



Hawkesbury City Council

ordinary
meeting
supplementary
business
paper

date of meeting: 29 May 2018
location: council chambers
time: 6:30 p.m.

ORDINARY MEETING

Table of Contents

Meeting Date: 29 May 2018

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE
	SECTION 3 – Reports for Determination	2
	SUPPLEMENTARY REPORTS	2
Item: 142	MM – Request for Deferral of Commencement of the Low Rise Medium Density Housing Code for the Hawkesbury LGA - (79353, 79351)	2

ORDINARY MEETING
SECTION 3 – Reports for Determination
Meeting Date: 29 May 2018

SECTION 3 – Reports for Determination

SUPPLEMENTARY REPORTS

Item: 142 **MM – Request for Deferral of Commencement of the Low Rise Medium Density Housing Code for the Hawkesbury LGA - (79353, 79351)**

REPORT:

Recent amendments to State legislation due to commence on 6 July 2018, have been developed by the NSW Government to fast track approvals for housing purposes, and include:

- The State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Low Rise Medium Density Housing) 2017 (Code SEPP Amendment); and
- State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Greenfield Housing Code) 2017

Ryde and Canterbury Bankstown Council's have sought and received a 12 month deferral of the State Government provisions, in order that they can address local infrastructure issues first.

The commencement of this new legislation will pose potential issues within the Hawkesbury Local Government Area for similar reasons.

Hawkesbury City Council should therefore request a deferral of the date of commencement of the new provisions for the Hawkesbury Local Government Area given that:

1. The State Government Floodplain strategy work is not yet finalised. The new Code will potentially result in an increase in development on and adjacent to the floodplain which will have an adverse impact on flood evacuation in particular.
2. Infrastructure plans, for example transport corridors, are yet to be finalised.
3. Development under the new Code can be carried out irrespective of the dwelling cap imposed within the Sydney Growth Centre Vineyard Precinct. This needs to be investigated, and the implications for the S7.11 Contributions Plan addressed.

RECOMMENDATION:

That Council write to the Minister for Planning to request a deferral of the date of commencement of the Low Rise Medium Density Housing Code for the Hawkesbury local government area for the following reasons:

1. The State Government Floodplain strategy work is not yet finalised. The new Code will potentially result in an increase in development on and adjacent to the floodplain which will have an adverse impact on flood evacuation in particular.
2. Infrastructure plans, for example transport corridors, are yet to be finalised.
3. Development under the new Code can be carried out irrespective of the dwelling cap imposed within the Sydney Growth Centre Vineyard Precinct. This needs to be investigated, and the implications for the S7.11 Contributions Plan addressed.

ORDINARY MEETING
SECTION 3 – Reports for Determination
Meeting Date: 29 May 2018

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF MAYORAL MINUTE Oooo



ordinary
meeting

end of
supplementary
business
paper

This business paper has
been produced
electronically to reduce
costs, improve efficiency
and reduce the use of
paper. Internal control
systems ensure it is an
accurate reproduction of
Council's official copy of
the business paper.