

## FW: Cumberland Council Briefing - dot points

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**Date:** Fri, 19 Jan 2024 06:03:16 +0000  
**Attachments:** 08012024143201-0001.pdf (377.3 kB)

Hi Hanna,

We met today with Lisa Lake (Mayor) and Daniel Cavallo (Acting GM/Director of Planning).

- \* Council noted that Berala currently provides lower cost private rental housing and the TOD SEPP will result in redevelopment that may displace these groups.
- \* Council noted concern that the program does not provide additional infrastructure – they mentioned impact on local primary school, traffic network, no additional public space, community facilities.
- \* When asked whether they have strategic plans for Berala themselves – they commented that they did not have any near term strategic plans for uplift at Berala.
- \* When asked if there were any other locations in the LGA that may be appropriate for the TOD SEPP – no alternatives were provided.
- \* Council also requested analysis, feasibility reports etc.

Our general messaging was that there will be a transition, these infill areas make sense, the policy is market led, we are trying to do things differently/quicker to meet the demands of the National Housing Accord.

Let me know if any questions.

Kind regards

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**From:** Isabel Virgona  
**Sent:** Wednesday, 17 January 2024 10:39 PM  
**To:** Hanna Shalhaf <Hanna.Shalhaf@planning.nsw.gov.au>; Natalie Camilleri <NatalieN.Camilleri@planning.nsw.gov.au>  
**Subject:** Cumberland Council Briefing - dot points

**NSW Sensitive: Cabinet in Confidence**

Hi Hanna,

Ahead of meeting with Cumberland Council this Friday, please see below dotpoints, happy to discuss.

In attendance will be Councillor Lisa Lake (Mayor) and Daniel Cavallo (Acting GM/Director of Planning).

We received a letter from the Mayor on 19 December 2023 (attached) advising that Cumberland Housing Strategy identifies 28,000 new dwellings by 2036. 24,000 new dwellings can be delivered

under existing planning controls. Further that there is insufficient enabling infrastructure to support additional population.

During TOD briefing with GM on 7 December 2023, council had no issues and stated it would look at the detail of the program.

	<b>Station Eligibility Criteria</b>	<b>Dwelling capacity (3:1 FSR, 21m HOB)</b>	<b>Comments from PLUSH</b>
<b>Berala Station</b>	<p>Met all criteria</p> <ul style="list-style-type: none"> <li>• * 1. Proximity to SYD or PARRA &lt;30min</li> <li>• * 2. Dwellings &lt;10000 (Greater Sydney) - 4,365</li> <li>• * 3. Transport capacity – green</li> <li>• * 4. Zoning &lt;10% industrial and &gt;59% residential 0% (I) 78% (R)</li> <li>• * 5. GCC Priority</li> </ul>	<ul style="list-style-type: none"> <li>• * Current – 783</li> <li>• * Accord period – 301</li> <li>• * Full program – 4,640</li> </ul>	<p><b>General information</b></p> <ul style="list-style-type: none"> <li>• * Identified as a 'local centre' in the Cumberland LSPS. LSPS notes strategic planning review to support housing growth in Berala identified for 2020-2022 but nothing has occurred.</li> <li>• * LSPS notes challenge around feasibility, rather than capacity, particularly affordable housing. Open space and flood investigations required.</li> <li>• * The station has 30-minute access to a strategic centre, serviced by public transport and supported by retail and other local services.</li> </ul> <p><b>Challenges</b></p> <ul style="list-style-type: none"> <li>• * Lot size, strata titling and fragmented ownership.</li> <li>• * Existing R4 zoned areas are old housing stock comprising of town houses and 3 storey RFBs. May require significant uplift to redevelop.</li> </ul>
<b>Lidcombe Station</b>	<p>Met all criteria</p> <ul style="list-style-type: none"> <li>• * 1. Proximity to SYD or PARRA &lt;30min</li> <li>• * 2. Dwellings &lt;10000 (Greater Sydney) – 4,774</li> <li>• * 3. Transport capacity – green</li> <li>• * 4. Zoning &lt;10% industrial and &gt;59% residential 6% (I) 70% (R)</li> <li>• * GCC Priority</li> </ul>	<ul style="list-style-type: none"> <li>• * Current – 618</li> <li>• * Accord period – 173</li> <li>• * Full program – 1,892</li> </ul>	<p><b>General information</b></p> <ul style="list-style-type: none"> <li>• * LHS notes as a principle local centre, with strategic works completed between 2015-2020. LHS identifies that the 'majority of growth' is to occur in Lidcombe. Shift to allow RFBs may undermine commercial function.</li> <li>• * Estimated yield of 430 dwellings between 2016-2021 - significant capacity is available, however not scheduled for any further strategic work.</li> <li>• * 30-min access to a Strategic Centre, serviced by high frequency railway station. Supported by a mix of higher order commercial, retail services, and community facilities.</li> <li>• * Areas in R4 at the 400m radius include HOB ranging from 20-29m and FSR of 2-2.2:1. These areas adjoin a small pocket of R2 within</li> </ul>

		<p>400m have 9m HOB and no FSR identified.</p> <p><b>Heritage</b></p> <ul style="list-style-type: none"> <li>● * Cumberland Council Heritage Planning Proposal exhibited between 08/09/2023 - 22/09/2023. Lidcombe contains significant number of listed and proposed heritage items. PP is currently under assessment by DPHI.</li> <li>● * The intended provisions of the PP are: <ul style="list-style-type: none"> <li>*Amend the curtilage and information of forty-seven (47) existing heritage items listed within Part 1 of Schedule 5 of the LEP</li> <li>*Amend Part 1 of Schedule 5 of the LEP to add twenty-four (24) new items.</li> </ul> </li> </ul> <p><b>Challenges</b></p> <ul style="list-style-type: none"> <li>● * Potential for uplift, but LEP has significant FSRs (5:1) and HOB (ranging from 38m-60m) in town centre already within 300m of the radius.</li> <li>● * Existing Sydney Water stormwater channel traverses through R2 land precinct. Note that these areas are within the Haslams Creek catchment and subject to medium flooding hazard risk around the channel. Further flooding investigations are required.</li> <li>● * Lot sizes, strata titling and fragmented ownership. The transitional areas adjoining the town centre are zoned R2. Note that R2 zonings south of railway line are adjoining E4 Industrial.</li> <li>● * Existing R4 zoned areas are old housing stock comprising of 3-4 storey walk up RFB. Feasibility of renewal needs to be tested.</li> </ul>
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Thanks [@Natalie Camilleri](#) for preparing.

Kind regards

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