

Mayoral Minutes

(Item MM10/24) Council Response to Croydon TOD - Extension to the public consultation period and extraordinary Council meeting on 29 January 2025

File No: 24/50664

Mayoral Minute by Cr John Faker (Mayor)

Summary

Community consultation is currently underway on the draft Alternate TOD Masterplan that Council's planning consultants have assisted in drafting in response to the State Government Croydon Transport Oriented Development initiative, with a mandated deadline of 31 January 2025 for completion.

While Council has repeatedly requested a further extension of time from the NSW Minister for Planning and Public Spaces and the NSW Department of Planning, Housing, and Infrastructure, this Mayoral Minute seeks to extend the public consultation period as long as practicable and proposes holding a dedicated extraordinary Council meeting on 29 January 2025 to allow for a comprehensive review of community feedback and the preparation of suitable options for consideration.

Background

In December 2023, the NSW Government announced its Transport-Oriented Development (TOD) program.

Following a Council campaign requesting an extension of time to allow the development of a localised masterplan more sympathetic to Croydon's historical character, the implementation of the TOD program was deferred until January 2025.

Consultation on the alternate Masterplan commenced in October 2024. While the State Government holds ultimate authority over the approval, implementation, of the TOD program or any Council alternative, Council has taken a proactive stance.

Rather than passively accepting the State's proposed provisions, we are actively engaging with the community to ensure the communities voices are heard and feedback is incorporated into the process.

The final outcome must address the requirement for additional housing set by the NSW Government.

It is understood that the target for the Burwood component of the Croydon TOD is approximately 3,500 dwellings. This appears to be far greater than the yield potentially achieved via the original TOD policy based on Council staff estimates, which was approximately 1,500.

It is also disturbing to hear representations that may indicate that the TOD target for the Inner West portion of Croydon might be far lower than the Burwood one by approximately 1,000 dwellings.

To date these dwelling targets have not been published or made publicly available, however I have heard through political and community representation that the Department of Planning considers them as non-negotiable.

I believe these critical aspects of the TOD program must be clarified and made publicly available.

We are deeply grateful for the time and effort the community has invested in this process so far, particularly given the challenges of the limited timeframe. Rest assured, Burwood Council is listening. Our dedicated staff are carefully reviewing all submissions and feedback received to date.

Community input is invaluable, and Council remains committed to exploring all viable options that balance the need to accommodate population growth while preserving Croydon's unique character.

The final outcome may take several forms including: endorsing the TOD program as proposed by the NSW Government, adopting the alternative Draft Croydon Masterplan currently on exhibition as a response to the TOD program, or developing a refined proposal that integrates community feedback and responds to local priorities.

I have formally requested a three-month extension beyond January 2025 from the NSW Minister for Planning and Public Spaces and the NSW Department of Planning, Housing, and Infrastructure. This additional time would allow for the finalisation of documentation required for the gazettal of the Croydon Masterplan and provide more opportunities for community engagement.

Nevertheless, should the request for a further extension of time not be granted, I propose extending the current public consultation period to 22 December 2024 to ensure the community has more time to provide feedback and prepare detailed submissions.

Lastly, I propose that a dedicated extraordinary Council meeting be scheduled for 29 January 2025, to facilitate community participation at open forum and to allow our Council staff and consultants more time to develop a series of viable options for consideration.

I therefore move that:

1. The Mayor write to the Minister and the NSW Department of Planning, Housing, and Infrastructure reiterating Council's objection to the excessive target of 3,500 imposed on our community and requesting that all targets relating to the Croydon TOD for both Burwood and Inner West sides be released and made public
2. The Mayor again write to the Minister and the NSW Department of Planning, Housing, and Infrastructure seeking an extension of at least 3 months to facilitate further consultation and options analysis
3. The Mayor and General Manager write again to the Mayor and General Manager of Inner West Council seeking advice on Inner West Council's plans for Croydon TOD so as to facilitate a coordinated approach to the precinct
4. That the exhibition period for the draft Croydon Housing Investigation Area Masterplan be extended and submissions be received until midnight on 22 December 2024.
5. That Council staff and Council's planning consultants review the Masterplan in light of submissions received and develop a series of viable options for consideration by Council.
6. That based on feedback from residents, the General Manager, staff and Council's planning consultants investigate a policy position for masterplans whereby zoning delineations match existing street/road boundaries as opposed to private property boundaries, as well as building height planes
7. That, should the request for a further extension of time not be granted, Council hold an extraordinary Council meeting on 29 January 2025 to consider a final report detailing community feedback and to finalise Council's submission regarding the TOD program with the aim of providing this submission to the NSW Minister for Planning and Public Spaces and the NSW Department of Planning, Housing, and Infrastructure by the 31 January 2025 deadline.

8. That a Mayoral letter be sent to affected residents in the investigation area to inform them of the extended consultation period and of the extraordinary Council meeting.

Attachments

- 1 [↓](#) Letter to Minister requesting 3-month extension to TOD implementation November 2024



Burwood Council
2 Conder St, Burwood 2134
PO Box 240 Burwood NSW 1805

P (02) 9911 9911
E council@burwood.nsw.gov.au

The Hon. Paul Scully MP
Minister for Planning and Public Spaces
By email: wollongong@parliament.nsw.gov.au

Our Ref.: 24/47930
8 November 2024

Dear Minister,

REQUEST FOR THREE MONTH DEFERRAL TO APRIL 2025 FOR THE CROYDON TOD

Burwood Council remains a committed advocate for responsible growth that respects the unique character of areas like Croydon. In alignment with the NSW Government's Transit-Oriented Development (TOD) Program, Council staff have worked diligently to prepare a Masterplan that supports increased housing capacity around Croydon and Burwood train stations while prioritising community needs and sustainable development.

To ensure successful implementation and meaningful community engagement, we are requesting a three-month deferral, a decision formally endorsed at the 22 October 2024 Council meeting.

This additional time is essential for:

- Guaranteeing technical and legal accuracy in the Masterplan and LEP provisions
- Thorough infrastructure planning to meet future demands
- Allowing for in-depth community consultation that addresses public concerns and feedback

Recognising the urgency of the TOD Program, we believe that extending our timeline to April 2025 would align with similar TOD precincts, including those in North Wollongong, St Mary's Metro, and Cockle Creek. This additional time will help support the finalisation of documentation needed to gazette the Masterplan while allowing for more comprehensive community input.

The draft Masterplan is currently on exhibition until 20 November 2024 and is available at <https://participate.burwood.nsw.gov.au/croydon-housing-investigation-area>.

If you have any questions or need further clarification, please don't hesitate to contact Council's Director City Strategy Ryan Cole at ryan.cole@burwood.nsw.gov.au or Council's Manager City Planning, Sumathi Navaratnam at sumathi.navaratnam@burwood.nsw.gov.au.

I look forward to your favourable consideration of this request.

Yours sincerely

Cr John Faker

MAYOR OF BURWOOD

Cc: Tom Loomes
Executive Director Strategic Planning & Policy
Department of Planning, Housing and Infrastructure
By email: stakeholder.engagement@planning.nsw.gov.au

If you require information in other languages contact the Telephone Interpreter Service directly on 131 450 (free service) and ask them to call Burwood Council on 9911 9911 on your behalf.

ARABIC

إذا كنت بحاجة إلى معلومات بلغات أخرى، اتصل بخدمة الترجمة الشفهية عبر الهاتف على الرقم 131 450 (خدمة مجانية) واطلب منهم الاتصال بالنيابة عنك بمجلس بيروود على الرقم 9911 9911.

CANTONESE

如果您需要以其他語言瞭解信息，請致電131 450聯繫電話傳譯服務中心（免費服務），並請他們代您致電9911 9911聯繫Burwood市議會。

GREEK

Εάν χρειάζεστε πληροφορίες σε άλλες γλώσσες επικοινωνήστε με την Υπηρεσία Μετάφρασης και Διερμηνείας στο 131 450 (δωρεάν υπηρεσία) και ζητήστε τους να καλέσουν εκ μέρους σας το Δήμο Burwood στο 9911 9911.

HINDI

यदि आपको अन्य भाषाओं में जानकारी की आवश्यकता है, तो सीधे 131 450 (निःशुल्क सेवा) पर टेलीफोन दुभाषिया सेवा से संपर्क करें और उनसे बरवुड काउंसिल को 9911 9911 पर आपकी ओर से कॉल करने के लिए निवेदन करें।

ITALIAN

Se avete bisogno di informazioni in altre lingue contattate il servizio di interpretariato telefonico direttamente al numero 131 450 (servizio gratuito) e chiedete loro di chiamare il Burwood Council al numero 9911 9911 per conto vostro.

KOREAN

다른 언어로 정보가 필요하시면 전화통역서비스(Telephone Interpreter Service)에 바로 연락하셔서(131 450번, 무료) 귀하를 대신해 버우드 카운슬(9911 9911번)로 전화를 걸어 달라고 요청하십시오.

MANDARIN

如果您需要以其他語言了解信息，請致電131 450联系电话传译服务中心（免费服务），并请他们代您致電9911 9911联系Burwood市议会。

NEPALI

अरू भाषामा यहाँलाई जानकारी आवश्यक भएमा 131 450 (निःशुल्क सेवा) मा सिधै टेलिफोन दोभाषे सेवामा सम्पर्क गर्नुहोस् र आफ्नो तर्फबाट 9911 9911 मा बरवुड काउन्सिलमा सम्पर्क गर्नका लागि उनीहरूलाई भन्नुहोस्।

VIETNAMESE

Nếu quý vị cần thông tin bằng các ngôn ngữ khác xin liên lạc trực tiếp với Dịch vụ Thông dịch qua Điện thoại qua số 131 450 (dịch vụ miễn phí) và nhờ họ thay quý vị gọi cho Hội đồng Thành phố Burwood qua số 9911 9911.