



## **MAYORAL MINUTE NO 26/2023**

### **STATE GOVERNMENT MUST WORK WITH COUNCILS ON NEW PLANNING RULES**

**28 NOVEMBER 2023**

Dear Councillors,

Earlier today, the NSW Government announced a raft of major changes to the state's planning rules to be placed on exhibition for public comment.

The changes proposed in the NSW Government's media release include:

- dual occupancies (2 separate homes on a single lot), such as duplexes, permitted in all R2 low-density residential zones across all of NSW.
- terraces, townhouses and 2-storey apartment blocks permitted 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 within 800m from transport hubs, shops and amenities.

I am calling on the State Government to consider their position on these proposed reforms and work together with Councils on solutions that will best deliver more homes for each area.

The Hills Shire Council has one of the strongest track records of any council in Sydney on housing.

In the 22/23 year, more than 1500 DAs were determined in The Hills, more than any other Metropolitan Council in the state. The more than 13,000 homes expected in The Hills Shire Council over the next five years are second only to Blacktown Council.

The Hills is one of the few Metropolitan Councils meeting our housing targets. We therefore come to the table as a major contributor looking to find the right solutions for our communities.

Councils I have spoken to are prepared to do even more when it comes to housing if there is additional investment in infrastructure to match the increase in population. Each area has its unique challenges that have been considered in planning processes such as the Local Strategic Planning Statement, Local Environmental Plan and Precinct Plans. A one-size-fits-all approach is inferior planning and will lead to inferior results.

Blaming councils and rezoning land is not a silver bullet to the housing crisis. We've worked with the Department of Planning and our communities to already have the right approach, to locate our high-rise apartments and medium density housing around our Metro stations and town centres. There is already enough land zoned to accommodate an extra 100,000 people in the Hills by 2036.

In the last ten years, only 19,000 dwellings have been built in The Hills against 30,000 consents, so blaming Councils and fashioning a greater number of approvals is not the magic answer to the housing crisis.

Great planning produces great outcomes and poor planning produces poor outcomes. Six storey apartments do not belong next to existing one and two storey single-lot houses.

The changes will lead to densities significantly higher than planners envisaged, and the media release from the Government makes no mention of how additional open space, road upgrades and services will be delivered or funded to accommodate it.

By trying to fix a housing crisis, the Government could be creating a community crisis – something that is potentially worse.

The Government can do its part in the housing crisis by fast tracking the construction of homes on Landcom sites, funding key infrastructure projects to unlock housing and restoring confidence in the apartment sector.

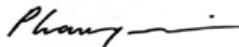
We want to work with the Minns Government. We think there are big opportunities for more housing in The Hills Shire and right across Sydney.

We look forward to reviewing the details of draft policies when they are made public by Government next week and productive discussions around how we can accommodate appropriate density and uplift in the right locations, serviced by infrastructure.

## **MOTION**

Accordingly, I move:

1. This Mayoral Minute be received.
2. Council make a submission on the proposed changes outlining its issues and urge the NSW Government to work closely with councils on housing.



**Dr Peter Gangemi**  
**MAYOR**