In our home country there are no formal support systems or services. The community (not the government) supports one another."

- "The role of what a Council and the services it provides are very new for some people."
- " Many have had negative experiences with government in their home countries so don't trust government or are not used to the government providing services."
- " At the beginning, we don't know about the services. Pride is also a factor and there is a need to establish trust and help community members to navigate the system."
- " Connect new migrants to different organisations and services through places like the library, churches, community programs. Bi-lingual or bi-cultural workers can also act as a soft entry point to engage and connect community members."





# 3. Communication barriers

Proficiency in English continues to be a barrier for some community members, regardless of time in Australia. Many people do not know that interpreter services are free. Some community members are very isolated and have limited opportunities to practice conversational English and build their confidence.

English language is a barrier – not for daily life but when there are complex issues or to access services e.g. filling in forms, understanding the rules... there is a lot of embarrassment."

- " Everything is now online and it is difficult to access if you don't know how to use a digital device."
- " Engagement, understanding and connection is greater when delivered in community language."



# 4. The settlement process

There are many competing priorities when moving to a new country. Levels of English language proficiency, social connections, family or community support systems and the ability to find work, housing or navigate a new environment and culture can all impact the settlement experience. Settlement is a complex and non-linear process. Settlement needs can arise over the life course. The process may extend over generations, with children and young people born to migrant parents navigating adjusting between cultures.

" Many new migrants don't have knowledge of how the systems work or lack support networks."

"There are lots of jobs available but for people who don't have English as a first language it is so hard to get a job... even for community members who have spoken English since birth."



# Challenges and support needs for the community sector

There are many community, cultural and faith based services and groups operating in the Burwood Local Government Area. The majority of these do not receive regular funding and are run by volunteers with bi-lingual, bi-cultural skills.



We underestimate the contribution of the many volunteer-run, grassroots community groups... and their ability to engage hard to reach community members.

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through engagement with the multicultural community sector:

Priority support

needs identified

# 1. Funding and resources

Funding is critical to support the ongoing delivery of programs and services supporting local community members. Time-poor and under-resourced small and volunteer run organisations need assistance with seeking and attracting financial, in-kind and skilled support to continue or expand their work.

### " Council grants are small but we can still do a lot with that."

"We volunteer our time, work full-time jobs, we don't have time to apply for grants so we pay out of our own pockets."

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# 2. Service promotion, information exchange and collaboration

Many services operate in isolation and are not aware of the many multicultural groups and services operating in Burwood.



# 3. Access to affordable venues

Community groups need access to venues to meet and deliver cultural and community support programs. Venue hire costs are significant when they only have small financial resources.

# 4. Training and capacity building (volunteers and workers)

Support with recruiting and building the skills of volunteers is needed as well as strengthening the capacity of volunteerrun community groups to deliver programs.

- "We are not aware of what other services and programs are available that we can refer people to."
- "We need to bring culturally diverse communities and funded services together, including those serving Burwood but not based here... to get to know who's working here and identify opportunities to collaborate."
- " We love Woodstock – it's not cheap and very burdensome for our group. Council's small grant has helped but hire fees uses a lot of it."

"We need help with recruiting and training volunteers, especially bi-lingual and younger volunteers."

" Providing training for leaders, workers and cultural groups to increase skills in food handling, events management, first aid, working with children or vulnerable groups."

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# **Our Action Plan**

This Plan outlines how we will work with our community and other partners over the next four years to celebrate our unique multicultural strengths, build a more connected, welcoming and cohesive community and improve the participation of people of all cultural backgrounds in Burwood.

# The key outcomes for our community include:



## OUTCOME AREA 1.

An empowered and respectful community where language and culture are not barriers to access and participation



# OUTCOME AREA 2.

A strong, responsive, connected and trusted community sector



### OUTCOME AREA 3.

A welcoming, harmonious and inter-connected community where our diverse and shared experiences are harnessed and celebrated

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## OUTCOME AREA 1.

An empowered and respectful community where language and culture are not barriers to access and participation

Burwood's cultural and linguistic diversity is one of our greatest strengths. We recognise the importance and the role of language and the need to use diverse, cross-cultural communication methods to help improve access and participation by community members in services and programs. We will work with our community to improve understanding about what Council offers and how to access other local support services.

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# Our community told us they want:

- To know what services and programs are available
- To understand what Council does and help to access or navigate Council
- Additional help for those with language barriers or low levels of English
- Information distributed through trusted relationships and community networks
- Services that are culturally safe and cross-culturally competent
- Council's staff and processes to reflect Burwood's culturally diverse community
- Help to overcome barriers to employment, digital access and access to services and programs.

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Proficiency in English continues to be a barrier, regardless of length of time in Australia."

Provide culturally sensitive training to build awareness among local organisations and Council about how to welcome people from different cultures in Burwood."

Culturally diverse businesses don't have time or like written materials. Face to face works best.

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Outcome	Actio	n	Council's role	Timeframe
Improved	1.1	Develop resources and identify opportunities to profile and promote the availability of local services, programs and events to the local community	Lead	Year 1
awareness of services	1.2	Work with multicultural communities to identify soft entry points and develop education campaigns in community languages to raise awareness of community services and programs	Lead	Year 2
	1.3	Explore opportunities to develop civic and community education programs in community languages	Lead	Year 2
Community	1.4	Work in partnership with community groups to deliver Library and Council facility orientation tours or activities	Lead	Year 1
education and civic engagement	1.5	Distribute the Burwood Residents' Guide and identify opportunities to welcome, orient and connect new residents to local services, resources and supports	Lead	Ongoing
	1.6	Provide a range of methods and opportunities for multicultural community groups and members to inform decision-making on matters affecting them	Lead	Ongoing
Overcoming language barriers	1.7	Undertake a review of Council's website to ensure the language and design is accessible and easy to navigate by people with lower English proficiency	Lead	Year 2
	1.8	Review and enhance Council's Language Aide Program to ensure it reflects current and emerging needs	Lead	Year 1
	1.9	Deliver training and promote the free language services available to access Council services including interpreting services, translated resources and bi-lingual Language Aides	Lead	Ongoing
	1.10	Identify guidelines and opportunities to increase the provision of translated materials within Council's internal communication guidelines	Lead	Year 2
	1.11	Explore opportunities to increase availability and promotion of English Conversation classes, including piloting a Language Cafe in Burwood Library	Partner	Year 2
	1.12	Investigate opportunities to establish a form-filling assistance and bi-lingual volunteers program to assist community members with completing application forms and developing volunteer skills to support job seeking	Partner	Year 2
Supported	1.13	Build business awareness about Council's Shopfront Improvement Program and streamlined outdoor dining application in cultural precincts		Year 2
Businesses	1.14	Explore opportunities to facilitate bi-lingual nominations for Council's Business Commendation Awards	Lead	Year 1
Pathways into employment	1.15	Identify and promote volunteer, skilled work placement, internships and other paid employment pathway opportunities within Council to overcome barriers to employment or underemployment of local residents	Lead	Year 2
Diverse and culturally	1.16	Develop and embed a 'knowing your community' and cultural competency training into Council's training framework and staff and Councillor induction processes	Lead	Ongoing
competent workforce	1.17	Deliver information sessions on applying for public sector jobs and promote Council job opportunities through community networks to support diversity and inclusion recruitment practices	Lead	Year 3

# We will also continue to:

- Coordinate Citizenship Ceremonies to welcome new citizens of Burwood
- Translate information into key languages including summaries of key documents to increase awareness
- Work with Council's MAC and community groups to implement Council's Community Engagement Strategy and Customer Experience Strategy
- Undertake engagement and analysis of demographic information to expand and promote Burwood Library's community language collection.



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# OUTCOME AREA 2. A strong, responsive, trusted and connected community sector

Burwood has a vibrant and active, multicultural sector with many volunteerrun cultural, faith and community groups providing support and connection for new or isolated community members. Council can play an important role in bringing these organisations together, draw and building on their strengths and provide resources to grow their capacity and amplify their impact.

# The multicultural community sector told us they need help to:

- Improve their connection and collaboration with other community groups and services
- Access funding and resources
- Access affordable spaces to deliver programs and services
- Build the skills, knowledge and capacity of community leaders, volunteers and businesses
- Increase the provision of co-located services in the Burwood area
- Support vulnerable or isolated community members
- Respond to emerging priority issues.

We underestimate the contribution of the many volunteer-run, grassroots community groups... and their ability to engage hard to reach community members."

Bi-cultural workers can help to establish trust, build connections to services and help community members navigate the system."

We need a platform where local not for profit groups can connect, promote their programs and services and find others.

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Outcome	Dutcome Action				
Improved	2.1	Identify platforms and facilitate networking initiatives to connect multicultural communities with mainstream service providers to build trust, information exchange and partnership	Lead	Year 2	
		Develop resources and initiatives which increase understanding of Council's role, structure and build connections between Council and the community sector	Lead	Year 1	
2.3 Access to		Deliver an annual Community Grants Program and include funding priorities which respond to emerging priorities for multicultural communities and gaps in service provision and promote the successes of funded programs and initiatives	Lead	Ongoing	
funding	2.4	Provide grant information sessions, grant writing workshops, promote external funding and build the capacity of smaller culturally-specific organisations to increase their financial sustainability	Lead	Year 2	
	2.5	Deliver training and information sessions to build the skills, knowledge and capacity of the multicultural community sector, including community leaders and volunteers	Lead	Ongoing	
Capacity building	2.6	Explore opportunities to build the knowledge and skills of culturally diverse businesses	Lead	Year 2	
2.7		Undertake research to map the volunteer contributions of local community/volunteer-run groups and identify opportunities to support, build capacity and amplify their impact	Lead	Year 3	
Improved local service provision 2.9		Investigate opportunities, partnerships and advocacy to increase the provision and accessibility of local supports and services	Lead	Ongoing	
		Seek partnerships to support the delivery of targeted programs that respond to the diverse interests and emerging needs of culturally diverse communities including marginalised, vulnerable, disengaged or special interest groups	Partner	Year 2	
	2.10	Investigate opportunities to collaborate with NSW Health and other partners on priority health issues affecting culturally diverse communities	Partner	Year 2	
Community health	2.11	Deliver mental health first aid training in community languages	Partner	Year 1	
and other priorities addressed	2.12	Support organisations providing food relief and welfare support to increase service capacity and access for local residents	Partner	Ongoing	
	2.13	Seek input, promote and deliver community programs that respond to the identified interests of multicultural communities	Lead	Ongoing	

# We will also continue to:

- Raise the profile and contributions of multicultural communities and volunteers through the Burwood Citizen of the Year and Business Awards and positive media stories
- Advocate and support the community sector to have a voice on emerging priorities and needs affecting Burwood's culturally and linguistically diverse communities
- Establish networks and consult with international students living in Burwood to better understand their needs and identify opportunities to respond to priority issues
- Undertake regular consultation and proactively contribute to research and advocacy relating to issues affecting Burwood's diverse communities.



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OUTCOME AREA 3.

A welcoming, harmonious and inter-connected community where our diverse and shared experiences are harnessed and celebrated

Our vision for Burwood is one where all members of our community feel welcomed, included and supported to express their unique cultural identity and heritage. This includes showcasing the contributions of past and present migrant communities, connecting new and established communities and creating a cohesive, visibly vibrant and inclusive multicultural community.

# The community told us they want:

- More opportunities to showcase and celebrate Burwood's unique cultures, traditions, food, language, religion, art and heritage
- Greater inter-cultural connection to build understanding and respect across cultural groups
- Inclusion of multicultural communities in civic events
- Support for local performance groups, arts and cultural development.

Multiculturalism enriches our society. It creates social energy and it creates new ways of living and doing things. But multiculturalism is more than just about food.

It's also about who we are as a society, and about our civic identity... learning how to live with cultural differences is a test of our citizenship. When we're able to live alongside people from different backgrounds and learn from each other; it's a demonstration of our values."<sup>3</sup>

Burwood is a welcoming and diverse place, but racism and discrimination still exists. Council can help to promote respect and cross-cultural understanding.

Professor Tim Soutphommasane, University of Sydney, quoted in Domain, 2021, Burwood's thriving diverse community shows the value of Australia's multicultural hubs "

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Outcome	Council's role	Timeframe		
	3.1	Deliver and promote a program of Council-run and supported community-led events which celebrate the diversity and cultural celebrations reflective of Burwood's multicultural community	Partner	Ongoing
Diverse cultural	3.2	Promote an annual events calendar with 'save the dates' for major cultural events to increase opportunities for participation by local businesses and cultural groups	Lead	Year 1
events	3.3	Explore opportunities for local community and cultural groups to be included in Council's online events calendar	Lead	Year 2
	3.4	Explore opportunities to support and recognise contributions for local cultural performance groups who contribute to Council events	Lead	Year 2
Inter-cultural awareness and exchange	<ul> <li>Facilitate and promote opportunities for inter-cultural exchange,</li> <li>education and dialogue between the diverse communities of Burwood</li> </ul>			
Increased	3.6	Deliver initiatives that aim to build understanding and knowledge between First Nations people and Burwood's culturally diverse communities	Partner	Year 2
connections and inclusion of multicultural	3.7	Promote awareness of civic events and increase the inclusion of multicultural communities	Lead	Year 2
communities	3.8	Collaborate with Council's MAC to develop and promote local #RacismNotWelcome initiatives	Lead	Ongoing
	3.9	Develop a cultural plan for Burwood	Lead	Year 2
Cultural development	3.10	Identify opportunities to involve and reflect multicultural communities and business in the design of public spaces, public art and community facilities	Lead	Ongoing
and place-making 3.11		Support community-led place-making initiatives in cultural business precincts	Lead	Year 3
	3.12	Identify opportunities to involve multicultural businesses and communities in the trial of the Licence to Play Policy	Lead	Year 2

# First Nations and new migrant communities

Consultation highlights a lack of knowledge sharing and understanding between new migrants and First Nations people in Burwood. Both communities have distinct cultures, challenges and sense of belonging that often navigate complex relationships with Australian and global history.

Research highlights the importance of providing opportunities for new arrivals and other multicultural communities to build relationships, gain understanding and learn about First Nations history.<sup>4</sup> This includes helping new migrants form their Australian identity in reference to First Nations people and for each group to learn from each other.

# We will also continue to:

- Reflect Council's rich cultural diversity in our public art, events and in the design of our Street Banner Program
- Implement actions in the Safer Burwood Plan and Burwood After Dark Strategy to improve the design, usage and activation of public spaces and promote inclusiveness, welcoming and belonging
- Consider the needs of multicultural communities in the implementation of the Customer Experience Strategy, Library Strategic Plan, Burwood Youth Action Plan, Safer Burwood Plan and Disability Inclusion Action Plan.



4 LGNSW, 2023, Multicultural Framework Review submission

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# Monitoring our progress

Council will work together with local community members, organisations, cultural and religious and interest groups to implement, monitor and evaluate this Strategy.

An implementation plan will be developed for each year of the four years of this Strategy. Key actions will be incorporated into Council's operational plans. We will regularly review and measure the outcomes of our activities through our corporate reporting and regular review by our MAC.

To ensure that this Strategy remains responsive to changing needs, we will undertake targeted and ongoing consultation with our culturally diverse communities to ensure that new and emerging trends are identified that are impacting our community.

#### We will continue to monitor and review:

- Engagement in Council's planning and decision-making by community members from diverse cultural and linguistic backgrounds
- Levels of participation and satisfaction in activities, events and programs
- Levels of collaboration with multicultural and community sector partners
- The impact of programs, services and facilities delivered as part of the Strategy through:
  - Community priority and satisfaction survey results
  - Customer experience surveys
  - Feedback from program participants on changes in community connectedness, social inclusion and wellbeing outcomes
- Indicators of social inclusion and cohesion (measured from baseline to best practice) as identified in *Building social cohesion: A resource for local government.*<sup>₅</sup>

# Measures related to<sup>6</sup>:



### OUTCOME AREA 1.

- Information on Council's website (Baseline: 92%)
- Opportunities for volunteers and volunteering (Baseline: 87%)
- Satisfaction with:
  - Council Library Services (Baseline: 93%)
  - Council Customer service (Baseline: 74%)
  - Community centres and facilities (Baseline: 92%)



#### OUTCOME AREA 2.

- Initiatives and support for people from multicultural backgrounds (Baseline: 90%)
- Support for local business (Baseline: 91%)



#### OUTCOME AREA 3.

- Burwood is a harmonious, respectful, and inclusive community (Baseline: 76%)
- Feeling part of local community (Baseline: 71%)
- Local events offering opportunities to connect (Baseline: 60%)
- Festivals, events and public space activations (Baseline: 93%)
- Vibrant and inviting town centres (Baseline: 64%)
- 5 Cred Consulting, 2022, Building social cohesion: A resource for local government, accessed via https://credconsulting.com.au/ wp-content/uploads/2022/06/Building-Social-Cohesion\_A-Resource-for-Local-Government\_DRAFT-1.pdf
- 6 Community Priorities and Satisfaction Survey, Micromex Research 2023

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# (Item 23/24) Investment Report as at 31 March 2024

File No: 24/11297

Report By Director Corporate Services

# Summary 3 1

In accordance with Clause 212 of the *Local Government (General) Regulation 2005*, this report details all money that Council has invested under Section 625 of the *Local Government Act 1993*.

# **Operational Plan Objective**

A.103 Implement and monitor appropriate investment strategies and prepare monthly investment reports.

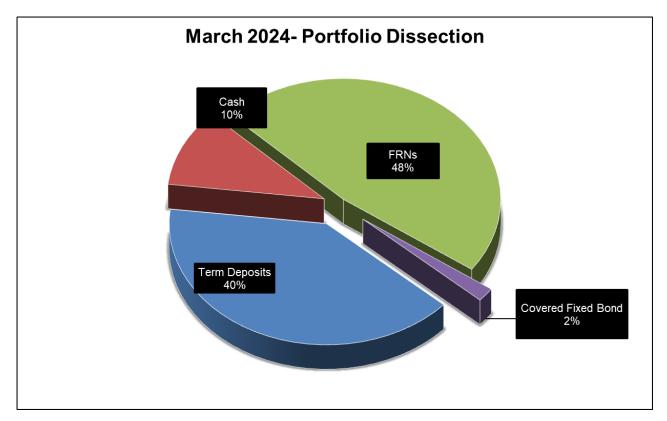
# **Background**

As provided for in Clause 212 of the *Local Government (General) Regulation 2005*, a report listing Council's investments must be presented to Council.

Council's investments are made up of a number of direct investments, some of which are managed or advised by external agencies.

# Investment Portfolio

Council has a diversified investment portfolio and has a number of direct investments in term deposits. Its investment portfolio as at 31 March 2024 is:



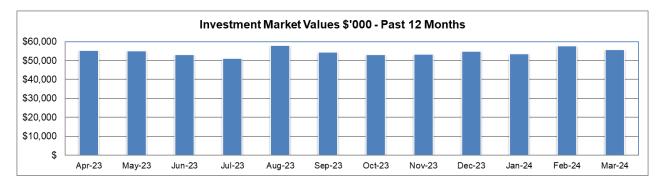
As at 31 March 2024 Council held the following term deposits:

Purchase	Financial Institution	Principal	Interest	Investment	Maturity
Date		Amount	Rate	Days	Date
14 Aug 23	СВА	4,000,000	5.50%	270	10 May 24
09 Oct 23	SunCorp	4,000,000	5.15%	274	09 Jul 24
10 Oct 23	NAB	4,000,000	5.17%	365	09 Oct 24
02 Nov 23	СВА	3,000,000	5.40%	364	31 Oct 24
05 Dec 23	СВА	4,000,000	5.21%	182	03 Jun 24
22 Feb 24	NAB	3,000,000	5.08%	365	21 Feb 25
	Total	22,000,000			

As at 31 March 2024 Council held the following Floating Rate Notes:

Purchase	Financial Institution	Principal	Current	Investment	Maturity
Date		Amount	Coupon	Days	Date
			Rate		
16 Jun 21	MyState Bank Ltd	2,500,000	5.0039%	1,461	16 Jun 25
24 Aug 21	National Australia Bank	1,500,000	4.7456%	1,826	24 Aug 26
11 Aug 22	Westpac	1,800,000	5.1472%	1,096	11 Aug 25
18 Aug 22	Commonwealth Bank of Australia	2,400,000	5.3600%	1,826	18 Aug 27
13 Oct 22	MyState Bank Ltd	1,500,000	5.6502%	1,096	13 Oct 25
17 Oct 22	Suncorp-Metway Limited	800,000	5.2302%	1,096	17 Oct 25
07 Nov 22	Sumitomo Mitsui Banking Sydney	2,000,000	5.4490%	1,096	07 Nov 25
13 Jan 23	Commonwealth Bank of Australia	3,000,000	5.5002%	1,826	13 Jan 28
19 Jan 23	Rabobank U.A Australia Branch	1,500,000	5.5189%	1,826	19 Jan 28
10 Feb 23	Newcastle Permanent Building Society	1,000,000	5.3472%	1,461	10 Feb 27
03 Mar 23	HSBC Sydney Branch	2,000,000	5.3887%	1,827	03 Mar 28
16 Mar 23	United Overseas Bank Sydney	2,000,000	5.0839%	1,096	16 Mar 26
18 May 23	Suncorp-Metway Limited	1,500,000	5.3900%	1,096	18 May 26
16 Jun 23	QPCU Limited T/A QBANK	2,750,000	6.0539%	1,096	16 Jun 26
	Total	26,250,000			

The following graph highlights Council's investment balances for the past 12 months:



Council's investment portfolio is recognised at market value and some of its investments are based on the midpoint valuations of the underlying assets and are subject to market conditions that occur over the month.

Council's investment balances as at reporting date are detailed in Attachment 1. Definitions on the types of investments are detailed in Attachment 2.

## Investment Performance and Market Commentary

At the Reserve Bank of Australia (RBA) meeting on the 19 March 2024, the Board decided to leave the official cash rate at 4.35 per cent. According to the Statement by the Reserve Bank board "...Recent information suggests that inflation continues to moderate, in line with the RBA's latest forecasts. The headline monthly CPI indicator was steady at 3.4 per cent over the year to January, with momentum easing over recent months, driven by moderating goods inflation. Services inflation remains elevated, and is moderating at a more gradual pace. The data are consistent with continuing excess demand in the economy and strong domestic cost pressures, both for labour and non-labour inputs.

Higher interest rates are working to establish a more sustainable balance between aggregate demand and supply in the economy. Accordingly, conditions in the labour market continue to ease gradually, although they remain tighter than is consistent with sustained full employment and inflation at target. Wages growth picked up a little further in the December quarter, but appears to have peaked with indications it will moderate over the year ahead. Nevertheless, this level of wages growth remains consistent with the inflation target only on the assumption that productivity growth increases to around its long-run average. Inflation is still weighing on people's real incomes and household consumption growth is weak, as is dwelling investment.

While there are encouraging signs that inflation is moderating, the economic outlook remains uncertain. The December quarter national accounts data confirmed growth has slowed. Household consumption growth remains particularly weak amid high inflation and the rise in interest rates. After recent declines, real incomes have stabilised and are expected to grow from here, which is expected to support growth in consumption later in the year.

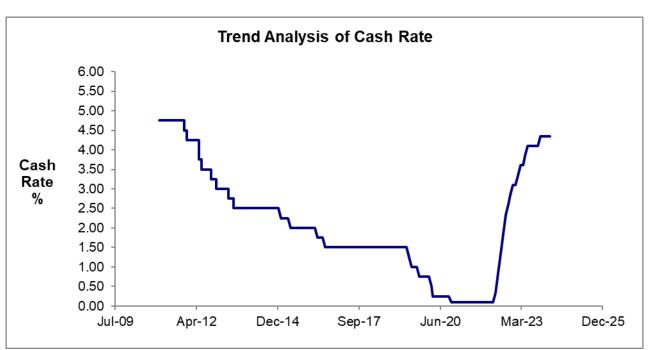
Meanwhile, growth in unit labour costs remains very high. It has begun to moderate slightly as measured productivity growth has picked up in the past two quarters but whether this trend will be sustained is uncertain.

The central forecasts are for inflation to return to the target range of 2–3 per cent in 2025, and to the midpoint in 2026. Services price inflation is expected to decline gradually as demand moderates and growth in labour and non-labour costs eases. Employment is expected to continue to grow moderately, and the unemployment rate and the broader underutilisation rate are expected to increase a bit further.

While there have been favourable signs on goods price inflation abroad, services price inflation has remained persistent and the same could occur in Australia. There also remains a high level of uncertainty around the outlook for the Chinese economy and the implications of the conflicts in Ukraine and the Middle East. Domestically, there are uncertainties regarding the lags in the effect of monetary policy and how firms' pricing decisions and wages will respond to the slower growth in the economy at a time of excess demand, and while the labour market remains tight. The outlook for household consumption also remains uncertain.

Returning inflation to target within a reasonable timeframe remains the Board's highest priority. This is consistent with the RBA's mandate for price stability and full employment. The Board needs to be confident that inflation is moving sustainably towards the target range. To date, medium-term inflation expectations have been consistent with the inflation target and it is important that this remains the case.

While recent data indicate that inflation is easing, it remains high. The Board expects that it will be some time yet before inflation is sustainably in the target range. The path of interest rates that will best ensure that inflation returns to target in a reasonable timeframe remains uncertain and the Board is not ruling anything in or out. The Board will rely upon the data and the evolving assessment of risks. The Board will continue to pay close attention to developments in the global economy, trends in domestic demand, and the outlook for inflation and the labour market. The Board remains resolute in its determination to return inflation to target."



The following graph provides information on the current RBA monetary policy:

# Recommendation(s)

- 1. That the investment report for 31 March 2024 be received and endorsed.
- 2. That the Certificate of the Responsible Accounting Officer be received and noted.

# **Attachments**

- 1. Investment Register 31 March 2024
- **2** Investment Types

# Investment Register - 31 March 2024

BURWOOD COUNCIL
INVESTMENT PORTFOLIO
as at 31 March 2024

Investment Adviser	Issuer	ADI or N-ADI	Investment Name	Туре	Rating S&P	Invested Amount	Market Value as at	Market Value as at	Market Value as at	% of Total Invested
							31/01/2024	29/02/2024	Reporting Date	
Cash										10.38
Council	Commonwealth Bank	ADI	Operating Account	Cash	AA-	347,779	950,303	1,811,379	347,779	0.62
Council	Commonwealth Bank	ADI	Cash Deposit Account	At Call	AA-	0	-	-	-	0.00
Council	Commonwealth Bank	ADI	Online Saver	At Call	AA-	5,446,255	5,858,946	6,076,754	5,446,255	9.75
Council	AMP Bank Limited	ADI	AMP Business Saver	At Call	BBB-	1,265	1,258	1,262	1,265	0.00
Council	AMP Bank Limited	ADI	AMP Notice Account	Notice 30 days	BBB-	3,701	3,669	3,686	3,701	0.01
Term Deposits	_		-							40.26
Council	Commonwealth Bank	ADI	Commonwealth Bank	Term Deposit	AA-	4,000,000	4,102,466	4,119,945	4,138,630	7.41
Council	National Australia Bank	ADI	National Australia Bank	Term Deposit	AA-	4,000,000	4,064,023	4,080,454	4,098,018	7.34
Council	National Australia Bank	ADI	National Australia Bank	Term Deposit	AA-	3,000,000	-	3,002,923	3,015,866	5.40
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Term Deposit	AA-	4,000,000	4,064,340	4,080,707	4,098,203	7.34
Council	Commonwealth Bank	ADI	Commonwealth Bank	Term Deposit	AA-	3,000,000	3,039,945	3,052,816	3,066,575	5.49
Council	Commonwealth Bank	ADI	Commonwealth Bank	Term Deposit	AA-	4,000,000	4,032,545	4,049,102	4,066,802	7.28
Term Deposits - Covered Fixed Bond										1.84
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Covered Fixed Bond (4.85%) Semi Annual	AA-	1,000,000	1,018,170	1,021,300	1,025,880	1.84
Floating Rate Notes										47.53
Council	MyState Bank Ltd	ADI	MyState Bank Ltd	Floating Rate Notes (90 day BBSW +130 bps)	BBB	1,500,000	1,508,970	1,517,205	1,525,140	2.73
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Covered Flating Bond (90 day BBSW +88 bps)	AA-	800,000	803,968	808,816	813,112	1.46
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Covered Flating Bond (90 day BBSW +105 bps)	AA-	1,500,000	1,520,955	1,512,285	1,520,925	2.72
Council	Rabobank U.A Australia Branch	ADI	Rabobank U.A Australia Branch	Floating Rate Notes (90 day BBSW mid + 118 bps)	А	1,500,000	1,516,140	1,522,455	1,530,825	2.74
Council	Commonwealth Bank of Australia	ADI	Commonwealth Bank of Australia	Floating Rate Notes (90 day BBSW +112 bps)	AA-	3,000,000	3,038,430	3,055,140	3,069,540	5.50
Council	The Hongkong and Shanghai Banking Corporation Limited Sydney Branch	ADI	The Hongkong and Shanghai Banking Corporation Limited Sydney Branch	Floating Rate Notes (90 day BBSW +105 bps)	AA-	2,000,000	2,020,180	2,032,320	2,017,920	3.61
Council	United Overseas Bank Ltd Sydney Branch	ADI	United Overseas Bank Ltd Sydney Branch	Floating Rate Notes (90 day BBSW +73 bps)	AA-	2,000,000	2,013,540	2,023,860	2,009,260	3.60
Council	Newcastle Permanent Building Society	ADI	Newcastle Permanent Building Society	Floating Rate Notes (90 day BBSW +138 bps)	BBB	1,000,000	997,130	991,410	996,480	1.78
Council	Sumitomo Mitsui Banking Corporation Sydney	ADI	Sumitomo Mitsui Banking Corporation Sydney	Floating Rate Notes (90 day BBSW +110 bps)	А	2,000,000	2,037,880	2,021,420	2,031,500	3.64
Council	National Australia Bank	ADI	National Australia Bank	Floating Rate Notes (90 day BBSW +41 bps)	AA-	1,500,000	1,502,190	1,491,855	1,499,505	2.68
Council	MyState Bank Ltd	ADI	MyState Bank Ltd	Floating Rate Notes (90 day BBSW +65 bps)	BBB	2,500,000	2,502,925	2,516,000	2,497,350	4.47
Council	QPCU Limited T/A QBANK	ADI	QPCU Limited T/A QBANK	Floating Rate Notes (90 day BBSW +170 bps)	BBB-	2,750,000	2,780,498	2,801,618	2,777,088	4.97
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Floating Rate Notes (90 day BBSW +80 bps)	AA-	1,800,000	1,826,712	1,812,402	1,820,988	3.26
Council	Commonwealth Bank of Australia	ADI	Commonwealth Bank of Australia	Floating Rate Notes (90 day BBSW +102 bps)	AA-	2,400,000	2,441,208	2,422,632	2,435,400	4.36
Grand Total						55,048,999	53,646,390	57,829,745	55,854,006	100.00

Credit Ratings	
AAA	Extremely strong capacity to meet financial
	commitments
	Highest Rating
AA	Very strong capacity to meet financial commitments.
	Strong capacity to meet financial commitments
Α	but somewhat susceptible to adverse economic
	conditions and changes in circumstances.
BBB	Adequate capacity to meet financial commitments,
	but more subject to adverse economic conditions.
ccc	Currently vulnerable and dependent on favourable business, financial and economic conditions to meet financial commitments
D +	Payment default on financial commitments Means that a rating may be raised
-	Means that a rating may be lowered

#### Certificate of Responsible Accounting Officer

I hereby certify that the investments listed 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 Policies at the time of their placement.



Finance Manager

### Types of Investments

Council's investment portfolio consists of the following types of investment:

 Cash and Deposits at Call – Cash and Deposits at Call accounts are a flexible savings facility providing a competitive rate of interest for funds which are at call (available within 24hours). These accounts enable us to control Council's cashflows along with council's General Fund Bank account. Interest rates are updated in accordance with movements in market rates.

The following investments are classified as Cash and Deposits at Call:

- Commonwealth Bank of Australia Online Saver AA-
- Commonwealth Bank of Australia Operating Account AA-
- AMP Business Saver and Notice At Call/Notice BBB-
- 2. Floating Rate Notes (FRN) FRNs are a contractual obligation whereby the issuer has an obligation to pay the investor an interest coupon payment which is based on a margin above bank bill. The risk to the investor is the ability of the issuer to meet the obligation.

FRNs are either sub-debt or senior-debt which means that they are guaranteed by the bank that issues them with sub-debt notes rated a notch lower than the bank itself. The reason for this is that the hierarchy for payments of debt in event of default is:

- 1. Term Deposits
- 2. Global Fixed Income Deposits
- 3. Senior Debt
- 4. Subordinated Debt
- 5. Hybrids
- 6. Preference shares
- 7. Equity holders

In the case of default, the purchaser of subordinated debt is not paid until the senior debt holders are paid in full. Subordinated debt is therefore more risky than senior debt.

# **Reports of Committees**

# (Item RC3/24) Burwood Local Traffic Committee - April 2024

File No: 24/10651

Report by Director City Assets

# <u>Summary</u>

Attached are the Minutes of the Burwood Local Traffic Committee from its meeting held in April 2024. The Minutes are hereby submitted to the Ordinary Council Meeting for consideration and adoption by Council.

# **Operational Plan Objective**

C.4.1 Plan and manage transport infrastructure to meet current and future community needs. A.40 Investigate traffic hot spots and implement solutions such as pedestrian refuges, roundabouts or traffic calming devices.

# Recommendations

That the Minutes of the Burwood Local Traffic Committee of April 2024 be noted and the recommendations of the Committee as detailed below be adopted as a resolution of the Council.

# (Item LTC9/24) Elm Street, Burwood Heights - Changes to Parking Restrictions

# Recommendation

That Council approve the adoption of Option 1 to extend the 'No Parking' restrictions on the western side of Elm Street from '4:00am - 10:00am' to '4:00am - 12:00pm' on Mondays.

## (Item LTC10/24) Yandarlo Street, Croydon Park - Changes to Parking Restrictions

## **Recommendation**

That Council approve the extension of 'No Parking' restrictions in front of the driveway at 16 Yandarlo Street, Croydon Park to include the on-street area up to the off-street parking bay.

# (Item LTC11/24) Hunt Street, Enfield - Changes to Parking Restrictions

## Recommendation

That Council approve the formalisation of 'No Stopping' restrictions at the end of the Hunt Street cul-de-sac.

# (Item LTC12/24) Quandong Avenue, Burwood - Changes to Parking Restrictions

## Recommendation

That Council approve the proposed parking restriction changes on Quandong Avenue:

- Conversion of 'No Parking 7AM 6PM Mon-Fri, 7AM 6PM Sat' to 'No Parking 6AM 6PM Mon-Fri, 7AM – 6PM Sat' on the eastern side.
- Conversion of unrestricted parking to 'No Parking 6AM 12PM Tue, Thu, Fri' on the western side from Hume Highway to 11A Quandong Avenue.

# (Item LTC13/24) BOUNDARY STREET CROYDON - PLC ANNUAL OPEN DAY & STREET FAIR - TEMPORARY ROAD CLOSURE

**Recommendation** 

That Council approve the Temporary Road Closure of Boundary Street between Robinson Street and Young Street on Saturday, 11 May 2024.

# (Item LTC14/24) ACTON STREET, CROYDON - INSTALLATION OF A RAISED PEDESTRIAN CROSSING

# Recommendation

That Council approve the conversion of the existing at grade crossing in Acton Street at its intersection with Queen Street to a raised wombat crossing including relevant signs and line marking.

# (Item LTC15/24) RAILWAY PARADE AND BURLEIGH STREET TEMPORARY ROAD CLOSURES - ST NECTARIOS EASTER CELEBRATIONS

# Recommendation

That Council approve the procession and road closures associated with Saint Nectarios Easter Celebrations on Sunday 28 April 2024, Friday 3 May 2024 and Saturday 4 May 2024 subject to the following:

- a) Police agree to facilitate the road closure and rolling road closure on Friday 3 May 2024 between 8.00pm and 11.00pm and Saturday 4 May 2024 between 11.00pm and 12.30am;
- b) Emergency services and public transport operators are to be advised of the event (with a copy to be forwarded to Council);
- c) A copy of the Public Liability Insurance for the event (\$20 million) to be forwarded to Council;
- d) Barricades and signs to be provided in accordance with Work Cover requirements and AS1742.3 (2002) Traffic Control for Works on Roads.

# **Attachments**

- 1. Burwood Local Traffic Committee Agenda 04.04.2024
- **2** Burwood Local Traffic Committee Minutes 04.04.2024



# Notice of Burwood Local Traffic Committee Meeting

The April 2024 meeting of the Burwood Local Traffic Committee will be held electronically with the Agenda emailed to Members for review.

The minutes from the March 2024 meeting has also been emailed to members for confirmation.

All comments are requested to be returned to Council by 9:00 AM Friday 5<sup>th</sup> April 2024.

Tommaso Briscese General Manager

# Agenda

#### Acknowledgement of Country

Council acknowledges the Wangal people of the Eora Nation who are the traditional custodians of this land. Council also pays respect to their elders, both past and present, and extends that respect to other First Nations People who may be present.

#### Apologies/Leave of Absences

### Confirmation of Minutes

#### Recommendation

That the Minutes of the March 2024 Meeting of Burwood Local Traffic Committee as typed and circulated, be confirmed and signed as a true record of the proceedings of that meeting.

#### **GENERAL BUSINESS**

(ITEM LTC9/24)	ELM STREET, BURWOOD HEIGHTS - CHANGES TO PARKING RESTRICTIONS
(ITEM LTC10/24)	YANDARLO STREET, CROYDON PARK - CHANGES TO PARKING RESTRICTIONS
(ITEM LTC11/24)	HUNT STREET, ENFIELD - CHANGES TO PARKING RESTRICTIONS
(ITEM LTC12/24)	QUANDONG AVENUE, BURWOOD - CHANGES TO PARKING RESTRICTIONS
(ITEM LTC13/24)	BOUNDARY STREET CROYDON - PLC ANNUAL OPEN DAY & STREET FAIR - TEMPORARY ROAD CLOSURE
(ITEM LTC14/24)	ACTON STREET, CROYDON - INSTALLATION OF A RAISED PEDESTRIAN CROSSING
(ITEM LTC15/24)	RAILWAY PARADE AND BURLEIGH STREET TEMPORARY ROAD CLOSURES - ST NECTARIOS EASTER CELEBRATIONS 19

4 APRIL 2024

# (ITEM LTC9/24) ELM STREET, BURWOOD HEIGHTS - CHANGES TO PARKING RESTRICTIONS

File No: 24/4524

#### REPORT BY TRAFFIC ENGINEER

#### Summary

Burwood Council has received an internal request from the waste management team regarding parking restrictions along Elm Street.

#### **Background**

As Elm Street is a narrow street, cars parked on both sides, even when staggered, make it difficult for large waste vehicles to navigate the street during planned garbage collection on Mondays.

Current parking restrictions within Elm Street are as follows and shown on the diagram below:

- Unrestricted parking on the east side of the street, except opposite the frontage of the childcare centre which is 'No Stopping 7:30am to 10:00am and 2:30pm to 6:00 pm Mon-Fri', unrestricted at all other times.
- 'No Parking 4:00am to 10:00am Mondays' on west side of street, except along the frontage of the childcare centre which is '15 Min Parking 7:30am to 10:00am and 2:30pm to 6:00pm Mon-Fri', unrestricted all other times.

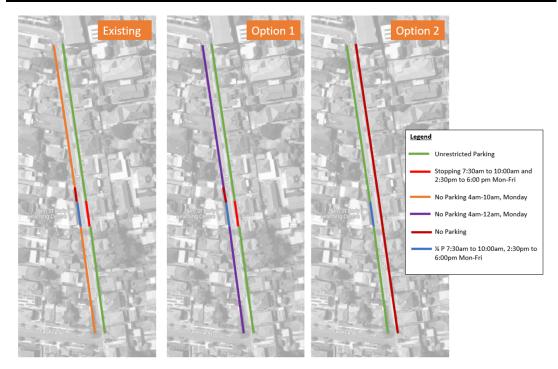
#### **Proposal**

Council has reviewed the restrictions within Elm Street and proposed two options for alleviating these concerns:

**Option 1** – Extend the 'No Parking' restrictions on the westesrn side of Elm Street from '4:00am - 10:00am' to '4:00am - 12:00pm' on Mondays. This option would allow the 'No Parking' hours to better align with recycling collection times, with minimal impact on parking on Elm Street.

**Option 2** – Flip the restrictions along Elm Street, such that there is unrestricted parking on the western side, and 'No Parking' restrictions on the eastern side. As most cars already park on one side of the street, this option would formalise parking on Elm Street and bring parking in line with the childcare pick up/drop off zone, allowing a straight path for vehicles on the east side and minimise weaving.

#### 4 APRIL 2024



#### **Consultation**

Consultation was undertaken with 25 properties fronting Elm Street The consultation asked residents to express their view on supporting either Option 1, Option 2, or to make no changes.

A total of seven responses were received following community consultation, representing a 28% response rate. The results are tallied below:

Option 1	5
Option 2	2
No Action	-

### **Financial Implications**

The updated of the timed parking signage is estimated to cost \$500. The cost will be funded from the 2022/23 Traffic Facilities Budget.

#### Recommendation

It is recommended that Council approves the adoption of Option 1 to extend the 'No Parking' restrictions on the western side of Elm Street from '4:00am - 10:00am' to '4:00am - 12:00pm' on Mondays.

### **Attachments**

There are no attachments for this report.

4 APRIL 2024

# (ITEM LTC10/24) YANDARLO STREET, CROYDON PARK - CHANGES TO PARKING RESTRICTIONS

File No: 24/7658

#### REPORT BY TRAFFIC ENGINEER

#### Summary

A resident of Yandarlo Street has requested that measures be taken to prevent vehicles parking across their driveway or prevent egress from the adjacent off-street parking bay.

#### **Background**

Yandarlo Street is a two-way road with unrestricted parking on either side. Council has installed off-street parking bays on the nature strip along the street where possible to improve thoroughfare on an otherwise narrow street.

In early 2024, Council installed a new double parking bay in front of the property at 16 Yandarlo Street, which has left an approximate 3 metre kerb gap between the parking bay and the existing driveway. This distance is insufficient for a formal on-street parking space, and has led to motorists parking in a way that obstructs the access of the property's driveway as well as vehicles trying to exit from the parking bay.

#### Proposal

It is proposed that the 'No Parking' restrictions in front of 16 Yandarlo Street driveway be extended to the parking bay. Additional poles and signage will be installed as per the mark-up below



#### **Consultation**

The resident of 16 Yandarlo Street was consulted and has agreed to the proposed changes to try and combat this issue.

### **Financial Implications**

4 APRIL 2024

Installation of new poles and is estimated to cost \$500 and will be funded from the 2023/24 Traffic Facilities budgets.

#### Recommendation

That council approve the extension of 'No Parking' restrictions in front of the driveway at 16 Yandarlo Street, Croydon Park to include the on-street area up to the off-street parking bay.

### **Attachments**

There are no attachments for this report.

4 APRIL 2024

# (ITEM LTC11/24) HUNT STREET, ENFIELD - CHANGES TO PARKING RESTRICTIONS

File No: 24/7667

#### REPORT BY TRAFFIC ENGINEER

#### <u>Summary</u>

Council's compliance team has requested that the end of the cul-de-sac at Hunt Street, Enfield be formalised as 'No Stopping' with corresponding signage to ensure motorists are not parking trailers on the nature strip.

### **Background**

Hunt Street is a two-way road with unrestricted parking on either side. It ends in a sharp cul-de-sac with a grassed nature strip. Council's compliance team has observed that this grassed area is commonly used to park trailers.

It is noted that there are current 'No Stopping' restrictions at the end of the cul-de-sac, but the 'No Stopping' sign is pointing the wrong way and is not enclosed with another sign.



### <u>Proposal</u>

It is proposed the 'No Stopping restrictions be amended to extend across the end of the cul-de-sac, and signage updated as per the mark-up below.



### **Consultation**

Parking at the end of a cul-de-sac is not permitted as it prevents vehicles from being able to turn around and access driveways. As such, no resident consultation was undertaken as part of this proposal, however residents will be notified prior to the parking restrictions being changed.

### **Financial Implications**

Installation of new signs and is estimated to cost \$400 and will be funded from the 2023/24 Traffic Facilities budgets.

#### Recommendation

That council approves the formalisation of 'No Stopping' restriction at the end of the Hunt Street cul-de-sac.

## Attachments

There are no attachments for this report.

4 APRIL 2024

# (ITEM LTC12/24) QUANDONG AVENUE, BURWOOD - CHANGES TO PARKING RESTRICTIONS

File No: 24/7708

#### REPORT BY TRAFFIC ENGINEER

#### Summary

Council's waste management team has requested that the parking restrictions at Quandong Avenue be amended to assist with waste collection vehicle access to the new development at 105-115 Liverpool Road.

### **Background**

Quandong Avenue is a narrow two-way road which runs between Seale Street and Hume Highway. The current parking restrictions along it are shown in the diagram below. The new development at 105-115 Liverpool Road will be serviced by a minimum 10.2m long waste collection vehicle, turning into the site from Quandong Avenue and exiting in a forward direction. Due to the narrowness of Quandong Avenue, any vehicles parked on either side of the street will impact the access of the waste vehicle to the collection site.

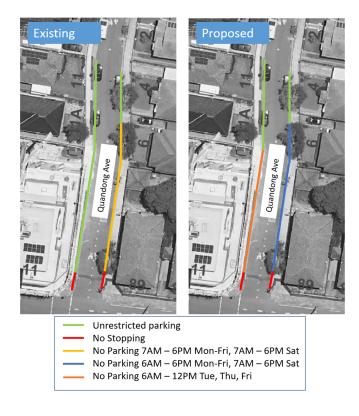
Transport for NSW does not permit new developments to have access of a classified road where there is an alternate site frontage available. As such the sites access has been provided via Quandong Avenue as the only other frontage is the State Road. Per Council's DCP, on-site loading and waste facilities were required to be provided for the development given the site's size.

Swept path analysis was undertaken as part of the DA which showed that given the narrowness of Quandong Avenue (7.8m kerb to kerb) it would not be possible for a heavy vehicle to enter and exit the site without the need to restrict parking during the waste collection days and hours. This has subsequently been verified on site by Council's Manager Waste and the company engaged to undertake waste collection services for Council.

#### **Proposal**

It is proposed that the existing parking restrictions on either side of Quandong Avenue near the development access driveway be converted to 'No Parking' to ensure clear garbage vehicle access. Changes will be made only to the waste collection periods of Tuesday, Thursday and Friday from 6AM to midday to minimise impact on street parking. Existing and proposed parking restrictions in the area are shown below.

#### 4 APRIL 2024



### **Consultation**

As the parking restriction changes are required to maintain heavy vehicle access, resident consultation was not conducted. Residents will be notified of the parking restriction changes prior to implementation.

#### **Financial Implications**

The cost of new signage and poles is estimated to be \$750.00, and will be funded from the 2023/24 Traffic Facilities budget.

#### Recommendation

That council approves the proposed parking restrictions changes on Quandong Avenue:

- Conversation of 'No Parking 7AM 6PM Mon-Fri, 7AM 6PM Sat' to 'No Parking 6AM 6PM Mon-Fri, 7AM – 6PM Sat' on the eastern side.
- Conversation of unrestricted parking to 'No Parking 6AM 12PM Tue, Thu, Fri' on the western side from Hume Highway to 11A Quandong Avenue.

#### **Attachments**

There are no attachments for this report.

4 APRIL 2024

# (ITEM LTC13/24) BOUNDARY STREET CROYDON - PLC ANNUAL OPEN DAY & STREET FAIR - TEMPORARY ROAD CLOSURE

File No: 24/8227

REPORT BY TRAFFIC ENGINEER & DESIGN

#### Summary

Burwood Council has been contacted by Presbyterian Ladies College (PLC) Croydon, requesting the temporary road closure of Boundary Street between Robinson Street and Young Street for the Presbyterian Ladies College Annual Open Day & Street Fair to be held on Saturday, 11<sup>th</sup> May 2024.

#### Background

PLC hosts its Annual Open Day & Street Fair each May with the aim of attracting a number of visitors to the school and inspecting various aspects of everyday school activities. As part of the festivities, PLC provides a number of stalls and rides within the school grounds. This event has taken place annually over the past several years with a road closure, as requested above.

Due to the size of the event and the potential number of visitors inspecting both the high school and infants campuses, Boundary Street, Croydon, is proposed to be closed to traffic between Young Street and Robinson Street. This allows a safe thoroughfare for visitors and school children as they walk between campuses. In addition, the road closure also allows several stalls to be established closer to the infant's campus (located on the northern side of Boundary Street).

#### Proposal

It is proposed that Boundary Street, Croydon will be closed on Saturday, 11<sup>th</sup> May 2024, between 5.00 am and 8.00 pm to facilitate the Open Day & Street Fair. This fifteen (15) hour road closure takes into account a provision for the erection and dismantling of stalls and rides etc.

The PLC Annual Open Day & Street Fair to be held on Saturday, 11<sup>th</sup> May 2024, subject to the following:

- a. Emergency services and public transport operators are to be advised of the event, with a copy of the correspondence forwarded to Council. *(Received by Council)*
- b. Organisers of the event to obtain Police Approval for Public Assembly, with a copy of the correspondence forwarded to Council. (*Received by Council*)
- c. A copy of the Public Liability Insurance for the event (\$20 million) to be forwarded to Council. (*Received by Council*)
- d. Barricades and signs to be provided by Accredited Traffic Controllers in accordance with Work Cover requirements and AS1742.3 (1996) Traffic Control for Works on Roads. (*Traffic Control Company and documents received*)
- e. All Barricades and signs to be set up and taken down by Accredited Traffic Controllers on the day of the event. (*Traffic Control Company and documents received*)
- f. Parents & Carers of PLC to be advised of correct parking behaviour prior to the event. (Notification letter received by Council)
- g. Residents of the following streets are to be advised in writing of the event (outlining start and finish times, street closure details, and contact name and number for the day), with copy of the correspondence forwarded to Council: (Notification letter received by Council)

   Boundary Street

- 2. Young Street
- 3. Grosvenor Street
- 4. Webb Street
- 5. Irrara Street
- 6. Orchard Street
- 7. Queen Street (from Webb Street to Robinson Street)
- 8. Gibbs Street
- 9. Macgregor Street
- 10. Wright Street
- 11. Robinson Street

All fees associated with the proposed road closure are borne by PLC.

### **Consultation**

As part of Council's conditions of consent, PLC will be required to inform residents from nominated streets (in writing) of the event, including details of the road closure and a contact name and number.

#### **Financial Implications**

To be fully funded by PLC School. Road closure application fee & charges waived by the Council as part of School event.

#### Recommendation(s)

That Council approves the Temporary Road Closure of Boundary Street between Robinson Street and Young Street on Saturday, 11<sup>th</sup> May 2024.

#### Attachments

There are no attachments for this report.

4 APRIL 2024

# (ITEM LTC14/24) ACTON STREET, CROYDON - INSTALLATION OF A RAISED PEDESTRIAN CROSSING

File No: 24/8366

REPORT BY TRAFFIC ENGINEER & DESIGN

## Summary

Council officers reviewed the pedestrian crossing at Acton Street, Croydon and have developed a design for the installation of a raised pedestrian crossing/wombat crossing in order to improve overall safety for pedestrians, including students of nearby Burwood Girls High School and Holy Innocents Primary School.

## **Background**

Acton Street is a local road, meaning that it carries a low to moderate vehicle capacity that serves to provide access to properties on minor roads from collector roads. At its southern most point Acton Street intersects with Queen Street which is a collector road.

The Acton Street currently incorporates a 11-metre-wide at-grade crossing which crosses two lanes of traffic. The crossing is used by pedestrians accessing the adjacent Blair Park as well as students from nearby Burwood Girls High School and Holy Innocents Primary Schools.



Currently, "No Stopping" restrictions per Australian Standard (AS1742.10) are in place to ensure adequate sightlines and pedestrian safety is maintained.

## **Proposal**

It is proposed to convert the existing at grade pedestrian crossing into a raised wombat crossing. The raised crossing will assist in improving pedestrian visibility, whilst the elevated speed hump

and 25km/h speed hump signs will also help to ensure vehicles slow down and stop for pedestrians. In addition, this new crossing improves the pedestrian facilities around schools.

There is no loss of parking space with the installation of proposed pedestrian crossing.

The wombat crossing has been designed in accordance with the Australian Standard AS1742 - Manual of Uniform Traffic Control Devices, AS1428 - Design for Access & Mobility as well as Austroads Guide to Road Design 2011.

## **Consultation**

The proposals will not result in the loss of any on-street parking or impact upon access to any adjoining properties. As such no public consultation has been undertaken.

## **Financial Implications**

Works include:

- Construction of raised concrete thresholds
- Realignment of existing kerb ramps
- Installation of line marking, signage and raised pavement markers

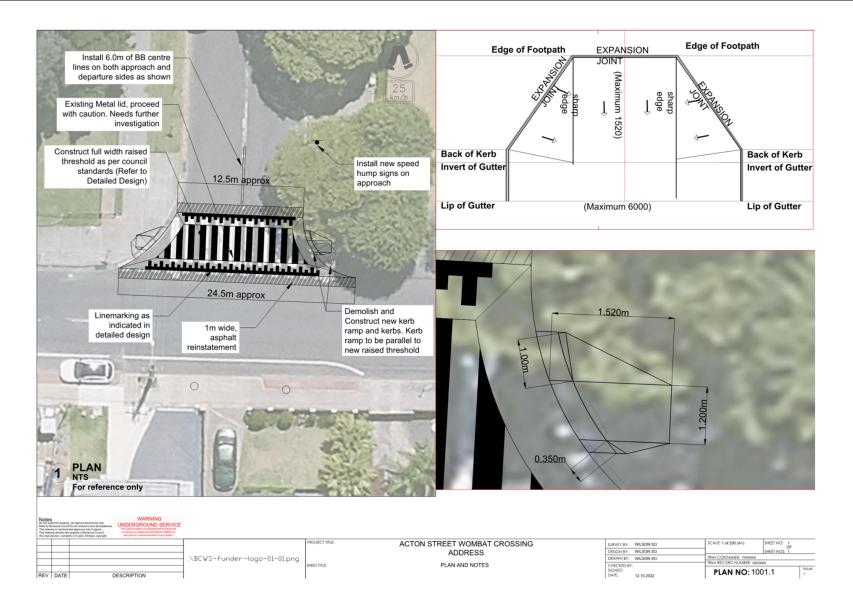
The approximate cost of the works is \$25,000 and will be funded from the Traffic Facilities Capital Works Budget 2023/2024.

### Recommendation

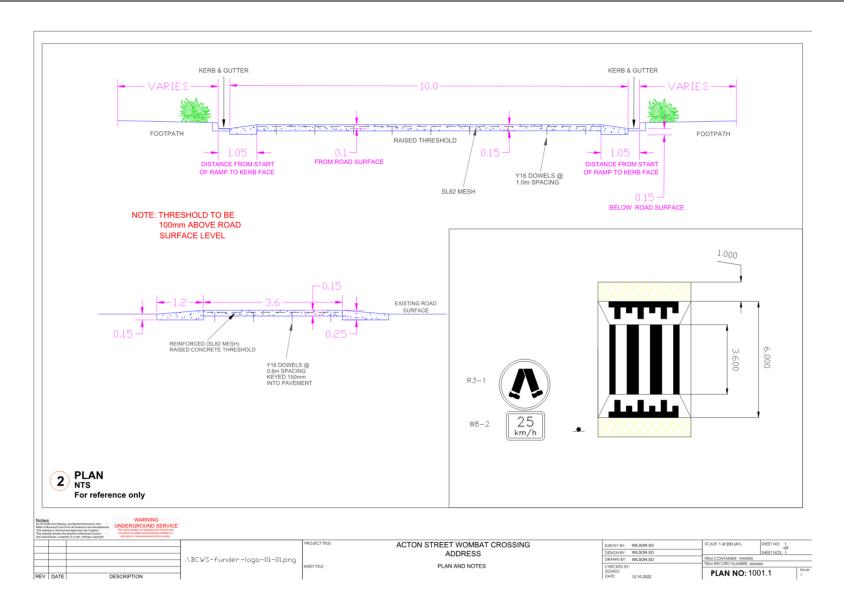
That Council approves the conversion of the existing at grade crossing in Acton Street at its intersection with Queen Street to a raised wombat crossing including relevant signs and line marking.

## **Attachments**

## **ITEM NUMBER LTC14/24 - ATTACHMENT 1**



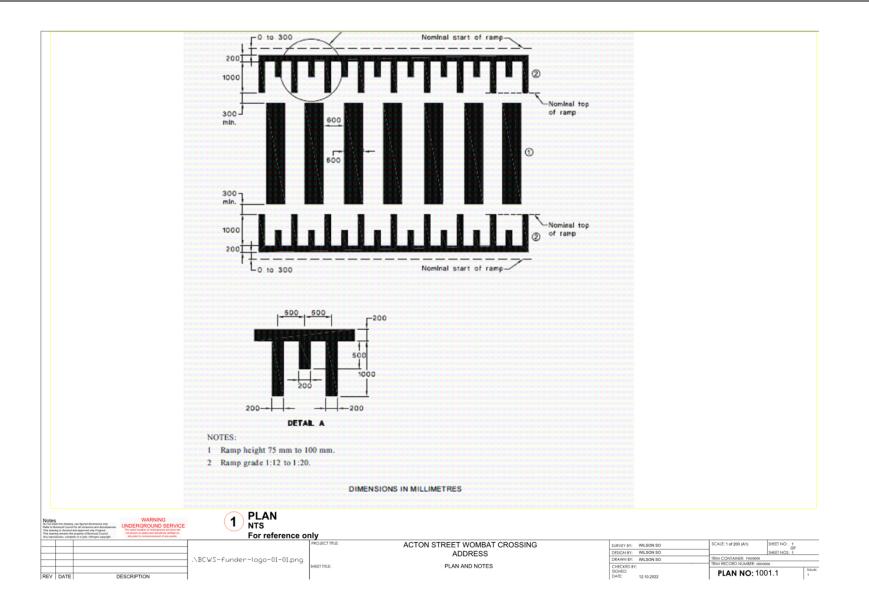
## ITEM NUMBER LTC14/24 - ATTACHMENT 1



## Item Number RC3/24 - Attachment 1

## Burwood Local Traffic Committee Agenda - 04.04.2024

ITEM NUMBER LTC14/24 - ATTACHMENT 1



4 APRIL 2024

## (ITEM LTC15/24) RAILWAY PARADE AND BURLEIGH STREET TEMPORARY ROAD CLOSURES - ST NECTARIOS EASTER CELEBRATIONS

File No: 24/10097

## REPORT BY TRAFFIC ENGINEER

## <u>Summary</u>

For the purpose of the 2024 Saint Nectarios Easter Celebrations, this report seeks Council's approval for temporary road closures along Railway Parade and Burleigh Street to facilitate large crowds and a procession.

## Background

Over the last 51 years the Greek Orthodox Easter services at Saint Nectarios involves thousands of Parishioners congregating in front of Saint Nectarios Greek Orthodox Church on Railway Parade, Burwood before a street procession is held along the local streets surrounding the Church. The celebrations this year will be held on **Sunday 28 April 2024, Friday 3 May 2024 and Saturday 4 May 2024.** 

Recognising that the Greek Orthodox Easter is an important day to the Burwood Community, Council in conjunction with NSW Police Service have provided permission for the rolling road closure on Good Friday and Easter Saturday as done in previous years.

## **Proposal**

Palm Sunday - Sunday 28 April 2024

 9.30am – 11.30am - Full Road Closure of Burleigh Street from Railway Parade to driveway of Council Car park.

#### Good Friday - Friday 3 May 2024

- 8pm 9pm Full Road Closure of Railway Parade, between Burwood Road and Shaftesbury Road; and Burleigh Street, between Railway Parade and Elizabeth Street as shown in attachment 1.
- 9pm 10pm Rolling Road Closure to allow the Good Friday Procession to travel from the Church along Railway Parade, left onto Burwood Road, left onto Belmore Street, left onto Shaftesbury Road, left onto Railway Parade and into the Church as shown in attachment 2.
- 10pm 11pm Full Road Closure of Railway Parade at the conclusion of the procession between Burwood Road and Shaftesbury Road.

#### Easter Saturday - Saturday 4 May 2024

 11pm – 12.30am - Full Road Closure of Railway Parade, between Burwood Road & Shaftesbury Road; and Burleigh Street between Railway parade and Elizabeth Street as shown in attachment 1.

As previous years, NSW Police Service will organise the traffic issues relating to the full road closure and rolling road closure as requested by the Church. All participants are to remain within the confines of the closed off area to comply with TfNSW Traffic and Transport Management of Special Events.

## **Consultation**

Saint Nectarios Church is required to letterbox drop all affected stakeholders, residents and businesses on the procession route (outlining start and finish times, street closure details, contact name and phone number for the day). Emergency Services and public transport operators are also to be advised of the event.

## **Financial Implications**

The Church will engage their own traffic control company who will supply the required traffic control devices (barricades, cones etc.)

### Recommendations

That Council approve the procession and road closures associated with Saint Nectarios Easter Celebrations on Sunday 28 April 2024, Friday 3 May 2024 and Saturday 4 May 2024 subject to the following:

- a) Police agree to facilitate the road closure and rolling road closure on Friday 3 May 2024 between 8.00pm and 11.00pm and Saturday 4 May 2024 between 11.00pm and 12.30am;
- b) Emergency services and public transport operators are to be advised of the event (a copy to be forwarded to Council);
- c) A copy of the Public Liability Insurance for the event (\$20 million) to be forwarded to Council;
- d) Barricades and signs to be provided in accordance with Work Cover requirements and AS1742.3 (2002) – Traffic Control for Works on Roads;

## **Attachments**

- 1 Greek Orthodox Easter Road Closure
- 2 Greek Orthodox Easter Rolling Road Closure

## ITEM NUMBER LTC15/24 - ATTACHMENT 1

Greek Orthodox Easter - Road Closure



## ITEM NUMBER LTC15/24 - ATTACHMENT 2

Greek Orthodox Easter - Rolling Road Closure





MINUTES OF THE MEETING OF THE BURWOOD LOCAL TRAFFIC COMMITTEE held at the ELECTRONICALLY on Thursday 4 April 2024 commencing at 9:00 AM.

AttendanceCr John Faker (Mayor) Chairperson<br/>Ms Angelica Joie Abragan, Transport for NSW<br/>Ms Maryann Duggan, Representative for State Member for Strathfield<br/>Mr Adrian Pritchard, Transit Systems<br/>Snr Constable Germaine Grant, NSW Police Service

Mr George El Kazzi, Director City Assets Mr Roberto Di Federico, Manager Traffic and Transport Mr Jeremy Tinslay, Traffic Engineer Mrs Manasa Simhalapathi, Traffic & Design Engineer

## **Apologies**

There were no apologies.

#### **Declarations of Interest**

There were no declarations of interests by Panel Members.

**Confirmation of Minutes** 

That the minutes of the ordinary meeting of the Burwood Local Traffic Committee held on Thursday 7 March 2024, as circulated, be confirmed and signed as a true record of the proceedings of the meeting.

## **Reports to Council**

Summary

(Item LTC9/24) Elm Street, Burwood Heights - Changes to Parking Restrictions

File No: 24/4524

Burwood Council has received an internal request from the waste management team regarding parking restrictions along Elm Street.

This is page 1 of the Minutes of the Burwood Local Traffic Committee Meeting of Burwood Council held on 4 April 2024

4 April 2024

### Recommendation

It is recommended that Council approves the adoption of Option 1 to extend the 'No Parking' restrictions on the western side of Elm Street from '4:00am - 10:00am' to '4:00am - 12:00pm' on Mondays.

## (Item LTC10/24) Yandarlo Street, Croydon Park - Changes to Parking Restrictions

File No: 24/7658

## Summary

A resident of Yandarlo Street has requested that measures be taken to prevent vehicles parking across their driveway or prevent egress from the adjacent off-street parking bay.

### Recommendation

That council approve the extension of 'No Parking' restrictions in front of the driveway at 16 Yandarlo Street, Croydon Park to include the on-street area up to the off-street parking bay.

## (Item LTC11/24) Hunt Street, Enfield - Changes to Parking Restrictions

## <u>Summary</u>

File No: 24/7667

Council's compliance team has requested that the end of the cul-de-sac at Hunt Street, Enfield be formalised as 'No Stopping' with corresponding signage to ensure motorists are not parking trailers on the nature strip.

## Recommendation

That council approves the formalisation of 'No Stopping' restriction at the end of the Hunt Street cul-de-sac.

This is page 2 of the Minutes of the Burwood Local Traffic Committee Meeting of Burwood Council held on 4 April 2024

4 April 2024

## (Item LTC12/24) Quandong Avenue, Burwood - Changes to Parking Restrictions

File No: 24/7708

## <u>Summary</u>

Council's waste management team has requested that the parking restrictions at Quandong Avenue be amended to assist with waste collection vehicle access to the new development at 105-115 Liverpool Road.

#### Recommendation

That council approves the proposed parking restrictions changes on Quandong Avenue:

- Conversation of 'No Parking 7AM 6PM Mon-Fri, 7AM 6PM Sat' to 'No Parking 6AM – 6PM Mon-Fri, 7AM – 6PM Sat' on the eastern side.
- Conversation of unrestricted parking to 'No Parking 6AM 12PM Tue, Thu, Fri' on the western side from Hume Highway to 11A Quandong Avenue.

## (Item LTC13/24) BOUNDARY STREET CROYDON - PLC ANNUAL OPEN DAY & STREET FAIR - TEMPORARY ROAD CLOSURE

File No: 24/8227

#### <u>Summary</u>

Burwood Council has been contacted by Presbyterian Ladies College (PLC) Croydon, requesting the temporary road closure of Boundary Street between Robinson Street and Young Street for the Presbyterian Ladies College Annual Open Day & Street Fair to be held on Saturday, 11<sup>th</sup> May 2024.

#### TfNSW Comment

TfNSW classifies this event as Class 3. No concurrence needed from TfNSW. Moving forward, please ENSURE that events are clearly classified as part of the LTC recommendation so we can easily identify the relevant approvals.

## Council Response

Comment noted

## Recommendation(s)

That Council approves the Temporary Road Closure of Boundary Street between Robinson Street and Young Street on Saturday, 11<sup>th</sup> May 2024.

This is page 3 of the Minutes of the Burwood Local Traffic Committee Meeting of Burwood Council held on 4 April 2024

4 April 2024

## (Item LTC14/24) ACTON STREET, CROYDON - INSTALLATION OF A RAISED PEDESTRIAN CROSSING

File No: 24/8366

## **Summary**

Council officers reviewed the pedestrian crossing at Acton Street, Croydon and have developed a design for the installation of a raised pedestrian crossing/wombat crossing in order to improve overall safety for pedestrians, including students of nearby Burwood Girls High School and Holy Innocents Primary School.

#### TfNSW Comment

Please confirm if existing R3-1 signs would be impacted by the kerb ramp upgrades as these were not marked in the plans.

#### Council Response

Affected signage will be relocated as per the relevant standards.

#### Recommendation

That Council approves the conversion of the existing at grade crossing in Acton Street at its intersection with Queen Street to a raised wombat crossing including relevant signs and line marking.

This is page 4 of the Minutes of the Burwood Local Traffic Committee Meeting of Burwood Council held on 4 April 2024

4 April 2024

## (Item LTC15/24) RAILWAY PARADE AND BURLEIGH STREET TEMPORARY ROAD CLOSURES - ST NECTARIOS EASTER CELEBRATIONS

File No: 24/10097

## <u>Summary</u>

For the purpose of the 2024 Saint Nectarios Easter Celebrations, this report seeks Council's approval for temporary road closures along Railway Parade and Burleigh Street to facilitate large crowds and a procession.

### TfNSW Comment

No Objections, subject to all relevant approvals and ROLs being sought from TMC. As this event will be conducted entirely under police control, we classify this as a Class 4 event.

Moving forward, please ENSURE that events are clearly classified as part of the LTC recommendation so we can easily identify the relevant approvals.

#### Council Response

Comment noted

## Recommendations

That Council approve the procession and road closures associated with Saint Nectarios Easter Celebrations on Sunday 28 April 2024, Friday 3 May 2024 and Saturday 4 May 2024 subject to the following:

- a) Police agree to facilitate the road closure and rolling road closure on Friday 3 May 2024 between 8.00pm and 11.00pm and Saturday 4 May 2024 between 11.00pm and 12.30am;
- Emergency services and public transport operators are to be advised of the event (a copy to be forwarded to Council);
- A copy of the Public Liability Insurance for the event (\$20 million) to be forwarded to Council;
- d) Barricades and signs to be provided in accordance with Work Cover requirements and AS1742.3 (2002) Traffic Control for Works on Roads;

This concluded the business of the meeting.

This is page 5 of the Minutes of the Burwood Local Traffic Committee Meeting of Burwood Council held on 4 April 2024