

Item I3: New City Plan - Status Update and Overview of Submissions**Author:** Rod Logan - Director Planning and Environmental Services (RV)**Reason for report:** To provide an overview of submissions to the New City Plan and consider requests for a public hearing and public forum.**Recommendation:**

- a) That the report on the status of the New City Plan and the overview of submissions be received and noted.
- b) That no action be taken to hold a public hearing under Section 57 of the Environmental Planning and Assessment Act 1979.
- c) That a Public Forum be held for community members to address Council regarding the New City Plan.

Background

1. Council, at its meeting on 28 July 2014, considered a report on a Planning Proposal to make amendments to Kogarah Local Environmental Plan (LEP) 2012. The proposed amendments included options for additional housing opportunities across the City of Kogarah to meet the future needs of our community.
2. The Planning Proposal, referred to as the New City Plan for Kogarah, was prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and submitted to the Department of Planning and Environment in August 2014. It includes proposals to amend zonings and land use tables, introduce height and floor space ratio controls (principal development standards) and review and amend the associated maps.
3. ‘Gateway Determination’ was issued by the Minister for Planning on 15 December 2014 and this allowed Council to proceed with the public exhibition of the New City Plan and undertake formal government agency consultation.
4. Council, at its meeting on 23 February 2015, resolved to exhibit the New City Plan and associated documentation in accordance with the requirements of the ‘Gateway Determination’ dated 15 December 2014 and the Engagement Strategy, as endorsed by Council.

Overview of the exhibition of the New City Plan

5. The public exhibition of the New City Plan included consultation with the community, stakeholders and State Government Authorities. It was exhibited for a period of nine weeks, from 30 March 2015 until 29 May 2015. The exhibition complied with the Engagement Strategy endorsed by Council at its meeting on 23 February 2015 and included:

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- An Information Package that was posted to all property owners and residents, comprising a letter signed by the Mayor and General Manager and a twelve page New City Plan newsletter, which included information on the key proposed changes.
 - A Media Release appeared in the local paper (St George Leader) prior to the commencement of the exhibition period, advising of the commencement date of the exhibition.
 - The New City Plan was advertised in the local paper and other relevant newspapers (Greek and Chinese) at the commencement, and during the exhibition period. A total of seven advertisements appeared in the local paper.
 - 205 phone calls were received by Council planning staff on the New City Plan enquiry line.
 - Face to face meetings with residents were conducted as requested.
6. Detailed information, including a series of Fact Sheets, the New City Plan and associated maps, strategic planning documents and relevant Council reports were made available at Council's Customer Service Centre and the three libraries at Kogarah Town Square, South Hurstville and Oatley.
7. Council's website hosted a specific web page for the exhibition of the New City Plan, including an on-line submission tool, downloadable information and an interactive mapping tool. Planners attended to many enquiries at the Customer Service Centre and the website received over 13,000 unique views.
8. Council formally notified all relevant Government agencies and invited comments on the proposed changes. At the time of writing this report, Council had received fourteen submissions from the following Government agencies:
- Department of Education and Communities (DEC);
 - Office of Environment and Heritage;
 - Ausgrid;
 - NSW Health Infrastructure;
 - Transport for NSW (TfNSW);
 - NSW Rural Fire Service;
 - Roads and Maritime Services (RMS);
 - South Eastern Sydney Local Health District;
 - St George and Sutherland Housing Interagency;
 - Sydney Airport Corporation;
 - Department of Infrastructure and Regional Development;
 - Air Services Australia;
 - Civil Aviation Safety Authority; and
 - Land and Housing Corporation.

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9. Council received a total of 2,234 submissions to the draft Plan comprised of the following:

Total proforma objections – 1095 from 400 households

Total individual letters of objection -779 from 552 households

Total individual letters of support – 360 from 259 households

A detailed analysis of all of the submissions received is currently being undertaken by staff and a further report will be presented to Council in due course.

10. The key issues that received the largest number of submissions related to proposed residential zoning changes and density and height of building increases including proposed development and change in specific key areas identified in the Kogarah 2031 Housing Strategy. Submissions were received which objected to the draft Plan generally on the basis that it does not preserve Kogarah's amenity and the lifestyle of residents, with many concerned that it would promote "overdevelopment" or with specific reference to traffic and parking issues and loss of amenity through overshadowing and privacy impacts.
11. Conversely, submissions were also received that welcomed the initiatives to provide more residential development potential and improved local housing. There was also support for economic growth and the revitalisation created by new buildings with many seeing the initiatives as overdue. Approximately 25% of submissions in support of the draft Plan related to the particular outcome for a property, with the remaining 75% expressing general support for increased housing choice, supply, possible improvement to housing affordability and appropriate location of new growth near transport infrastructure. There was also support among the submissions for initiatives aimed at better meeting the needs of an ageing community.
12. A number of submissions included requests for increases in development potential for specific land. These requests will be separately analysed and addressed in a future report to Council.
13. The following provides a general overview of the key concerns raised in submissions. It should be noted that this summary is not an exhaustive list of all of the issues raised in submissions.

Amenity and quality of life

The majority of concerns related to how the changes proposed by the New City Plan would impact on the quality of life and amenity issues for existing residents. These concerns were generally specific to areas (Carlton, along the Princes Highway and Kogarah North) where up-zoning was proposed (increases in height and density).

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The specific concerns included comments related to:

- Overshadowing from new buildings;
- Loss of privacy from new buildings;
- Health concerns and air pollution as a result of new buildings and increased traffic; and
- Noise impacts from traffic.

Infrastructure capacity, traffic and parking

Submissions were received expressing concerns that Kogarah's infrastructure is inadequate to cope with the scale of proposed development and that population growth would add to traffic volumes across the City of Kogarah. There was concern that population growth would exacerbate demand for parking, which already exceeds supply, particularly in and around the Kogarah Town Centre.

The specific concerns included comments related to:

- The impact of increased development on the capacity of public transport;
- The capacity around existing educational facilities and whether there were plans for increased capacity;
- Capacity of existing stormwater and sewerage infrastructure;
- Congestion on existing road network; and
- Lack of on-street parking and this becoming worse as a result of an increased population.

Potential loss of Kogarah's streetscape and character

Submissions were received expressing concerns that the draft Plan does not preserve Kogarah's residents' existing lifestyle and the qualities of the City of Kogarah, including the low density character of neighbourhoods.

There is concern that the changes proposed would jeopardise the landscape and streetscape character of the City and that the proposed increases in height in some areas does not adequately address the issue of impact on adjoining low density areas.

The specific concerns included comments related to:

- Proposed heights of buildings being out of character with existing streetscape of low density areas; and
- Transition between proposed high rise development and the impact on adjoining low density areas.

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Inadequate open space and recreation areas to meet future demand

Submissions were received expressing concerns that the proposed increases in population as a result of the proposed changes would result in the inadequate provision of open space to meet the needs of the future population. This issue was of most concern in and around the existing Kogarah Town Centre.

Dual occupancy

Submissions were received both in support of and objecting to the removal of the E4 – Environmental Living zone and providing opportunities for dual occupancy development in and around foreshore areas. Generally, submissions were received in support of the reduction of the minimum lot size requirements for dual occupancy development from 850m² to 650m² across the City.

A number of submissions requested that Council consider a further reduction to the minimum lot size for dual occupancy development, or alternatively include no minimum lot size requirements for dual occupancy development.

Request for a Public Hearing

14. A number of submissions (both proforma and individual submissions) have requested that Council hold a public hearing in respect to the proposed changes identified in the New City Plan.
15. In accordance with the requirements of the ‘Gateway Determination’, a public hearing was held on Wednesday, 3 June 2015 in the Council Chambers. That public hearing however related specifically to the proposed reclassification of three parcels of open space land. The public hearing regarding reclassification of public land is required to be held after the close of the exhibition period under section 68 of the Environmental Planning and Assessment Act (section 29 of the Local Government Act).
16. A public hearing can also be held under Section 57 of the Environmental Planning and Assessment Act. This section relates to community consultation and includes requirements for requests for public hearings on the issues raised in submissions. In this regard, the Act states:
 - (5) *If:*
 - (a) a person making a submission so requests, and
 - (b) the relevant planning authority considers that the issues raised in a submission are of such significance that they should be the subject of a hearing,
the relevant planning authority is to arrange a public hearing on the issues raised in the submission.
 - (6) *The relevant planning authority may arrange a public hearing on any issue whether or not a person has made a submission concerning the matter.*
 - (7) *A report of any public hearing is to be furnished to the relevant planning authority and may be made publicly available by that authority.*

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17. In summary, the following issues have been raised with respect to the requests for a public hearing:
- Increased pressure on the existing road network and lack of available parking, particularly in centres across the Local Government Area (LGA).
 - Proposed removal of the E4 – Environmental Living Zone in foreshore areas and proposed increased development in areas that are not easily accessible by public transport.
 - Lack of supporting documentation (e.g. TMAP, Traffic and Parking Study, Transport Network Study, Social Impact Study and Biodiversity Study) prepared prior to the preparation of the Kogarah 2031 Housing Strategy to inform the identification of areas subject to increased development.
 - The proposed changes do not maintain or enhance the neighbourhood character of existing residential areas.
 - Increased densities along the Princes Highway and Rocky Point Road corridor and other areas where there are already existing road network capacity issues and inadequate public transport (out of centres).
 - No identification of additional open space opportunities (both passive and active) to meet the needs of the future growth in population across the LGA.
 - Inadequate information on whether the existing infrastructure (social, economic and hard) has the capacity to cope with the scale of planned development and population growth.
 - Concern with respect to the scale and design of proposed new development and how it would impact on the quality of life and amenity for existing and future residents (e.g. overshadowing, privacy, noise, pollution, outlook, loss of views, property values).
 - Lack of engagement with the community in the development of the Kogarah 2031 Housing Strategy.

Detailed responses to each of the issues identified above are provided in the attached Annexure.

18. In general, the New City Plan is considered to be consistent with the Directions and Actions identified in *A Plan for Growing Sydney*.
19. *A Plan for Growing Sydney* is quite specific in identifying the need for accelerated urban renewal across the Sydney metropolitan area, through infill development around local centres, transport corridors and public transport access points. The actions for increased residential development identified in the New City Plan are consistent with the principles identified in the broader strategic plan for Sydney, being situated in and around local centres, close to public transport and services and along major transport corridors.

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20. With respect to the general concern of there being inadequate infrastructure to support the growth generated by the proposed changes, it is anticipated that new growth proposed in the New City Plan would be staged over many years and would allow for associated incremental growth in support infrastructure and services. It is acknowledged that the local growth proposed in the New City Plan would contribute to the need for regional and localised infrastructure improvements. This issue is known and there is a commitment through *A Plan for Growing Sydney* and the subsequent Sub Regional Planning process that these issues will be attended to by the State Government. The Engagement Strategy required that Council consult with State agencies so that their views on the proposed rezonings could be taken into consideration. The views of those agencies are relevant as they are the authorities responsible for the provision of the infrastructure upgrades necessary to accommodate the growth anticipated in *A Plan for Growing Sydney*. The New City Plan provides those agencies with an indication of where new growth would be most appropriate in the City of Kogarah and then allows those agencies to prepare their own plans to accommodate that growth.

Summary regarding Public Hearing

21. The commitment and capacity to provide infrastructure improvements to support the growth promoted in *A Plan for Growing Sydney* is the responsibility of the State Government. The State Government has indicated that the development of the Sub-Regional Plans will address issues relating to increased development and the impact on existing resources and infrastructure, particularly around roads and public transport. The Department of Planning and Environment endorsed the New City Plan for public exhibition and have indicated, by that approval, that the growth that would be achievable under this proposal is reasonable and would not create unmanageable demands on infrastructure. The nomination of particular areas for new growth in the New City Plan provides the opportunity for relevant State agencies to coordinate their planning and to program appropriate improvements to local infrastructure to support that local growth. This is an iterative process that will be defined over coming years.
22. It is considered that the issues identified in the submissions are known and have been adequately addressed at this stage, as detailed in the annexure to this report. It is not considered that a public hearing is necessary to provide any additional information regarding the issues raised and that no action is required to be taken with regard to the requests for a public hearing under Section 57 of the Environmental Planning and Assessment Act 1997.

Opportunity for Public Forum

23. In addition to requests received for Council to conduct a public hearing requests have also been received for Council to provide the community with an appropriate forum to make verbal representations to Council as a whole. During the public exhibition phase of the New City Plan a number of community meetings were staged by community groups, notably the United Kogarah City Residents Association, and Councillors were also petitioned to attend those meetings or respond to written requests to put forward their personal views on the draft Plan.

REGULAR COUNCIL MEETING

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24. As Councillors are aware, there are general legal precedents established that preclude Councillors from expressing personal opinions regarding planning matters prior to formal consideration of those matters and appropriate reports being provided on those matters by Council officers. At test is whether a Councillor could be perceived as having a preconception regarding the outcome of their consideration of the matter.
25. It is anticipated that the officer's report on finalisation of the New City Plan could be completed towards the end of August. That report could then be made available to all Councillors, and the community generally, and in conjunction with a Council meeting community members could address Council during Public Forum, under the protocols applicable to that forum. The report on finalisation of the New City Plan could then be submitted to a subsequent Council meeting for formal consideration.

Conclusion

26. Whilst it is not considered necessary to conduct a formal public hearing into the New City Plan, it is recommended that a formal meeting be held for community members to address Council. This could be provided through the conduct of a Public Forum at a Council meeting prior to final consideration of a report on the New City Plan. A detailed officer's report addressing issues raised in all submissions, and any appropriate course of action regarding modification or amendment to elements within the New City Plan, could be provided to all Councillors and the community prior to that meeting. The proposed opportunity for the community to address Council would ensure an appropriate record is made and allow Councillors to question staff on the issues raised with the final consideration of the New City Plan being conducted at a subsequent Council meeting.

Operational Plan Budget

27. Within budget allocation.

Attachments/Annexures

1	Response to Issues Raised in Submissions Requesting a Public Hearing	7 Pages	Annexure
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End of Report

Response to Issues Raised in Submissions requesting a public hearing

Issue 1.

Increased densities along the Princes Highway and Rocky Point Road corridor and other areas where there are already existing road network capacity issues and inadequate public transport (out of centres).

A Plan for Growing Sydney is quite specific in accelerating urban renewal across the Sydney Metropolitan area through infill development, Direction 2.2.1 states that the Government will support urban infill and support efforts to lift housing production around local centres, transport corridors and public transport access points.

The Princes Highway and Rocky Point Road corridor have been identified for uplift in the draft plan as they are considered to be along transport corridors, consistent with Direction 2.2.1. Both these precincts are well located being within approximately 15km to the Sydney CBD, 5km south west of Kingsford Smith Airport and within 1-2km of the Kogarah Town Centre.

The urban and subregional context of both the Princes Highway and Rocky Point Road Precinct is characterised by the following:

- a relatively central location within the Sydney metropolitan urban region with a good level of accessibility to transport, jobs and services;
- excellent road access with Rocky Point Road providing fast and efficient access to the south and the Princes Highway providing access to the M5 freeway. Direct access to the local main roads of Ramsgate Road, Princes Highway (southbound) and the Grand Parade is also available;
- good public transport accessibility with regular bus services running along Rocky Point Road and the Princes Highway and linking to Kogarah Railway Station and bus services linking Ramsgate through Park Road, Carlton to Allawah and Hurstville stations;
- a high level of accessibility to Sydney Airports and Port Botany;
- located in close proximity to a number of school facilities and St George TAFE including Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Ramsgate Public School, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
- located in close proximity to Calvary Hospital, St George Hospital and St George Private Hospital.

With respect to the proposed changes to the Princes Highway Corridor, the Kogarah Employment Lands and Economic Development Strategy, prepared by SGS Economics and Planning and completed in March 2013, recommended the implementation of a B6 – Enterprise Corridor zone on the north-western side of the Princes Highway, between Jubilee Avenue and Plant Street so as to ensure that bulky goods retail is clustered at a highly accessible location, close to the Kogarah Town Centre.

The SGS Report also identified that residential uses could also be permitted along this section of the Princes Highway.

With respect to the areas along the Rocky Point Road Precinct, these are situated in close proximity to the Ramsgate Commercial Centre and are also positioned adjacent to the planned F6 motorway corridor that is identified in *A Plan for Growing Sydney*. The proposed uplift in zoning along the Rocky Point Corridor is consistent with current development along Rocky Point Road and subject to appropriate urban design responses the proposed height and density will be compatible with the established residential and commercial uses surrounding the Ramsgate Centre.

The proposed identification of both the Princes Highway Precinct and Rocky Point Road Precinct is consistent with the following Directions and Goals identified in *A Plan for Growing Sydney*:

Goal 1 – A competitive economy with world class services and transport

Direction 1.7 which seeks to *‘Grow strategic centres – providing more jobs closer to home.’*

The Kogarah Town Centre is identified as a Strategic Centre and the Planning Proposal for the New City Plan will result in the delivery of a significant number of new dwellings in close proximity to this employment hub. These precincts are therefore considered to be suitable for more intense forms of development on the basis that they are well served by public transport and have good access to jobs, education and community facilities and services.

Accordingly the Plan notes that *“Delivering more housing through targeted renewal around centres on the transport network will provide more homes closer to jobs and boost the productivity of the city.”*

Goal 2 – A city of housing choice with homes that meet our needs and lifestyles

The Plan identifies that some 664,000 additional homes need to be built over the next 20 years to meet forecast demand and highlights that *“The Government must accelerate the delivery of new housing in Sydney to meet the needs of a bigger population and to satisfy a growing demand for different types of housing”*

To achieve this it sets out a number of strategic directions including:

- Accelerate housing supply across Sydney;
- Accelerate urban renewal across Sydney – providing homes closer to jobs;
- Improve housing choice to suit different needs and lifestyles; and
- Deliver timely and well planned greenfield precincts and housing.

Of particular relevance is **Direction 2.2** which acknowledges the important role that urban renewal will play in providing new homes within Sydney that are closer to jobs.

Specifically the Plan states that *“urban renewal is essential to meet the demand for new housing in Sydney over the next 20 years”* and stipulates that the Government will *“support*

efforts to lift housing production around local centres, transport corridors and public transport access points.”

Goal 3 – A great place to live with communities that are strong, healthy and connected

The Plan notes that to create a city with strong, healthy and connected communities it is important that Sydney is characterised by vibrant places and revitalised suburbs where people want to live, and welcoming centres with character and vibrancy that offer a sense of community and belonging.

Of particular relevance to the Planning Proposal for the New City Plan is **Direction 3.1** which is to ‘*revitalise existing suburbs.*’ Under this Direction the Plan notes that “*research has found that new housing within Sydney’s established suburbs brings real benefits to communities and makes good social and economic sense.*”

According to the Plan directing new housing to existing urban areas will reduce the impact of development on the environment and protect productive rural land at the urban fringe. The Plan also states that such infill development improves residents’ access to jobs, services and recreation which enhances the liveability of the city.

Issue 2.

Proposed removal of the E4 – Environmental Living Zone in foreshore areas and proposed increased development in areas that are not easily accessible by public transport.

The main change proposed by the removal of the E4 – Environmental Living zone, is to allow dual occupancy development as a permitted form of development, subject to meeting the minimum site requirements, and permitting seniors housing on large blocks. Dwellings will still be a permitted form of development and much of the foreshore and waterfront areas have already been developed as single dwellings. There will be some up take of dual occupancy and aged care development in these areas but in terms of overall increase in residential densities in these areas it is not anticipated that there will be substantive change. The provisions are aimed at providing housing choice in these areas with smaller dwelling sizes and the opportunity for residents to age in place.

Issue 3.

Lack of supporting documentation (e.g. TMAP, Traffic and Parking Study, Transport Network Study, Social Impact Study and Biodiversity Study) prepared prior to the preparation of the Kogarah 2031 Housing Strategy to inform the identification of areas subject to increased development.

As noted in the response to Issue 1 above, the proposals in the New City Plan are consistent with the principles of *A Plan for Growing Sydney* relating to the location of new housing.

In submitting the draft Planning Proposal to the NSW State Government for the issue of the “Gateway Determination”, the Department of Planning was satisfied that the proposal was consistent with the relevant requirements of *A Plan for Growing Sydney* and as a result allowed Council to proceed with the exhibition of the Planning Proposal.

New growth proposed in the New City Plan will be staged over many years and would allow for incremental growth in support infrastructure and services. The commitment and capacity to provide that infrastructure is the responsibility of the State Government.

Issue 4.

The proposed changes do not maintain or enhance the neighbourhood character of existing residential areas.

Submissions were concerned that New City Plan jeopardises the unique lifestyle and qualities that residents value most (for example, single dwelling character, landscape and bushland character).

The New City Plan is based on the principle of maintaining the single dwelling character of the vast majority of LGAs neighbourhoods while transitioning increased scale and density in and around existing centre, along major transport corridors and along the railway line. This approach is considered to be appropriate and consistent with *A Plan for Growing Sydney* and is based on preserving areas of Kogarah with high environmental and scenic values.

Issue 5.

Increased pressure on the existing road network and lack of available parking, particularly in centres across the LGA.

A key focus of the Planning Proposal for the New City Plan is to identify increased opportunities for housing close to or with public transport access to job opportunities.

The State Government has made a commitment that the development of the Subregional Plans will address issues relating to increased development and the impact on existing resources and infrastructure, particularly around roads and public transport. The NSW State Government is ultimately responsible for ensuring infrastructure in Sydney is to a standard that will support growth. Department of Planning and Environment has endorsed the Planning Proposal for public exhibition and has therefore indicated, by that approval, that the growth that will be achievable under this proposal is reasonable and will not create unmanageable demands on infrastructure.

Issue 6.

No identification of additional open space opportunities (both passive and active) to meet the needs of the future growth in population across the LGA.

With respect to the provision of open space, the Kogarah LGA has approximately 178 hectares of land zoned open space (15% of the LGA). There are limited opportunities to significantly increase the amount of open space across the LGA. Council's current strategies rely primarily on increasing the diversity, quality and accessibility of existing open space.

A Plan for Growing Sydney identifies the need for a more strategic approach to identifying and connecting existing open spaces that will support the development of a city wide "Green Grid".

The Sydney Green Grid will include open spaces, parks bushland, natural areas, waterway corridors and tree lined streetscapes in a network that connects homes to centres, public transport, jobs and recreation. (Action 3.2.1).

Council and the State Government will be focusing on identifying alternative opportunities for the provision of open space. These may include buildings incorporating rooftop open space areas, use of education land after school hours and upgrading and embellishing existing open space in Council's ownership.

Issue 7.

Inadequate information on whether the existing infrastructure (social, economic and hard) has the capacity to cope with the scale of planned development and population growth.

The preparation of the Subregional Plans will be informed by evidence based planning and will inform decision making at a subregional level for infrastructure planning, including the provision of public transport, health and education facilities, water and electricity and roads.

The key State Government bodies will be closely consulted in the development of the Subregional Plans to ensure that the region, and more importantly each Council area has the appropriate public infrastructure in place to meet the needs of current and future residents.

The Planning Proposal for the New City Plan proposes increased development where there is existing infrastructure to accommodate an increase in residents. It is accepted that the additional development may place additional demands on existing infrastructure and services and Council will continue to work with State and Federal Governments to ensure that existing infrastructure (such as roads, drainage, sewerage, street lighting, public transport, education and health facilities and community services) is sufficient to meet the growing demand and improvements are provided where they are warranted.

The NSW State Government is ultimately responsible for ensuring infrastructure in Sydney is to a standard that will support growth. The State Government have endorsed this proposal for public exhibition and have therefore indicated, by that approval, that the growth that will be achievable under this proposal is reasonable and will not create unmanageable demands on infrastructure.

Council has also written to all of the State Government Authorities to seek their feedback on the changes proposed in the Planning Proposal for the New City Plan and any responses will be considered as part of the review of submissions.

Issue 8.

Concern with respect to the scale and design of proposed new development and how it would impact on the quality of life and amenity for existing and future residents (e.g. overshadowing, privacy, noise, pollution, outlook, loss of views, property values).

As the Planning Proposal is a draft document that was exhibited to seek the community's feedback, no detailed studies have been undertaken with respect to solar access, privacy and other amenity issues. These matters are generally considered in the preparation of the

development of the detailed development controls, which at this stage have not been undertaken.

Should Council endorse the proposed changes then the detailed design controls will be prepared for sites/precincts to attend to these specific amenity issues.

With respect to property values this is not a planning consideration and is not quantifiable.

Issue 9.

Lack of engagement with the community in the development of the Kogarah 2031 Housing Strategy.

There is no legal requirement for Councils to engage with the community in the preparation of a local housing strategy. Council has a responsibility to prepare a Housing Strategy that is consistent with the current Metropolitan Strategy and the most recent population projections.

Council commenced preparing the Kogarah 2031 Housing Strategy in mid-2013 in response to issues that were identified by our community through the preparation of the Community Strategic Plan – *Bright Future, Better Lifestyle: Kogarah 2030*. The Community Strategic Plan was developed in partnership with the community and clearly highlights the requirement to plan for the changing needs of our community into the future.

The previous endorsed Housing Strategy for the Kogarah LGA was commenced in June 1994 and aimed to guide future planning of residential areas over the subsequent 10 years. Since 1994, Council had not undertaken an overall review of its housing situation or residential areas. Planning for housing across the City of Kogarah is an important part of Council's responsibilities.

Action 2.3.1 of *A Plan for Growing Sydney* requires that councils prepare local housing strategies to plan for a range of housing types. Each council will be required to prepare a housing strategy that:

- *Identifies how the council will deliver a range of building forms and types, aligned with market demand, minimum household projections and development capacity in their local area;*
- *Considers housing for people at different stages of their lives, for example, families and individuals and;*
- *Considers local affordable housing needs and strategies to provide affordable housing*

It is considered that the Kogarah 2031 Housing Strategy meets these outcomes to provide housing that provides increased choice for our current and future residents and aims to create opportunities for all generations to be part of our local community.

The New City Plan embodies the key elements of the Housing Strategy and is the appropriate vehicle to seek community views.

I. Reports from Officers

1. **Subject:** **Petitions Received**
Author: Evan Hutchings - Director Governance and Corporate Services (CT)
Reason for Report: Council has adopted a policy that a schedule of petitions received be submitted to each Council Meeting.

91/2015 *Resolved:* (Katris/Tang)
That the schedule of petitions received since the last Council Meeting be received and noted.

2. **Subject:** **Local Government NSW Annual Conference 2015**
Author: Paul Woods - General Manager
Reason for Report: To appoint delegates to the Local Government NSW 2015 Annual Conference.

92/2015 *Resolved:* (Katsabaris/Aroney)
That the following delegates attend the 2015 Local Government NSW Annual Conference to be hosted by Parramatta City Council from 11 - 13 October 2015:-
Councillor Stephen Agius
Councillor Sam Stratikopoulos
Councillor Nick Aroney
Councillor Nathaniel Smith
Councillor Nick Katris

3. **Subject:** **New City Plan - Status Update and Overview of Submissions**
Author: Rod Logan - Director Planning and Environmental Services (RV)
Reason for Report: To provide an overview of submissions to the New City Plan and consider requests for a public hearing and public forum.

93/2015 *Resolved:* (Katris/Katsabaris)
a) That the report on the status of the New City Plan and the overview of submissions be received and noted.
b) That no action be taken to hold a public hearing under Section 57 of the Environmental Planning and Assessment Act 1979.
c) That a Public Forum be held for community members to address Council regarding the New City Plan.
