

Suggested resolution for OMC on 20 October 2020

All Sydney councils are required to have a local housing strategy. The preparation of Ku-ring-gai's housing strategy must be informed by effective community consultation that covers numbers, types and location of dwellings as well as the bigger picture of what the community wants for our suburbs. It is critical that Council gets the housing strategy right because it will shape the future of Ku-ring-gai. There is no immediate urgency for Council to adopt a housing strategy. It is important that Council takes the time to prepare a considered and sensible housing strategy that meets Council's obligations and accords with community needs and expectations.

The suggested resolution is as follows:

1. That Council not adopt the draft housing strategy recommended by Council officers in the report attached to the agenda for the Ordinary Meeting of Council held on 22 September 2020 (**Draft Housing Strategy**) or the amended draft housing strategy proposed by the Mayor in the Mayoral Minute at that meeting.
2. That Council staff prepare a new draft housing strategy:
 - a) having regard to community needs and expectations, capacity under the existing LEP, the development that has already occurred in Ku-ring-gai in the past decade and the impact of that development on Ku-ring-gai, including its infrastructure, character and amenity;
 - b) incorporating appropriate reductions to the dwelling targets that were included in the Draft Housing Strategy; and
 - c) on the basis that the maximum building height for Lindfield not exceed 7 storeys, subject to the resolution made by Council in respect of the Lindfield Village Hub at the Ordinary Meeting of Council on 20 August 2019.
3. That, in preparing the new draft housing strategy, Council staff:
 - a) develop and implement a broad and comprehensive community consultation program (covering numbers, types and locations of dwellings) that involves all residents/ratepayers being notified and engages/garners responses from a minimum of 10% of residents/ratepayers and 75% of community groups;
 - b) engage with the Greater Sydney Commission (and Department of Planning, Industry and Environment, if necessary) to agree an appropriate reduction to the 2021-2026 dwelling target that was included in the Draft Housing Strategy;
 - c) determine (in consultation with the Greater Sydney Commission and Department of Planning, Industry and Environment, if necessary) appropriate reductions to the dwelling targets for the periods 2026-2031 and 2031-2036 that were included in the Draft Housing Strategy; and
 - d) investigate, thoroughly analyse and report on:
 - i) the capacity that exists within the current LEP to deliver new housing; and
 - ii) whether any adjustments to FSR and height limits for particular sites along the Pacific Highway within existing Business and R4 zonings are appropriate.
4. That the preparation and completion of the new draft housing strategy be subject to oversight and review by an independent panel (including at least one leading urban designer, other experts and community representatives), which will report to Councillors on whether the process for preparing the housing strategy is in accordance with, and the housing strategy to be recommended for adoption meets, the requirements and objectives of this resolution.