

INNOVATIVE

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| ITEM NUMBER | 18.3 |
| SUBJECT | FOR APPROVAL: Local Housing Strategy, Employment Lands Strategy Review and Update and Community Infrastructure Strategy |
| REFERENCE | F2018/01832 - D07272665 |
| REPORT OF | [REDACTED] |
| PREVIOUS ITEMS | 18.1 - Draft Local Strategic Planning Statement, Draft Local Housing Strategy and Draft Community Infrastructure Strategy - Seeking endorsement for Public Exhibition - Council - 09 Sep 2019 6.30pm |

PURPOSE:

To report to Council the feedback received from the exhibition of the Draft Local Housing Strategy, Draft Employment Lands Strategy Review and Update and Draft Community Infrastructure Strategy, to explain the changes to these draft strategies and to recommend their approval.

RECOMMENDATION

- (a) **That** Council approve the final Local Housing Strategy (LHS) at **Attachment A**, noting that it:
- i. Provides strategic direction on where and when future housing growth will occur within the City of Parramatta.
 - ii. Housing growth will only be supported if it is aligned with the delivery of supporting local and regional infrastructure.
 - iii. Housing delivery is founded on a reduced growth rate that better responds to the delivery of required infrastructure.
- (b) **That** Council approve the final Employment Lands Strategy (ELS) Review at **Attachment B**, noting that it:
- i. Updates the status of employment land precincts across the City outlined in the Parramatta Employment Lands Strategy (2016), confirms the Strategic Direction for each precinct and does not propose any new policy changes.
- (c) **That** Council forward the following strategies to the Department of Planning, Industry and Environment (DPIE) (consistent with the requirements of relevant section 9.1 Ministerial directions) for their review and approval:
- i. The Council endorsed LHS (2020); and
 - ii. The Council endorsed ELS (2016) and the Council endorsed ELS Review and Update (2020).
- (d) **That** Council delegate authority to the CEO to make minor amendments of a non-policy nature to the LHS and ELS Review and Update to enable their finalisation.
- (e) **Further, that** Council approve the updated Community Infrastructure Strategy 2020 (CIS), at **Attachment E**, noting that it commits Council to pursuing, on its

own and/or in partnership with others, the following over the next 20 years:

- i. Provide an additional 14,500m² of library space across new and existing sites, as specified on pages 114 to 115 of the CIS, to ensure that library space provision meets the needs of the projected population growth to 2041.
- ii. Provide an additional 25,300m² of multipurpose community space across new and existing Council-owned sites, as specified on pages 148 to 151 of the CIS, to ensure that community space provision meets the needs of the projected population growth to 2041.
- iii. Work with Girl Guides and Scouts to improve the quality and community access to their existing halls in the short term, and in the longer term, provide suitable program space for Guide and Scout Groups in newly delivered multipurpose community hubs.
- iv. Provide an additional 7,000m² of subsidised office and retail space for non-government organisations to deliver essential support services to our community, as specified on pages 228 to 229 of the CIS.
- v. Advocate for high quality long day care (LDC) and out of school hours care (OSHC) services to be delivered to meet increasing demand, as specified on pages 260 to 263 of the CIS.
- vi. Increase the provision of affordable rental housing by continuing to implement the Affordable Rental Housing Policy 2019, as endorsed by Council on 26 November 2018.
- vii. Continue to support existing community gardens operating on Council-owned and Council-managed land, and support proposals to develop new community gardens where there is community support for their successful operation.
- viii. Work towards delivery of a new aquatic facility in Parramatta Park, and progress master planning for the upgrade and renewal of Epping Aquatic and Leisure Centre.
- ix. Provide an additional 30 indoor sports courts across the LGA to ensure that indoor sport and recreation space meets the needs of the projected population growth to 2041, and to assist in meeting the deficit of open space for formal sport, as specified on pages 372 to 373 of the CIS.
- x. Increase the number of local play spaces from 121 to 136, and increase the number of district play spaces from 9 to 24, to ensure that play space provision meets the needs of the projected population growth to 2041, as specified on pages 424 to 427 of the CIS.
- xi. Through redesign, increase the number of Council-owned sports fields from 63 to 80, and work with Department of Education to increase community access to sports fields located on school grounds outside of school hours, to ensure that sports field provision better meets the needs of the projected population growth to 2041, as specified on pages 474 to 479 of the CIS.
- xii. Apply the recommendations of the CIS in negotiations of future voluntary planning agreements that include community infrastructure.
- xiii. Incorporate projects identified in the CIS into the development contributions plan harmonisation project, and subsequent updates.

BACKGROUND

1. Revisions to the *Environmental Planning and Assessment Act 1979* (EP&A Act) introduced a requirement for councils to prepare a Local Strategic Planning Statement (LSPS) – a long-term vision for land use planning in a council's local government area (LGA) which responds to broader priorities identified in the Central City District Plan (March 2018) (or "District Plan"). The City's new LSPS was endorsed by Council on 30 March 2020 and came into effect on 31 March 2020 following receipt of a letter of Assurance from the Greater Sydney Commission.

Local Housing Strategy

2. As part of determining the housing vision within the LSPS, Council prepared a Draft Local Housing Strategy (LHS) relying on State Government guidelines for preparing local housing strategies. The Draft LHS provides strategic direction on where and when future housing growth will occur within the City of Parramatta. It also aligns with the housing requirements in the State Government's District Plan (including targets). There is also a requirement for the LHS to be endorsed by DPIE in accordance with the relevant section 9.1 Ministerial Direction.
3. A key change that has now been introduced to the LHS is that the housing growth rates have been revised downwards. In the Draft LHS, the City's population was set to double by the year 2036 via local and State government led planned precincts which have been in train for some time. In the revised LHS, whilst the same amount of growth will be delivered, the growth rate will be much slower so that it better responds to infrastructure delivery and is market achievable. This approach has been developed with and, endorsed by, the Greater Sydney Commission (GSC) through the LSPS Assurance process.
4. A further important change that has been introduced is confirmation in the Housing Vision and in the general narrative that housing growth will only be supported if it is aligned with the delivery of supporting infrastructure. This includes State infrastructure such as transport and school works, and local infrastructure such as that delivered by the Council which is generally identified in the Community Infrastructure Strategy that is also considered in this report.

Employment Lands Strategy – Review and Update

5. Council also prepared the Draft Employment Lands Strategy Review and Update (August 2019) (ELS Review and Update) which updates the status of employment land precincts across the City outlined in the Parramatta Employment Lands Strategy (2016). Together, they make up the vision for employment lands across the City.
6. The ELS Review and Update was originally appended to the LSPS and exhibited with it. A revised version has been developed (2020) based on exhibition feedback which provides an update on the status of each of the employment lands precincts and confirms the Strategic Direction for each precinct. It now forms a standalone document that updates Council's strategy for key employment lands precincts based on decisions made since 2016 in locations such as Melrose Park, and does not propose any new policy changes. This revised version should be read in conjunction with the City's ELS (2016) as both documents will now make up the City's Employment Lands Strategy framework.

- There is also a requirement for the ELS and ELS Review and Update and ELS (2016) to be endorsed by DPIE in accordance with the relevant section 9.1 Ministerial Direction.

Community Infrastructure Strategy

- With regards to community infrastructure, Council also prepared a draft Community Infrastructure Strategy (CIS). The purpose of this Strategy is to plan for the community infrastructure required to meet the needs of the projected population growth that City of Parramatta is forecast to experience over the next 20 years.
- The figure below shows the linkages between the LSPS, LHS, ELS Review and Update, Community Infrastructure Strategy and the Community Strategic Plan.



Figure 1 – Relationship of Council's key plans and strategies on land use and infrastructure (extracted from the City of Parramatta LSPS)

EXHIBITION PERIOD

- All of these strategic plans – the draft LSPS, the draft LHS and draft CIS (‘the strategies’) as well as the ELS Review and Update (which, at that time, was appended to the draft LSPS) were simultaneously exhibited for a 6 week period from 30 September to 11 November 2019. During this time, the community (residents, businesses, workers, visitors, interest groups, non-government and not-for-profit organisations, the development industry and applicants, State Government authorities and others) were able to comment on the draft strategies.

Consultation mechanisms

11. A number of consultation mechanisms were utilised to extend the reach of the strategies. These included media releases, public advertisements, social media posts, a letter mail out, email newsletters and drop-in sessions and throughout the duration of the exhibition period, a range of options were provided for the community to return feedback on the draft strategies:
 - a. For the LSPS, draft LHS and draft ELS Review and Update, the mechanisms utilised are detailed in Section 3.6 of the *Community Engagement Report (LSPS & LHS)* provided at **Attachment C**.
 - b. For the draft CIS, the mechanisms relied on are detailed in the Section 2 of the *CIS Engagement Evaluation* at **Attachment F**.
12. The CIS Project Team also presented to Council's Access Committee.

Community feedback and policy matters relating to the LHS and ELS Review and Update

Submissions

13. Community feedback received via submissions on the draft LHS and the ELS Review and Update is detailed in Section 4 of the *Community Engagement Report (LSPS & LHS)* provided at **Attachment C**. A total of 87 submissions were received. In summary:
 - a. The key themes raised from residents and interest groups/ not-for-profit organisations relating to housing delivery were around the following:
 - i. Concern around the doubling of the City's population and its impact on infrastructure, local character and amenity, and the need to provide housing diversity.
 - ii. The need to stage growth with infrastructure delivery.
 - iii. The need to protect low-density areas and protect tree coverage as well as protect land for employment.
 - iv. Concern around the influencing role of developers in the planning process.

Note: These stakeholders did not comment on industrial land issues.
 - b. The key points raised from the development and retail industries, applicants and investors relating to housing delivery and industrial land precincts were around the following:
 - i. The desire to accelerate renewal and/or land use change for their respective precinct/site or requests for site-specific planning proposals to be fast-tracked outside recommended LHS sequencing.
 - ii. Requests to review and/or amend planning controls relating to specific sites.
 - iii. The assertion that certain sites or precincts containing Employment Lands are underperforming and that alternative land uses should be considered despite Council's Employment Lands Strategy (2016) (ELS) and exhibited draft ELS Review and Update (2020).
 - c. The key points raised from the State Government authorities relating to housing delivery and industrial land precincts were around the

following:

- i. The need to sequence housing growth in line with infrastructure delivery as well as ensure the LHS has flexibility to accommodate for the final recommendations of the Greater Sydney Commission's *Place-based Infrastructure Compact for Greater Parramatta Olympic Peninsula* (GPOP PIC) - a strategic planning model that looks holistically at precincts to better align growth with the provision of infrastructure and services.
 - ii. Reinforcing the importance of integrated transport and land use planning to achieve a sustainable, liveable and productive city. This included protecting key industrial land.
 - d. Key points raised by adjoining Councils were around support for the Affordable Housing Contribution Scheme (City of Ryde and The Hills); for the opportunity to work with Council on planning for the Melrose Park Growth Precinct (City of Ryde); and support for the Draft GPOP PIC principle on infrastructure planning before growth (City of Ryde).
14. Refer to the *Community Engagement Report* at **Attachment C** for detailed responses to each submission received. Note that the first edition of the *Community Engagement Report* (March 2020) reported solely on the feedback on the Local Strategic Planning Statement which was reported to Council on 23 March 2020. The second edition at Attachment C updates the first edition by incorporating the feedback received on the Local Housing Strategy and the ELS Review and Update. This new content is shown in blue font.

Community Survey

15. Community feedback was also received via a community survey. A total of 495 survey responses were received on the draft LHS and LSPS (including the ELS Review and Update) - which is detailed in Section 4.3 of the *Community Engagement Report* at **Attachment C**. In summary the key themes on housing and employment land that were raised were around the following:
- a. Respondents supporting the need for the staging of growth so that it does not happen all at once.
 - b. Respondents supporting more low-rise development was seen as important for housing diversity.
 - c. Affordable rental housing was seen as important.
 - d. Respondents supporting the need to protect critical areas for employment and urban services from residential development encroachment.
16. For further details, refer to Section 4.3 in **Attachment C**.

Release of the GPOP Draft PIC

17. In late 2019, a draft *Place-based Infrastructure Compact Pilot* (PIC) for the Greater Parramatta to Olympic Peninsula (GPOP) area was exhibited by the GSC. A Council report on Council's submission on the draft PIC was considered by Council at its 16 December 2019 Council meeting (to Item 18.2). The endorsed submission was subsequently made to the GSC.
18. The draft PIC states that:

If all recent and proposed land use changes in GPOP were to happen in the near time, it would not be possible to fund all of the necessary

infrastructure at the same time. Growth must be sequenced to meet market demand, but it must not outpace the NSW Government's capacity to fund services and infrastructure (p.41).

19. To that end, references to the Draft GPOP PIC and its impact on the sequencing of planning proposals and growth precincts has been made within the LHS. Furthermore, references to the draft GPOP PIC were made in relation to the Camellia growth precinct consistent with wording in the endorsed LSPS which states that dwellings in Camellia will be subject to the State Government's response to the Greater Sydney Commission's GPOP PIC recommendations.

Conclusion

20. The feedback received resulted in additional amendments to the LHS and ELS Review and Update. This is further discussed in the 'Post exhibition changes' section below.

LSPS Assurance Framework affecting the LHS and ELS Review and Update

21. The GSC (and DPIE) requested a number of changes to the draft LSPS to ensure a direct line of sight to the District Plan and the Draft GPOP PIC. These changes resulted in amendments to the Draft LHS and Draft ELS Review and Update, as follows:
- a. **Requirement for DPIE endorsement** - Ensuring there is a reference within the LHS and ELS Review and Update indicating a requirement for DPIE endorsement (as per relevant section 9.1 Ministerial directions);
 - b. **Amending dwelling forecasts** – Reducing the annual dwelling growth rates so they are realistic and achievable (based on a comparative benchmarking analysis). These reductions push out the delivery of the growth capacity identified beyond the 2036 *District Plan* period and involved:
 - i. Amending the Planning Forecast Scenario by lowering the annual dwelling forecast rates so that the equivalent annual dwelling growth rate can be realistically achieved by the market;
 - ii. Removing the Base Minimum Scenario given it closely equated with the amended Planning Forecast Scenario;
 - iii. Removing the Maximum Forecast Scenario given those annual dwelling forecast rates cannot be realistically achieved by the market (but still allowing for the potential maximum capacity yields beyond 2036, subject to certain infrastructure requirements being met);
 - iv. Adding an 'Additional dwellings expected beyond 2036 (20+ years)' column in Table B-1, Appendix B which shows how much growth will occur beyond the 2036 period; and
 - v. Reformatting and reducing the content of the growth precinct scenarios (at B-4 to B-16 in Appendix B of the LHS).

The above changes mean that the Council and State government endorsed planning proposals and planned precincts identified to accommodate the growth are still in train. However, the delivery will be slowed down so that the doubling of the City's population that was predicted to occur by 2036 in the draft LHS (and draft LSPS) will now

occur beyond 2036. Future reviews of the LHS will examine staging of the delivery of this growth. Refer also to Table B-1, Appendix B in the attached LHS (**Attachment A**).

- c. **Affordable housing delivery** – two changes were made:
 - i. **Table 12** - The principle underpinning affordable housing delivery in the LHS as outlined in Section 2.2.4 (refer to **Attachment A**) is to adopt a 5-10 percent minimum (subject to viability testing) affordable rental housing target within certain growth precincts for very low to low income households with the potential for higher than 5-10 percent on government and privately owned sites if viable. Table 12 entitled 'Potential for affordable dwellings as part of an Affordable Housing Target Scheme' (Section 2.2.4) which calculates the potential for the delivery of affordable dwellings to 2036, was amended by reducing the 5-10% range of affordable dwellings from 4,920 – 6,145 affordable dwellings to 1,555 – 2,735 affordable dwellings. As detailed earlier in this report, while this demonstrates a reduction of affordable housing dwellings being delivered within the 2016 to 2036 period, it is proportionate to the slowing down of all housing delivery which will extend beyond 2036. Future reviews of the LHS will examine the staging of the delivery of housing beyond 2036.
 - ii. Clarifying the terms around the affordable housing target for permanent affordable rental housing for both government-owned sites and privately owned sites in Section 2.2.4.
- d. **Housing diversity criteria** - Including the LSPS Housing Diversity Criteria within the LHS;
- e. **Draft GOP PIC** - Referencing the Draft PIC for GOP where appropriate; and
- f. **Detaching the draft ELS Review and Update table** – the draft table of August 2019 was originally appended to the exhibited LSPS. It has been re-created as a stand-alone document as the ELS Review and Update (2020) and is attached to this report as **Attachment B**. This document, together with the ELS (2016) now make up Council's Employment Lands Strategy framework. Both documents will be forwarded to the DPIE for endorsement, along with the LHS, consistent with State Government advice and relevant Ministerial directions.

Community feedback received - Draft CIS

Submissions

- 22. Community feedback received via submissions on the draft CIS is detailed in **Attachment G**. Twelve submissions were received from residents, sporting organisations, interest groups and a government agency.
 - a. The key themes raised were around the following:
 - i. General support for the CIS and its approach and recommendations
 - ii. Confirmation of the need for additional community infrastructure that is required to meet the future population's needs
 - iii. Consideration of the spatial distribution of infrastructure

- iv. The need for additional land to provide more open space.

Community Survey

23. Community feedback received via the community survey (298 respondents), pop-up stalls, social media promotion and presentations at Council's 2019 Youth Forum on the draft CIS, are detailed in **Attachment F**. In summary, the key themes and issues raised were as follows:
 - a. Libraries are the most used community facility, with more than three quarters of respondents saying they used them, and young people also rating them as their most used community asset. 88% of those who used libraries indicated that they supported Council's approach to libraries in the draft CIS;
 - b. Open space is highly valued by the community, with requests for Council to invest not only in its upgrade, but in the acquisition of additional land to create new parks;
 - c. Impacts of population density in general;
 - d. Parking, in general terms, but especially in relation to specific community infrastructure, e.g. libraries;
 - e. The need to ensure that the delivery of community infrastructure keeps pace with the level of residential development;
 - f. That many facilities, such as libraries and community halls, were either undersized, in need of refurbishment, or both; and
 - g. The view that public facilities should not be privatised.

Conclusion

24. The feedback received confirmed the general approach taken to planning for the needs of growth outlined in the CIS and also resulted in some amendments to the document.

POST EXHIBITION CHANGES TO THE STRATEGIES

Local Housing Strategy and ELS Review and Update

25. The feedback received during the exhibition process has resulted in the following amendments to the **LHS**:
 - a. **Housing Vision** - The Housing Vision has been revised to include a reference to housing diversity and local character. A new objective has been added to make it clear that housing growth must be supported by the local and regional infrastructure needed to service that growth.
 - b. **Draft GPOP PIC** - A brief summary of the Draft GPOP PIC and its policy implications for the LHS has been included in the Strategic Context section, given it was released for exhibition part way through the draft LSPS and draft LHS exhibition period. Also references to the Draft PIC for GPOP have been made, where relevant.
 - c. **LSPS** - A brief summary of Council's LSPS and its policy implications has been included in the Strategic Context section given its endorsement in March 2020.

- d. **Dwelling approvals** - updating of dwelling approval figures within growth precincts. The table below reflects the updated data from 2016 to December 2019 (which were originally shown up to March 2019 in the exhibited Draft LHS).

| GROWTH PRECINCT | Estimated dwellings from DA approvals |
|--|--|
| Melrose Park (Victoria Road Frontage only) | 280 |
| Wentworth Point | 3,170 |
| Carter Street | 2,080 |
| Sydney Olympic Park | 1,900 |
| Camellia Town Centre | 0 |
| Parramatta East | 0 |
| Parramatta North | 0 |
| Parramatta CBD | 1,190 |
| Westmead (North Precinct) | 50 |
| Carlingford | 1,190 |
| Telopea | 0 |
| Granville (North and South) | 1,750 |
| Epping Strategic Centre | 4,420 |
| TOTAL APPROVALS IN GROWTH PRECINCTS | 16,030 |

- e. **Dwelling Forecasts** - Revisions to dwelling forecast figures to ensure consistency with the LSPS (as a result of a feedback received from the GSC) discussed in more detail earlier in this report.
- f. **DPIE endorsement** - references that the LHS requires DPIE endorsement where included;
- g. **Figures** - Updating map figures to improve legibility and correct dwelling growth.
- h. **Affordable housing** - the terms around the affordable housing target for permanent affordable rental housing have been clarified for Government and privately owned sites.
- i. **Section 2.4** - improving the narrative at Section 2.4 to highlight the need for housing growth to be supported by infrastructure.
- j. **Implementation Plan** - the corresponding LSPS action has been added to each Strategy Action in the Implementation Plan (Section 4.1).
- k. **Section 4.2** has been amended by:
- i. Amending the delivery timeframes for some key planning proposals to be consistent with amendments made to Table B-1 in Appendix B; and
 - ii. Strengthening the narrative around staging/sequencing of key planning proposals to stress that:
 - the sequencing and/or staging of planning proposals is key to delivering growth in line with infrastructure;

- working with the DPIE and the GSC to ensure that infrastructure supports growth; and
- relying on statutory mechanisms to achieve this.

These elements will require that developers cannot fast-track development ahead of local and State government infrastructure provision.

Note: All changes made to the Draft LHS (as exhibited) are shown in blue text.

26. The feedback received during the exhibition process has resulted in the following amendments to the **ELS Review and Update** (2020):
- a. Content explaining the background to the ELS Review and Update (2020) and relationship of the document with the ELS (2016);
 - b. Reference to the precinct numbering from the ELS (2016);
 - c. Inclusion of a figure illustrating the locations of each employment lands precinct (taken from the endorsed LSPS);
 - d. Inclusion of relevant policies that have come into effect since endorsement of the ELS (2016) that have an impact on the City's employment lands precinct, such as the GSC's District Plan and Council's LSPS; and
 - e. Clarification of the Strategic Direction and Strategic Actions categories for each employment lands precinct which establish each employment land precinct's overall direction and broad land use.
27. The Community Engagement Report for the LSPS, LHS and ELS Review and Update at **Attachment C** includes further details on the changes made to the LHS and ELS Review and Update.

Community Infrastructure Strategy

28. The feedback received during the exhibition process resulted in the following amendments to the CIS:
- a. Inclusion of further information about areas earmarked for new open space;
 - b. The addition of further information about the projected population growth identified in the draft LHS;
 - c. Clarifying actions in the Parks and Outdoor Space chapter, particularly to specify the difference between the proposed works at different parks; and
 - d. Minor corrections were made to some sections, specifically in relation to information on the Scouts and Guides hall network and Parramatta PCYC.

MONITORING AND IMPLEMENTING THE STRATEGIES

Local Housing Strategy and ELS Review and Update

LHS Actions

29. The LHS Actions are largely based on existing Policy Directions and Actions contained in the LSPS. They also correlate with existing Principle Activity and

Focus Area within the City's Delivery Plan and Operational Plan (DPOP). The table at **Attachment D** details each of the LHS actions and their correlation with the relevant DPOP Principle Activity and/or Focus Area and LSPS Policy Directions and/or Actions. It shows that all actions will be carried out using resources under existing work programs and budgets, with the exception of Action P2 to set up a floor space tracking system which is currently being investigated and also appears likely to be capable of being carried out using existing resources.

Monitoring / implementing the LHS and Employment Lands Strategies

30. The LHS data on dwelling numbers – existing and forecast - will be regularly monitored by Council's Land Use Planning Team to track dwelling growth through the applications processes (planning proposals and their follow up development applications) as recommended in the LHS. Council's Pathway system requires some minor augmentation to do this which Land Use Planning Staff are progressing.
31. Data on jobs and employment land area within employment lands precincts, as provided by State Government agencies, will be regularly reviewed to track trends within these precincts and inform future policy.

Community Infrastructure Strategy

CIS Actions

32. The CIS Actions are largely based on asset development, open space upgrades, and advocacy and policy work. The table at **Attachment I** details each of the CIS actions and their correlation with the actions in the Delivery Program and Operational Plan (DPOP). Actions relating to the development of new assets are subject to the endorsement of Council and the availability of resources, primarily from development contributions. Actions relating to open space upgrades for play spaces, parks and sports grounds will be used to inform and guide the annual works programs within the DPOP. The remaining advocacy and policy actions will be undertaken within existing staff resources. Actions are consistent with the Community Strategic Plan objective of Fair.

Monitoring / implementing the CIS

33. The projects and actions within the CIS will be incorporated into Council's Pulse online reporting tool so that the progression of each action can be tracked and reported on.
34. Data on how Council is tracking with community infrastructure provision in relation to population growth will also be collected to monitor the provision gaps for open space and community facilities.

REVIEWING THE STRATEGIES

Local Housing Strategy and Employment Land Strategies

35. Because the City is growing at such a rapid rate – and as noted for the LSPS - the LHS and ELS will be comprehensively reviewed every four (4) to five (5) years. In between comprehensive reviews, they may have more frequent out-of-cycle reviews. These will be interim reviews limited in their scope. They will be informed by either a new local strategy prepared by Council; or a plan prepared by the DPIE or the GSC. The first out-of-cycle review of the LSPS is anticipated in 2021 after the GSC has finalised the GPOP PIC anticipated in late 2020. This may also require review of the LHS and ELS.

Community Infrastructure Strategy

36. The CIS is not bound by any legislative review timeframe. Given the review period identified for the LSPS and LHS, and the relationship between these strategies and the CIS, the same review timeframe will apply. The CIS will be comprehensively reviewed every four (4) to five (5) years or at the same time as the LSPS and LHS are comprehensively reviewed.
37. In addition to this, the CIS will be updated if and when new high growth areas are identified by the NSW Government, or if the plan for any identified high growth area changes significantly so as to alter the community infrastructure required to meet the projected population growth.

CONSULTATION & TIMING

38. Consultation has been detailed above in “Exhibition Period’ Section (refer to points 10 to 24 and Attachments C, G and H.
39. Numerous workshops have been held with Councillors since the initiation of the Strategies. The revised Strategies were recently presented to Councillors at a briefing session held on 18 May 2020. The purpose of the session was to brief the Councillors on the revised Strategies post exhibition for the purposes of a pending Council endorsement.
40. The outcomes were as follows:

- a. In relation to the Draft LHS, Councillors requested that it:
 - i. stress the importance of the need for infrastructure to be provided to support housing growth.
 - ii. indicate that growth to be contained within the identified precincts so that low density areas can be protected.

Councillors also requested:

- iii. A breakdown of the dwelling approvals in the City’s growth precincts since 2016; and
- iv. A map of the growth precincts.

Amendments were subsequently made to the LHS and the dwelling approval breakdown and growth precincts map were circulated to the Councillors via a Councillor Briefing Note on 4 June 2020 which also included providing a breakdown of dwelling approvals across Council’s Growth Precincts and a supporting map.

- b. In relation to the Draft ELS Review and Update, the Councillors raised no issues.
- c. In relation to the Draft CIS, Councillors requested:
 - i. Confirmation that the Masonic Hall (now known as Boronia Grove Community Centre) had been factored into the document. This has been addressed in the document.
 - ii. Removal of reference to Rawson Street as the decided location for the future Epping Library. This has been addressed in the document.

- iii. Revision of the Early Childhood Education and Care (ECEC) chapter to reflect views on Council expanding its current role. This has been addressed in the document.
 - iv. Confirmation of the status of planned upgrades at Dundas Scout Hall, including issues caused by a rezoning of the land on which it is located. This will be addressed under separate cover.
41. Copies of the Strategies were circulated to Councillors on 4 June for early viewing (as requested at the briefing session). Councillors were reminded of the circulation of documents on 23 June and 26 June 2020. At the time of finalising this report no further comments were received by Councillors on the Strategies.

NEXT STEPS

Local Housing Strategy

42. Should Council approve the attached LHS the next steps are to:
- a. Send the endorsed LHS to the DPIE for their review and approval (in accordance with relevant section 9.1 Ministerial direction).
 - b. Continue ongoing strategic planning work on growth precincts, including consideration of infrastructure provision and sequencing/staging issues, and also working proactively with relevant Government agencies in these precincts.
 - c. Augment Council's Pathway system to establish a GIS based housing monitoring system that enables Council to track the delivery of housing growth across the City as recommended in the LHS.
 - d. Update Council's Local Housing Strategy and Employment Land Strategy webpages.
 - e. Undertake the Next Steps in the LHS (Executive Summary, p.7).

ELS Review and Update

43. Should Council approve the attached ELS Review and Update the next steps are to:
- a. Send the endorsed ELS (2016) and ELS Review and Update (2020) – the latter two documents making up Council's Employment Lands Strategy – to the DPIE for their review and approval (in accordance with relevant section 9.1 Ministerial direction).
 - b. Progress Investigation Areas in accordance with the timeframe in the ELS Review and Update.
 - c. Update Council's Local Housing Strategy and Employment Land Strategy webpages.

Community Infrastructure Plan

44. Should Council approve the attached CIS the next steps are to:
- a. Engage with NSW Government with respect to the requirements outlined in the Community Infrastructure Strategy for Telopea Town Centre.
 - b. Advance engagement with Scouts and Guides NSW to implement pilot arrangements with selected halls.

- c. Advance planning for future library and community hubs in Epping and Carlingford.
- d. Pursue further shared use arrangements for community access to open space in schools with the Department of Education.
- e. Update Council's Community Infrastructure Strategy webpage.

FINANCIAL IMPLICATION FOR COUNCIL

45. Each of the Actions in the LHS (Section 4.1) have been reviewed against Council's LSPS actions and the Principal Activities in the Council's Delivery Plan 2018-2021. This review has identified that there are no associated budget and/or resource implications associated with the Actions because each action falls within an existing work program or budget, except in the case of Action P2 (Develop a system to track commercial and residential floorspace) where there is a potential budget implication. However, identification of any associated costs of this Action and budget sources will be determined in the implementation phase of the LHS. There are no financial implications associated with the ELS Review and Update, as this is only providing an update on the status of employment land precincts.
46. The CIS will provide guidance and assistance to Council to more efficiently link spending of funds to identified community need and priorities. Actions within the CIS are either linked to existing programs in Council's Delivery Program and Operational Plan, or infrastructure projects that will be subject to Council endorsement before proceeding. The CIS will also be a tool for Council in negotiating funding for essential community infrastructure provision. Land Use Planning staff will use the Strategy as a direction to enable informed negotiation with developers on public benefit contributions and community infrastructure consideration as part of planning proposals, master planning and precinct renewal programs. And finally, the CIS will be a critical input into the preparation of updated contribution plans that are designed to ensure that Council effectively plans for infrastructure to meet population growth. A significant proportion of the anticipated development contributions to be collected over the next 15 years will be allocated to projects identified in the CIS. The total estimated cost of works included within the CIS is \$1.1 Billion. With funds collected via the Parramatta CBD Planning Contributions Framework, including the updated 7.11 Contributions plan, there is potential to capture 80-90% of this total cost, dependent on the contributions rates that are finally endorsed by Council.

CONCLUSION

47. The three Strategies provide a vision for managing growth across the City aligned with the provision of supporting local infrastructure. Once endorsed, the Strategies, along with the recently endorsed LSPS, will provide clear guidance for the consideration of any new land use and infrastructure proposals and other planning and policy work undertaken for the City.



