

Department of Planning, Housing and Infrastructure

Meeting Notes



Transport Oriented Development Program – Cumberland Council staff briefing

Meeting Details

Category	Details
Time, Day, Date	2pm Friday 19 January 2024
Location	MS Teams meeting
TOD Team Attendees	Isabel Virgona (chaired meeting), Natalie Camilleri, Rachelle Abou Saleh
DPHI Stakeholder engagement team	Tom Loomes, Robert Johnston
Council Attendees	Clr Lisa Lake (Cumberland Mayor), Daniel Cavallo
DPHI Regional Team Contact	Jazmin Van Veen

Department of Planning, Housing and Infrastructure

Meeting Notes



Action Items

Item	Action Required Y / N / Other	Responsibility (if relevant)
<ul style="list-style-type: none"> Isabel introduced policy, National Housing Accord, and broader housing policy context. DPHI understand consultation period is short and early in the year. DPHI also noted that the project was bound by Cabinet in Confidence. 		
<p><u>Berala</u></p> <ul style="list-style-type: none"> Council noted demographics of Berala including high migrant population living in multifamily homes and concern regarding displacement of cheaper private rental accommodation. Council queried social impact assessment undertaken as part of the site selection. Council queried provision of road, public space, schools, and social infrastructure as part of the SEPP. DPHI noted that site analysis included consideration of matters such as transport infrastructure, water capacity, and included internal consultation with land use planning teams within DPHI. DPHI noted that the Housing and Productivity Contribution would apply, and Councils can update their Contributions Plans. DPHI asked if Council have any plans for Berala more broadly. Response that Council does not have short term plans for strategic work in Berala. 	DPHI to provide presentation slides.	DPHI
<u>Lidcombe</u>		

Department of Planning, Housing and Infrastructure

Meeting Notes



<ul style="list-style-type: none"> • Council noted that Lidcombe already has higher density and that the SEPP will only impact some sites. • DPHI noted that more dense planning controls will prevail, but the policy will apply planning controls to the balance of sites. 		
<p><u>Development controls</u></p> <ul style="list-style-type: none"> • Council noted preference of having minimum lot sizes and width noting that places like Berala, with small lots (450m²) will need lot amalgamation to get satisfactory amenity outcomes. • On Maximum parking rates, Council currently utilises a minimum rate. • Council noted preference for reliance on the ADG rather than bespoke controls in the TOD SEPP. 		
<p><u>Future strategic planning</u></p> <ul style="list-style-type: none"> • Council queried how the 400m boundary will be applied. • DPHI clarified that the intent is for the SEPP to map the 400m boundary and include full lots where the boundary intersects. • Council noted capacity across the LGA under current planning controls not taken up. 		
<p><u>Affordable housing (AH)</u></p> <ul style="list-style-type: none"> • DPHI noted that the Housing SEPP AH bonus scheme is intended to apply in these areas. Council noted risk of duplicating bonus to developers. • Council noted their current AH policy and the upcoming dedication of 8 units under planning agreements, where Council will partner with a CHP to manage housing. 		

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Meeting Notes



<ul style="list-style-type: none"> Council noted difficulty of securing sites within the LGA and accumulating sufficient funds to build affordable housing under the cash contribution mechanism. 		
<p>Wrap up</p> <p>Draft submissions will be accepted on or before 31 January 2024 (followed by formal submissions in February).</p>	<p>Briefing presentation to be shared with councils.</p>	<p>DPHI</p>