



Mr Peter Gainsford
General Manager
Canada Bay Council
Locked Bag 1470
DRUMMOYNE NSW 1470

Dear Mr Gainsford

Canada Bay Local Housing Strategy

Thank you for submitting Canada Bay Council's Local Housing Strategy (LHS) to the Department for the Secretary's approval.

The Department commends Council on preparing a robust evidence base to support its LHS, providing Council with a clear understanding of the housing needs of the Canada Bay local government area and a strong commitment to strategic planning.

I can confirm that I approve Canada Bay Council's LHS dated September 2019. My decision reflects the analysis undertaken to develop a comprehensive strategic planning and an evidence base to inform your LHS and deliver 3,800 dwellings for the period 2021-26.

In doing so, I have determined that the approval is granted on the basis that:

- The LHS addresses housing supply, including the 6-10 year housing target, to be delivered mainly through capacity under existing planning controls and the Rhodes Planned Precinct.
- The LHS addresses the need for housing diversity through a centres-based approach and recommended controls to encourage infill medium density housing development.
- The LHS addresses housing affordability, including a robust evidence base and commitment to an affordable housing contribution scheme.
- The LHS is generally consistent with Section 9.1 Directions and SEPPs, subject to the requirements identified below.
- The LHS is consistent with the Eastern City District Plan, subject to the requirements identified below.

My approval is subject to the following requirements:

1. Council is to prepare and commence working to a comprehensive work program and implementation plan to the LHS within three months of this approval being granted by the Department and to share this with the Department. This is to ensure that the Department and other State agencies have a clear understanding of the roles and responsibilities required to deliver Canada Bay's housing pipeline.
2. Council is to monitor and review the supply and delivery of housing, in particular to track its performance against the 6-10 year housing target and to evaluate what additional medium density and seniors housing continues to be delivered. A monitoring and review system will ensure that appropriate mechanisms can be identified and implemented to meet Canada Bay's housing needs over the medium to long term.
3. Council is to work with Sydney West Metro to identify future growth areas around North Strathfield, Burwood North and Five Dock Metro stations and commit to an integrated planning approach.
4. Council's approach to limit new housing opportunities in Five Dock and North Strathfield to low scale medium density development is to be re-evaluated given the announcement of Metro stations in these locations.
5. The local character areas identified within the LHS are pending the Department's assessment of Council's Local Character Area planning proposal and finalisation of the draft standard instrument clause for Local Character Areas and are therefore not supported at this stage.
6. The direction and strategic planning approaches endorsed in State-led precinct plans are to prevail in the event of any inconsistency with this approval and/or the Council's LHS (as revised and current).

Any planning proposals for new housing development will be assessed against the approved LHS and the requirements and advisory notes of this approval. Any State Government policy changes that may occur in the future are to prevail in the event of any inconsistency.

Implementing your Local Housing Strategy

The State Government is committed to reducing the time taken to complete planning proposals that support housing delivery by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage.

To meet these commitments, a detailed implementation plan is required. This should reflect a comprehensive work program for all strategic planning work Council commits to undertake to implement its LHS, and should include but not be limited to:

- Implementation of the Parramatta Road Corridor Urban Transformation Strategy and Rhodes Place Strategy;

- Implementation of an Affordable Housing Scheme;
- Current planning proposals promoting housing diversity and diversity of housing typologies;
- Current planning proposal to protect local character;
- Master planning and planned implementation for growth around the Metro stations in consultation with Sydney Metro; and
- Investigation of medium density housing in local centres.

Local Housing Strategy Reviews and Updates

We strongly recommend that Council review and revise (where required) its LHS before the Local Strategic Planning Statement (LSPS) is required to be reviewed by the Greater Sydney Commission. This will help best inform the next update to the LSPS.

It will also provide Council with the opportunity to improve and clarify aspects of the LHS. The advisory notes enclosed provide specific guidance on matters that Council is encouraged to consider when updating the LHS. The Department will expect these same matters to be addressed in planning proposals and will be reinforcing them through Gateway determinations as an interim measure in the absence of the LHS review process.

Once again, I would like to take this opportunity to acknowledge the significant amount of work your team has undertaken to develop the LHS. Please be advised that the LHS will be published on the NSW ePlanning Portal alongside this letter of approval and advisory notes.

Should you have any further questions, please contact Carina Lucchinelli, Specialist Planner on 9274 6563.

Yours sincerely



Amanda Harvey
Executive Director
Local Strategies and Plan Making

10 May 2021

Encl: Advisory Notes



Canada Bay Local Housing Strategy

Advisory Notes

The following advisory notes identify the further work Council will need to undertake to strongly position future planning proposals and further iterations of the Local Housing Strategy (LHS). The advisory notes provide specific guidance on matters that Council is encouraged to consider when next updating the LHS. The Department will expect these same matters to be addressed in planning proposals, and will be reinforcing them through Gateway determinations as an interim measure until the LHS is further updated in accordance with the approval requirements and these notes.

Matter	Consideration for future LHS updates and preparation and assessment of planning proposals
General	
Implementation	<p>Future iterations of the LHS should be underpinned by an implementation plan with a priority work program, clearly defined roles, responsibilities and definitive timeframes with risks and dependencies identified. This is encouraged to be informed by resourcing and budgets to demonstrate how housing targets will be delivered.</p> <p>The implementation plan should specifically address:</p> <ul style="list-style-type: none"> • Implementation of the Parramatta Road Corridor Urban Transformation Strategy and Rhodes Place Strategy; • Implementation of an Affordable Housing Scheme; • Current planning proposals promoting housing diversity and diversity of housing typologies; • Current planning proposal to protect local character; • Master planning and planned implementation for growth around the Metro stations in consultation with Sydney Metro. • Investigation of medium density housing in local centres.
Review and monitoring framework	<p>Revisions to the LHS may be required in response to significant changes in the LGA such as announcements on new infrastructure investment and employment opportunities, significant changes in projected population growth or updates to the LSPS. The framework should also review the supply and delivery of housing, including the 6-10 year housing target and targets for medium density and seniors housing.</p>



Matter	Consideration for future LHS updates and preparation and assessment of planning proposals
<p>Making appropriate provision for any additional housing opportunities that may arise out of sequence</p>	<p>The inclusion of a transparent and robust framework to consider additional opportunities will assist Council, the Department and other relevant agencies to assess proposals that are inconsistent with the LHS. It will also ensure that changes to land use or development controls do not take place without demonstrating strong strategic merit. Council is encouraged to develop a framework within which to consider such proposals, including but not limited to:</p> <ul style="list-style-type: none"> • Strategic merit and case for change • Robust demographic evidence • Demand analysis and economic impacts • Infrastructure delivery and funding to be borne by the proponent • Stakeholder consultation and outcomes • Sustainability and resilience • Social and affordable housing
<p>Community and Stakeholder Engagement</p>	<p>Incorporate findings of exhibition of Council’s LHS as well as relevant community and stakeholder engagement.</p>
<p>Consultation and engagement with agencies</p>	<p>Council is to continue consultation with the following agencies:</p> <ul style="list-style-type: none"> • TfNSW in relation to unlocking transport constraints for the Rhodes Planned Precinct, future growth around Sydney Metro West stations at North Strathfield, Burwood North and Five Dock and traffic and transport modelling for the Parramatta Road Corridor Urban Transformation Strategy. • DPIE Planning Policy in relation to progressing Council’s planning proposal for Local Character Areas. • SINSW in relation to plans for a new primary school for the Rhodes Planned Precinct.
<p>Interdependencies with relevant local evidence base</p>	<p>Incorporate the findings and outcomes of latest studies, policies and State-led precinct plans prepared since the publication and release of the LHS, including but not limited to:</p> <ul style="list-style-type: none"> • Canada Bay Employment Strategy • Canada Bay Local Movement Strategy • Canada Bay Open Space and Recreation Strategy • Canada Bay Community Facilities Strategy • Community Engagement Report • DPIE Rhodes Place Strategy



Matter	Consideration for future LHS updates and preparation and assessment of planning proposals
Structure Plan	Incorporate a Structure Plan into the executive summary. This could include a map of the LGA providing an overview of future areas for growth around centres and key infrastructure. It should also include clarification whether the identified Option 1 or Option 2 will be pursued.
Data	
Clarification of 6-10 year and 10-20 year housing target	Revisions to the LHS should provide a breakdown of how the 6-10 year target will be achieved, including when and where anticipated supply will be delivered and explain market take up rates. Council should ensure that all population and dwelling forecasts are cross-checked against published DPIE projections to provide greater transparency. Additional guidance and support can be arranged with the Department's Evidence and Insights division to resolve any discrepancies in dwelling forecasts and assist in accounting for growth around the Metro stations in the medium to long term.
Medium to long term growth	
Sydney Metro West stations	Incorporate location of Five Dock, Burwood North and North Strathfield Metro stations and investigations for future growth planned around Metro stations.
Local Area Plans	Council is to prepare a local planning study to determine opportunities for additional housing and built form outcomes within the vicinity of Metro station locations.
160 Burwood Road, Concord (Bushells)	Council should consider site suitability and the employment impacts of any planning proposal for residential or mixed use development for the site at 160 Burwood Road, Concord. This should be done in the context of the priorities and actions of the Eastern City District Plan and Council's Local Employment and Productivity Strategy. Alongside consideration of the overall public benefit of proposal, these aspects should determine the potential for, and if relevant the amount of, housing suitable for the site. Further consultation may be required with the GSC in relation to alignment with the Eastern City District Plan (particularly the retain and manage approach to industrial land) prior to proceeding with Gateway determination.



Matter	Consideration for future LHS updates and preparation and assessment of planning proposals
Local Character	<p>Should Council wish to exclude limited areas from the Low Rise Housing Diversity Code (LRHDC) through local character areas, the LHS will need to provide a comprehensive evidence base in relation to the delivery of medium density housing.</p> <p>This should include:</p> <ul style="list-style-type: none">• Historical and forecast supply of medium density housing, including statistics on range of housing types approved over the last five years (DA and CDCs) and anticipated future take up rates.• Include recommended controls outlined in LHS for medium density in implementation plan, including current status and timeline for implementation.• Incorporate framework to monitor and review the delivery of medium density housing within the LGA.