

18 March 2024

Kelvin Auld
MVRA
Mona Vale District Residents Mona Vale Plan Group
mvrasydney@gmail.com

Our Ref:2024/183693

Dear Kelvin

Subject: Proposed changes to State Environmental Planning Policy (Housing) 2021 (Housing SEPP) for low and mid-rise housing reforms.

Thank you for providing a copy of your Submission on the exhibition of an Explanation of Intended Effect for proposed legislative changes by the State Government to create more low and mid rise housing.

Council considered this matter at its meeting on 27 February 2024 and resolved to make a detailed submission, including requesting that the Government abandon the changes.

The submission states that the reforms would have significant impacts on local character and place, tree canopy, the environment, transport and traffic, demand for community infrastructure, exposure to hazards, areas of heritage significance and affordable housing provision, and that further, more detailed consideration of these matters is required.

You can view the [minutes of the Council meeting](#) and [Councils Media Release from Wednesday, 28 February 2024](#).

Attached is Council's endorsed submission to the Department of Planning, Housing and Infrastructure.

Should you require any further information or assistance in this matter, please contact my office on 8495 5327.



Joseph Hill
Executive Manager
Strategic and Place Planning

Attached: Council Submission to 'Explanation of Intended Effect: Changes to create low and mid-rise housing' on 29 February 2023.

29 February 2024

Ms Kiersten Fishburn
Secretary
Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Our Ref: 2024/145905

lowandmidrisehousing@planning.nsw.gov.au

Dear Ms Fishburn

Submission to 'Explanation of Intended Effect: Changes to create low and mid-rise housing'

Thank you for the opportunity to comment on proposed changes to State Environmental Planning Policy (Housing) 2021 (Housing SEPP), as outlined in the 'Explanation of Intended Effect: Changes to create low and mid-rise housing,' (the EIE) released in December 2023. Please find Council's detailed submission attached for your consideration.

Council considered this matter at its meeting on 27 February 2024 and resolved to:

- 1. Write to the NSW Government calling on the Government to abandon the low and mid-rise housing reforms as outlined in the Department of Planning and Environment 'Explanation of Intended Effect: Changes to Create Low and Mid-rise Housing' noting that Northern Beaches Council has the capacity to plan for future growth as outlined in our adopted Local Housing Strategy and is best placed to make planning decisions that affect the community due to our knowledge of our unique, fragile natural environment and infrastructure constraints.*
- 2. Endorse the alternate submission as circulated to councillors on 27 February 2024 and tabled, retaining reference to Mona Vale Road and Beaches Link Tunnel, and forward it to the Department of Planning, Housing and Infrastructure*
- 3. Forward the endorsed submission to the Legislative Council Parliamentary Inquiry into the development of the Transport Oriented Development Program.*

Council acknowledges the need for urgent action on housing at all levels of government to ensure sufficient, affordable, housing is provided to meet the current and future needs of our local community, region, and the nation.

However, Council strongly opposes the EIE in its current form and calls on the NSW Government to abandon it on grounds that:

- The Northern Beaches Council has the capacity to plan for future growth as outlined in our Local Housing Strategy.
- Council with its understanding of the unique natural environment and infrastructure constraints of the LGA, is best positioned to make planning decisions affecting the community.
- The EIE fails to sufficiently consider crucial factors associated with providing additional housing, including access to services, community infrastructure, exposure to natural hazards, and impacts on transport, traffic, and the tree canopy.
- The EIE also lacks assessment of how the proposed changes would contribute to increased home ownership or housing affordability for Northern Beaches residents.

We look forward to working with the Department to explore more suitable options to provide additional housing for the Northern Beaches.

Please contact my office on 8495 6286 for further information or to discuss the concerns and proposals contained within Council's submission.

Yours faithfully

A handwritten signature in black ink, appearing to be 'SP' with a flourish above the 'P'.

Scott Phillips
Chief Executive Officer

attach