

City of Canada Bay Council Meeting 20 February 2024

Item 9.3 as passed

Moved by Councillor Charles Jago, passed unanimously

That:

1. Council supports the intent of the package of changes from the NSW government to increase housing stock across NSW. However, Council views the DPHI implementation details with grave concern as they will substantially undermine Council's ongoing strategic program to deliver a significant increase of quality new dwellings across Canada Bay LGA.
2. Council calls upon DPHI to work with local government to plan for low and mid-rise housing in the next iteration of the Region Plan, District Plan and LSPSs, in lieu of a metropolitan wide SEPP.
3. That heritage items and heritage conservation areas be excluded from government changes to environmental planning instruments.
4. All new development be required to provide affordable housing through an inclusionary zoning mechanism, where the affordable housing is dedicated to Council in perpetuity.
5. That new development initiatives arising from government plans mandate a minimum of 25% deep soil for residential flat buildings and be supported by a tree canopy assessment to demonstrate how future development will achieve tree canopy targets.
6. Council write to the State Government:
 - a) offering to negotiate new housing targets to put the government's aims into practice, based on being allowed the flexibility to implement the most effective approaches for our LGA, and building upon extensive work already undertaken or currently in progress.
 - b) requesting ongoing briefings on how and where additional hospitals, primary and secondary schools, regional open space and public transport will be provided to support the increased population arising from the low and medium rise reforms.
 - c) requesting that the Department commit to working with local government to plan and provide the public open space necessary to support the additional population arising from the low and mid-rise housing reforms, given the significant cost implications associated with land acquisition.
 - d) requesting that the Department commit to reviewing the development contribution framework to enable local government to adequately fund local infrastructure.
7. Council publicise its concerns and recommendations with residents, especially in the most affected areas.
8. Council notes the submissions, provided at Attachments 2 and 5, on the Transit Orientated Development Program and Social and Affordable Housing reforms.
9. Council endorse the submission on the 'Explanation of Intended Effect: Changes to create low and mid-rise housing', provided at Attachment 4, and forward it to the Department of Planning, Housing and Infrastructure.
10. Given the announcements made by the Department of Planning, Housing and Infrastructure, a Planning Proposal and draft Development Control Plan no longer be prepared for the North Strathfield Planning Study area.