



Planning Proposal
PP_2018_CBANK_005

**Remove multi dwelling
housing as a permitted
land use in Zone R2 in
the former Bankstown
Local Government Area**
March 2019





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Background

For the purposes of this planning proposal, references to the 'Code' mean the NSW Government's Low Rise Medium Density Housing Code.

1. NSW Government's Draft Low Rise Medium Density Housing Code (November 2015)

In November 2015, the NSW Government exhibited a Discussion Paper '*Expanding Complying Development to include Low-Rise Medium Density Housing Types*'. The Discussion Paper proposed to amend the Exempt and Complying Development Codes SEPP by including the following medium density housing types as complying development:

- Dual occupancies (2 dwellings on a single lot)
- Manor houses (3 or 4 dwellings in a single building on a lot)
- Townhouses and terraces (3–10 dwellings on a lot).

The aim is to provide more housing choice to address Sydney's housing needs.

2. Council's position on the NSW Government's Draft Low Rise Medium Density Housing Code (December 2016)

At the Ordinary Meeting of 6 December 2016, Council endorsed a submission to the Department of Planning & Environment advising that Council did not support the expansion of complying development to include medium density housing, as shown in Attachment C. Some of the key concerns are:

- The proposed development controls will result in medium density housing that is incompatible with the prevailing low density character and amenity of the suburban neighbourhoods in the City of Canterbury Bankstown.
- Complying development does not take into consideration the unique characteristics and issues within the various suburbs in the City of Canterbury Bankstown, and is not designed to customise solutions to address potential impacts.
- Private certifiers are not qualified to assess the architectural merits of medium density housing to ensure it meets community expectations, particularly in the suburban neighbourhoods of the City of Canterbury Bankstown.



- Complying development does not provide the community with the opportunity to comment on medium density housing proposals in the same way as development applications.
- The Draft Code does not recognise Council's demonstrated record that it can fast track the supply of medium density housing via the development assessment process.
- The Draft Code does not recognise current state and local strategic planning which already delivers medium density housing in the City of Canterbury Bankstown. The Draft Code also pre-empted the Draft District Plans prepared by the Greater Sydney Commission, in particular the requirement for councils to prepare local housing strategies to identify the best positions for medium density housing.

3. Mayoral Minute (April 2018)

In April 2018, the Department of Planning & Environment announced the Low Rise Medium Density Housing Code would commence on 6 July 2018.

At the Ordinary Meeting of 24 April 2018, a Mayoral Minute responded to this announcement as shown in Attachment D. The Minute reiterates Council's position and concern with the Code, and the Mayor moved the following:

1. *The General Manager seeks an urgent meeting with the Hon. Anthony Roberts (Minister for Planning) to also be attended by the Mayor and Director Planning to seek an exemption from the Codes SEPP amendments within the R2 zone and to request that our local planning controls prevail over the State Policy until the planning proposal at point 2 below has been gazetted.*
2. *To protect our community from future impacts from the Code:*
 - a. *Council immediately and concurrently prepare a planning proposal to:*
 - (i) *Prohibit manor houses from the R2 Low Density Residential Zone.*
 - (ii) *Prohibit terraces / town house / villa development from the R2 Low Density Residential Zone.*
 - (iii) *Restrict dual occupancy development to current planning rules.*
 - b. *Submit the planning proposal to the Greater Sydney Commission for Gateway approval.*
 - c. *Delegate to the General Manager any administrative arrangements to progress the planning proposal including exhibition once a Gateway Determination has been received.*



3. *The General Manager seeks legal opinion on other options to address this issue.*
4. *The NSW Government's policy changes and what it means for our City be widely communicated to all our residents.*

In a letter dated 16 May 2018, the Minister for Planning responded to the Mayor's request by deferring the commencement of the Code until July 2019. This will give Council time to complete this planning proposal in relation to prohibiting multi dwelling housing in the R2 Low Density Residential zone.

4. Implications of the NSW Government's Low Rise Medium Density Housing Code on the suburban neighbourhoods within Zone R2

This planning proposal seeks to reinstate Council's policy position in relation to maintaining the low density residential character and amenity of the suburban neighbourhoods in the City of Canterbury Bankstown.

This planning proposal is in response to the Code. A review identifies the following key issues in relation to the Code's impact on the low density residential zone:

Issue 1: Introduction of manor houses and multi dwelling housing (terraces) in Zone R2 and inconsistency with Council's strategic planning framework

The objectives of Zone R2 Low Density Residential are to provide for the housing needs of the community within a low density residential environment, to allow for the development of low density housing that has regard to local amenity, and to require landscape as a key characteristic in the low density residential environment.

Council permits dwelling houses and dual occupancies in Zone R2 Low Density Residential consistent with the zone objectives. In the former Bankstown Local Government Area, Council also permits multi dwelling housing solely in the form of villas (two storey at the front and single storey at the rear) in keeping with the prevailing low density character and amenity of the suburban neighbourhoods.

According to the Code, complying development is not intended to override a council's strategic planning, but work with the controls developed through Council's strategic planning to efficiently deliver simple housing forms.

However, the Code overrides Council's strategic planning by introducing two new forms of medium density housing in Zone R2 Low Density Residential, known as manor houses and multi dwelling housing (terraces). The Code is not supported as:



- The Code introduces manor houses in Zone R2 Low Density Residential, which is a low-rise form of residential flat buildings. At present, residential flat buildings are prohibited in Zone R2.
- The Code introduces multi dwelling housing (terraces) in Zone R2 Low Density Residential, which is a low-rise form of attached dwellings. At present, attached dwellings are prohibited in Zone R2.
- The Code attempts to fit three or more dwellings on the same lot size as a dual occupancy which will result in a built form that is incompatible with the prevailing low density character and amenity of the suburban neighbourhoods.
- It is noted the Department of Planning & Environment supported the prohibition of multi dwelling housing (terraces) in Zone R2 when Council (former Bankstown) converted to the Standard Instrument LEP. At the time, this development type was known as row houses.

Issue 2: Increased floor space ratio in Zone R2 and inconsistency with Council's strategic planning framework

According to the Medium Density Design Guide, dual occupancies tend to have limited impact on the streetscape and surrounds as the scale of the development is consistent with that of a large freestanding house.

In the case of the City of Canterbury Bankstown, the limited impact on the streetscape is achieved by applying a maximum 0.5:1 floor space ratio to dwelling houses, dual occupancies and multi dwelling housing in Zone R2 Low Density Residential.

The floor space ratio ensures the building envelopes of dual occupancies and multi dwelling housing are compatible with the prevailing low density character and amenity of the suburban neighbourhoods. However, the Code permits a higher floor space ratio for dual occupancies, manor houses and multi dwelling housing (terraces) in Zone R2 Low Density Residential as follows:



Development type	Maximum FSR in Zone R2 under Council's LEP	Maximum FSR permitted for complying development in Zone R2 under the Code	% FSR increase
Dual occupancies	Bankstown LEP 2015 = 0.5:1	200–300m ² = 0.75:1 >300–400m ² = 0.7:1 >400–500m ² = 0.65:1	20–50%
	Canterbury LEP 2012 = 0.5:1	>500m ² = 0.6:1	
Multi dwelling housing	Bankstown LEP 2015 = 0.5:1	Multi dwelling housing (terraces) 200–300m ² = 0.8:1 >300–400m ² = 0.75:1 >400–500m ² = 0.65:1 >500m ² = 0.6:1	20–60%
		Manor houses >600-700m ² = 0.6:1 >700-900m ² = 0.5:1 >900m ² = 0.4:1	<20%

The floor space ratio permitted under the Code will result in increased building bulk (i.e. increases of up to 60% in addition to the existing FSR), reduced setbacks, less off-street car parking, less private open space and landscaping, and no building design or amenity considerations.

This approach is inconsistent with the objectives of Zone R2 Low Density Residential and is likely to undermine the community's confidence in dual occupancies and multi dwelling housing as a housing option in this zone, particularly if the built form is contrary to community expectations and is incompatible with the prevailing low density character and amenity of the suburban neighbourhoods.

This approach is also inconsistent with the Land & Environment Court's planning principle (Roy Salanitro–Chafei v Ashfield Council) in relation to floor space ratios, which reads:

The standard of 0.5:1 FSR has found expression in numerous planning instruments and policies whose aim is to integrate increased density housing into low-density residential areas without destroying the existing open character. The Seniors Living State Environmental Planning Policy adopts a FSR of 0.5:1 as a "deemed to comply" standard. State Environmental Planning Policy 53–Metropolitan Residential Development adopts it as the maximum permissible density in relation to dual occupancy. Many local planning instruments and policies guiding dual occupancy development in suburban areas also contain a maximum FSR control of 0.5:1.



The above suggests that there is a general acceptance by the planning profession that an open suburban character is most easily maintained when the FSR of buildings does not exceed 0.5:1. The question raised above may therefore be answered thus: The upper level of density that is compatible with the character of typical single-dwelling areas is around 0.5:1. Higher densities tend to produce urban rather than suburban character. This is not to say that a building with a higher FSR than 0.5:1 is necessarily inappropriate in a suburban area; only that once 0.5:1 is exceeded, it requires high levels of design skill to make a building fit into its surroundings.

It is noted private certifiers are not qualified to assess the architectural merits of medium density housing to ensure it meets the above planning principle or community expectations.

Issue 3: Inconsistency between the Low Rise Medium Density Housing Code and Design Guide's criteria and Council's development controls

The Code adopts the complying development criteria applicable to dwelling houses under the Exempt and Complying Development Codes SEPP.

The Code gives the explanation that medium density housing has similarities with dwelling houses in that each dwelling has a frontage to a street, each dwelling has a front and rear setback, and private open space is typically located at ground level.

Following a review, the Code and Medium Density Design Guide are not supported as the development controls will result in a built form that is contrary to community expectations and is incompatible with the prevailing low density character and amenity of the suburban neighbourhoods.

Issue 4: The Low Rise Medium Density Housing Code does not recognise current State and local strategic planning which already delivers medium density housing in the City of Canterbury Bankstown. The Code also pre-empted the District Plans prepared by the Greater Sydney Commission, in particular the requirement for councils to prepare local housing strategies to identify the best positions for medium density housing in the City.

Council has a demonstrated record of efficiently delivering medium density housing, removing existing obstacles to delivering this form of housing, and providing a variety of housing choice in areas that are zoned for medium density housing.

Council adopted Local Area Plans to identify the best positions for medium density housing across the City, consistent with the Greater Sydney Region Plan and the South District Plan. This occurred in consultation with the community, industry, state agencies and other key stakeholders.



Consistent with community and market expectations, the best positions are located in areas that are well serviced by infrastructure and community facilities, and have access to good public transport. The zoning and planning control changes have been or are in the process of being incorporated in Council's LEP and DCP.

As a result, Council delivered 1,853 new dwellings in 2014/15 and 1,572 new dwellings in 2015/16. Around half of the new dwellings are in the form of medium density housing.

The concern with the complying development process is it does not take into account the above matters, which are important to ensure medium density housing is compatible with the prevailing low density character and amenity of the suburban neighbourhoods.

The concern with the complying development process is it also pre-empts the actions of the Greater Sydney Region Plan and the South District Plan, which read: *Councils are in the best position to investigate and confirm which parts of their local government areas are suited to additional medium density opportunities.*

Based on Council's strategic planning framework, the suburban neighbourhoods are generally located outside the transition areas of centres and regional transport, and do not meet the above criteria to have intensified medium density housing such as manor houses and multi dwelling housing (terraces).

Council's housing strategies and Local Area Plans do not identify the suburban neighbourhoods (i.e. Zone R2 Low Density Residential) as appropriate locations for manor houses and multi dwelling housing (terraces).

Issue 5: Impact of the Medium Density Housing Code on the delivery of development in the Department of Planning & Environment's planned precincts

The Code may impact on the development delivery potential of NSW Government-led strategic plans such as the planned precincts within the Sydenham to Bankstown Urban Renewal Corridor and Riverwood. The Code would override the higher development potential being developed for the planned precincts.



Part 1–Intended Outcomes

This planning proposal applies to land within Zone R2 Low Density Residential in the former Bankstown Local Government Area.

The intended outcome of this planning proposal is to reinstate Council’s policy position in relation to maintaining the low density residential character and amenity of the suburban neighbourhoods in the City of Canterbury Bankstown

It is noted this planning proposal is in response to the NSW Government’s Low Rise Medium Density Housing Code, which permits manor houses and multi dwelling housing (terraces) as complying development, but only where a Council’s LEP permits multi dwelling housing or residential flat buildings in Zones RU5, R1, R2 and R3.

Bankstown Local Environmental Plan 2015 currently permits multi dwelling housing in Zone R2 Low Density Residential in the form of villas. This enables the Code to permit manor houses and multi dwelling housing (terraces) in Zone R2 Low Density Residential. This is inconsistent with the strategic intent and desired outcomes envisaged by Bankstown Local Environmental Plan 2015 in relation to the density and built form of the suburban neighbourhoods.

To achieve the intended outcome, it is proposed to remove multi dwelling housing as a permitted land use in Zone R2 Low Density Residential. Multi dwelling housing is a non–mandated use in the standard instrument.

The former Canterbury Council adopted a similar approach where multi dwelling housing is not permitted in Zone R2 Low Density Residential. This planning proposal will ensure there is a consistent approach across the City to protecting the low density residential zone from intensified medium density housing such as manor houses and multi dwelling housing (terraces).



Part 2–Explanation of Provisions

To achieve the intended outcome of this planning proposal, it is proposed to make the following amendments to Bankstown Local Environmental Plan 2015:

- **Land Use Table:** Remove multi dwelling housing as a permitted land use in Zone R2 Low Density Residential.
- **Related Amendments:** Remove references to multi dwelling housing in Zone R2 Low Density Residential in clauses 4.1B and 4.3.
- **Savings Provision:** Include a saving transition clause to ensure the proposed amendments do not affect any development applications or appeal processes.



Part 3–Justification

Section A–Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

This planning proposal is the result of a Mayoral Minute considered at the Ordinary Meeting of 24 April 2018. The Minute identified the need to prepare a planning proposal to protect the City of Canterbury Bankstown from the impacts of the Code. The Mayoral Minute is shown in Attachment D.

This planning proposal is also the result of a review of the Code reported to the Ordinary Meeting of 6 December 2016, shown in Attachment C. The review identified the Code's potential to significantly impact on the low density character and amenity of the suburban neighbourhoods.

The removal of multi dwelling housing as a permitted land use in the low density residential zone (in the former Bankstown Local Government Area) will minimise the impacts of intensified medium density housing permitted under the Code, such as manor houses and multi dwelling housing (terraces). The proposal is also part of a broader Council strategy to have a consistent set of controls for the low density residential zone in the merged City of Canterbury Bankstown.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

This planning proposal is the best means of achieving the intended outcome, which requires the removal of multi dwelling housing as a permitted land use in the low density residential zone. There are no other relevant means to amend the Land Use Table.



Section B–Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional, subregional or district plan or strategy (including any exhibited draft plans or strategies)?

3.1 Greater Sydney Region Plan ‘A Metropolis of Three Cities’

This planning proposal is consistent with the Greater Sydney Region Plan, namely the ‘Housing the City’ Direction:

- Objective 10–Greater housing supply
- Objective 11– Housing is more diverse and affordable
- Objective 12–Great places that bring people together

Whilst the Greater Sydney Region Plan emphasises the need to provide housing supply with a broad range of housing types, it also recognises the need for these dwellings to be in the right location to support and create liveable neighbourhoods. The Greater Sydney Region Plan notes that *‘Councils are in the best position to investigate and confirm which parts of their local government areas are suited to additional medium density development’*.

Council adopted Local Area Plans to identify the best positions for medium density housing across the City, consistent with the Greater Sydney Region Plan and the South District Plan. This occurred in consultation with the community, industry, state agencies and other key stakeholders. Consistent with community and market expectations, the best positions are located in areas that are well serviced by infrastructure and community facilities, and have access to good public transport.

This planning proposal seeks to implement the Local Area Plans, which recommend medium density housing development to occur in areas that are traditionally zoned for medium density housing such as the medium and high density residential zones.

3.2 South District Plan

This planning proposal is consistent with the South District Plan, namely Planning Priority S5, which seeks to encourage the provision of housing supply, choice and affordability with access to jobs and service and public transport. This planning proposal seeks to deliver housing supply in the right location. According to the priority, Council is in the best position to investigate medium density housing opportunities.



Medium density housing is ideally located in transition areas between urban renewal precincts and existing suburbs, particularly around local centres. Based on Council's strategic planning framework, the suburban neighbourhoods are generally located outside the transition areas of centres and regional transport, and do not meet the above criteria to have intensified medium density housing such as manor houses and multi dwelling housing (terraces).

Council's housing strategies and Local Area Plans do not identify the suburban neighbourhoods (i.e. the low density residential zone) as appropriate locations for manor houses and multi dwelling housing (terraces). For this reason, the removal of multi dwelling housing as a permitted land use in the low density residential zone is appropriate to achieve the above action. This planning proposal does not impede Council's ability to deliver housing supply, whilst recognising the community's aspiration for well-designed and well-managed housing.



4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

4.1 Community Plan 'CBCity 2028'

The Community Plan reflects the community's aspiration for well-designed and well-managed housing. This planning proposal is consistent with the Community Plan as it is a mechanism to implement the vision for a well-designed and attractive City.

4.2 Council's strategic planning framework

The intended outcome of this planning proposal is to reinstate Council's policy position in relation to maintaining the low density residential character and amenity of the suburban neighbourhoods.

Council's policy position is supported by the Community Plan 'CBCity 2028' and Local Area Plans, which were developed in consultation with the community.

The policy position is also supported by a set of directions which Council endorsed at the Ordinary Meeting of 27 June 2017. The directions aim to inform the consolidation process of the former Bankstown and Canterbury Councils' residential development strategies into a citywide local housing strategy, as shown in Attachment E. A key direction is to continue to implement Council's strategic planning framework, namely:

- To continue to focus housing growth in centres that offer good access to public transport, shops, community facilities and open space to service the growing population.
- To continue to protect the low density, landscaped character of the suburban neighbourhoods.

This planning proposal is consistent with the current strategic planning framework and does not impact on the ability for Council to deliver housing diversity and supply as outlined in the following table:



Former Bankstown Local Government Area	Zone R2 Low Density Residential	Zone R3 Medium Density Residential
Number of properties (total area of land)	54,361 (3,185.84ha)	761 (45.74ha)
Number of lots eligible for manor houses under the Low Rise Medium Density Housing Code, taking into account the Codes SEPP exclusions	15,323	328
Number of lots eligible for terraces under the Low Rise Medium Density Housing Code, taking into account the Codes SEPP exclusions	762	30
Number of dual occupancy development applications approved in the past 5 years	2,071	Prohibited in Zone R3
Number of multi dwelling housing development applications approved in the past 5 years	71	6

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

This planning proposal is consistent with applicable State Environmental Planning Policies as shown in Attachment A.

6. Is the planning proposal consistent with applicable Ministerial Directions?

This planning proposal is consistent with applicable Ministerial Directions as shown in Attachment B, namely Direction 3.1–Residential Zones. The objectives of Direction 3.1 are to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services, and to minimise the impacts of residential development on the environment.

This planning proposal is consistent with the direction as it protects the low density suburban neighbourhood from the impacts associated with intensified medium density housing permitted under the Low Rise Medium Density Housing Code, such as manor houses and multi dwelling housing (terraces). The Code is expected to significantly increase the number of residents in the suburban neighbourhoods with no major infrastructure planned or funded to support this growth.

This planning proposal does not reduce the permissible residential density of land as dual occupancies will continue to be permitted in the suburban neighbourhoods.



Section C–Environmental, social and economic impact

- 7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

This planning proposal does not adversely affect critical habitat, threatened species, populations or ecological communities, or their habitats.

- 8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

There are no other likely environmental effects as a result of this planning proposal.

- 9. Has the planning proposal adequately addressed any social and economic effects?**

This planning proposal is considered to have a positive social impact as it will protect the low density character and amenity of the suburban neighbourhoods from intensified medium density housing permitted under the Medium Density Housing Code.



Section D–State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

This planning proposal does not result in additional development or further demands on public infrastructure.

11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway Determination?

An update to this section of the planning proposal will occur following consultation with the State and Commonwealth public authorities in accordance with the Gateway Determination.



Part 4–Maps

This planning proposal does not propose or require amendments to the Bankstown Local Environmental Plan 2015 maps.



Part 5–Community Consultation

The exhibition period for this planning proposal is a minimum 28 days and would comprise:

- Notification in the local newspaper that circulates in the area affected by the planning proposal.
- Displays at the Council administration building (Bankstown Branch) and corporate website.



Part 6–Project Timeline

Dates	Project timeline
July 2018	Issue of Gateway Determination.
February 2019	NSW Department of Planning & Environment's approval to exhibit the planning proposal.
March 2019	Exhibit planning proposal.
May 2019	Report to Council following the exhibition.
June 2019	Submit planning proposal to the Department of Planning & Environment to draft and finalise the local environmental plan.



ATTACHMENT A–State Environmental Planning Policies

SEPPs (as at March 2019)		Applicable	Consistent
1	Development Standards	Yes	Yes
19	Bushland in Urban Areas	Yes	Yes
21	Caravan Parks	Yes	Yes
33	Hazardous & Offensive Development	Yes	Yes
36	Manufactured Home Estates	No	N/A
44	Koala Habitat Protection	No	N/A
47	Moore Park Showground	No	N/A
50	Canal Estate Development	Yes	Yes
55	Remediation of Land	Yes	Yes
64	Advertising & Signage	Yes	Yes
65	Design Quality of Residential Apartment Development	Yes	Yes
70	Affordable Housing (Revised Schemes)	Yes	Yes
	(Aboriginal Land) 2019	No	N/A
	(Affordable Rental Housing) 2009	Yes	Yes
	(Building Sustainability Index: BASIX) 2004	Yes	Yes
	(Coastal Management) 2018	Yes	Yes
	(Concurrences) 2018	Yes	Yes
	(Educational Establishments & Child Care Facilities) 2017	Yes	Yes
	(Exempt & Complying Development Codes) 2008	Yes	Yes
	(Gosford City Centre) 2018	No	N/A



	(Housing for Seniors or People with a Disability) 2004	Yes	Yes
	(Infrastructure) 2007	Yes	Yes
	(Kosciuszko National Park–Alpine Resorts) 2007	No	N/A
	(Kurnell Peninsula) 1989	No	N/A
	(Mining, Petroleum Production & Extractive Industries) 2007	Yes	Yes
	(Miscellaneous Consent Provisions) 2007	Yes	Yes
	(Penrith Lakes Scheme) 1989	No	N/A
	(Primary Production & Rural Development) 2019	Yes	Yes
	(State & Regional Development) 2011	Yes	Yes
	(State Significant Precincts) 2005	Yes	Yes
	(Sydney Drinking Water Catchment) 2011	No	N/A
	(Sydney Region Growth Centres) 2006	No	N/A
	(Three Ports) 2013	No	N/A
	(Urban Renewal) 2010	No	N/A
	(Vegetation in Non–Rural Areas) 2017	Yes	Yes
	(Western Sydney Employment Area) 2009	No	N/A
	(Western Sydney Parklands) 2009	No	N/A
	Greater Metropolitan REP No.2–Georges River Catchment	Yes	Yes
	Sydney REP (Sydney Harbour Catchment) 2005	Yes	Yes



ATTACHMENT B–Ministerial Directions

Direction & Issue Date		Applicable	Consistent
Employment and Resources			
1.1	Business and Industrial Zones [01/05/17]	No	N/A
1.2	Rural Zones [14/04/16]	No	N/A
1.3	Mining, Petroleum Production & Extractive Industries [01/07/09]	No	N/A
1.4	Oyster Aquaculture [01/07/09]	No	N/A
1.5	Rural Lands [28/02/19]	No	N/A
Environment and Heritage			
2.1	Environment Protection Zones [14/04/16]	Yes	Yes
2.2	Coastal Protection [03/04/18]	Yes	Yes
2.3	Heritage Conservation [01/07/09]	Yes	Yes
2.4	Recreation Vehicle Areas [14/04/16]	Yes	Yes
2.5	Application of E2 and E3 Zones & Environmental Overlays in Far North Coast LEPs [02/03/16]	No	N/A
Housing, Infrastructure and Urban Development			
3.1	Residential Zones [14/04/16]	Yes	Yes
3.2	Caravan Parks & Manufactured Home Estates [14/04/16]	Yes	Yes
3.3	Home Occupations [01/07/09]	Yes	Yes
3.4	Integrating Land Use & Transport [14/04/16]	Yes	Yes
3.5	Development Near Licensed Aerodromes [14/04/16]	Yes	Yes
3.6	Shooting Ranges [16/02/11]	No	N/A
3.7	Reduction in Non–Hostel Short Term Rental Accommodation Period [15/02/19]	No	N/A



Hazard and Risk			
4.1	Acid Sulfate Soils [01/07/09]	Yes	Yes
4.2	Mine Subsidence & Unstable Land [14/04/16]	No	N/A
4.3	Flood Prone Land [01/07/09]	Yes	Yes
4.4	Planning for Bushfire Protection [01/07/09]	Yes	Yes
Regional Planning			
5.1	Implementation of Regional Strategies [01/05/17]	No	N/A
5.2	Sydney Drinking Water Catchments [03/03/11]	No	N/A
5.3	Farmland of State & Regional Significance on the NSW Far North Coast [01/05/17]	No	N/A
5.4	Commercial & Retail Development along the Pacific Highway, North Coast [21/08/15]	No	N/A
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) [Revoked]	No	N/A
5.6	Sydney to Canberra Corridor [Revoked]	No	N/A
5.7	Central Coast [Revoked]	No	N/A
5.8	Second Sydney Airport: Badgerys Creek [Revoked]	No	N/A
5.9	North West Rail Link Corridor Strategy [30/09/13]	No	N/A
5.10	Implementation of Regional Plans [14/04/16]	No	N/A
5.11	Development of Aboriginal Land Council Land [06/02/19]	Yes	Yes
Local Plan Making			
6.1	Approval & Referral Requirements [01/07/09]	Yes	Yes
6.2	Reserving Land for Public Purposes [01/07/09]	Yes	Yes
6.3	Site Specific Provisions [01/07/09]	No	N/A



Metropolitan Planning			
7.1	Implementation of A Plan for Growing Sydney [14/01/15]	Yes	Yes
7.2	Implementation of Greater Macarthur Land Release Investigation [22/09/15]	No	N/A
7.3	Parramatta Road Corridor Urban Transformation Strategy [09/12/16]	No	N/A
7.4	Implementation of North West Priority Growth Area Land Use & Infrastructure Implementation Plan [15/05/17]	No	N/A
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use & Infrastructure Plan [25/07/17]	No	N/A
7.6	Implementation of Wilton Priority Growth Area Interim Land Use & Infrastructure Plan [05/08/17]	No	N/A
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor [22/12/17]	No	N/A
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use & Infrastructure Plan [20/08/17]	No	N/A
7.9	Implementation of Bayside West Precincts 2036 Plan [25/09/18]	No	N/A
7.10	Implementation of Planning Principles for the Cooks Cove Precinct [25/09/18]	No	N/A



ATTACHMENT C–Council Report (Ordinary Meeting of 6 December 2016)

Planning Matters - 6 December 2016

ITEM 5.6 Draft Medium Density Housing Code and Design Guide to Expand Complying Development to include Medium Density Housing

AUTHOR Planning

ISSUE

This report outlines Council's submission to the Department of Planning & Environment's proposal to expand complying development to include medium density housing such as dual occupancies, manor houses and multi dwelling housing (terraces). The proposal has the potential to significantly impact on the character and amenity of the city's suburban neighbourhoods.

RECOMMENDATION

That Council endorses the submission to the Department of Planning and Environment Draft Medium Density Housing Code and Draft Medium Density Design Guide as shown in Attachment A.

BACKGROUND

Exhibition of Discussion Paper

At present, the State Environmental Planning Policy (Exempt and Complying Development) 2007 allows houses, outbuildings and alterations/additions to existing residential development to be assessed as complying development under a fast track approval system. Council or private certifiers can approve complying development.

In November 2015 to March 2016, the Department of Planning & Environment exhibited a Discussion Paper, which proposed to expand the range of residential development that can be undertaken as complying development across NSW. It proposed to expand complying development to include medium density housing such as dual occupancies, manor houses and multi dwelling housing (villas, terrace houses and townhouses).

At the Ordinary Meeting of 15 December 2015, Council endorsed a submission on the Discussion Paper. The submission did not support the proposal to expand complying development to include medium density housing.

Exhibition of Draft Medium Density Housing Code and Design Guide

In October 2016, the Department of Planning & Environment commenced the exhibition of a Draft Medium Density Housing Code and Design Guide.

Draft Medium Density Housing Code

The Draft Code proposes to expand complying development to include medium density housing, specifically dual occupancies (attached–side by side), dual occupancies (attached–one dwelling over the other), dual occupancies (detached), manor houses and multi dwelling housing (terraces).

According to the Draft Code, the intended outcomes are to provide an efficient mode of delivery for low–rise medium density housing, remove existing obstacles to delivering this form of housing, and providing a variety of housing choice across NSW in areas that are zoned for medium density housing.

The Draft Code will apply to Zone R1 General Residential, Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone RU5 Village. The Draft Code will not apply to Zone R4 High Density Residential, heritage conservation areas or draft heritage conservation areas.

The Draft Code will also provide principal development standards for complying development such as floor space ratio, building height, lot size, landscaped area, setbacks and subdivision.

Draft Medium Density Design Guide

The Draft Medium Density Design Guide may apply to both complying development and development applications.

In relation to complying development, the Draft Guide requires the designer to submit a design verification statement. The statement must provide evidence of compliance with the design criteria if it is to be issued with a complying development certificate. The design criteria includes solar access, visual privacy, private open space, dwelling size, car parking, ancillary development and other design matters.

In relation to development applications, Council will have the option to adopt the Draft Guide by reference within a development control plan. Should Council decide to take this option, it must adopt the Draft Guide in its entirety and the requirement for a design verification statement will apply. Proposed development can comply with the design criteria or use an alternate solution that satisfies the objectives.

Attachment B contains a summary of the exhibition of the Draft Medium Density Housing Code and Design Guide. Council has until 12 December 2016 to make a submission.

REPORT

Following a review of the Draft Medium Density Housing Code and Design Guide, Council does not support the proposal to expand complying development to include medium density housing for the following key reasons:

1. The proposed development controls will result in medium density housing that is incompatible with the prevailing low density character and amenity of the suburban neighbourhoods in the City of Canterbury–Bankstown.
2. Complying development does not take into consideration the unique characteristics and issues within the various suburbs in the City of Canterbury–Bankstown, and is not designed to customise solutions to address potential impacts.
3. Private certifiers are not qualified to assess the architectural merits of medium density housing to ensure it meets community expectations, particularly in the suburban neighbourhoods of the City of Canterbury–Bankstown.
4. Complying development does not provide the community with the opportunity to comment on medium density housing proposals in the same way as development applications.
5. The Draft Medium Density Housing Code does not recognise Council’s demonstrated record that it can fast track the supply of medium density housing via the development assessment process.
6. The Draft Medium Density Housing Code does not recognise current state and local strategic planning which already delivers medium density housing in the City of Canterbury–Bankstown. The Draft Code also pre–empts the Draft District Plans prepared by the Greater Sydney Commission, in particular the requirement for councils to prepare local housing strategies to identify the best positions for medium density housing in the city.

Attachment A discusses these key reasons in more detail.

POLICY IMPACT

Council has a demonstrated record of efficiently delivering medium density housing, removing existing obstacles to delivering this form of housing, and providing a variety of housing choice in areas that are zoned for medium density housing.

Firstly, Council adopted Local Area Plans to identify the best positions for medium density housing across the city, consistent with the Metropolitan Plan ‘*A Plan for Growing Sydney*’ and the Draft South District Plan. This occurred in consultation with the community, industry, state agencies and other key stakeholders. Consistent with community and market expectations, the best positions are located in areas that are well serviced by infrastructure and community facilities, and have access to good public transport. The zoning and planning control changes have been or are in the process of being incorporated in Council’s LEP and DCP.

As a result, Canterbury–Bankstown Council delivered 1,853 new dwellings in 2014/15 and 1,572 new dwellings in 2015/16. Around half of the new dwellings are in the form of medium density housing.

Secondly, the Environmental Planning & Assessment Act 1979 provides an appropriate development assessment process to consider and determine medium density housing proposals, particularly within Zone R2 Low Density Residential.

The development assessment process must consider Council's LEP and DCP, which have been adopted in consultation with the community, industry, state agencies and other key stakeholders. The development assessment process must also consider the likely impacts of development, the suitability of the site for the development, any submissions made during the notification period and the public interest.

Council has a demonstrated record that it can manage the development assessment process within the required 40 day period under the Act. In the 2014/15 financial year, the median time for determining development applications was 36 days and in 2015/16, the median time for determining development applications was 35 days.

The concern with the complying development process is it does not take into account the above matters, which are important to ensure medium density housing is compatible with the prevailing low density character and amenity of the suburban neighbourhoods in the City of Canterbury–Bankstown.

In addition, the requirement for design verification statements does not provide an adequate safeguard to ensure complying development will deliver better quality building designs that respond appropriately to the character of the area, landscaped setting and surrounding built form. Private certifiers are not qualified to assess the architectural merits of medium density housing to ensure it meets community expectations.

Council therefore does not support the Department of Planning & Environment's proposal to expand complying development to include medium density housing.

It is noted the proposal to expand complying development to include medium density housing pre-empts the proposed actions under the Draft District Plans, prepared by the Greater Sydney Commission. These include the requirement to complete the Sydenham to Bankstown Urban Renewal Corridor Strategy and the requirement for Council to prepare a local housing strategy to identify the best positions for medium density housing in the city.

If strategic planning is to occur in a coordinated and orderly manner in NSW, Council should first be given the opportunity to complete the above strategic planning. Once Council demonstrates that it can continue to efficiently deliver medium density housing in the city, it should also be given the opportunity to be exempt from the Draft Medium Density Housing Code (similar to the exemption granted under the former State Environmental Planning Policy No. 53, which aimed to stimulate medium density housing in targeted areas).

FINANCIAL IMPACT OF RECOMMENDATIONS

The Draft Medium Density Housing Code does not discuss the process for the collection of Section 94A Development Contributions or subdivision costs for complying development proposals.

RECOMMENDATION

That Council endorses the submission to the Department of Planning and Environment Draft Medium Density Housing Code and Draft Medium Density Design Guide as shown in Attachment A.

ATTACHMENTS

- A. Council's Submission
- B. Exhibition Summary—Draft Medium Density Housing Code and Design Guide



ATTACHMENT D–Council Report (Ordinary Meeting of 24 April 2018)

Mayoral Minutes - 24 April 2018

ITEM


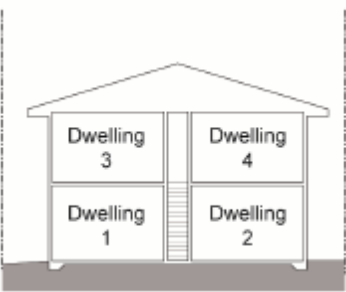
The Missing Middle - A Train Wreck of a Policy Totally Missing the Point

At the same time the Federal Member for Banks has been out there scaremongering the community and spreading mistruths about Council's Local Area Plans, the Government has released a policy that will completely railroad any chance we have to protect our low density residential areas from utter devastation and overdevelopment.

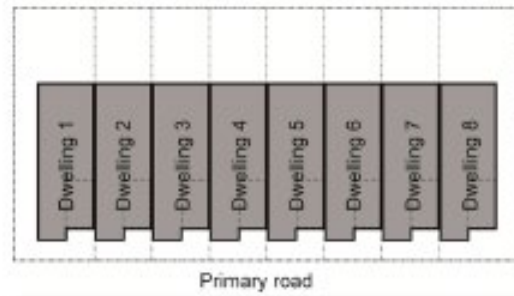
What we have seen is a slow train wreck of policies and strategies coming out of the Government which will destroy local neighbourhoods, local character, in fact all we know and love about our areas. This is not a thought bubble of the Government. The changes to the State planning policy to enable more density, with no safeguards in place, is already here and coming to a site near you.

All the talk about the importance of strategic planning, the role of district plans, how we can better plan for our local areas and the need to protect the character of our lower density areas must have fallen out of fashion. That was last month's news.

The new policy will introduce the following complying development types in our low density residential areas:

Two storey dual occupancies on 12 metre wide lots. Each dwelling only needs to provide 1 parking space and 16m ² of private open space. This represents one fifth of the current open space requirement under the current planning rules.	
Two storey manor houses, which are really residential flat buildings containing 4 units. Can build manor houses on a similar lot size as single homes. Manor houses only need to provide 1 parking space per unit.	

Two storey terrace houses with no limit to how many can be built in the one development. Each dwelling can be a minimum 7.5 metres wide and only needs to provide 1 parking space and 16m² of private open space.



In the Greater Sydney Commissions' own words included in the *Greater Sydney Region Plan* only released last month:

Councils are in the best position to investigate and confirm which parts of their local government areas are suited to additional medium density opportunities. (Pg.61)

The Government has not even waited for the ink to dry before it has completely disregarded the Greater Sydney Commission and headed in the complete opposite direction. We have not been given any opportunity to investigate the impact or confirm the appropriateness of uncontrolled medium density development across the city. I welcome any pearls of wisdom from the Member for Banks on how this Policy will help his community and protect it from inappropriate overdevelopment.

Before more misinformation so eloquently rolls off the tongue of the Member for Banks, Council's preliminary analysis of the potential impact of the Government's most recent changes reveals:

- Early analysis indicates that there is the potential for over 80,000 new dwellings that are unplanned, will have no merit assessment, no oversight, no consultation and left in the hands of private certifiers. This is on top of the 50,000 new dwellings under the South District Plan.
- This could bring 240,000 new residents living in these properties with no new major infrastructure planned or funded to support this growth.
- These residents will bring additional vehicles on our local roads and in our residential neighbourhoods.

What is worse, private certifiers have been put in the position of being able to approve medium level density under the code, with no consultation, no regard to amenity, no regard to neighbouring views, no discussion with Council, indeed no accountability whatsoever.

Across the city we are scattered with medium density housing in the form of dual occupancy development, townhouses, terraces and villa development. This has been an important source of housing in our city and has been supported with the necessary oversight by Council. But, as the demand for housing has continued to accelerate in our area, we are now seeing the strain of this form of development. This will become uncontrollable with the introduction of the new code.

It is now time we pull the handbrake on this form of development and refocus on successfully managing growth in our centres and corridors that have established services and facilities and transport infrastructure to support them.

What has been produced by the Government will result in a nightmare for our city and feuds between families and unaccountable developers and certifiers. I will not stand for this and I know this Council and its community does not want to see this nightmare turn to reality.

In this regard, I move:

1. That the General Manager seek an urgent meeting with the Hon. Anthony Roberts (Minister for Planning) to also be attended by the Mayor and Director Planning to seek an exemption from the Codes SEPP amendments within the R2 zone and to request that our local planning controls prevail over the State Policy until the planning proposal at point 2 below has been gazetted.
2. To protect our community from future impacts from the Code:
 - (a) Council immediately and concurrently prepare a planning proposal to:
 - (i) Prohibit manor houses from the R2 Low Density Residential Zone.
 - (ii) Prohibit terraces/town house/villa development from the R2 Low Density Residential Zone.
 - (iii) Restrict dual occupancy development to current planning rules.
 - (b) Submit the planning proposal to the Greater Sydney Commission for Gateway approval.
 - (c) Delegate to the General Manager any administrative arrangements to progress the planning proposal including exhibition once a Gateway Determination has been received.
3. That the General Manager seek legal opinion on other options to address this issue.
4. That the NSW Government's policy changes and what it means for our City be widely communicated to all our residents.



ATTACHMENT E–Council Report (Ordinary Meeting of 27 June 2017)

Planning Matters - 27 June 2017

ITEM 5.2 Residential Development Strategies Update Report

AUTHOR Planning

ISSUE

This report provides directions for the consolidation of the former Bankstown and Canterbury City Councils' residential development strategies into a single local housing strategy.

RECOMMENDATION That -

1. Council note the RDS Update Report as shown in Attachment A.
2. Council endorse the directions for a local housing strategy as outlined in this report.

BACKGROUND

Former Councils' Residential Development Strategies

In 2005, the Department of Planning & Environment directed the former Bankstown and Canterbury City Councils to prepare residential development strategies to deliver the following 25 year targets in the period 2006–31:

	Dwelling Target	Jobs Target
Former Bankstown City Council	22,000 dwellings	8,000 jobs
Former Canterbury City Council	7,100 dwellings	500 jobs

In 2009, the former Bankstown City Council adopted the Residential Development Study. A key strategic direction is to focus housing growth in centres that offer good access to public transport, shops, community facilities and open space to service the growing population. Since 2009, the former Council adopted Local Area Plans to implement the strategic directions and actions of the Residential Development Study.

In 2012, the former Canterbury City Council adopted the Residential Development Strategy. Around three quarters of the local redevelopment opportunities were in the R3 and R4 residential zones. Other opportunities were in the centres, Riverwood North, Clemton Park Village (former Sunbeam site) and the Canterbury Road Corridor. Since 2012, the former Council amended the Local Environmental Plan to implement aspects of the Residential Development Strategy.

Requirement to prepare a new local housing strategy

In 2016, the Greater Sydney Commission released the Draft South District Plan. The Draft Plan proposes to establish a 20 year dwelling target (2016–36) for the newly merged Canterbury–Bankstown Council, and will require Council to prepare a local housing strategy to action this target.

The purpose of this report is to provide a starting point to inform a local housing strategy for Canterbury–Bankstown Council by:

- Providing an update on the delivery of the former Bankstown and Canterbury City Councils' dwelling targets.
- Providing directions for the consolidation of the former Bankstown and Canterbury City Councils' residential development strategies into a single local housing strategy.

The RDS Update Report (as shown in Attachment A) outlines the directions in more detail.

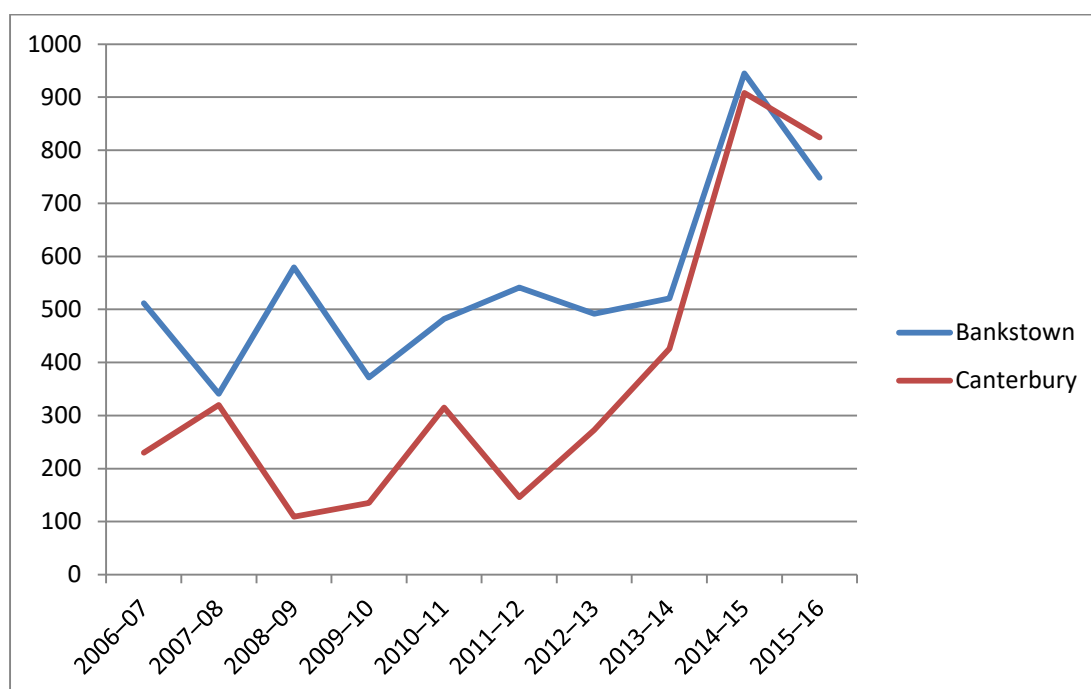
REPORT

Update on the delivery of the current dwelling targets

In the period 2006–16, the former Bankstown City Council's dwelling stock increased by 5,533 dwellings and the former Canterbury City Council's dwelling stock increased by 3,686 dwellings (refer to Figure 1).

Combined, the former Councils recorded the 7th highest dwelling increase compared to the 33 councils that make up the Greater Sydney Region. This is a substantial contribution to Sydney's dwelling stock compared to most established councils.

Figure 1: Net dwelling completions (2006–16).



(Source: Metropolitan Development Program, Department of Planning & Environment)

This trend indicates the former Bankstown and Canterbury City Councils will continue to meet the State Government's urban consolidation objectives and dwelling targets.

Other observations include:

- The former Bankstown and Canterbury City Councils are well-established urban areas with little surplus land for rezoning. Local redevelopment opportunities exist in centres that offer good access to public transport, shops, community facilities and open space to service the growing population.
- In relation to housing choice, the net dwelling stock in the former City of Bankstown increased by 1,834 dwellings in the centres and 3,699 in the suburban neighbourhoods (2006–16). In future, the implementation of the Local Area Plans is likely to see shop top housing and apartments in the centres increase as a proportion of new dwellings entering the market.

The net dwelling stock in the former City of Canterbury increased by 1,702 dwellings in the centres and 1,984 in the suburban neighbourhoods (2006–16). Whilst shop top housing and apartments represent 90% of all new dwellings built, a significant proportion has occurred in the suburban neighbourhoods. Construction activity along the Canterbury Road Corridor is a primary contributor to the supply figure.

- The development rate increased in 2014 due to a combination of factors. In the former City of Bankstown, the increase reflects the close alignment of the apartment market with the boom–bust investment cycle. In the former City of Canterbury, the increase reflects pent up housing demand after a period of low dwelling growth, the commencement of construction activity along the Canterbury Road Corridor, and Part 3A approvals at Clemton Park (former Sunbeam site) and Riverwood North.

Directions for Canterbury–Bankstown Council's Local Housing Strategy

The following directions provide a starting point to inform a local housing strategy for Canterbury–Bankstown Council.

Direction 1: Continue to focus housing growth in centres that offer good access to public transport, shops, community facilities and open space to service the growing population.

The consolidation of the former Bankstown and Canterbury City Councils' residential development strategies into a single local housing strategy should continue to implement the current planning framework, namely:

- Continue to focus housing growth in centres that offer good access to public transport, shops, community facilities and open space to service the growing population.
- Continue to protect the low density, landscaped character of the suburban neighbourhoods.

As outlined in the RDS Update Report, the current planning framework is shown to provide sufficient capacity to meet housing needs to 2036. A substantial amount of work and investment has occurred to implement the current planning framework, with ongoing implementation via the Local Area Plans, the Canterbury Road Corridor Review, and the Draft Sydenham to Bankstown Urban Renewal Corridor Strategy.

There is no pressing need to identify any new investigation (growth) areas to meet the dwelling targets or to accelerate housing supply.

To ensure the delivery of housing supply continues in a coordinated and orderly manner, the types of planning proposals that Council may progress whilst it prepares the Local Housing Strategy must comply with certain criteria as outlined in the RDS Update Report.

Action 1.1: Continue to implement the current planning framework as outlined in the former Bankstown and Canterbury City Councils' residential development strategies, namely:

- Continue to focus housing growth in centres that offer good access to public transport, shops, community facilities and open space to service the growing population.
- Continue to protect the low density, landscaped character of the suburban neighbourhoods.

Action 1.2: Continue to prepare Local Area Plans to implement the local housing strategy.

Action 1.3: Implement the findings of the Canterbury Road Corridor Review.

Action 1.4: Apply criteria to decide the types of planning proposals that Council may progress whilst it prepares the Local Housing Strategy.

Direction 2: Reflect the new Community Strategic Plan.

In May 2016, the State Government merged the former Bankstown and Canterbury City Councils to form Canterbury-Bankstown Council, now the largest Council in NSW with 360,000 residents. It would be timely for the local housing strategy to reflect the vision and priorities of Council's new Community Strategic Plan, scheduled to be adopted in 2018.

Action 2.1: Reflect the vision and priorities of the new Community Strategic Plan.

Direction 3: Respond to the Draft South District Plan.

In 2016, the Greater Sydney Commission released the Draft South District Plan. The Draft Plan proposes to establish a 20 year dwelling target (2016–36) for the newly merged Canterbury–Bankstown Council, and will require Council to prepare a local housing strategy to action this target. To inform the local housing strategy, the Draft South District Plan (Action L3) will require Council:

- To deliver a 5 year target of 13,250 dwellings. The implication is Council will move up to record the 4th highest dwelling increase in the next 5 years, compared to the 33 councils that make up the Greater Sydney Region.
- To investigate local opportunities with a particular focus on the Sydenham to Bankstown Urban Renewal Corridor and other areas with high accessibility.
- To work with the Land & Housing Corporation to progress the redevelopment of the Riverwood North Estate.

However, this proposal by the Draft Plan to increase housing capacity, on top of Council's current planning framework, would require both significant upfront infrastructure support from the State Government and a review of the economic levers that influence both the housing market and land costs.

It is important for the Greater Sydney Commission to provide more detailed guidance if Council is to start preparing a local housing strategy that ensures upfront infrastructure support from the State Government.

Action 3.1: Review the Draft South District Plan's 20 year dwelling target (and assumptions) in collaboration with the Greater Sydney Commission, and ensure the dwelling target:

- Provides upfront infrastructure support from the State Government.
- Identifies new funding mechanisms for local infrastructure (e.g. value capture), as well as support Council's request to vary the levy rate for section 94 and 94A development contributions in growth areas.

Action 3.2: Review the Draft Sydenham to Bankstown Urban Renewal Corridor Strategy in collaboration with the Department of Planning & Environment to ensure the strategy identifies the local infrastructure and funding arrangements needed to support growth.

Action 3.3: Review the redevelopment of the Riverwood North Estate in collaboration with the Land & Housing Corporation to ensure the project identifies the local infrastructure and funding arrangements needed to support growth.

Direction 4: Advocate for an exemption from the Draft Medium Density Housing Code.

Separate to district planning, the Department of Planning & Environment applies state environmental planning policies to accelerate housing supply.

The Department is proposing to introduce the Medium Density Housing Code. The intended outcome is to expand complying development to include medium density housing such as dual occupancies, manor houses and multi dwelling housing (terraces). This proposal has the potential to significantly impact on the character and amenity of the suburban neighbourhoods.

Council's position is it does not support the proposal to expand complying development to include medium density housing.

If strategic planning is to occur in a coordinated and orderly manner, Council should first be given the opportunity to complete the local housing strategy. Once Council demonstrates that it can continue to efficiently deliver medium density housing in the city, it should be given the opportunity to be exempt from the Draft Medium Density Housing Code (similar to the exemption granted under the former SEPP 53, which aimed to stimulate medium density housing in targeted areas).

Action 4.1: Continue to advocate the Department of Planning & Environment to allow Council to prepare a local housing strategy that demonstrates it can continue to efficiently deliver medium density housing in the city.

Once Council demonstrates that it can continue to efficiently deliver medium density housing in the city, it should be given the opportunity to be exempt from the Draft Medium Density Housing Code.

Direction 5: Continue to work with the Southern Sydney Regional Organisation of Councils to develop a position on housing affordability.

Housing affordability is a broad term that is used to describe the challenges people across a range of income groups experience in finding affordable accommodation to rent or own.

According to the Greater Sydney Commission, housing affordability is key challenge for Sydney. This challenge is particularly acute in established areas undergoing urban renewal. For this reason, the Greater Sydney Commission and State Government recently announced a range of measures to improve affordability. These include increasing housing supply and diversity, and introducing an Affordable Rental Housing Target.

The issue is that fixing housing affordability in Sydney is not simply a matter of increasing housing supply. Despite State Government announcements that dwelling approvals and completions in Sydney are currently at their highest level in 16 years, there remains an affordability issue.

The Southern Sydney Regional Organisation of Councils is currently developing a position on housing affordability specific to the South District. Council should continue to work with SSROC to improve housing affordability.

Action 5.1: Continue to work with the Southern Sydney Regional Organisation of Councils to develop a position on housing affordability specific to the South District and the City of Canterbury–Bankstown.

Direction 6: Monitor housing outcomes.

The Greater Sydney Commission will require Council to monitor and report on the delivery of the 20 year dwelling target once the Draft South District Plan is made. In the short term, Council will need to develop a framework that consolidates the data collection processes of the former Bankstown and Canterbury City Councils to keep track of DA approvals, CDC approvals, number of dwellings approved, and number of dwellings constructed.

Action 6.1: Develop a framework that consolidates the data collection processes of the former Bankstown and Canterbury City Councils if Council is to monitor and report on the delivery of the 20 year dwelling target.

POLICY IMPACT

This matter has policy implications as it responds to the Greater Sydney Commission's Draft South District Plan, which proposes to establish a 20 year dwelling target for Canterbury–Bankstown Council. Council will need to prepare a local housing strategy to action this target.

FINANCIAL IMPACT OF RECOMMENDATIONS

This matter has no financial implications for Council.

RECOMMENDATION That -

1. Council note the RDS Update Report as shown in Attachment A.
2. Council endorse the directions for a local housing strategy as outlined in this report.

ATTACHMENTS

- A. RDS Update Report