

3. COMMUNITY ENGAGEMENT

3.1 Community Engagement Workshops

Two community engagement workshops were held during the preparation of this study (Table 4).

Date/Time	Number of participants	Number of participants from Berala	Participants from other suburbs
Morning Workshop Wednesday 6 July 2011 (10am)	15*	8*	• Lidcombe: 2 • Remainder: not specified
Evening Workshop Wednesday 6 July 2011 (6pm)	21*	14*	• Auburn: 2 • Lidcombe: 1 • Regents Park: 1 • Remainder: not specified

Table 5: Community Engagement Workshop Details

**figures are approximate as not all attendees completed the registration sheet*

The workshops were promoted to the community via a variety of media including local newspaper, Council's website, and a letterbox drop within the village study area.

The purpose of these workshops was to:

- explain the purpose of the studies and provide an outline of the preliminary research undertaken to date;
- explore opportunities for renewal and revitalisation, with a particular focus on building type, scale and character residents thought would be appropriate for their village in the future; and
- confirm that issues raised in previous forums (particularly the Community Strategic Plan forums held throughout 2010) were being carried through to this study, and would be addressed where appropriate.

At the workshops, Council staff provided a brief summary of preliminary work undertaken to date, including site visits, observations and mapping. Council staff explained the DP&I's classification of centres across Sydney, and particularly, what is meant by a "village centre". Examples of comparable village centres were provided.

Following this, participants were divided into small groups and worked through two activities lead by a Council facilitator. These activities and the outcomes from these activities are outlined in the following section.

3.2 Community Workshop Activities and Outcomes

ACTIVITY 1 – Residential area

For this activity, each group was provided with a map of the study area, showing current zoning under *ALEP 2010*. Each participant was given an A3 sheet with colour-coded illustrated examples (see Appendix 1) of the following different building types:

- Dual occupancy¹⁰ – yellow
- Townhouse/villa – orange
- 2 storey units – pink
- 3+ storey units – red

Participants were given stickers of each colour. They were asked to look at the different building types, and place corresponding stickers on blocks (not individual lots) within the study area where they felt that building type would be suitable. Participants could use as many or as few stickers as they liked, but they were encouraged to place as many stickers as possible onto the maps.

Participants could choose not to place any stickers (or write “no change/status quo”) on certain blocks where they did not wish to see any of the building type options provided.

Outcomes – Activity 1

A visual summary the maps from each of the groups at the Berala workshops is presented on the following page¹¹ (Figure 24). As shown on this map, the location of the different building types (represented by coloured stickers), as placed on the maps by participants, was broadly consistent with the building types which are permissible under the current zoning. For example, 3+ storey units (red stickers) were generally placed in the area currently zoned R4 (north of the station); and the lower density building types, such as dual occupancies (yellow stickers), and villas/townhouses (orange stickers), were generally placed in R2 and R3 zones.

A number of participants indicated they wished to see no change to the existing building types or zoning within the study area.

¹⁰ Note: An option of ‘detached houses’ was deliberately not provided, as this is by far the predominant building type in the study area. An option ‘no change/status quo’ was also not provided to encourage participants to think about the type of revitalisation they would like to see over time.

¹¹ A numerical description of the number of stickers per building type placed in each location on the study area map is also provided in a table in Appendix 2.

ATTACHMENT 2 - Outcomes Activity 1 - Berala Workshops

Berala Activity 1: Residential Areas

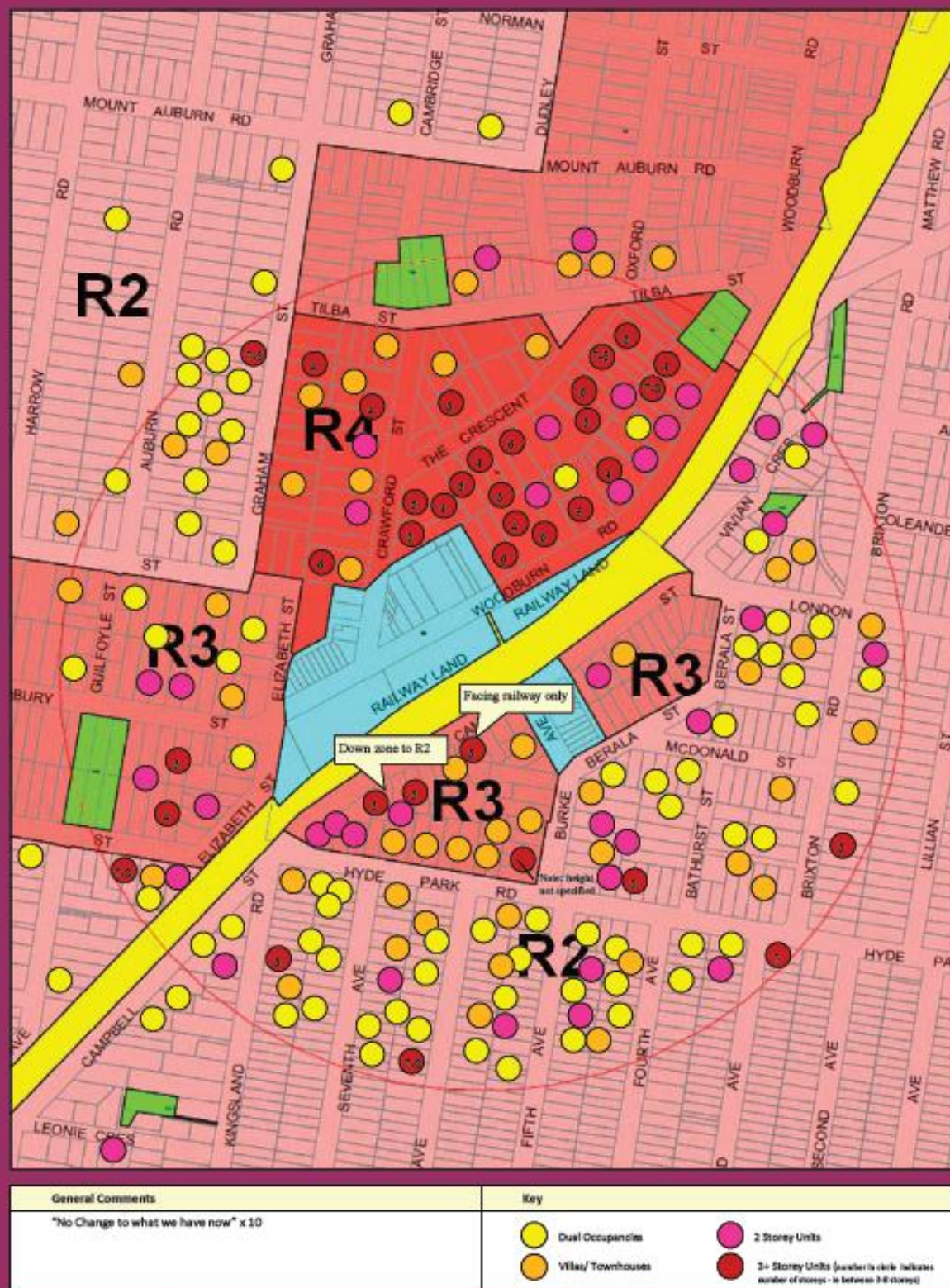


Figure 24: Outcomes of Berala Workshops: Activity 1 Residential Area

ACTIVITY 2 – Main Street area

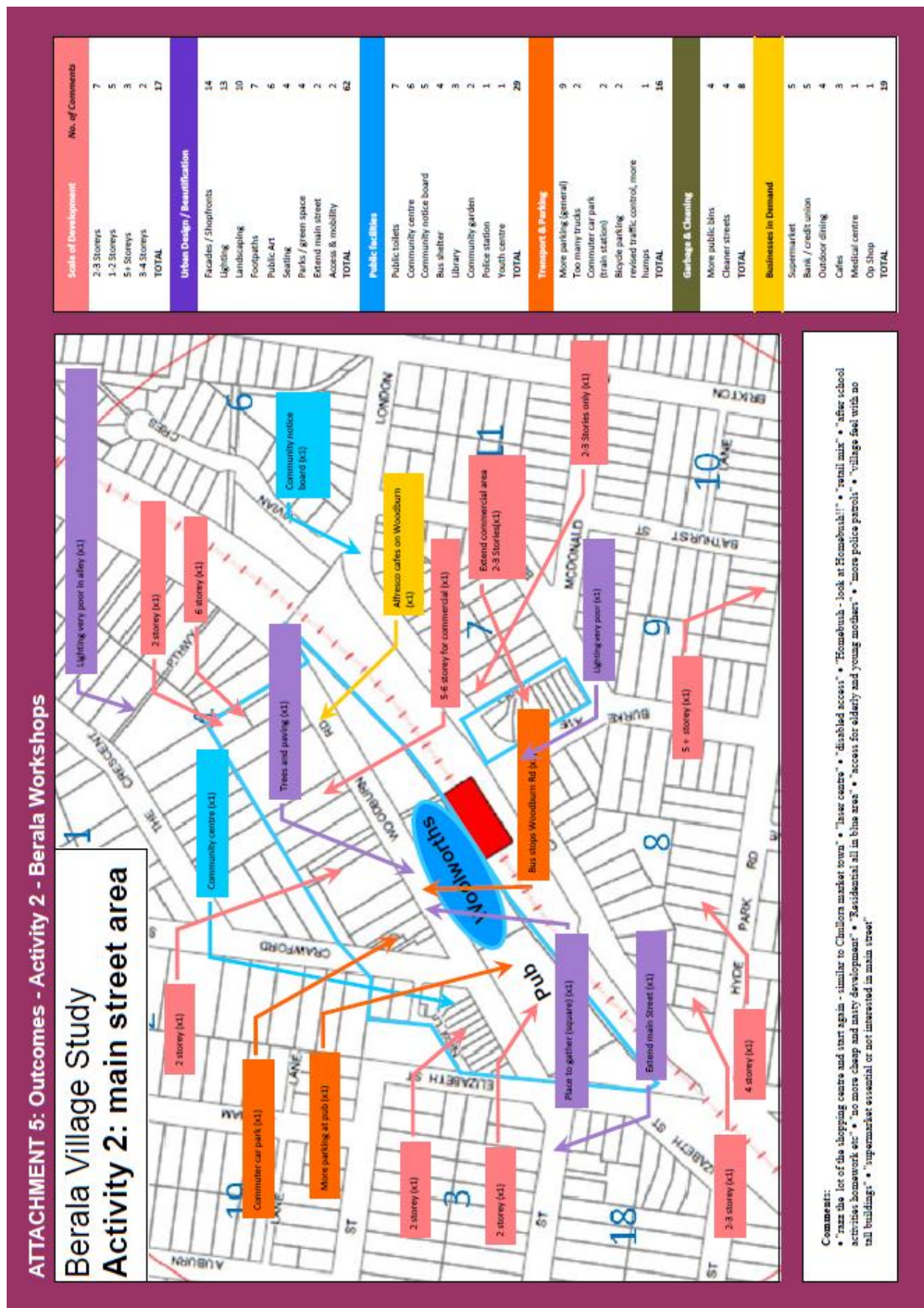
For Activity 2, each group was provided with a large map of the main street area¹² of Berala. Each participant was given an A3 sheet of paper with an illustrated list of elements which can be considered when planning a main street upgrade (such as paving, seating, landscaping, new street lights etc) (refer to Appendix 3). Participants were asked to indicate which elements they would like to see included in their main street area, and write it on the map. Participants were also asked to indicate the type of building heights they thought were suitable for their main street area.

Outcomes – Activity 2

Participants' comments from Activity 2 were analysed and grouped into 6 broad themes. They are summarised below, and illustrated in Figure 25 (over page).

1. *Urban Design/beautification* – this theme received the greatest number of comments (62), with the elements of improved facades/shopfronts and improved street lighting being mentioned most frequently. Other related elements identified by participants included landscaping, footpaths, and public art.
2. *Public Facilities* – this theme received the second highest number of comments (29), with public toilets (7) and a community centre (6) being the most frequently mentioned elements within this theme.
3. *Businesses in demand* (19) – whilst the retail mix of a main street is not something that Council can control, many participants chose to include comments indicating which businesses they would like to see within Berala's main street area. A supermarket (5) and a bank/credit union (5) were the most frequently mentioned, followed by outdoor dining (4) and cafes (3).
4. *Scale of development* – this theme received 17 comments, with the majority of comments (7) indicating a preference for 2-3 storey development within Berala's main street area. Slightly higher heights of 5+ storeys (3) and 3-4 storeys (2) were also indicated by some participants.
5. *Transport and parking* (16) – the most frequently mentioned element under this theme was more parking (9).
6. *Garbage and cleaning* (8) – more bins and cleaner streets were each identified 4 times.

¹² that is, the area zoned B2 Local Centre under ALEP 2010



4. ANALYSIS AND RECOMMENDATIONS

Overview

This part of the study draws together key issues identified during community engagement workshops (detailed in Part 3 of this study), and the issues identified as part of the background research and site analysis (detailed in Part 2 of this study).

The issues raised at the community engagement workshops are analysed in the context of context of previous consultation outcomes and studies. These previous studies and consultation outcomes can highlight the importance of an issue. The 2010 Community Priorities Survey is particularly relevant, given its recent timing, large sample size (relative to overall Auburn City population), and its statistically representative cross section of survey participants across Auburn City.

The issues raised at the community engagement workshops are also analysed in the context of the site analysis undertaken as part of this study. The site analysis quantifies the issues raised by the community in the workshops, particularly the extent or severity of the issue. The site analysis can also indicate possible opportunities or constraints to likely future change, as well as locations which may have potential or pressure to undergo change in the future. In addition, the site analysis compares what is permissible under Council's current planning controls, with past and recent development that has occurred. This gives insight into potential for future development pressures and scenarios, as well as likely future character.

These issues are analysed and recommendations to address these issues are provided. This part also identifies the key mechanisms which can be used by Council to implement the study recommendations.

a. Community workshops:

- key issues raised (from highest to lowest priority)
- future character and building type (built form) that the community would like to see



b. Previous consultation/studies

where these issues have also been raised



c. Site analysis:

- quantifies issues
- indicates possible opportunities and constraints to likely future change
- highlights locations which may have potential or pressure to change in the future
- compares what current planning controls allow with what exists on the ground



Analysis



**Recommendations
and implementation**

Implementing the Study Recommendations

The recommendations made in this study will require a broad range of plans, policies, and decisions to ensure effective implementation. The key mechanisms for implementation are:

- Council's Integrated Planning Framework, specifically the Delivery Program;
- preparation of a public domain plan;
- Council's Planning Controls;
- other Plans and Policies;
- Council's day to day Operations; and
- advocacy – Council's role as an advocate for the community of Auburn City.

These mechanisms are briefly outlined below.

Integrated Planning

Council's Delivery Program (4 year plan) and Operational Plan (one year plan) are the key plans which guide Council's day to day activities and service provision. The content of these plans reflects the broad outcomes of Council's Community Strategic Plan. These plans will be the key mechanisms for implementing a number of recommendations of this study, particularly in terms of prioritising and allocating funding.

Public Domain Plan

Preparing and implementing a public domain plan for Berala's main street area is the single biggest initiative (within Council's control) that Council could implement to bring about improvement in Berala.

The public domain plan will focus on renewing and revitalising Berala's main street area. The public domain plan will aim to address all relevant issues raised within this study. However, some of these issues may not be able to be resolved or incorporated in to the public domain plan due to technical or other competing issues and constraints.

Allocating sufficient funds via Council's Delivery Plan to implement the public domain plan is essential.

Planning Controls

Planning controls (particularly zoning, height and FSR) influence the built form and quality of development in an area, including appearance, liveability and sustainability. In response to the economic analysis of the current planning controls applying to Berala Village Centre, amendments to Council's current planning controls in ALEP 2010 are proposed. The proposed LEP amendments all apply to land with 400-600m radius of Berala Railway Station, in an area that is within comfortable walking distance of public transport. The LEP amendments proposed are considered to be in keeping with the village centre nature of Berala. The proposed amendments are outlined in Section 4.7 of this study.

Other Plans and Policies

Council can also address issues and implement recommendations of this study through detailed plans which focus on a particular aspect. Examples of these types of plans and policies include Bicycle Plans, Youth Strategies, Access Plans, and Street Tree Master Plans. Where applicable, the relevant plan is identified in the recommendations for each issue.

Council's Operations

A number of issues identified in this study fall within Council's ongoing operations and maintenance. Examples include graffiti removal, trimming of trees/shrubs, and waste education initiatives. Council's Outdoor unit can ensure these issues are addressed through their ongoing maintenance and operations.

Advocacy

Issues that fall outside Council's control include services and infrastructure controlled and/or provided by organisations or government agencies other than Council. Examples include provision of transport services (trains, buses) and transport infrastructure (bus shelters, station access). Council can advocate for improved service and infrastructure provision by lobbying the appropriate service provider.

Analysis of the key issues and recommendations are detailed on the following pages.



4.1 Demographics

Issue

Aged care and support for disabilities

- Need for aged care and support for people with a disability was identified in the Community Priorities Survey and Community Strategic Plan (CSP) forums in 2010.

After school activities

- A need for after school activities and homework help was identified during community engagement sessions for this study and also during CSP forums in 2010. Berala Public School is currently one of the largest primary schools in NSW. The proportion of young people (aged 0-15) in Berala is expected to increase by 4.6% by 2021.

Recommendations

Council Plans and Policies

Delivery Program

- Continue to implement Council's lifelong learning program in Berala (using parks and Berala Public School as the venue until the community centre is constructed)
- Develop a Community Access Plan (Disability Action Plan) for Auburn City in consultation with local community, Council and key stakeholders.
- Implement public domain improvements, particularly improved footpath surfaces, pedestrian connections, and street lighting, as part of an integrated public domain plan for the village centre.

Advocacy and Interagency Initiatives

- Continue to apply for grant applications to increase resources and services into the area, including Homework Help resources and other after school programs.
- Implement Auburn Youth Strategy in partnership with key stakeholders.
- Continue to expand partnership boundaries to Berala and surrounding suburbs.

Other Strategies

- Community Development to implement Council's Community Development Aged and Disabilities Program (this includes: advocacy, information and referral, provision of subsidised accommodation for local Seniors and People with a Disability, and Council's Access Committee)
- Provision of up-to-date information regarding Aged Care and support services for people with a disability, eg on Council's website.
- Census data to Inform future revisions of Pedestrian Access and Mobility Plan (PAMP)

4.2 Physical Environment

Issue

Street trees

- Residents raised concerns about the need for street trees to be taken care of, especially the heritage listed trees.
- In preparing the Community Strategic Plan 2021, resident feedback indicated more trees should be planted across Auburn City.

Flooding

- Parts of Berala are identified as being flood affected (refer to Section 2.2).

Recommendations

Council Plans and Policies

Delivery Program

- Undertake street tree planting in accordance with Council's forthcoming *Street Tree Master Plan* and *Tree Strategy* (once completed)
- Program street tree planting into the Delivery Program on an annual basis

Draft Auburn City Council Tree Policy and Framework Plan

- Supporting documents, once prepared, (*Tree Strategy* and *Street Tree Masterplan*) acknowledge the significance of heritage listed Brush Box trees along Lidbury Street

Other Strategies

- Council to encourage tree preservation and planting through community awareness initiatives.
- Flooding needs to be addressed by applicants (as applicable) when lodging DAs (in accordance with the controls in ALEP 2010 and ADCP 2010).

Note: An LGA-wide Flood Study is being prepared.

4.3 Land use and Subdivision Pattern

Research on the existing land use and subdivision pattern was included as part of this study (Part 2) as background information to help inform the Built Form and Character section. Much of the existing R4 zoned land is strata subdivided, which is typical in a high density zone. This strata subdivision pattern will constrain redevelopment in the R4 zone to some extent, however, this is not considered to be a major concern given the small population increase anticipated over the next 10 years, and the development capacity which exist within the R3 zones. Thus, there are no specific issues or recommendations detailed here.

4.4 Built Form and Character

Issue

Maintain village feel and character

- Desired future character: participants in the community engagement workshops consistently expressed a desire for Berala to maintain a village feel and character. Participants at these workshops also voiced strong community opposition to overdevelopment and ‘high rise’ development (for example many participants indicated a wish to see maximum height of 2 storeys).

Cleanliness and community pride

- Improve cleanliness of streets and better address illegal dumping.
- Need for greater community pride

Heritage

- Better protection of heritage items.

(Note: both Berala Station and Berala Public School are relatively well protected as they fall within the portfolios of Railcorp/City Rail and the NSW Department of Education, as well as being listed in the Auburn Local Environmental Plan 2010, and the Heritage register of NSW Office of Environment

Recommendations

Council Plans and Policies

Delivery Program

- Include implementation of Berala Public Domain Plan in the capital works program for 2015/16.

Public Domain Plan

- That a detailed public domain concept plan be prepared and implemented. (It is anticipated that the scale of public domain improvements will reinforce and revitalise the village feel and character of Berala).
- Incorporate aspects of local history and heritage into the public domain plan, as appropriate.

Advocacy and Interagency Initiatives

- Work with community groups such as “Berala on the Park” and Council’s Community Pride Task force to plan and implement activities focusing on Berala.
- Council to continue to facilitate activities and programs (such as the Fabulous Creatures Public Art Project) that promote community participation and pride.

Other Strategies

- Council continue to implement illegal dumping prevention initiatives.
- Continue to develop and implement activities that encourage community participation and pride, including a community pride event.

Residential Area

4.5 Residential Planning controls

Issue

Consistent community opposition to changes to current zoning.

- Strong opposition to high rise development and overdevelopment, and any changes to the current zoning within the study area has been consistently voiced by residents at:
 - the community engagement workshops undertaken for this study;
 - the CSP community forums in 2010; and
 - the People for a Better Berala local action group survey in 2001.

Are Council's current planning controls sufficient to encourage revitalisation?

- the economic analysis undertaken by Hill PDA tested Council's current controls under ALEP 2010 (Section 2.13 and Appendix 4).

Recommendations

Council Plans and Policies

Auburn Local Environmental Plan 2010

- Refer to Section 4.7

Note: analysis of the existing residential zones within the study area is provided on the following pages. Analysis of the B2 Local Centre zone is provided in Section 4.6.

Section 4.7 – Proposed Rezoning Scenario draws together the analysis from Sections 4.5 and 4.6, and provides a recommendation.

Residential Analysis

R2 Zoned land

The R2 zoned land is almost completely unstrata subdivided (which is typical of this type of zone).

Whilst further away than the R3 and R4 zoned land, the R2 zoned land has relatively good access to Berala station. Proximity to the 908 Bus route varies.

Part of this R2 zoned land is flood prone, however as outlined in the R4 zone above, this would not prevent future redevelopment.

R3 Zoned land

Some of the R3 zoned land around York Park is strata subdivision. The other R3 zoned land (around Jack and Jill Reserve to the north, and the land south of the railway line) has little strata subdivision. This is not typical this type of zone, where townhouse and villa developments are allowed.

The R3 areas have varying proximity to Berala station, with the York Park area and the R3 area immediately south of the railway line falling within the 400m catchment. Proximity to the 908 Bus route also varies, with the R3 land around York Park located furthest from the 908 bus route.

Part of this area is flood prone, however, as with the R4 land this would not prevent future redevelopment (and could be addressed at the development application stage).

R4 Zoned land

The R4 zone is heavily strata subdivided (this is typical of this type of zone, which allows unit development).

This area has good access to Berala station as well as the 908 Bus route. Part of this area is flood prone. Whilst this may deter some redevelopment (through additional costs), it would not prevent future redevelopment (and could be addressed at the development application stage).

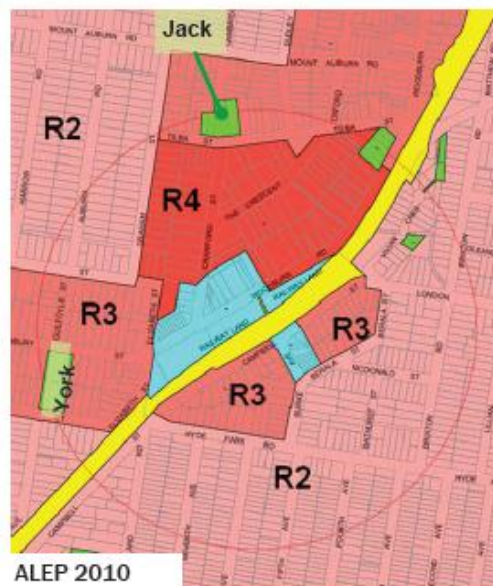
Public transport**Strata subdivision****Flooding**

Figure 26 – Opportunities and constraints analysis

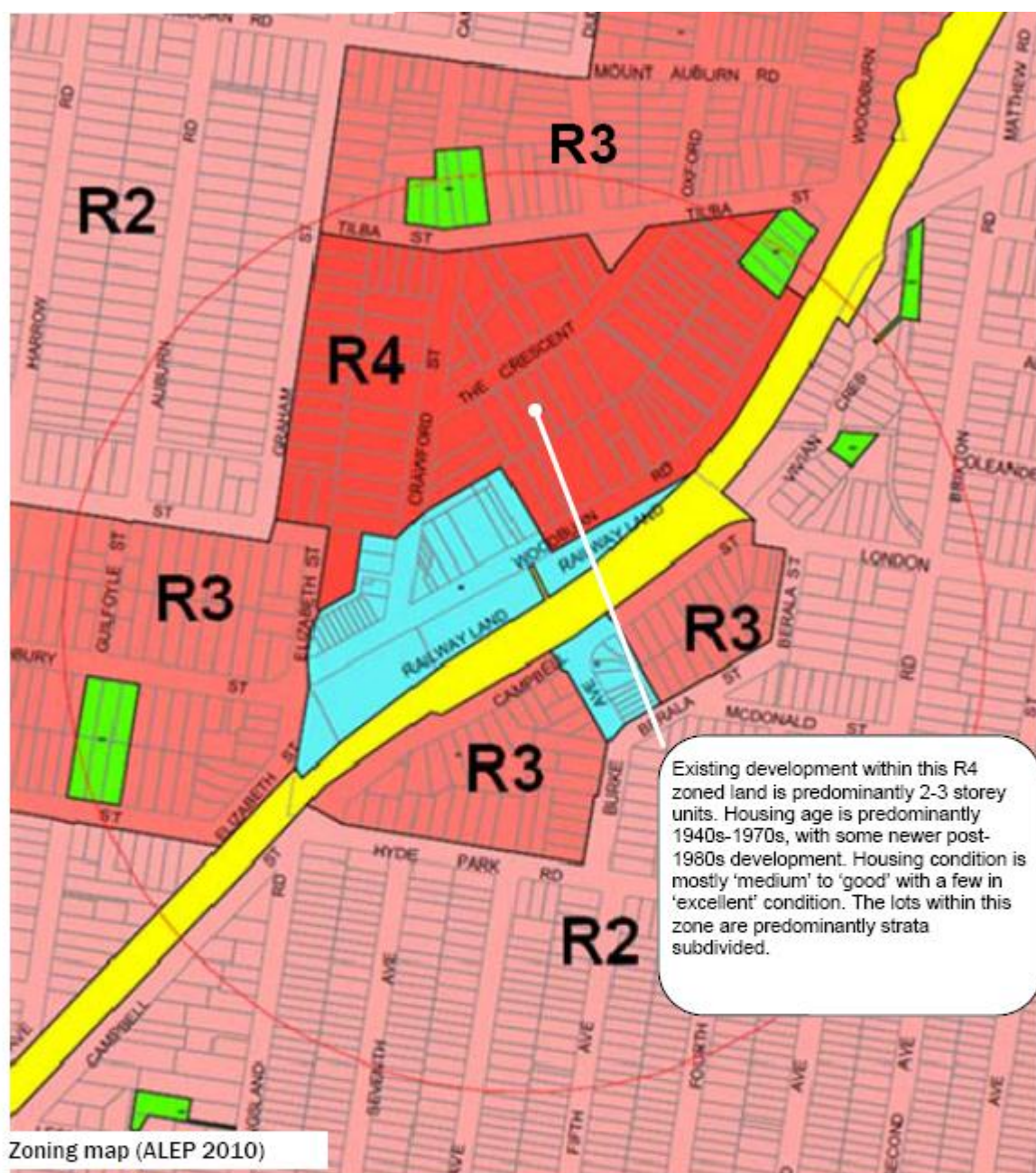


Figure 27 – Analysis of R4 zoned land

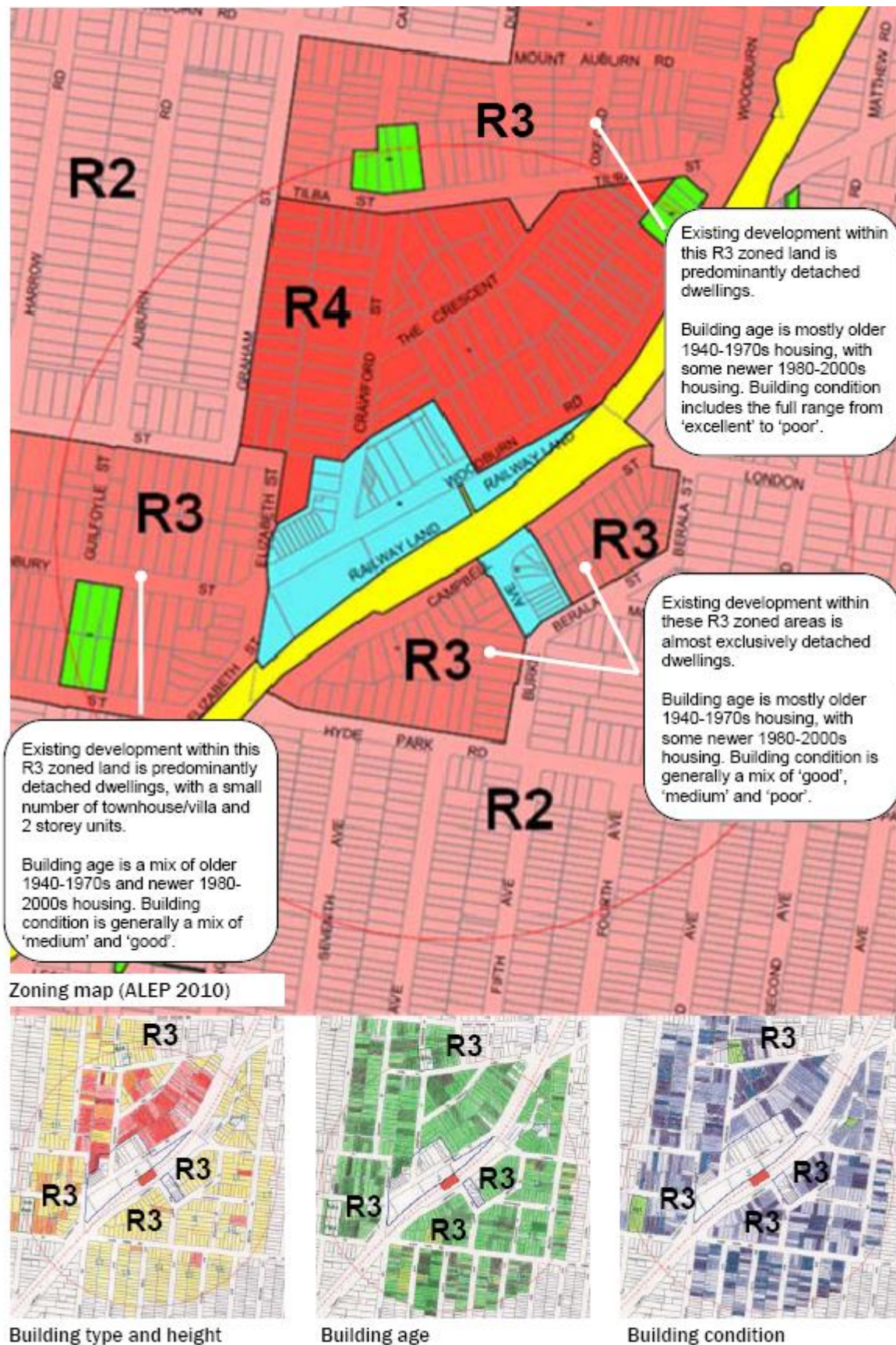


Figure 28 – Analysis of R3 zoned land

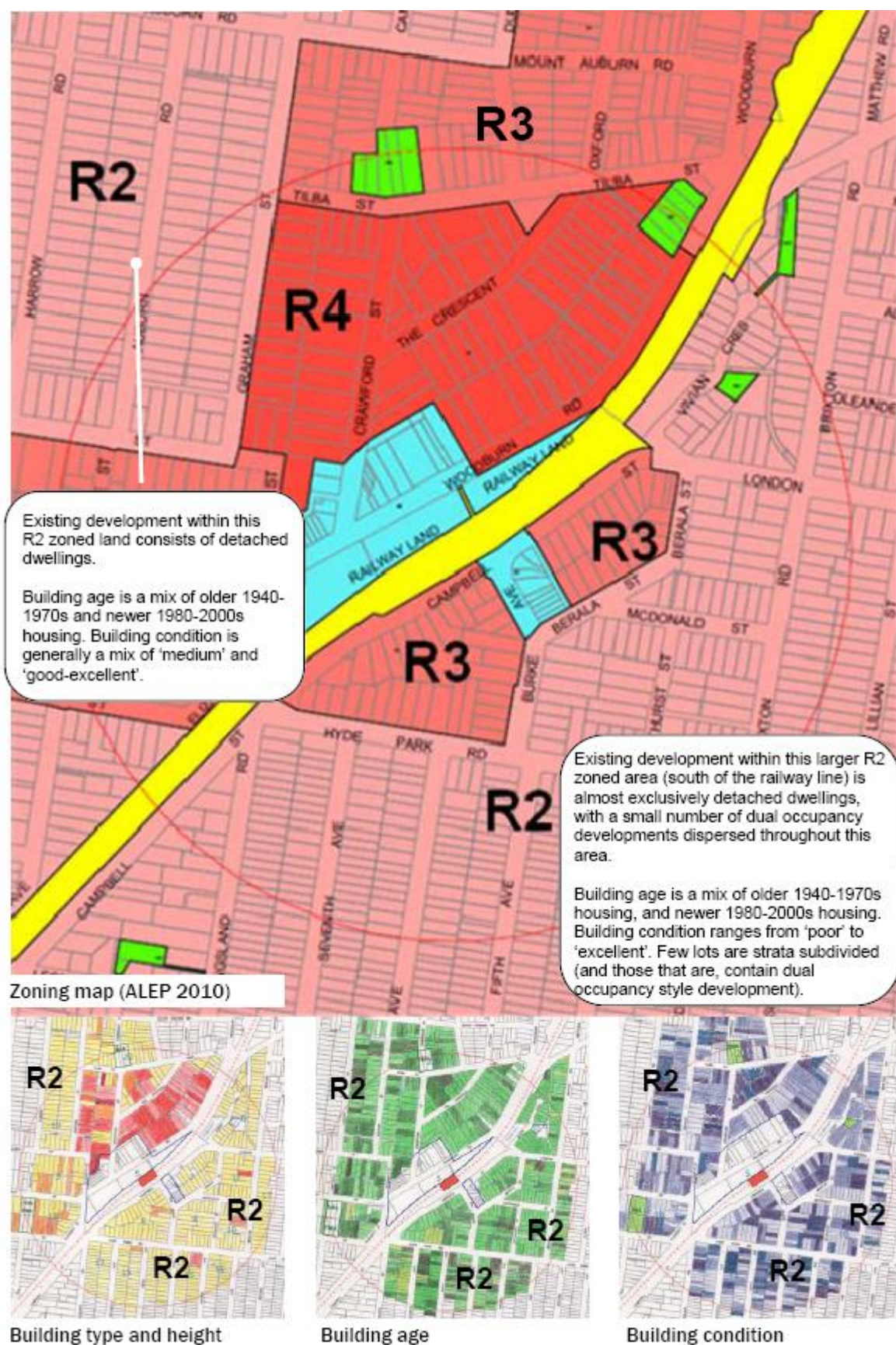


Figure 29 – Analysis of R2 zoned land

b. Main Street area

4.6 Main Street Area Planning Controls and Built Form

Issue

Revitalisation of Berala's Main street area

- This has been raised as an issue consistently in various community forums over the past 10 years, including the community engagement sessions undertaken as part of this study. Public domain improvements will bring about significant community benefit, with flow-on effects for local businesses.
- the economic analysis undertaken by Hill PDA tested Council's current controls under ALEP 2010 (Section 2.13 and Appendix 4).

Recommendations

Council Plans and Policies

Auburn Local Environmental Plan 2010

- Refer to Section 4.7

Public Domain Plan

- Prepare and implement public domain plan.

Other Strategies

- Prepare and implement a **façade upgrade program** (see summary below).

Facade Upgrade program

Façade upgrade programs generally involve business applying for matched (dollar for dollar) funding from Council to undertake façade improvement works. In Australia funding is typically in the order of \$500 per property (City of Canterbury), to \$1,500 per property (Bankstown City Council), and up to \$4,000 per property (Liverpool City Council). American examples generally provide higher levels of funding per property.

Façade upgrade programs generally specify a list of eligible works and excluded work, such as:

Examples of eligible works	Examples of excluded works
• front façade improvements, including painting, façade repairs (cleaning of brickwork, repair/replacement of tiles), and removal of architecturally inappropriate or incompatible finishes and materials • replacement/renewal of awnings • repair/install new exterior lighting (particularly under awning lighting) • expansion or replacement of windows that face the street • design changes that encourage "eyes on the street"	• interior improvements, including window displays • security systems • routine maintenance • roofing • fencing • work that has already been undertaken (ie funding would not be retrospective)

Table 6: Examples of façade upgrade program eligible and excluded works

Some programs also include façade improvement guidelines which encompass colour schemes and architecturally appropriate guidelines for the centre.

Participants are required to submit plans (including costs) and have these approved as part of their grant application. Participants are also typically required to remove illegal and/or excessive signage, including bill posters, as a condition of the program.

Such a program has many benefits for businesses, the community and Council. Benefits may include:

- significantly improved look and feel of the village centre
- shared sense of ownership as businesses contribute to the upgrade of their properties while Council prepares and implements a public domain plan to upgrade the public areas of Berala's main street area
- improved business as a result of more visitors to the main street area, and visitors spending longer time in the area per visit
- potential increases in property values
- positive longer terms effects on businesses which may not initially participate in the program, but may undertake their own façade improvements after the program ends
- protection of individual business investments by contributing to a strong and attractive main street area
- Increase the overall safety of the village centre, through well presented, well lit shop facades, which allow good passive surveillance and "eyes on the street".

A detailed business case would need to be developed and presented to Council.

4.7 Proposed Rezoning Scenario

The proposed rezoning scenario (below and on the following pages) has been guided by the recommendations of the further study by Hill PDA (Appendix 4), as well as key planning principles.

Issues

(as outlined in Sections 4.5 and 4.6)

Community desire to maintain the village scale and character of Berala

Revitalisation of Berala's Main street area

Are Council's existing controls sufficient to encourage revitalisation of Berala Village Centre?

Recommendations

Council Plans and Policies

Auburn Local Environmental Plan 2010

- Consider proposed rezoning as per the scenario on the following 2 pages – which involves a modest expansion of the B2, R4 and R3 zones within the Berala Village study area, and proposed associated LEP amendments.

Planning Principles

The following planning principles have also guided the proposed rezoning scenario:

- Flood affected land*** – parts of Berala are identified as being flood prone (including high and medium flood risk). Land most severely affected by flooding has generally been excluded from this proposed rezoning scenario.
- Proximity to public transport*** – all land included in the proposed rezoning scenario is within 400-600m of Berala railway station, and is within walking distance to Berala shops. Rezoning land in such an accessible location is both consistent with State government policy framework, and also encourages the use of public transport.
- Transition and interface with adjoining zones*** – the proposed rezoning scenario seeks to ensure a suitable transition between adjoining zones. The proposed scenario sees the B2 zoned area generally adjoining land zoned R4 High Density, with R3 medium density zoned land generally proposed between the R4 and R2 zones, creating an area of transition. The proposed height and FSR changes have been guided by the Hill PDA economic study (Appendix 4).

As part of this scenario, it is proposed that a small area of land to be rezoned to B2 (on the southern side of the railway line) denoted with hatching, have a lower height and FSR than the remainder of the B2 zone. This is to ensure an appropriate transition in scale and density, and also reflects this area's likely role as a more secondary, peripheral retail part of the village centre.

- Village character*** – the proposed rezoning scenario is considered to be consistent with the scale of a village centre. In particular, the proposed increase in R3 zoned land on the southern side of the railway line could allow future redevelopment including townhouses and villas, providing greater diversity of local housing supply within an easy walking distance of Berala shops and station.

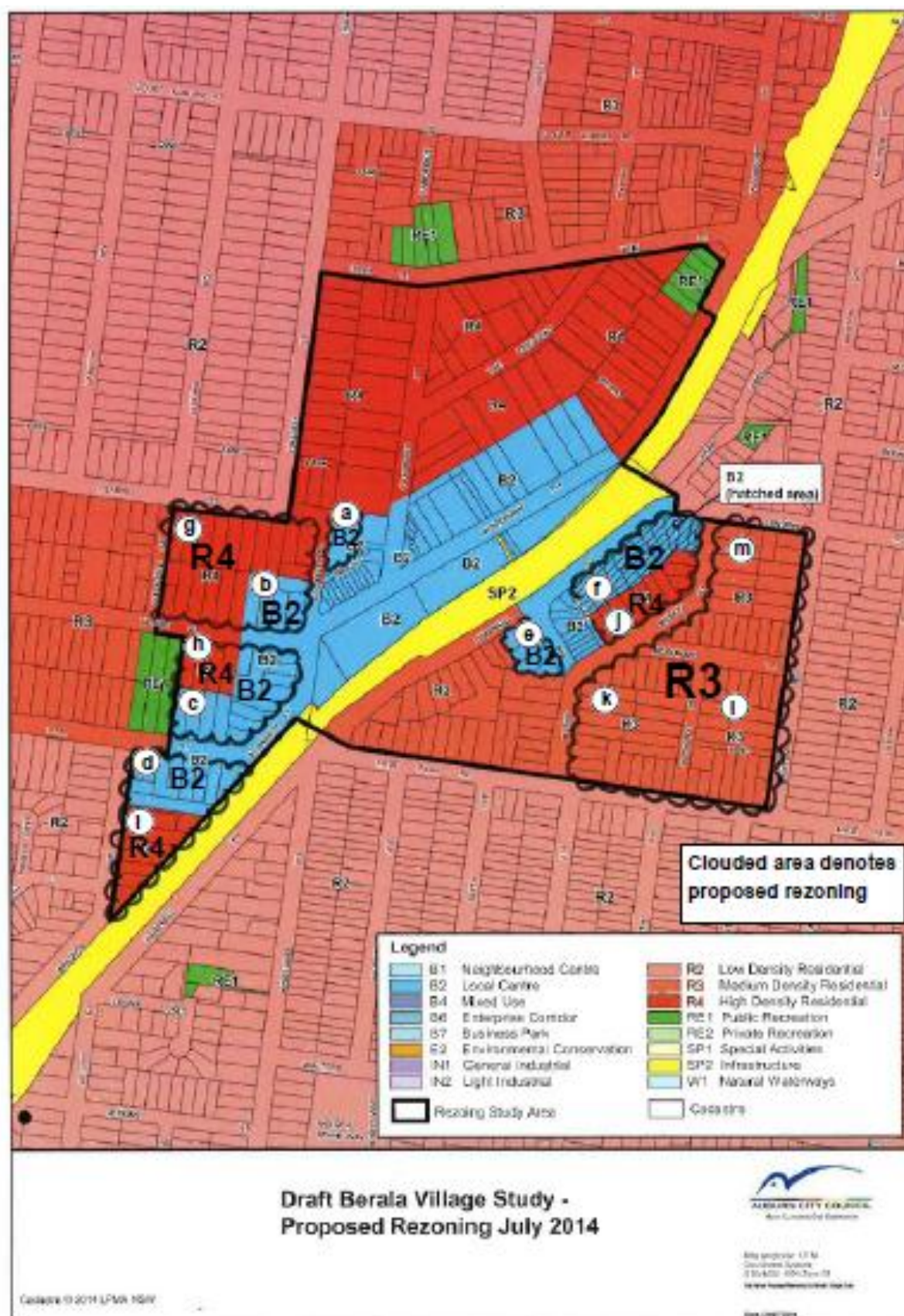


Figure 30: Proposed Rezoning Scenario

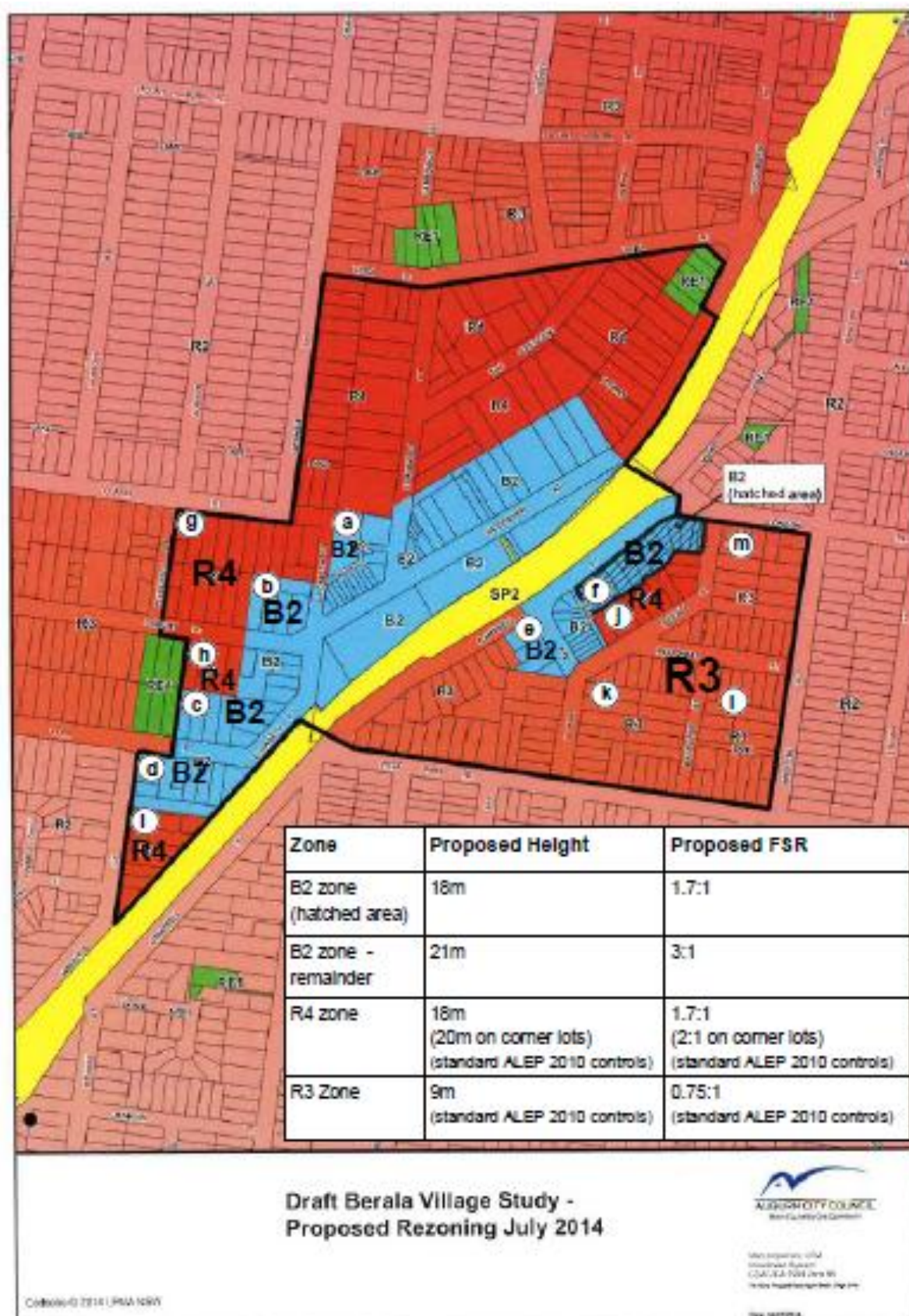


Figure 31: Proposed rezoning Scenario – associated LEP amendments

4.8 Access and Movement

Issue

General accessibility

- Lack of disabled parking spaces
- Lack of Taxi Rank
- Poor Footpath conditions in places (eg pedestrian path between Tilba St/The Crescent and Woodburn Road)
- Poor lighting of public paths and spaces
- Need for revised traffic control, including more speed humps
- Need for improved bicycle infrastructure
- Improve bicycle links between key destinations (eg. Berala Station, Auburn Hospital and Berala Public School).
- Need for improved Community Transport

Public transport accessibility

- Lack of lift and disabled access at Berala Train Station
- Buses:
 - Lack of Bus stop near Auburn Hospital
 - No Bus Services on Sundays
 - Bus shelter needed

Recommendations

Council Plans and Policies

Delivery Program

- Include funding for public domain plan implementation
- Prioritise review of Council's Bicycle Plan
- Continue to provide Community Transport to and from Council activities/events for Berala residents where possible.

Public Domain Plan

- That the following issues be considered in the preparation of the Public Domain Plan:
 - Improved pedestrian paths and footpath surfaces
 - Need for disabled parking space/s and taxi rank
 - Upgraded street lighting
 - Pedestrian crossings and other traffic control measures

Bike Plan

- Review bike paths in the Berala area as part of Bicycle Plan review

Community Access Plan

- Prepare Community Access Plan, including updated Mobility Map for Berala

Advocacy and Interagency initiatives

- Continue to convene Council's Auburn Community Access Committee
- Council's Auburn Community Access Committee to:
 - lobby Transport for NSW for improved access (e.g. lift) at Berala Station.
 - liaise with Veolia Transport (about possible hospital bus stop and service on Sundays)

Other Strategies

- promote Council's Community Loop Bus and the various Community Transport initiatives provided by local services to residents.

4.9 Retail Mix

Issue

General retail mix, including lack of banks/financial institutions

- Participants at community workshops undertaken as part of this study expressed a desire for greater retail mix within Berala. The “suitability of local shops” was the third highest factor influencing overall community satisfaction within Auburn City in the 2010 *Community Priorities Survey*.
- Lack of banks has also been identified as an issue in previous consultation events.

Note: Council cannot control the retail mix of a centre. However, initiatives such as a public domain upgrade may assist in revitalising Berala’s village centre, by creating a more attractive environment

Outdoor Dining

- Participants at the community workshops indicated that outdoor dining would make a positive contribution to Berala.

Note: Council currently has an outdoor dining policy in place. This policy was substantially revised in 2009 and is updated annually. This policy sets out what business owners/operators need to do if they wish to apply for an outdoor dining licence.

Recommendations

Council Plans and Policies

Public Domain Plan

- Council can investigate footpath areas which may be suitable for future outdoor dining, during the preparation of a public domain plan. If viable, any such areas can be incorporated into the concept design.

Outdoor Dining Policy

- Continue to review Council’s outdoor dining policy annually

Other Strategies

- The recent Woolworth’s development may attract banks or credit union services and Council would certainly encourage this through the DA process.

4.10 Public Domain

Issue

The Public domain of Berala's main street area needs revitalisation

The following public domain aspects were highlighted by participants at the community workshops:

- it lacks seating, and an attractive public space for people to gather
- more soft landscaping (trees, planting) is required
- footpath surfaces and condition varies greatly throughout the main street area,
- public art would improve the look and feel of the centre
- a number of shops do not have disabled access
- streets need to be cleaner
- more garbage bins are needed
- obscured facades/shopfronts: there is a need to minimise the number passive, inactive and hostile facades, converting as many of these as possible to 'active' facades.
- A public toilet is needed
- A community notice board is needed

Lighting is addressed in 4.10 safety.

Recommendations

Council Plans and Policies

Public Domain Plan

- Council can consider these aspects and incorporate into the public domain plan, where possible.

Other Strategies

- Continue community education waste and prevention of illegal dumping initiatives.
- Develop and implement a public art project focusing on the Berala community
- Hold a Community Pride event in Berala
- The Woolworths Development includes a toilet; however additional options can be investigated as part of the public domain plan.
- Prepare and implement a facade upgrade program.

4.11 Safety

Issue

Lack of implementation of recommendations of Community Safety Audit, including:

- Need for improved street lighting
- Graffiti removal
- Trimming of trees/bushes/shrubs obscuring signs or sightlines
- Greater police presence

Recommendations

Council Plans and Policies

Delivery Plan

- Include funding for implementation of recommendations of future community safety audits.

Public Domain Plan

- The public domain plan can review street lighting to ensure lighting levels within the village centre meet current Australian Standards.

Advocacy/Interagency Initiatives

- Comments about the need for greater police presence in Berala can be referred to the NSW Police for consideration

Other Strategies

- Continue Prompt graffiti removal
- Encourage residents to report graffiti
- Encourage residents to report council of the faulty or lights that are not working to the relevant energy authority.
- Regular trimming of trees/shrubs – problem areas identified and incorporated in Council's regular maintenance schedule
- Encourage residents to notify Council and/or Police of safety concerns

4.12 Community Facilities

Issue

Lack of a community facility

- The community has identified the urgent need of a community centre in previous consultations over a number of years, as well as in the consultation undertaken for this study. Council libraries were the third most important Council service for Berala participants in the 2010 Community Priorities Survey.

Parks and playgrounds

- Better local parks and play equipment, and the need for more green space was identified as an issue by participants in consultation undertaken for this study, and for the CSP in 2010.
- In the Community Priorities Survey (2010), maintenance of local parks and playgrounds was identified by Berala participants as the most important service provided by Council in the Community Priorities Survey 2010.

Recommendations

Council Plans and Policies

Delivery Plan

- Community Facility be constructed in Berala in Woodburn Road
- Council allocate funds for the ongoing maintenance and operational cost of this facility

Public Domain Plan

- The public domain plan focuses on providing quality public spaces (for example well landscaped places to sit) within Berala's main street area

Other Strategies

- NOTE: Council's annual Operational Plan includes rolling upgrades of Council's parks and playgrounds

4.13 Other

Issue

Provision of information to residents

- The provision of information to residents. This was the biggest influence of overall community satisfaction in the 2010 Community Priorities survey.

Recommendations

Council Plans and Policies

Delivery Plan

- Undertake a Community Priorities Survey approximately every 2 years so that a statistically accurate comparison between community satisfaction over time can be made

5. CONCLUSION

5.1 Summary

Over the next 10 years Berala's population, and the type of residential development, is anticipated to remain relatively consistent and stable.

In terms of Berala's main street area, it is anticipated that the Woolworths development will continue to stimulate retail activity in Woodburn Road, and is likely to be a catalyst for attracting more diverse local retailers/mix of retail development. In addition, there is a need to improve the quality of the public domain in this area, particularly paving, landscaping and places to sit. Council will address these issues through its forthcoming public domain improvement plan. Key messages emerging from the community engagement workshops were the need to improve the appearance of Berala's main street area, and the need to retain a village atmosphere. The public domain plan will seek to address these issues.

The most likely type of residential redevelopment is expected to be incremental, small scale redevelopment dispersed across the residential part of the study area. It is expected that redevelopment will predominantly comprise 'knockdown-rebuild' of primarily detached dwellings, construction of secondary dwellings (such as granny flats), with smaller scale unit development also anticipated. Key issues emerging from the community engagement workshops included strong opposition to over development and 'highrise' development, and a need to improve the cleanliness of streets.

This study recommends that Council's current planning controls in *Auburn Local Environmental Plan 2010* are modified to include small expansions of the B2 Local Centre, R4 High Density Residential, and R3 Medium Density Residential zones. Increases in height and FSR are also proposed for the B2 Local Centre zone. These proposed amendments relate to land that is within 400-600m of Berala Station, in a location with good access to public transport, and within walking distance of the shops.

5.2 Priority Actions

Of all the actions recommended in Part 4 of this study, the actions listed below stand out as the highest priority. These actions are highlighted because they have the strongest relationship to the issues identified by the community. They represent potentially the greatest benefit for the community and greatest return for Council, based on all the research, community engagement and analysis undertaken as part of this study.

Table 6 (below) identifies how these priority recommendations align with key outcomes in Council's Community Strategic Plan.

Recommendation	Alignment with Community Strategic Plan outcomes	Implications
Council Services and Programs		
That a public domain plan for Berala be prepared and implemented	Our Places: - attractive public spaces and town centres Our Community - Promotion of community pride	Preparation of a public domain plan for Berala is identified in Council's Operational Plan for 2014/15, with implementation to follow in subsequent years. Allocation of funding for the implementation (construction) phase is critical to the success of this project.
Prepare and implement a facade upgrade program for Berala's main street area	Our Places: - attractive public spaces and town centres - high quality urban development Our Community - Promotion of community pride	A business case can be prepared to explore options for façade upgrade incentives for private property owners within the town centre.
Council prepare a planning proposal to achieve the ALEP 2010 amendments proposed in this study (as per Appendix 5).	Our Places: - attractive public spaces and town centres - high quality urban development	The recommended ALEP 2010 amendments proposed in the revised study follow the additional consultant study and economic analysis of the Berala Village Centre. The proposed amendments all apply to land that is within 400-600m of Berala Station. The scale of the proposed amendments is considered to be broadly consistent with village scale and character, which was identified by the community as important.
Advocacy and Interagency Responsibilities		
Provision of improved access (eg a lift) at Berala Station	Our Places: Movement of people that is safe, accessible and efficient	Council's Transport Working Group should continue to advocate for improved access at Berala Station.

Table 7: Priority Recommendations

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