

27 August 2020

Planning Panels Secretariat,
Locked Bag 5022,
Parramatta NSW 2124

Via: PlanComment@planningpanels.nsw.gov.au

Re: 2017SWC141 – Cumberland City Council (Crescent Parklands Proposal)

Dear Secretariat,

The Western Sydney Business Chamber writes in support of this development proposal (2017SWC141).

The Western Sydney Business Chamber is a not-for-profit business organisation representing more than 110 of the region's largest business, government and community organisation. We advocate for public and private sector investment that will support the creation of new jobs, housing and a better quality of life for the people of Western Sydney.

The proponent of this development proposal is a member of the Western Sydney Business Chamber.

The Chamber believes that this development proposal gets the balance right between providing additional housing in Western Sydney and new public and private open space for the precinct residents and the surrounding community. We note and support that 43% of the site will be open community space and 7% of the dwellings will be dedicated to affordable housing. The project will deliver a new 7,714 square metre public park and 8,658 square metres of open space.

The site for this proposal is located strategically near the growing Parramatta CBD which is currently undergoing a once in a generation transformation which will deliver thousands of new jobs, amenity and public transport connections by the end of the decade. We note that the site is located near several transport connections including Merrylands, Granville and Harris Park train stations as well as bus connections. The site is also within walking and cycling distance of the Parramatta CBD and other local centres.

We also commend that during the COVID-19 pandemic and the resulting economic recession that this proposal will support 2,500 new direct and indirect construction jobs with an additional 1,000 jobs when completed.

The Chamber appreciates the opportunity to comment in support of this important project for Western Sydney.

Yours sincerely



Evolve Housing - Planning
Proposal Submission –
2017SWC141 - Cumberland
City Council –
PP_2019_CUMB_002_00)



Thriving communities for all people.





Submission – 2017SWC141 - Cumberland City Council – PP_2019_CUMB_002_00)

Thank you for the opportunity to comment on the recently exhibited Planning proposal 2017SWC141 – Cumberland City Council – PP_2019_CUMB_002_00).

Evolve Housing is a registered community housing provider (CHP) that operates in Cumberland local government area (LGA). Evolve Housing welcomes the Cumberland City Council's vision articulated in its recently drafted Affordable Housing Strategy that provision of affordable housing will require metropolitan-wide strategies, involving all levels of government as well as CHPs and private developers. The above proposal gives effect to the Council's vision into practice.

Evolve Housing welcomes the Council's commitment to develop an Affordable Housing Strategy (draft released in August '20), and sustainable growth with a key focus on the housing diversity and affordability. Evolve Housing commends the Council's commitment to completing housing studies on affordable housing demand and identifying opportunities to support the planning and delivery of affordable housing in Cumberland including reviewing current planning controls to support the provision of affordable housing.

It is comforting to note that at least 87 units will be created for affordable housing in perpetuity through the proposed development. We would be keen to assist the Council and Developer in delivering additional affordable housing through innovative models as further described in our submission.

About this submission

This submission is made by Evolve Housing in response to the above Planning Proposal currently on exhibition. The submission focusses on the economic and social values of affordable rental housing to local communities; the need for affordable rental housing in key areas under Cumberland City Council; and the opportunities the Council will have to support the delivery of affordable rental housing (in perpetuity) through the Planning Proposal submitted by Australian Capital Equity.

About Evolve Housing

Evolve Housing is one of Australia's leading CHPs, managing around 4,000 social and affordable housing dwellings across metropolitan Sydney and NSW regional area. Evolve Housing believes that all levels of government and the not for profit and private sectors have an important role to play in delivering affordable rental housing including the leadership role local councils play through their Local Housing Strategies.

As an established CHP for over 25 years, we are experienced tenancy and property managers who ensure housing is genuinely targeting the low to moderate income households and key workers.

We manage over 900 properties (social and affordable housing) in the Cumberland LGA and neighbouring suburbs of Parramatta, Blacktown, Fairfield and Strathfield LGAs. 776 of these



properties are Evolve Housing-owned and 130 are owned by private investors and managed by our profit for purpose real estate agency, EchoRealty. Evolve Housing is also partnering with the Billbergia Group to deliver *"The Lidcombe Rise"* which is a mixed tenure project in the Lidcombe area comprising of social, affordable and private market housing commencing this year. It will consist of four towers and deliver 376 new dwellings with approximately 40% social and affordable housing in the project. The completed development will also include ample car parking, a 60-place child care centre, street level gardens and rooftop entertaining areas.

Housing need and Community Housing in Cumberland LGA

We commend the Council's commitment to grow and improve the provision of social and affordable housing. We also support the evidence the Council has that around 10,700 new affordable dwellings will require to be built in the LGA by 2036. It is noted that *"Five of Australia's housing markets are classed as 'severely unaffordable', with Sydney being Australia's least affordable housing market, greater Sydney being increasingly unaffordable"* (Canterbury City Council's Draft Affordable Housing Strategy).

Evolve Housing notes and commends the Council's previous proactive actions in developing an Interim Affordable Housing Policy 2017 to seek to provide 15% affordable housing through planning agreements, following development of its Local Housing and Affordable Housing Strategies to finalise an affordable housing target to help benchmark and drive Council's commitment to the provision of future affordable housing. Noting that the District Plan recommends for 5-10% of additional residential development created through up zoning to be provided for affordable for very low to low income households subject to development feasibility.

The role of Cumberland Council in Affordable Housing

Delivering the affordable rental homes that the Cumberland LGA needs by 2036 will be a significant challenge and Evolve Housing is calling for all levels of government to do their part to help meet this goal. Evolve Housing acknowledges that the delivery of social and affordable housing is primarily the responsibility of the state and federal governments. Offering housing at below-market rent will require subsidy to ensure its ongoing viability. This subsidy can be in the form of an upfront capital investment (by government or from developer contributions), land (granted or discounted sales) or ongoing operating subsidies or a combination of these.

Evolve Housing believes that local government has an important role to play in addressing affordable rental housing need. Evolve Housing acknowledges the leadership role local councils play in helping to shape strong and diverse communities and through the planning system and determining local planning priorities. Evolve Housing also notes that affordable housing supply is a challenge that requires a regional response and encourages the Council to work with developers and CHPs to pool resources, share learning and develop complementary strategies to meet the desired need.



NEW HOLROYD HOMES TO BE PROVIDED TO KEY WORKERS

We understand that ACE Property has committed to building 87 apartments, representing 7 per cent of the total number of dwellings in the development, for key workers in Western Sydney as affordable housing in perpetuity.

Evolve Housing would be keen to partner with experienced property group ACE Property, to provide key workers and their families the desired affordable dwellings at a reduced rental rate. We anticipate that the majority of the tenants in the one-, two- and three-bedroom apartments will be essential service workers in industries including health care, education, emergency services, law enforcement, aged care and childcare. We will be targeting key workers at Westmead Hospital and the proposed nearby ambulance station to move into these brand-new apartments, which are close to major transport links.

As per the plans on exhibition, this development will feature parklands and a range of first-class amenities which support the principles of place making.

The development will deliver much needed affordable housing in the area for the many key workers who provide essential services in Western Sydney. We are sure they and their families will enjoy living in this planned development, with close to half the site being devoted to public open space, a large kids' playground, shops, restaurants, retailers and cafes.

This site is well located on the corner of Woodville Road and Crescent Street. The site has close access to the M4/WestConnex and Parramatta Road, as well as railway stations at Harris Park and Granville and regular bus routes. The site is also located within 30 minutes to Westmead Hospital, Western Sydney University and Parramatta Square, via public transport, aligning with the NSW Government's 30 Minute City Vision. In summary, the site is well located and well serviced and suitable for affordable housing.

It is also expected that the creation of the mixed-use precinct will generate a large number of jobs, provide retail, hospitality and commercial space to service the Holroyd community, and create ongoing employment.

In conclusion, we commend and support Planning Proposal (2017SWC141-Cumberland City Council – PP_2019_CUMB_002_00) currently on exhibition. As experienced partners of government and private sector we would be happy to work with in collaboration to help deliver on Affordable Housing Priorities. Our CEO Lyall Gorman, and members of my team would be pleased to meet with you to discuss potential assistance or opportunities to work together to deliver more affordable housing to meet your community's needs.



If you would like to meet please contact me, as per below contact details and we will work to arrange a suitable time.

Yours sincerely,

[Redacted signature block containing five lines of blacked-out text]

23rd August 2020

Planning Panels Secretariat
Locked Bag 5022
PARRAMATTA NSW 2124

Attention: Planning Proposal Submission

**Notice of Exhibition – Sydney Central City Planning
2017SWC141 – Cumberland City Council – PP_2019_CUMB-002_00): to rezone 1 Crescent Street,
Holroyd (Lot 700 DP 12318836) from B5 Business Development to B4 Mixed Use, R4 High Density
Residential, RE1 Public Recreation and SP2 Infrastructure.**

Dear Sir / Madam,

In relation to the rezoning of 1 Crescent Street, Holroyd, I object to the changes from a B5 Business Development to B4 Mixed Use, R4 High Density Residential, RE1 Public Recreation and SP2 Infrastructure.

While the number of retail stores, business premises and apartments are not shown, the B4 and R4 zonings indicate that there will be numerous and excessive numbers of apartments especially in the High-rise buildings.

Additionally, the mix of 1, 2, 3 and 4 bedroom apartments, is not shown either but rumored numbers are from 1200 to more than 2000 so calculating the daily vehicle numbers accessing this site is difficult but the minimum number could be 1200 vehicles out and 1200 vehicles in each day just for the residents. There would also be service vehicles to the retail and commercial premises.

Upon reviewing the reports, it has been stated that contamination risks are evident and need to be reviewed as per the Contaminated Land Management Act 1997. From information that I have received I am led to believe that A'Beckett's Creek which runs through this area was the site of Asbestos dumping that has not been cleared up.

I believe this site has the same issue the light industrial area and/or factories within Peel Street and Fox Street, Holroyd would have and is, therefore, why rezoning has not come to fruition for these streets across the past 10 years.

It states the site can be made suitable for the proposed redevelopment, however, a detailed site investigation would be required and the preparation of a remediation action plan to be undertaken prior to redevelopment of the site rather than prior to the rezoning. I don't believe this information is currently available.

It is noted that there is a Primary Access Point and two (2) secondary access points to the site, however, it is evident there is only one main access in and out of this site, which, is a concern due to the number of high density housing planned for this site and the large numbers of vehicles accessing the site.

Again, the major concern is traffic not only for the Crescent Street, also Walpole Street. The report is based on the premise that residents of the High Density Residential apartments are not going to own cars and will use public transport, which, is ludicrous. Everyone pays for convenience today and this would mean approximately 4000 cars are heading out of and into 1 Crescent Street Holroyd.

Walpole Street and The Crescent are local roads not arterial roads but with the increasing population will soon become a major traffic route.

Walpole Street transforms in the east to the Crescent which then connects to the intersections of Woodville Road, Parramatta Road and Church Street all of which are Major Arterial Roads carrying numerous vehicles per day including heavy transport vehicles.

The Crescent/Walpole Streets route is just another heavily trafficked thoroughfare for drivers wishing to by-pass the heavily congested M4 motorway. All though often referred to as 'Rat Running' one cannot blame the frustrated motorists spending hours in congested traffic and seeking shorter less congested routes. As vehicle traffic increases this connection will become a chaotic. Daily media reports highlight the frequent heavily congested traffic along Parramatta Road where it joins the M4 with all lanes filled way back to Auburn and Lidcombe. This prompts drivers to opt to use The Crescent/Walpole Street connection to reach Merrylands and beyond.

Whilst, an extra lane is evident within the report to create a turning lane onto the M4 Motorway and a bus lane/public transport is to be put in place, this is not going to move the traffic or stop people from buying a car to travel on the weekends.

Although this site would create 200 to 277 jobs during construction the same number of jobs would not be available on site when completed. Most of the Construction and commercial jobs are in the Parramatta LGA which means residents employed in those areas or in the Sydney Central CBD would have to exit the Crescent onto Woodville Road and attempt to cross to the two turning lanes into Parramatta Road or enter Church Street. In fact a dedicated bus lane will further create traffic chaos.

The reason so many people rely on their own vehicles is that not all trains or buses get them anywhere near their place of employment or their home.

The Traffic Congestion for this area is a major concern. The traffic congestion from the proposed units in The Crescent, the Sports Ground and Holroyd Gardens Park for local and outsider use does and will cause chaos.

As the population of Sydney grows and expands westward so too will vehicular traffic increase. It is for this reason that Authorities must plan for the future growth in vehicular traffic. (Planning for large population increases also means planning anticipation of large vehicle increases not only for private use but commercial deliveries).

I believe the timings are incorrect for traffic moving through to the M4 motorway, Church Street, Parramatta Road, Woodville Road and Walpole Street. A delay will occur massively during peak times. I believe we may need a helicopter to get out of our streets.

I understand the need to create jobs and Retail/Commercial area would be at this site and should create 200-277 Workers, I don't believe this to be accurate due to the current times. I also believe the parking

for the Retail/Commercial area would be inadequate due to people purchasing/owning cars and attending the park area.

Unfortunately, now when developments are proposed, the parking required is an oversight. More people attend the area whom are not from the area to use the great parks and this required more parking. If parking is not available, the surrounding streets become the carpark and it is inevitable before an accident/s occur.

Due to the duplexes and granny flats approved for the Holroyd area this has caused parking chaos within the streets of Gough Street and William Street Holroyd. As again, the parking was not a concern for the people who did not live in the street/s.

Also, there is a paramedic station proposed for Peel Street Holroyd, along with a place of assembly at 2/2-6 Peel Street, Holroyd, which, estimates approx. 200 to 300 people in the Holroyd area and who will travel by car. How many cars can be pack into this nice quiet, humble area?

As per the Cumberland Council 20 year Plan, Restrictions were placed on Gough Street, Holroyd for Low Density Residential (even though housing and light industrial area/factories make up one block), therefore, I believe the same should apply to 1 Crescent Street, Holroyd. This would also reduce the concerns around traffic and the delays and chaos for the Holroyd area.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

23rd August 2020

Planning Panels Secretariat
Locked Bag 5022
PARRAMATTA NSW 2124

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Yours faithfully,

A black rectangular redaction box covering the signature area.

Vehicle traffic created by residents for general usage
Vehicle Traffic for business and retails stores and delivery vehicles

From: [Plan Comment Mailbox](#)
To: [Suzie Jattan](#)
Subject: FW: 2017SWC141-Cumberland City Council
Date: Thursday, 3 September 2020 3:31:01 PM

From: [REDACTED]

Sent: Sunday, 30 August 2020 12:58 PM

To: Plan Comment Mailbox <PlanComment@planningpanels.nsw.gov.au>

Subject: 2017SWC141-Cumberland City Council

Planning proposal 2017SWC141 – Cumberland City Council. To rezone land at 1 Crescent Street Holroyd.

We do not necessarily object to the site being rezoned but do wish to object to the scale of this proposal on the following grounds:

There will be even higher vehicular traffic in an already congested site, with little possibility of improving the surrounding road system. The site is surrounded by the M4, Parramatta Rd, Church St, and Woodville Rd, all serious traffic congestion and air pollution points already, and the only access to this development will be from the small side street, Crescent St off Woodville Rd.

In Crescent Street traffic is regularly halted for large trucks to access the adjoining industrial complexes. This route is also used for emergency fire service vehicles and will also be used by ambulances once the Paramedic Response Point site in this street is completed in the next couple of months.

This proposal is for a high density mixed use and residential development marooned on a site where there is no public transport and difficult vehicular access. It would be difficult to envisage this as a desirable place for anyone to wish to live.

The allocation of public space is miniscule. Three quarters of a hectare may sound impressive in square metres, but, for a resident population likely in the thousands, does not suggest happy barbecues and picnics for residents and visitors as suggested in the exhibition of the proposal, more like shoulder to shoulder crowds and lots of dead grass.

[REDACTED]
[REDACTED]
[REDACTED]

Sent from [Mail](#) for Windows 10

From: [Plan Comment Mailbox](#)
To: [Suzie Jattan](#)
Subject: FW: ATTN: 1 Crescent St, Crescent Parklands concerns
Date: Thursday, 3 September 2020 3:31:14 PM

From: [REDACTED]
Sent: Friday, 28 August 2020 4:28 PM
To: Plan Comment Mailbox <PlanComment@planningpanels.nsw.gov.au>
Subject: ATTN: 1 Crescent St, Crescent Parklands concerns

There are several items I would like actioned.

1. Many local residents require on-street parking for their homes and businesses. Will the builder allocate adequate on-site parking for contractors? If not, how does council plan to manage excess cars taking up valuable parking spaces?
2. As a local resident, I am constantly faced with the challenge of entering Woodville road from my street, due to excess traffic. Additionally, I constantly experience congestion on Church Street and Parramatta Road leading to lengthy delays.

This has been significantly worsened by introduction of tolls on the M4. In the short-term, this development will bring large trucks, heavy machinery and hundreds of contractors that will congest roads already stretched to capacity. In the long-term, the development of 1255 units will replace the traffic caused by contractors with traffic caused by more residents.

What solution does the developer intend to introduce to stop this congestion on Woodville Road, Crescent Road, Church Street and Parramatta road?

3. There is no way for drivers heading south on Church Street to enter the M4 westbound. As a result, many vehicles turn down Crescent Street and do a U-turn in the Wes Track driveway, turning left onto Woodville Road to enter the M4. How does the developer propose to fix the issue of no M4 access via Church Street Southbound?
4. The entry for the M4 Westbound experiences significant congestion in peak hours, as commuters attempt to merge across three points. How does the developer intend to rectify the added congestion from contractors?
5. During peak times, the Church Street exit on the M4 can be banked up to the Burnett Street exit, causing delays of up to 30 minutes. How does the developer propose to fix the added congestion for the Church Street M4 exit, as a result of trucks, heavy machinery and contractors?
6. What is the current rate of occupancy for units in the Parramatta CBD and surrounding areas? If rates of occupancy are low, how can an extra 1255 be justified?
7. With residents of Crescent Parklands expected to walk to Granville and Harris park station, has an assessment of the surrounding walkways been undertaken to decide if they are adequate for the added foot traffic?

Many of the footpaths and road crossings leading to Granville and Harris Park stations are along main roads. Many of these paths and crossing are narrow, lacking in adequate railing and mechanical separation from traffic, and in need of repair.

The path under Woodville Road joining Holroyd and Harris park is desolate and

unmaintained, lacking adequate lighting. How does the developer intended to rectify these issues?

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [Plan Comment Mailbox](#)
To: [Suzie Jattan](#)
Subject: FW: HOLROYD - Crescent st
Date: Thursday, 3 September 2020 3:30:22 PM

From: [REDACTED]

Sent: Tuesday, 1 September 2020 8:27 PM

To: Plan Comment Mailbox <PlanComment@planningpanels.nsw.gov.au>

Subject: HOLROYD - Crescent st

You cannot keep cramming more and more units, when infrastructure isn't coping with the population growth!

This doesn't count other developments in the process of being built in Cumberland council area!

We already have over crowding in shopping centres, questionable train service, over crowding in schools!

There is no actual benefit, to our community as it takes away our quality of life, someone has to see sense!!

Maybe just make a big open area, even put the Powerhouse Museum here?

The stupidity of wanting to pull down history e.g. Willow Grove etc, to build a structure to put history in - RIDICULOUS

I hope you see sense and think of residents over the developers, who only care about money in their pockets?

Thanks

[REDACTED]

Sent from my Samsung Galaxy smartphone.

From: [Plan Comment Mailbox](#)
To: [Suzie Jattan](#)
Subject: FW: Submission: 2017SWC141-Cumberland City Council-PP_2019_CUMB_002_00
Date: Thursday, 3 September 2020 3:32:12 PM

From: [REDACTED]
Sent: Wednesday, 26 August 2020 5:00 PM
To: Plan Comment Mailbox <PlanComment@planningpanels.nsw.gov.au>
Subject: Submission: 2017SWC141-Cumberland City Council-PP_2019_CUMB_002_00

Dear Sir/Madam,

I am writing to express my concern on the plan proposal to rezone land at 1 Crescent Street Holroyd (lot 700 DP1231836) from B5 Business Development to B4 Mixed Use , R4 High Density Residential, RE1 Public Recreation and SP2 Infrastructure.

I prefer to say no to this plan proposal mentioned above. The reasons as following:

1) Overdevelopment --this massive development proposal will add another 1.200 units which are up to 28 storeys high in this narrow street. The residents of Holroyd need to prepare themselves for a massive development going up in their neighbourhood and their existing infrastructure will need to service a much larger population

2) No detailed plans for infrastructure upgrades : this site is not close to train station with limited other public transport nearby. It is going to place an enormous strain on infrastructure that is already stretched. And the pressures this development will add to an already stressed public transport system.

3) The site of this proposal is a heavy congested traffic hotspot already. There has been a traffic nightmare that surrounds the location already: next to M4 entry/exit.

To add 1,200 extra units, with 15,000sqm of commercial and retail space and 6,255sqm of office space will make this location one of the most congested areas in Cumberland City.

Kind Regards

[REDACTED]

28 August 2020

Planning Panels Secretariat,
Locked Bag 5022,
Parramatta NSW 2124

Email: PlanComment@planningpanels.nsw.gov.au

Re: 2017SWC141 – Planning Proposal Submission

Dear Secretariat,

I am writing to you to provide our support for the proposal at 1 Crescent Street, Holroyd. We are property owners in the local area and would like to see the old industrial site be redeveloped into a mixed use precinct.

I support the proposal as it will deliver a large amount of public open space, traffic upgrades, affordable housing and much needed employment in the area.

The development will also provide much needed housing and is ideally located close to parks and is within walking distance to Parramatta and a number of train stations.

The COVID-19 impact on the local community is significant and we need this development to proceed to help create local jobs.

Regards,

[Redacted signature]

[Redacted contact information]