

SUPPLEMENTARY AGENDA

Notice is hereby given that an Ordinary Meeting of Council will be held at the Civic Centre, Dee Why on

Tuesday 28 November 2023

Beginning at 6:00pm for the purpose of considering and determining matters included in this agenda.



Scott Phillips
Chief Executive Officer

OUR VISION

Delivering the highest quality service valued and trusted by our community

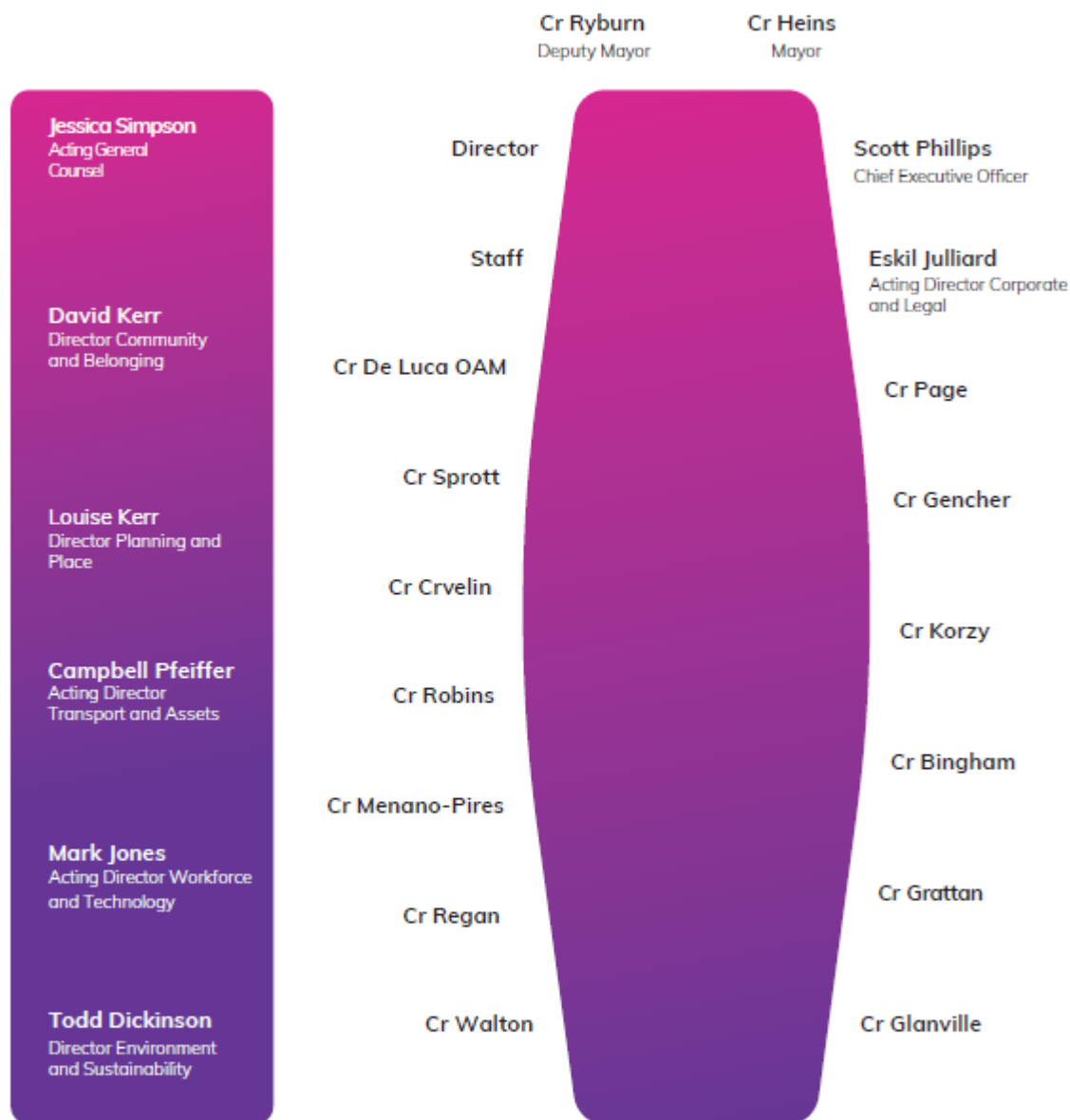
OUR VALUES

Trust Teamwork Respect Integrity Service Leadership

OUR OBLIGATIONS

I swear/solemnly and sincerely declare and affirm that I will undertake the duties of the office of councillor in the best interests of the people of the Northern Beaches and the Northern Beaches Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the Local Government Act 1993 or any other Act to the best of my ability and judgement.

Council Chambers Seating Plan



**Supplementary agenda for an Ordinary Meeting of Council
to be held on Tuesday 28 November 2023
at the Civic Centre, Dee Why
Commencing at 6:00pm**

7.0	MAYORAL MINUTES	5
7.2	Mayoral Minute No 15/2023 - State Government Position on Housing Density.....	5

7.0 MAYORAL MINUTES

ITEM 7.2	MAYORAL MINUTE NO 15/2023 - STATE GOVERNMENT POSITION ON HOUSING DENSITY
TRIM FILE REF	2023/785012
ATTACHMENTS	1 The Hon Paul Scully MP - Request for More Low & Medium Density Zones 2 Media Release - New planning rules to fast track low and mid rise housing

MOTION

That Council:

1. Write to the Honourable Paul Scully, Minister for Planning and Public Spaces:
 - A. acknowledging the housing crisis resulting in a deficit of 377,000 dwellings across NSW and invite him to work with Northern Beaches Council to achieve housing choice and numbers as necessary, and
 - B. to express significant concerns about the introduction of the foreshadowed State Environmental Planning Policy that will override Council's authority to make local planning decisions that Council's deems to be in the community's interest as announced in the Minister's media release dated 28 November 2023.
 2. Request the Chief Executive Officer to prepare a Council submission on the foreshadowed State Environmental Planning Policy following public exhibition.
-

BACKGROUND

Today the Honourable Paul Scully MP, Minister for Planning and Public Spaces issued a media release announcing the *'fast tracking a greater diversity of homes including residential flat buildings of 3-6 storeys, terraces, townhouses, duplexes and smaller 1-2 storey apartment blocks in suburbs where they are not currently allowed'*.

The Minister says the planning reforms are intended to create capacity for industry to deliver up to an estimated 112,000 new homes across the Greater Sydney Region, Hunter, Central Coast and Illawarra, representing 30% of the number of homes NSW needs to meet under the Housing Accord target of 377,000 new homes by 2029.

The Government's proposed changes will allow:

- dual occupancies (two separate homes on a single lot), such as duplexes, in all R2 low density residential zones across all of NSW.
- terraces, townhouses and two storey apartment blocks near transport hubs and town centres in R2 low density residential zones across the Greater Sydney region, Hunter, Central Coast and Illawarra (the Six Cities region).
- mid-rise apartment blocks near transport hubs and town centres in R3 medium density zones and appropriate employment zones. This will mean more housing just a short 10-minute walk (800m) from transport hubs, shops and amenities.

The Government will introduce a State Environmental Planning Policy (SEPP) to enact these changes, with the proposed SEPP commencing public exhibition next week. This comes just weeks after the Minister wrote to Mayors of all Councils on 31 October 2023 emphasising the need for Councils to review and expand the range of residential uses in low and medium-density zones in their Local Environmental Plans (LEPs) to tackle the housing crisis. It is understood that whilst the Government will introduce the SEPP to enact the changes it is simultaneously encouraging councils to add these types of dwellings to their own planning rules, and if a council's planning rules match or go further than the new state policy, the SEPP will not apply.

The sudden change in approach from the NSW Government, from initially urging Council's to review their policy settings and identifying well located areas where low to medium density housing types could be allowed, to today's announcement that will allow these housing types in a statewide broad-brush manner through use of a SEPP is concerning.

The use of a SEPP restricts Council's from undertaking effective planning and community engagement in planning for our growing community and providing housing choice in well located areas. We have experienced adverse impacts from the application of housing SEPPs in our low-density areas in the past, and this broad-brush one size fits all approach should be avoided.

Northern Beaches Council acknowledges the current issues with housing supply and affordability on the Northern Beaches and across NSW, and we are currently working towards increasing housing supply and choice across the beaches.

Council's endorsed Local Housing Strategy aims to permit a broader range of residential developments near local centres such as Freshwater, Belrose, and Newport as well as in larger centres like Brookvale and Mona Vale. Precinct planning is well underway in Brookvale and Mona Vale and Council's Comprehensive LEP being prepared now will implement key aspects of the Local Housing Strategy, including permitting dual occupancy and other housing types such as boarding house and seniors housing development in appropriate locations and close to local centres.

I call on Council to support this motion and express our concerns to the Minister of Planning and Public Spaces, and to request the CEO prepare a Council submission on the foreshadowed public consultation of the proposed SEPP.



Sue Heins
MAYOR

The Hon Paul Scully MP
Minister for Planning and Public Spaces



Ref: MDPE23/3451

Clr Sue Heins
Mayor
PO Box 82
MANLY NSW 1655
via: Sue.Heins@northernbeaches.nsw.gov.au

Dear Clr Heins, *Sue*

I write to you regarding the need to allow for more housing in our low and medium density zones across New South Wales to help increase supply and diversity of homes we are delivering in our suburbs.

New South Wales is in a housing crisis. Through the National Housing Accord, councils and the NSW Government are committed to working together to look at every opportunity to address this crisis.

Our shared task is to approve and encourage the necessary investment and commencements for 377,000 homes by 2029.

The land use planning and assessment functions of councils and the Department will need to quickly adjust towards approaches that lead to more homes in well-located areas.

As a way to increase our housing numbers in NSW, the NSW Government has identified a number of limitations across the residential zones constraining our ability to deliver this diverse housing in our low and medium density areas. In Greater Sydney these include:

- Terraces, townhouses and 2 storey residential flat buildings (i.e. manor houses) are only permitted in the R2 low density residential zone in 2 of 35 Local Environmental Plans (LEPs) in Greater Sydney – just six per cent. This is despite 77 per cent of residential land being zoned R2. Even though the R3 medium density zones do allow terraces, they only make up 13% of residential land; and
- Residential flat buildings (RFBs) are only permitted in the R3 medium density zone in 47% of LEPs. Even though the R4 high density residential zones do allow RFBs, they only make up 3% of residential land.

The story is more mixed outside of our major cities but there are still opportunities available for the planning system to prioritise low and mid-rise housing types in our main residential zones.

We are asking councils to review their local policy settings and approaches in the interests of housing supply. I ask you to identify existing well-located areas where terraces, small unit blocks or well-designed mid-rise apartments can be permitted.

Research consistently shows that there is unmet demand for additional small apartment and low-rise multi-dwelling housing options as well as purpose-built rental and affordable and social housing.

With this in mind, the Department will be realigning its resources to support councils in these initiatives and is developing a tool kit to help councils and state agencies deliver the outcomes we need. Councils shouldn't wait for this work to happen, rather I am asking you to begin work identifying locations and permitting more low and mid-rise homes immediately.

This urgency for all of us to play our part to approve and deliver housing in all parts of New South Wales brings me to my final point. The upcoming 2024 NSW local government elections are scheduled to be held on Saturday 14 September 2024. The caretaker period will begin 4 weeks before on 16 August 2024.

The NSW local government elections may have an impact on some policy and program timeframes and exhibition dates and may impact on planning assessment timeframe targets.

All planning assessments and other council responsibilities and operations should continue as normal until the start of the caretaker period. It is my express view that councils should continue to undertake their legal responsibilities under local government and planning legislation to make sure that we keep up the momentum on delivering the approvals for housing developments across New South Wales.

I would also request that this letter be tabled at your next council meeting so that councillors are clear about the State government's intentions on behalf of the people of NSW to deliver more low and mid-rise homes, while reminding them of their duty during election periods.

We all have a part to play in delivering on the National Housing Accord and a role in helping the next generation into home ownership or long-term rental. I urge you to look at your policy settings with the aim of expanding the number of homes in your LGA.

Should you have any questions regarding the housing reform work or to caretaker conventions for local government elections, please contact the Department at stakeholder.engagement@dpie.nsw.gov.au.

Yours sincerely



Paul Scully MP
Minister for Planning and Public Spaces

30/10/23

OFFICIAL

Paul Scully

Minister for Planning and Public Spaces



Media Release

New planning rules to fast track low and mid rise housing

Tuesday 28 November 2023**Editors' note: for vision and stills: <https://bit.ly/46scyFx>**

The Minns Government is confronting the housing crisis with bold reforms to create tens of thousands of new, well-located, low-and mid-rise homes.

The Government is announcing changes that will fast-track a greater diversity of homes like residential flat buildings of 3-6 storeys, terraces, townhouses, duplexes and smaller 1-2 storey apartment blocks in suburbs where they are not currently allowed.

The reforms create capacity for industry to deliver up to an estimated 112,000 new homes across the Greater Sydney region, Hunter, Central Coast and Illawarra.

This represents 30 per cent of the number of homes NSW needs to meet under its Housing Accord target of 377,000 new homes by 2029.

Currently, each local council has its own rules for what kind of homes can be built in their area. In many local government areas, these rules do not allow the types of homes that we need for the next generation, housing close to transport, infrastructure and social amenity.

In October the Government identified a significant gap in the approval of density, with terraces and 1-2 storey unit blocks allowed under R2 zoning in only two of 32 Local Environmental Plans (LEPs) – that's just six per cent of the LEPs across Sydney.

R2 is a zone for land which is made up of low density housing.

This 'missing middle' has meant that low rise density has been ignored in the face of a growing housing crisis.

Additionally, sixty percent of R3 zones across Sydney (where multi dwelling housing is appropriate and should be encouraged) presently prohibit residential flat buildings of any scale.

Details of the Government's proposed changes include allowing:

- dual occupancies (two separate homes on a single lot), such as duplexes, in all R2 low density residential zones across all of NSW.
- terraces, townhouses and two storey apartment blocks near transport hubs and town centres in R2 low density residential zones across the Greater Sydney region, Hunter, Central Coast and Illawarra (the Six Cities region).
- mid-rise apartment blocks near transport hubs and town centres in R3 medium density zones and appropriate employment zones. This will mean more housing just a short 10-minute walk (800m) from transport hubs, shops and amenities.

OFFICIAL

The Government will introduce a State Environmental Planning Policy (SEPP) to enact these changes while simultaneously encouraging councils to add these types of dwellings to their own planning rules.

If a local government's planning rules match – or go further than – this new NSW Government policy, the State Government changes will not apply.

The Government has previously written to councils, asking them to review local policy settings to allow for more housing in low and medium density zones across their local government area.

National Housing Accord targets were set at the National Cabinet with all three levels of Government represented.

The plans will go on public exhibition for public feedback from next week.

Minister for Planning and Public Spaces Paul Scully said:

"Sydney is one of the least dense cities in the world but fewer than half of councils allow for low and mid-rise residential buildings in areas zoned for such homes.

"We're confronting a housing crisis so we need to change the way we're plan for more housing, we can't keep building out we need to create capacity for more infill, with more diverse types of homes.

"Diversity of housing allows people to stay in their communities and neighbourhoods through different stages of their life, with family and friends able to live nearby. More housing choice means more options for everyone – renters, families, empty nesters.

"Density done well means townhouses, apartments and terraces clustered near shops, high streets and parks.

"We already have great examples of these types of homes. Sydney has grown using these housing types. Look at homes in Wollstonecraft, Waverton, Erskineville, parts of Wollongong or Newcastle. They're great places to live, we just need more of them."

MEDIA:

Kate Bryant | Minister Scully | 0455 609 661

Michelle Wildner | Minister Scully | 0499 009 411



northern
beaches
council

