

17 August 2026

Mr Peter Fitzgerald
General Manager
Cumberland City Council
PO Box 42
MERRYLANDS NSW 2160

Sent to: council@cumberland.nsw.gov.au

Dear Mr Fitzgerald

Proposed Amendments to Planning Controls for Cumberland City: REF CS-202

I write in response to the proposed amendments to planning controls for Cumberland City.

Urban Taskforce Australia welcomes the intent of the proposed amendments to support increased housing supply in the LGA.

ABS data shows that while Cumberland City is not currently meeting its National Housing Accord targets, it is one of the better performing Greater Sydney LGAs in terms of housing completions.

Since the commencement of the National Housing Accord, on 1 July 2024, Cumberland has seen the completion of 1,729 dwellings (19 months to the end of January 2026), or almost 45% of its pro-rata target to that date and 14% of its total Housing Accord target.

The best way to address affordability issues is to facilitate housing development and it is pleasing to see Cumberland City make amendments to its planning controls that will support supply.

Nonetheless, we do wish to raise concerns with a couple of the proposed amendments.

Under clause 4.1 of the *Cumberland Local Environment Plan 2021* (LEP) it is proposed to amend the clause as follows:

Nominate minimum lot size controls for semi-detached housing and refine controls for greater clarity on planning controls.

This is very vague and does not clearly identify what the proposed minimum lot sizes will be.

Under Part 6 of the LEP, the new section "Promote Dwelling Mix" proposes the introduction of planning controls requiring a minimum percentage of dwellings in residential flat buildings or shop top housing to contain three or more bedrooms.

Again, this is very vague and does not clearly specify what the minimum percentage of dwellings that contain three or more bedrooms should be.

Urban Taskforce is of the view the market is best placed to determine the mix of dwellings in a residential development and if there are to be any requirements, this should be done through the use of bonuses and incentives, and not through planning controls.

Conclusion

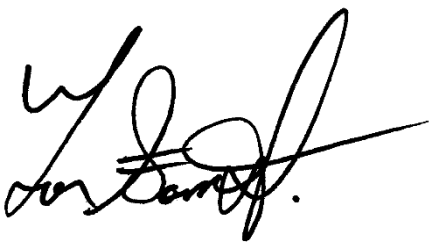
Urban Taskforce supports the intent of the proposed amendments to planning controls for Cumberland City.

Overall, we are pleased to see that several of the proposed amendments are aimed at increasing both the supply and diversity of housing in the LGA.

Given that Cumberland City is still behind its Housing Accord targets, in terms of both completions and approvals, it is hoped that these amendments will at least support Council in addressing the shortfall.

Should you wish to discuss any aspect of this submission further, please contact William Hughes on 0418 286 530 via email will@urbantaskforce.com.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tom Forrest', with a stylized flourish extending from the end.

Tom Forrest

Chief Executive Officer