



Planning and Heritage Advisory Committee

26 February 2024

Ashfield Service Centre, Ashfield and via Teams

Minutes

Meeting commenced at 6.09pm and concluded 7.35pm

1. Present

Community members	Staff	Councillors
Darren Livings	Jennifer Gavin – Team Leader, Specialist Planning Team	Clr Jessica D'Arienzo
Alex Atwood	Nigel Riley – Senior Strategic Planner	
Elise Frost	Jyn Kim – Strategic Planner	
Heather Davie	Gunika Singh – Acting Strategic Planning Manager	
Dennis McCarthy		
Susan Jackson-Stepowski (online)		
Arni Nadkarni		
Rodney Aanensen (online)		
Cath Snelgrove (online)		
Rian Fergusson		
Rebecca Jones		
Stephen Powter (online)		

2. Chairperson:

Darren Livings (deputy chair)

3. Acknowledgment of Country

Clr Jessica D'Arienzo



4. Apologies:

Louise Steer, Corey Allen

5. Disclosure of interest:

Some members disclosed that their places of residence were in areas affected by the NSW Government Housing Proposals. This did not preclude their engagement in this discussion item.

6. Quorum:

A quorum was achieved

7. Endorse previous meeting minutes:

Minutes for the 27 November meeting were endorsed. No actions were outstanding.

Discussion items

Agenda Item	Discussion Summary	Proposed action (if required)	Action owner	Date for action to be finalised
4.	<p>Overview: NSW Government Housing Proposals Officers provided overview of recent NSW Government Housing Reforms, including Transport Orientation Development (TOD) and Diverse and Well-Located Housing (DWLH) proposals. Update provided on Council’s resolution on these reforms at its meeting on 13 February 2024 and next steps.</p> <p>Committee members made the following comments:</p> <ul style="list-style-type: none"> • Queried whether there is further consultation proposed under proposals. Officers responded that, other than upcoming consultation on TOD Part 1 (Bays West) precinct planning in mid-2024, NSW Government has not clarified any further consultations on the proposals. • Queried whether affordable housing bonus provisions apply on top of reforms. Officers confirmed it was their understanding they would. 	Committee to be kept informed of future stages of Housing Reforms, including any upcoming consultations.	Convenors	Ongoing

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	<ul style="list-style-type: none"> • Concerns about affordable housing elements adding to uplift without achieving meaningful, in-perpetuity affordable housing. • Concern new development may result in loss of existing affordable housing stock (e.g. boarding houses) and displace existing residents. • Concerns about level of change proposed, lack of nuance and place-based approach and lack of meaningful consultation. • Council officers were thanked for their work preparing draft submission. • Appreciation that broader changes were finally being made to achieve meaningful housing uplift. Some areas accustomed to no change, forcing younger generations out. Targeting of areas with good accessibility is a positive. • Varied views over evidence that greater supply brings housing prices down: <ul style="list-style-type: none"> ○ Survey was cited that 80% of economists agree with this statement. ○ Versus supply does not reduce cost (Zetland example given of substantial increase, sold at higher price points) and exacerbates hurdles for first home buyers (competition with investors in addition to developer land banking). • Raised public commentary around potential changes to Strata laws and concerns that further changes could also lead to displacement. 			

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	<ul style="list-style-type: none"> • Suggested that demographics often have cyclical pattern. • Queried whether proposals would cancel each other out. Officers stated they are intended to complement each other. TOD would prevail in event of any inconsistency. • Flow-on effects of large-scale, generic changes, including to significant trees and urban canopy. • Council should advocate for good, place-based planning. • Suggested that gentrification of areas through development could work against affordability. 			
5.	<p>PCQ discussion topic: What are the housing needs of residents and how can the local planning framework better address these?</p> <p>Officers provided brief synopsis of housing and population trends in Inner West. 2 discussion sub-topics put forward, based on LHS actions relating to housing diversity and universal design.</p> <p><u>Housing Diversity</u></p> <p>Committee members made the following comments:</p> <ul style="list-style-type: none"> • Varied opinions on approach needed to achieve diversity of dwelling types and sizes. • Some supported quantitative approach (e.g. meeting percentages of studio, 1-bedroom, 2-bedroom etc in new developments). • Others proposed that it was unnecessary to quantify as greater overall supply will lead to greater competition and therefore greater diversity of housing products. 	Feedback to be provided to relevant project staff, e.g. DCP preparation	Convenors	Following meeting

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	<ul style="list-style-type: none"> • Queried whether different parking requirements lend themselves to certain household sizes, e.g. lower parking-per-dwelling rates could favour development of smaller dwellings. • Discussion over how effectively car parking controls and restricting parking permits encourage public transport use. • Family attitudes towards apartment living may be bigger constraint than supply of larger dwellings. Many families still choose to move further out to raise children for amenity reasons, rather than housing diversity and affordability. • Should be informed by monitoring of success of different approaches used in DCPs for the former LGAs. <p><u>University design</u> Committee members made the following comments:</p> <ul style="list-style-type: none"> • Agreement that Council should pursue 2017 Livable Housing Guidelines ‘Silver Level’ as widely as possible in new developments. • Possible greater focus needed on adaptability for universal design, considering changing demographics. • Low/no parking housing may help with affordability but could be impediment to residents with mobility issues. • Similar to housing diversity, should be informed by monitoring of success of different approaches. 			

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6.	<p>Strategic Planning Projects update Council officers provided an update on the status of Council’s Parramatta Road Corridor Planning Proposal, including outcomes of the public exhibition in November–December 2023, Council’s resolution of 13 February 2024 and next steps.</p> <p>Due to time constraints, updates on other projects were not provided. It was agreed these would be circulated within the presentation slides after the meeting.</p>	<p>Committee to be kept informed of next steps for Parramatta Road Corridor Planning Proposal</p> <p>Meeting slides including other project updates to be shared with Committee</p>	<p>Convenors</p> <p>Convenors</p>	<p>Ongoing</p> <p>Following meeting</p>
7.	<p>AOB Council officers advised that the upcoming meeting of 22 April would include a workshop on the emerging draft Inner West DCP. Further information to inform this workshop would be circulated following the meeting.</p> <p>The Committee was advised of a cut-off date of 9 August for all Local Democracy Group meetings this term. Committee members agreed that the final meeting of the Committee should therefore be rescheduled to Monday 5 August 2024.</p>	<p>Further information on upcoming workshop to be circulated with Committee members</p> <p>Local Democracy Group calendar to be updated online</p>	<p>Convenors</p> <p>Convenors</p>	<p>Within 2 weeks following meeting</p> <p>Following meeting</p>

Distribution of minutes and actions

Minutes were distributed to members, uploaded to the website and emailed to Councillors via the Governance Team by 4 March 2024

Next Meeting

22 April 2024

Attachments to Minutes:

Meeting Presentation Slides