

**Submission
No 12**

LAND RELEASE AND HOUSING SUPPLY IN NEW SOUTH WALES

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Advocating for the people of Western Sydney

SUBMISSION:

Response to Land release and Housing Supply Inquiry

August 2017

Representing the councils of western Sydney.

Terms of Reference

That the Committee on Environment and Planning inquire into and report on land release and housing supply in NSW, with particular focus on:

- a. The resources and support needed within the Department of Planning and Environment for:
 - i. The delivery of a housing supply process
 - ii. The coordination and funding of enabling infrastructure
- b. Delivery mechanisms following the rezoning of land through to construction
- c. The complementary roles of state authorities, local councils and utilities
- d. The different characteristics of Greater Sydney and non-metropolitan NSW
- e. Other related matters.

Western Sydney councils response to land release and housing supply inquiry

In 2014, the NSW Environment Protection Authority (EPA) funded WSROC to develop the *Western Sydney Regional Waste Avoidance and Resource Recovery Strategy* (the Strategy) and to work towards fulfilling strategy outcomes. Councils working together under this regional waste program are Blacktown City Council, Blue Mountains City Council, Cumberland Council, Fairfield City Council, Hawkesbury City Council, Liverpool City Council, City of Parramatta Council, Penrith City Council and neighbouring non-member The Hills Shire Council.



This strategy was developed to outline the broad directions for resource recovery practices across western Sydney, and explore options for addressing waste management challenges faced by participating councils. By working together, councils are committed to improving regional cooperation and identifying opportunities to improving recycling and resource recovery practices across the region. As western Sydney sits at the forefront of Sydney's future challenges and opportunities, this strategy ensures the region's future direction maximises waste avoidance and optimises resource recovery outcomes for this significant and growing population.

As part of this regional waste initiative, WSROC seeks to ensure that issues detailed in the terms of reference consider the strategic needs and direction of councils to deliver efficient waste and recycling services to their communities. Waste and resource recovery staff from the participating councils regularly work together with staff from the neighbouring Macarthur Regional Organisation of Councils (Campbelltown City Council, Camden Council and Wollondilly Shire Council) on regional waste initiatives, including infrastructure initiatives. This submission represents this Greater Western Sydney Waste Managers Group.

Local councils have a responsibility to deliver a safe and efficient waste and recycling service to households in their local government area. This service is one of the few local government services that is provided to and used by each and every household. With the rapid rate of new housing supply in western Sydney, including through densification, councils are facing increasing challenges delivering waste services resulting from some significant changes to the way housing is supplied.

By 2031, over 870,000 new residents will reside in greater western Sydney, generating an additional 455,000 tonnes of household waste that needs to be collected, recycled and disposed of.

In delivering new housing supply in the Sydney Metropolitan area, it needs to be considered how local councils will manage this additional waste. Despite being an essential household service, there is no provision made for including waste infrastructure (such as waste transfer or recycling facilities) in the expanding growth zones, with challenges to establish even the smallest waste infrastructure, such as community recycling centres.

Traditionally, waste facilities were located throughout metropolitan Sydney, closer to the populations they serve. Many of western Sydney's larger waste and recycling infrastructure were located on Sydney's fringes when developed, and now face pressures from encroaching residential and commercial development. The closure of many local and large scale waste facilities throughout Sydney means that existing waste and recycling infrastructure are under pressure to accommodate waste from large sections of the Sydney metropolitan area, and the distance to facilities from local government areas increases.

A key action in the western Sydney waste strategy was to conduct a comprehensive waste infrastructure needs assessment for the region. This analysis was undertaken in 2015 and reviewed available waste disposal and processing (recycling) infrastructure against the forecasted population growth of the councils. This assessment¹ showed there will be a shortfall in required capacity needed in waste disposal and recycling facilities by 2021.

Councils are concerned about a lack of a coordinating body to strategically plan Sydney's waste infrastructure needs. There appears to be no role taken by Department of Planning and Environment to plan for such infrastructure, which is concerning given waste disposal and processing is an essential household and commercial service. The fact that waste planning is not given similar consideration to water, energy, roads and other essential infrastructure is concerning to councils.

To manage the additional waste generated by increased housing supply requires due consideration for both how the waste will be managed by and collected from households, and suitably zoned land to dispose of or recycle the collected waste. There is concern that;

- There appears to be no consideration given to infrastructure required to collect waste from a household, evident in narrow street widths that do not allow for waste collection trucks to access households, zero metre dwelling setbacks where bins are presented for collection in the roadway, new dwellings styles with no bin storage space and other collection impracticalities;
- there is unlikely to be enough suitability zoned land for new waste facilities within adequate distances in the region, and
- significant challenges for existing facilities to expand and take extra waste as population growth and increasing per capita waste generation intensifies.

¹ *Western Sydney Regional Waste and Recycling Infrastructure Assessment* KMH Environmental (August 2015)

Western Sydney councils response to land release and housing supply inquiry

While local councils are acknowledged to have a significant role in the planning space, the role as an essential service provider is often forgotten. When delivering land release areas and additional housing supply, there must be early consultation with councils to ensure waste services can be delivered. Additionally, there is a role for Department of Planning and Environment to strategically plan the future waste needs of Sydney, to ensure that all the additional waste generated by increasing housing and populations is planned for and managed.