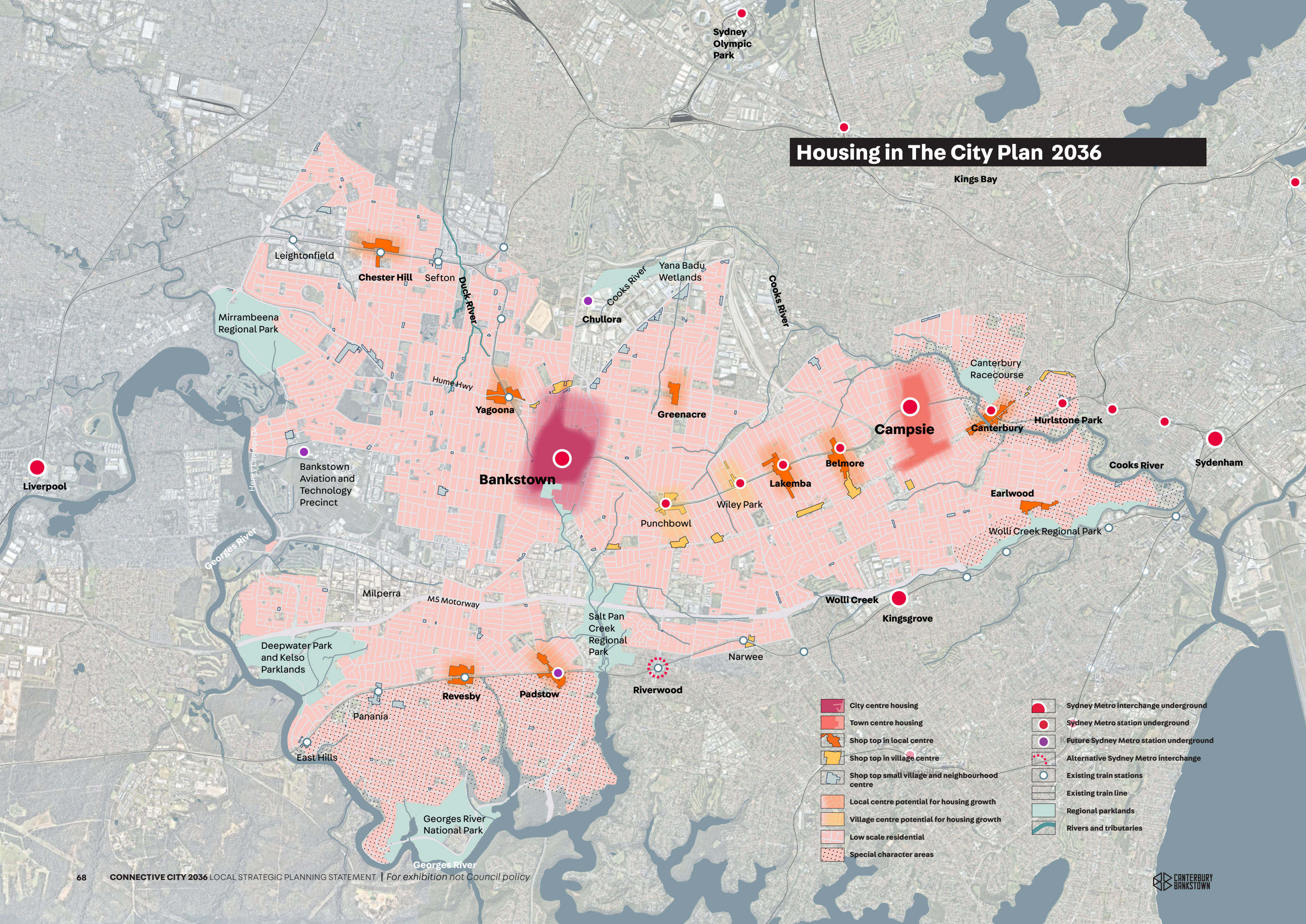


# Housing in The City Plan 2036





# Evolution 6

## Urban and Suburban Places, Housing the City

**While Canterbury-Bankstown is expected to contribute up to 40,000 new dwellings to Greater Sydney's housing stock by 2036, we will aim to create capacity for 50,000 new homes to match the aspirations of the South District Plan and to create flexibility for additional take-up. In aiming for diverse, accessible and affordable housing, we will focus new housing in established centres. This will protect and enhance attractive, low-density suburban areas; offer more housing choice close to public transport; and encourage vibrant centres across our City.**

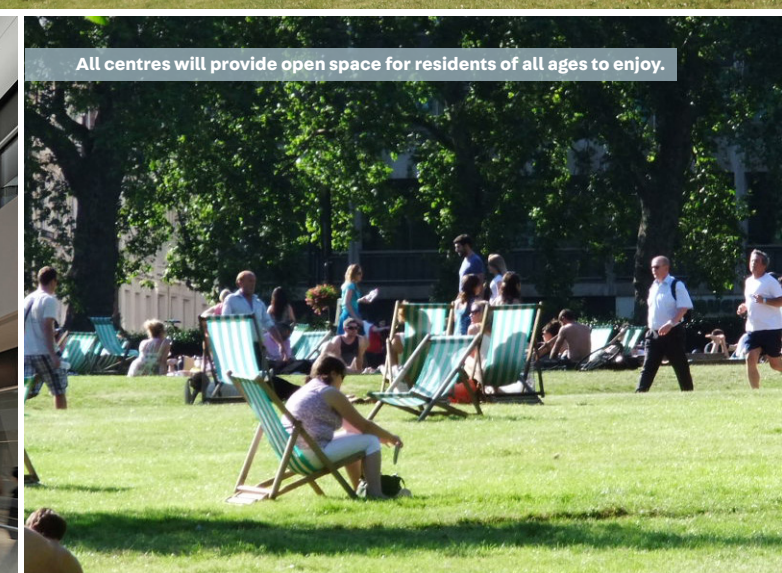
Planning for the City centre will provide high rise buildings, in order to increase density and support an increase in quality commercial and local services.



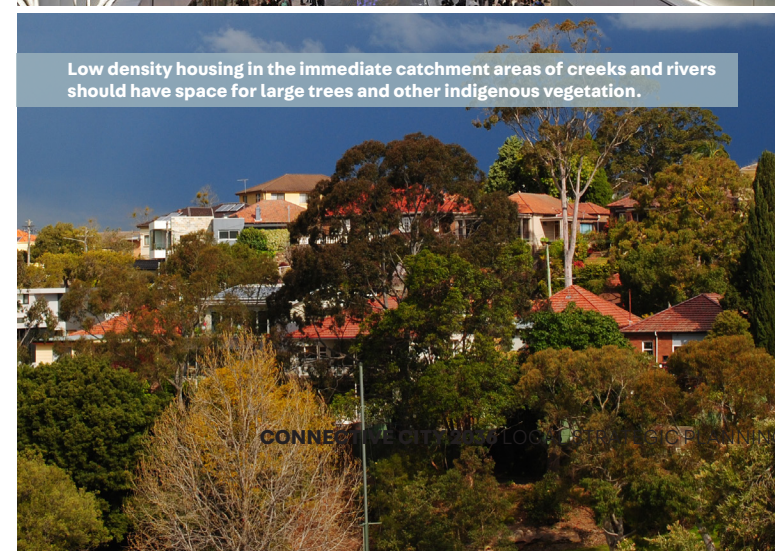
Larger developments will provide retail and other uses on the ground and first floors to activate the city street and provide for city life.



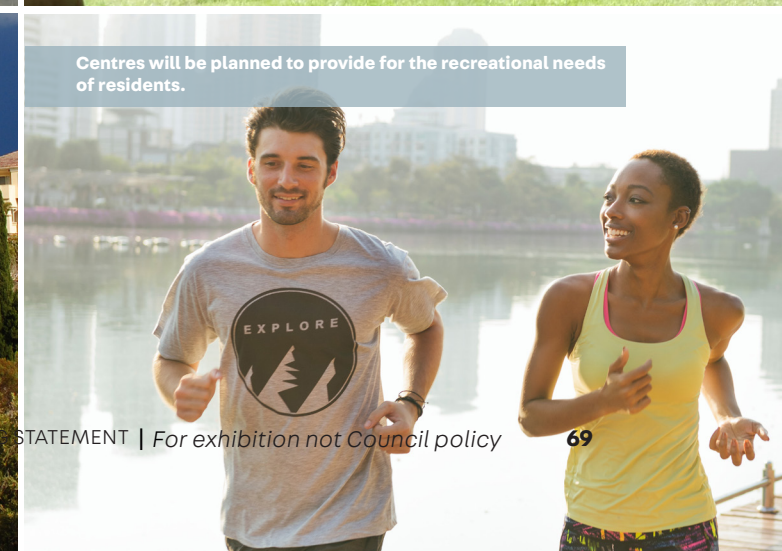
All centres will provide open space for residents of all ages to enjoy.



Low density housing in the immediate catchment areas of creeks and rivers should have space for large trees and other indigenous vegetation.



Centres will be planned to provide for the recreational needs of residents.





It is essential that the variety of new housing that becomes available over the next 20 years responds to our growing community's ever-changing needs and is across a range of price points.

People and families want homes that meet their needs in terms of size, design, location and price. People also need to be able to easily access their work, shops, services, transport, social networks and open space to support their day-to-day life. When we make decisions about where to locate new housing, we consider these needs, and how people can become part of a community that features quality civic space, entertainment and leisure opportunities.

Across Canterbury-Bankstown there is also a need for a range of affordable housing options. Affordable housing supports members of the community who would otherwise rely on social housing and provides an important transitional step out of social housing into private housing. An Affordable Housing Policy will be prepared and introduced alongside a Housing Strategy for the City. These planning documents will examine the need for affordable housing products, and test the financial capacity for industry to provide this form of housing.

The City today

The City's central location in Greater Sydney makes it an attractive place to live.

The City covers a large area of approximately 110km². A significant proportion of this area is suburban housing, although there are also substantial areas of industrial land and numerous centres.

The City has 34 main centres which we've categorised into city, town, local, village and small village centres.

There are a further 54 neighbourhood centres distributed across the City which service residential areas.

Surrounding these centres are 41 residential suburbs including Ashbury, Bankstown, Bass Hill, Belfield, Belmore, Beverly Hills, Birrong, Campsie, Canterbury, Chester Hill, Chullora, Clemton Park, Croydon Park, Condell Park,

Earlwood, East Hills, Georges Hall, Greenacre, Hurlstone Park, Kingsgrove, Lakemba, Lansdowne, Milperra, Mount Lewis, Narwee, Padstow, Padstow Heights, Panania, Picnic Point, Potts Hill, Punchbowl, Regents Park (with parts within Cumberland Council), Revesby, Revesby Heights, Riverwood, Roselands, Sefton, Undercliffe, Villawood, Wiley Park and Yagoona.

Who lives in the City?

At the 2016 Census the City had a population of 346,302, making it the largest local government area in terms of population in NSW.

The City's population has grown by 45,850 over the past 10 years.

A strong and diverse community

Many people who come to live in the City stay, with 68 per cent of residents today having also lived in the City five years ago.

Canterbury-Bankstown is predominately a family area as couples with children make up 40 per cent of all households.

An ageing population

The need to cater for the mature aged community is becoming increasingly important as the population is projected to age rapidly nationwide, and a forecast of high growth rates in the over 65 demographic.

Some homeowners are capitalising on their assets, such that the demand for semi-detached housing and high-density living has risen since 2006, resulting in an increase of dwellings in the City. This trend of downsizing is set to continue.

Renting and group households

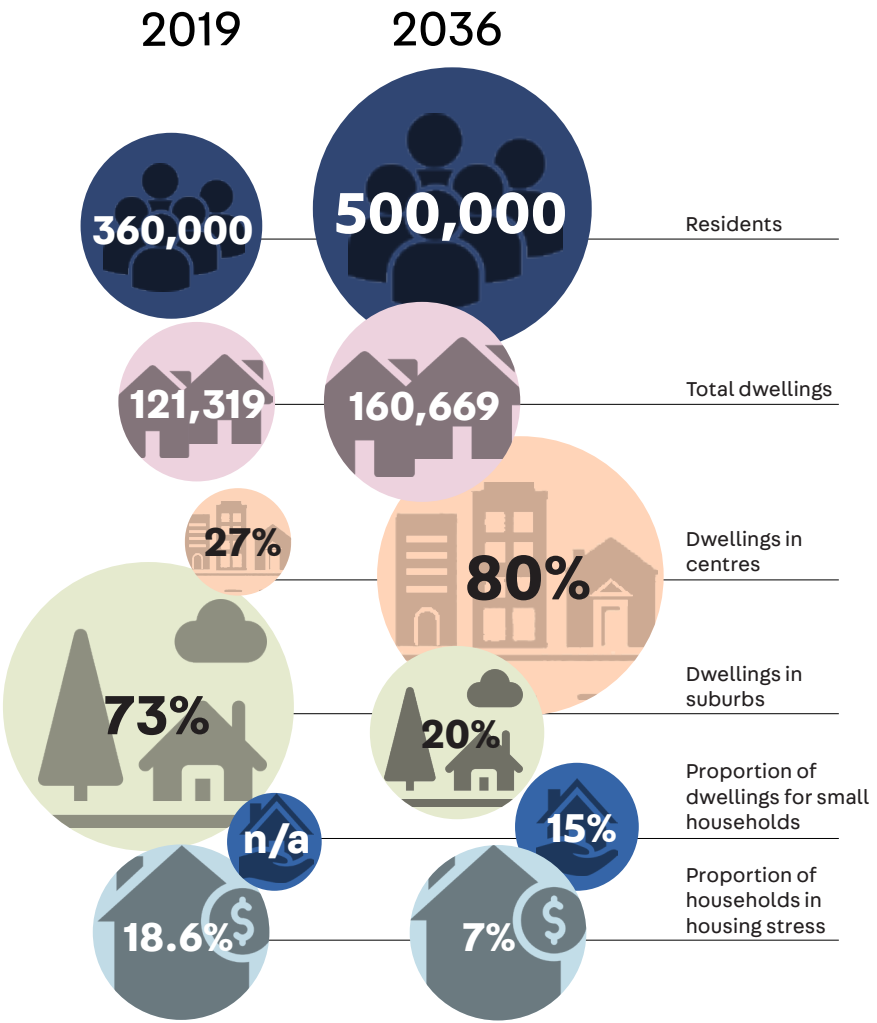
The share of households renting has risen by approximately four per cent since 2006, becoming the most prevalent tenure type in Canterbury-Bankstown.

The number of group households increased by around 2000 since 2011 with Canterbury (South) - Campsie being a particular hotspot.

PRIORITIES

- Establish a clear hierarchy of centres to provide a framework for future growth and character
- Aim to locate 80 per cent of new housing within walking distance of mass transit or an existing centre
- Ensure new housing in neighbourhoods and suburbs maintains local character and landscape
- Provide housing choice to suit each life stage through a range of housing typologies, sizes and tenures
- Provide affordable housing typologies, especially for very low, low and moderate income households
- Aim for design excellence

Indicators



Icon made by Freepik from www.flaticon.com

High rise housing in the City centre allows residents the opportunity to live close to transport, jobs, and education, whilst enjoying a city lifestyle.



	Greater Sydney Commission Dwelling Target	Dwelling Demand based on current trend	Connective City 2036 Dwelling Demand
Dwellings delivered per year	2650	1967	2500
2016-2021	13,250	9000	12,500
2016-2036	58,450	39,350	50,000

Diversity of places

In general, people who have been living in the City for the longest time are in households located on the outskirts of the City in suburbs such as Padstow, Kingsgrove, Earlwood, Panania, Milperra, Canterbury and Ashbury.

The number of occupants in many of these households is decreasing, as children reach adulthood and move out of home. This decrease results in smaller households in comparatively large houses.

Opportunities

A new university campus and hospital in Bankstown will attract increased numbers of students and young professionals to the area, requiring a different housing mix.

Today, Bankstown and Campsie provide the highest housing density within the City, followed by those centres located on train lines which offer a wide variety of services and community facilities for residents close to public transport.

Investments in mass rapid transit usually increases private investment around stations, including in new housing. Sydney Metro City and Southwest will create precincts for investment at Campsie, Bankstown, Punchbowl, Canterbury, Campsie, Belmore and Lakemba.

Any new housing must follow place planning in order to improve liveability for the current and future community.

The City’s other centres are a focus for transport, service and community life.

These are places that can also support future housing growth, as most are close to schools as well as health and community facilities.

Existing low-density suburban neighbourhoods already provide a high level of amenity. These are valuable for their character and proximity to ecological areas such as waterways and natural parklands and should be protected.

These areas are also valued for their larger lots and gardens. They provide the choice of housing that attracts knowledge workers to live and work in Canterbury-Bankstown, as well as multigenerational and young families.

Determining factors

A car dependent community

While the number of households owning multiple motor vehicles is high, the number of households with three, four or more motor vehicles is also increasing at around 30 per cent over a 10-year period.

The planned investment in future transport infrastructure may impact preferences for mobility and private vehicles.

Increasing housing near rail stations will encourage public transport use and reduce traffic congestion and the environmental impacts of car use.

Housing stress

At the 2016 Census 18.6 per cent of households in Canterbury-Bankstown were experiencing housing stress, such as paying rent or having housing repayments greater than 30 per cent of the household income. This figure is high compared to the average for Greater Sydney, which was 11.8 per cent.

In the decade to 2016, the median mortgage repayments in the LGA increased by 23 per cent compared to 20 per cent in Greater Sydney.



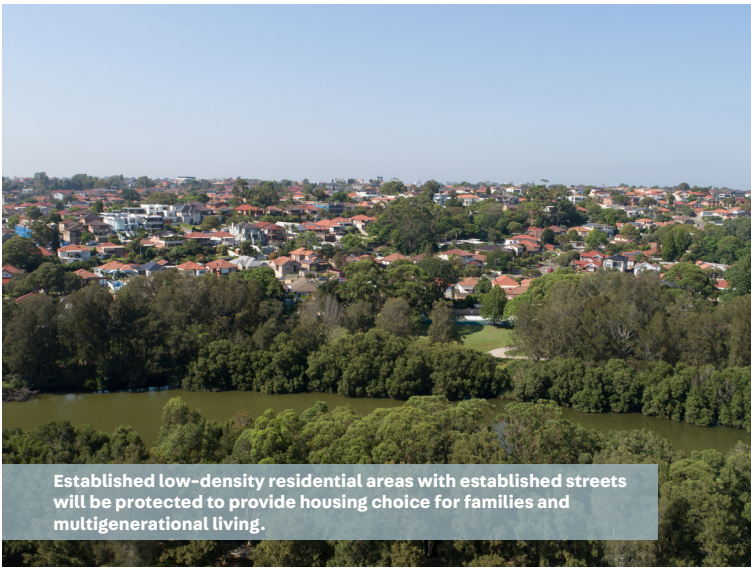
Established low-density residential areas with established streets will be protected to provide housing choice for families and multi-generational living.



Medium-density housing provides housing choice near centres.



Well-designed shop-top housing can complement existing main street character and adds new shopfront and housing in centres.



Established low-density residential areas with established streets will be protected to provide housing choice for families and multigenerational living.

Many locations across the City, particularly near rivers and creeks, have steep topography affording residents with view of the City and across Greater Sydney. View sharing should inform development design.





Master plans will be prepared for precincts and centres. These will address the future form and infrastructure required to support high quality places and existing, individual character.

### Housing demand and Greater Sydney Commission housing targets

In 2016 there were an estimated 121,615 dwellings in the City, with demand forecasts indicating an additional 39,350 new dwellings will be needed by 2036 to accommodate projected population growth.

Approximately 9000 of these dwellings will need to be provided by 2021 and the remaining 30,350 delivered up to 2036.

The Greater Sydney Commission has established short, medium and longer-term housing targets that equate to an average 2900 new dwellings per year.

Testing the number of dwellings being built per year against projected demand over 20 years finds that the number of dwellings needed each year will be lower than the Greater Sydney Commission target, even when including growth stimulated by Sydney Metro.

From January 2016 to April 2019 there have been 7,000 dwellings completed, resulting in an average of around 2,000 dwellings per year.

Based on past performance of the market, our housing study indicates Canterbury-Bankstown has the demand to contribute up to 39,350 new dwellings by 2036.

The implied target for Canterbury-Bankstown in the South District Plan is 58,000 new dwellings by 2036. To achieve this, the market would have to deliver more housing per annum than it did in the recent housing boom.

This indicates that it will be challenging to meet the Greater Sydney Commission's target of 2900 dwellings per year.

In light of that, the LSPS will aim to provide capacity for 50,000 new homes to align more closely with the South District Plan and create flexibility for additional take up, should that occur.

### Existing capacity for new dwellings

An examination of the capacity of the City to accommodate additional dwellings under the current (2018) planning controls, which include zoning, floor space ratios and maximum building height, indicates that:

- Housing capacity is in shop-top housing, with the greatest proportion located within Bankstown CBD; however, this is not enough to match demand.
- The centres with the greatest capacity for additional dwellings are the centres along the Sydenham to Bankstown corridor, but this is not currently realised.
- Higher density forms of development, although permissible, are also dependent on a number of other planning factors, including lot size, frontage and adequate building separation. Planning rules have the effect of substantially limiting the actual level of development that can be realised.
- There is capacity for dual occupancy and secondary dwellings across the City, however this type of development is not suitable for all areas.

Notwithstanding the above capacity, a fresh review of housing controls in larger centres will better match the location, type and size of housing enabled by our planning controls and the housing required in the future. This will occur through place plans, structure plans and built form plans.

### Growth split between centres and suburbs

The former Bankstown Council's vision was to locate 60 per cent of new dwellings in centres and 40 per cent in suburban areas, and to provide approximately two thirds of new housing growth in the R3 Medium Density and R4 High Density Residential areas.

In *Connective City 2036*, it is proposed that 80 per cent of new dwellings be provided in centres, and 20 per cent in suburban areas.

This will more closely match demographic indicators and provide an increase in smaller sized dwellings close to services and transport.

### Dual occupancies

The LSPS proposes a review of Council's planning controls for dual occupancies.

There is significant capacity for dual occupancy and secondary dwellings across the City, however this type of development is not suitable for all areas.

In identified special character areas and localities with narrow streets, the controls and permissibility applying to dual occupancies will be reconsidered with a view to restricting this form of development. Potential controls to be tested include wider frontages and larger minimum lot size requirements.

### Principles for housing in the City

The following principles have been adopted to guide decisions about future housing delivery:

1. Locate 80 per cent of new housing within walking distance of mass transit;
2. Promote a mixture of uses in centres that support the functioning of everyday life including employment, recreation, civic, commercial, health and educational requirements;
3. Grow Bankstown to fulfil its role as a regionally significant CBD;
4. Grow Campsie into a vibrant strategic town centre;
5. Increase housing supply within centres along the Sydenham to Bankstown Metro line;
6. Sustainably grow smaller centres;
7. Coordinate housing delivery and infrastructure planning;
8. Set planning rules that deliver quality design and feasibly deliver investment in new development;
9. Provide housing choice to suit each life stage through a range of housing typologies, sizes and tenures;
10. Provide affordable housing typologies especially for very low, low and moderate income households; and
11. Lead with place-based and design-led planning to inform change.

### Locate 80 per cent of new housing within walking distance of mass transit

The way we plan for housing helps us to strengthen existing centres and protect the character and best features of established neighbourhoods. We will do this by establishing a hierarchy of centres.

Currently the split of development is 27 per cent within centres and 73 per cent outside of centres. Delivering housing diversity includes low-density development; however, to accommodate a growing population sustainably, the distribution of density will need to be shifted to include higher densities. To 2036, the share of density that occurs within centres is set to double.

We will prioritise housing growth in larger centres between now and 2036. These centres are close to public transport links to Liverpool, Parramatta and Sydney CBD. This will help us to coordinate the design and provision of built form, public domain, local services and community services and will maximise infrastructure and civic improvements.

Locating new housing in centres will:

- Generate active centres - interesting and vibrant centres that people enjoy visiting and spending time in;
- Maximise residents' access - to jobs, services, shops, recreation and leisure activities;
- Make efficient use of existing infrastructure - minimising the need for construction of new services and facilities;
- Minimise the need for car travel, reducing traffic congestion and environmental impacts of car travel; and
- Support local businesses by increasing the population in the local retail catchment.

Centres that will be investigated for additional housing (subject to place plans, structure planning, community consultation, and environmental and urban design studies) include: Bankstown, Campsie firstly and then Belmore, Lakemba, Wiley Park, Punchbowl, Canterbury, Yagoona, Chester Hill, Revesby and Padstow.

Suburbs around the Georges River have a stunning natural setting that will be protected and retained.



### Promote a mixture of uses in centres

We will support the functioning of everyday life, including employment, recreation, civic, commercial, health and educational requirements in all centres in order to provide all the services and facilities that people need within proximity to transport.

### Grow Bankstown to fulfil its role as a regionally significant CBD

As Bankstown transitions to a regionally significant CBD it is appropriate that it accommodates a mix of land uses including a university, commercial offices, a hospital, retail and residential development. Delivering housing in Bankstown CBD will provide homes in a highly accessible location, providing ease of access to jobs, education, health, and community facilities and services, and offer convenience and quality lifestyles. It will also help raise the status of Bankstown as strategic centre.

The Greater Sydney Commission has committed to establishing the Bankstown Collaboration Area, a collective approach to support growth associated with the establishment of Western Sydney University (WSU) Bankstown Campus by 2022 and a new hospital in the Chapel Road Precinct.

Residential development is compatible with these proposals as it will provide housing for students and workers. Delivering housing in Bankstown CBD will:

- Provide a high rise model commensurate with its status as a City Centre, to improve housing choice;
- Help meet both short and long term targets;
- Encourage a lively and dynamic urban centre;
- Support local businesses by bringing more households into the trade catchment for the CBD;
- Provide economic opportunities for business;
- Drive the need for high quality infrastructure;
- Provide accommodation for a wide range of users including students, teachers and health workers; and
- Drive investment in development which will provide retail and commercial opportunities.

To 2036, Bankstown will continue to transition into a regionally significant CBD. It will accommodate high-density housing and will also support growth in commercial uses.

### Grow Campsie as a strategic centre

The South District Plan identifies Campsie as a strategic centre. *Connective City 2036* proposes that Campsie renew into a lifestyle precinct, offering a diversity of retail and leisure experiences that build on the existing character of the town centre.

Supported by a range of medical services, specialist uses will continue to draw people to this centre. With existing low residential density within walking distance of both the civic hub of Campsie as well as the new Metro station, there is capacity to encourage more people to live within this centre and to also support its emergence as a destination precinct. Developments that provide commercial space and jobs in the centre will be encouraged to provide well balanced land uses.

The retail strip along Beamish Street has a fine grain character with many of the original shop fronts and intact parapet detail from several 20th century architectural periods. Immediately behind Beamish Street the built form is low density residential with some limited examples of medium-density development.

There are some examples of recently constructed shop-top housing which has been designed to maintain the street proportions of the original shops with housing set behind the parapet.

This built form contributes to the character of Campsie, and will be supported through master planning and development controls.

The existing medium-density development in Campsie is unlikely to be renewed, however, public domain and improved connectivity to the centre and Metro station can improve residential amenity. A mix of densities and heights within walking distance of the Metro station will be tested with a transition to low-density housing around the centre.

Detailed master planning for Campsie will identify opportunity sites and provides a cohesive urban design approach.

The master plan will be developed using place making principles which leverage off the existing character of the centre.

Master planning will also:

- Identify and encourage more diverse housing typologies (mix of dwelling sizes, student housing, affordable/key worker housing, seniors housing) through the preparation of a master plan for Campsie and in the setting of development controls within the local environmental plan/development control plan;
- Prepare building envelopes that set out how additional density can be accommodated while maintaining the existing Beamish Street fine grained streetscape character;
- Prepare a public domain improvement strategy to be funded through development contributions, which will encourage urban design and place making improvements to achieve greater street activation, landscaping and creating opportunities for open space/public plaza areas;
- Identify the dwelling mix and types of housing that should be provided within Campsie to suit the housing need of the current and future community;
- Define street works and landscaping requirements to provide high quality links to key open spaces and major employment destinations such as Canterbury Hospital; and
- Sit within a broader structure plan for the Eastern Lifestyle and Medical Precinct.



Areas with an increase in residential flat buildings need to have well designed, attractive and multi-functional open spaces.



**In addition to the tailored master plans, Complete Streets Plans will be prepared to address the future form and infrastructure required to support high quality places. These plans will be prepared prior to decisions about centre boundaries, building form, height and FSR.**

**Increase in housing supply within the centres along the Sydenham to Bankstown Metro line**

The Sydenham to Bankstown Metro corridor has been identified by the NSW Government as a location for new housing. We will aim to maintain the character of these areas and plan to develop adjoining and surrounding lands and sites, including high-density development. We will work with the NSW Government on a high-level principles-based strategy and place plans for each centre in consultation with the community.

Greatest growth will be planned for the centres of Canterbury, Campsie, Belmore, and Lakemba, with more modest growth in Punchbowl, Wiley Park and Hurlstone Park.

**Sustainably grow local, village and small village centres**

Many of the centres in Canterbury-Bankstown have capacity for some moderate growth in housing. Birrong, Sefton, East Hills, Panania, and Greenacre have recently been identified for growth in the former Bankstown's land use strategies. It is expected these centres will retain their current status and continue to be local servicing in nature yet also recognise the potential as set out in these strategies. This growth will likely occur in addition to incremental growth in these centres, and will be encouraged by surrounding high amenity locations in proximity to open space, or where access to public transport is available.

**Coordinate housing delivery and infrastructure planning**

Renewal creates opportunities to plan for and fund local infrastructure provision to meet the growing needs of the community. Focusing housing growth around existing centres where there is access to transport will benefit future residents and create opportunities for developer-funded infrastructure and civic improvements.

We will encourage housing in areas served by infrastructure and support incremental growth matched to public domain improvements, additional community services and facilities, and capacity in local infrastructure.

This is fundamental to planning for our centres and the City as a whole. Detailed plans are provided in all the other Evolutions in this document.

**Set planning rules that deliver quality design and investment in new development**

Existing areas that are zoned for R3 medium-density but which have density controls that make medium-density development unfeasible should be reviewed. Sites to be up zoned to R3 or which maintain their existing R3 zoning will need to have density controls that enable medium-density development.

Our new local environmental plan will align to applicable planning rules of permitted development types. The changes will apply the R2 Low Density Residential zone more broadly throughout the local government area, ensuring medium-density housing forms, such as multi-dwelling housing and manor homes, are not permitted. The R3 Medium Density Residential Zone will be used to support housing growth in close proximity to town centres and areas of high amenity, and permit a variety of medium-density housing formats including residential flat buildings.

The permissibility of multi-unit dwellings (such as town houses and villas), and the application of the R3 Medium Density zone, is inconsistent throughout Canterbury-Bankstown. For example, approximately 60 per cent of the former Bankstown local government area is zoned R2 Low Density Residential, and the R3 Medium Density Zone is limited to a small number of sites in the north west.

In the former Canterbury local government area, the approach is almost the reverse; the R3 Medium Density Housing Zone covers most of the local government area and the R2 Low Density Zone applies only in Ashbury and Earlwood. To create greater consistency and to better reflect existing and intended development it is expected that there will be reduction in R3 zoned areas within the former Canterbury area and these will be replaced with the R2 Low Density Residential zone.

**Provide housing choice to suit each life stage through a range of housing typologies, sizes and tenures**

As of 2016 around 20 per cent of households in the area consisted of one person, and a further 22 per cent were couples without children, yet only five per cent of dwellings had one bedroom.

This mismatch between household size and dwelling size is forcing some households in the area to spend more on their housing than needed. Around eight per cent of households consist of older people living alone. Older people generally like to stay near their family and friends, but sometimes need to downsize their dwelling.

Providing a supply of smaller dwellings throughout the area would support a range of demographic groups, including older residents.

Providing increased housing choice to the City's residents will require a supply of smaller dwellings which can be achieved by:

- Encouraging new residential flat buildings and medium-density housing that provide a range of apartment sizes to suit different household structures;
- Maintaining detached dwelling houses, secondary dwellings and dual occupancies as part of the range of available housing to meet different household needs;
- Encouraging housing types suited to older people throughout the City;
- Providing housing diversity close to public transport; and
- Preparing place-based plans to determine appropriate centre size and location for medium-density.

**Affordable housing for very low, low and moderate income households**

Housing prices in Canterbury-Bankstown, like the rest of Greater Sydney have been increasing. Between 2006 and 2016, the median mortgage in the LGA increased by \$4,500 (23 per cent) and the median rent increased by \$9,360 (90 per cent). In the less affluent parts of the LGA, households are spending relatively more on their housing. In 2016, the median household income in the LGA varied from \$52,624 per

annum in Lakemba to \$102,596 per annum in Chullora/Potts Hill. In Lakemba the median rent was 35 per cent of a household's median income, yet in Chullora/Potts Hill it was 28 per cent.

Households are identified as being in stress if they fall within the lowest 40 per cent of equivalised incomes (income adjusted by the ABS using equivalence factors to remove the effect of household size and composition on income nationally), who are paying more than 30 per cent of their usual gross weekly income on mortgage or rent repayments. In 2016, 9.7 per cent of households were experiencing mortgage stress and 39.1 per cent were experiencing rental stress.

The *Greater Sydney Region Plan* proposes affordable rental housing targets in the range of 5-10 per cent of new residential floor space, subject to viability. *CBCity2036*, proposes a more aspirational target of 15 per cent of all new development in growth precincts. We will test the viability of both approaches through our Affordable Housing Policy, which is currently being developed.

It is essential that the affordable housing settings are reflective of the market's ability to accommodate affordable housing as part of development feasibility which can vary.

Increasing the supply of affordable dwellings for key workers such as police, teachers and nurses will be achieved through:

- An Affordable Housing Policy that considers affordable rental housing; and both market led and community housing initiatives;
- The NSW Government's guidelines and captured through uplift in land value; and
- Recognising that renewal could displace lower income households, particularly those who live in older homes, which is generally more affordable, and exploring initiatives to offset this displacement as part of renewal processes.

**Leading with place-based and design-led planning to inform change**

Canterbury-Bankstown has strong communities, with its local, town and village centres providing a focus for community life and a richness of cultural diversity.

It also encompasses low-density leafy neighbourhoods and areas of ecological significance.

In order to verify centre dwelling targets and matching infrastructure requirements, centres where adequate structure planning has to be undertaken will undergo design-led and place-based structure planning prior to being rezoned. This will include community and stakeholder consultation before, during and after plan preparation, in accordance with Council's Community Participation Plan.

This process informs future land use zones, built form and public domain controls to ensure density is well placed, well designed, improves the character of existing centres and provides residential and pedestrian amenity.

**Current Land Use Strategies**

Land use strategies that have already been adopted by Council will be used to inform Council's new planning rules. These strategies have also been used to inform the preparation of this document and are based on detailed analysis and community engagement. They will help guide future growth and infrastructure improvements in centres across the City.

**Special Character Areas**

Maintaining local character is important to our new planning framework.

The introduction of special character areas will identify the unique characteristics of particular areas in our city which we will look to safeguard from inappropriate development.

Special character areas will be developed with the community and could be based on planting, built character, streetscape characteristics or suburb characteristics. For instance, where there are character buildings in an area or street, planning rules could be used to ensure built form features that make that area special, for example, brick, pitched roofs, generous setbacks with vegetation or larger lot sizes are available or where necessary, strengthened



# EVOLUTION 6- URBAN AND SUBURBAN PLACE, HOUSING THE CITY

	PRIORITY	ACTIONS	CBCITY2028	SOUTH DISTRICT PLAN	COLLABORATION	RESPONSIBILITY	TIME FRAME
METROPOLITAN	Create a hierarchy of centres to guide future growth	Maintain the centres hierarchy to guide growth and inform decision making			GSC, DPIE	CBC	
		Aim to locate 80 per cent of new housing growth within walking distance of suitable centres			GSC, DPIE	CBC	
		Undertake place plans, master plans for Campsie, Bankstown and other centres			GSC, DPIE	CBC	
	Address the South District Plan	Provide capacity for up to 50,000 new dwellings by 2036			GSC, DPIE	CBC	
		Grow Bankstown to fulfil its role as a regionally significant CBD, including high density residential			GSC, DPIE	CBC	
		Grow Campsie as a strategic centre			GSC, DPIE	CBC	
	Improve design quality throughout the city	Include design excellence provisions with appropriate thresholds into Council's new planning framework			GANSW, DPIE	CBC	
		Establish a design review panel to guide development applications			GANSW, DPIE	CBC	
		Set new development controls that incorporate context, urban design and quality design			GANSW, DPIE	CBC	
CITY SHAPING	Protect the low density character of our suburban neighbourhoods	Avoid medium density housing types in suburban areas and maintain local character and landscape			CBC	CBC	
		Identify the attributes that make special character areas unique, refine their boundaries and protect them from inappropriate development.			CBC	CBC	
	Recalibrate Council's low and medium density zones	Rationalise the use of the R2 Low Density and R3 Medium Density zones throughout the City			DPIE	CBC	
		Review and recalibrate the permissible uses in the R2 Low Density and R3 Medium Density Zones			DPIE	CBC	
		Do not allow medium density housing in the R2 Low Density Residential zones			DPIE	CBC	
	Protect environmental heritage	Undertake a heritage review throughout the City			DPIE	CBC	
		Continue to operate Council's Heritage Grant Fund and Council's heritage advisory service			DPIE	CBC	
	Dual occupancies	Review planning controls for dual occupancies in special character areas and localities with narrow streets			DPIE	CBC	
	Implement current land use strategies	Integrate current land use strategies into Council's new planning framework			DPIE	CBC	
	Increase housing supply within the centres along the Sydenham to Bankstown Corridor	Work with the NSW Government to fund deliver a high-level principles based strategy for the corridor			TfNSW	CBC, DPIE	
		Prioritise Campsie (Strategic Centre) through a place planning and master planning			DPIE, TfNSW	CBC, DPIE	
		Maintain local character through place planning and master planning			DPIE	CBC	
	Provide housing that suits the population	Continue to allow secondary dwellings in low rise suburban locations			DPIE	CBC	
		Increase the proportion of larger apartments (3+ bedrooms) in strategic locations			DPIE	CBC	
		Increase the stock of accessible dwellings and consider permitting more group homes in Campsie			DPIE	CBC	
		Allow student housing in Bankstown to support its health and education function			DPIE	CBC	
	Affordable and social housing	Test 5-10 per cent of new residential floor space as affordable housing, subject to viability			DPIE	CBC	
		Prepare and exhibit an affordable housing policy			DPIE	CBC	
		Develop an affordable housing contributions scheme			DPIE	CBC	
		Work with the NSW Government on large social housing and mixed tenure redevelopment projects			LAHC, DPIE	CBC	
	Ensure housing growth is supported by infrastructure and funding	Prepare a new development contributions plan			DPIE	CBC	
		Develop value capture mechanisms to fund local infrastructure to support housing growth			DPIE	CBC	

Delivery: By 2021 (0-2 years) By 2021 and 2024 (2-5 years) Beyond 2025 (more than 5 years)

South District Plan Directions: Please refer to pages 13-15.

CBCity2028 Transformations: Please refer to pages 13-15.