

8.3. Endorsement of Planning Proposal for increasing housing diversity and associated guidelines in Development Control Plan 2013

This report seeks Council's support for a Planning Proposal and accompanying amendment to *Bega Valley Development Control Plan 2013* to improve housing diversity and supply in the Shire.

Director Community Environment and Planning

Officer's Recommendation

That Council:

1. Resolve to support the Residential Land Strategy: Housing Diversity Planning Proposal (Attachment 1).
2. Authorise Council officers to submit the Planning Proposal and supporting information to the Department of Planning and Environment requesting a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.
3. Resolve to exhibit the proposed amendments to Chapter 3 'Residential Development' of the *Development Control Plan 2013* to provide design guidelines that support the changes in the Planning Proposal (Attachment 2).
4. Consider a further report from staff in relation to feedback received during public exhibition undertaken as part of the Gateway process and exhibition of the associated draft amendments to the *Bega Valley Development Control Plan 2013*.

Executive Summary

A Planning Proposal to amend the *Bega Valley Local Environmental Plan 2013* (BVLEP 2013) has been prepared to implement several of the recommendations of the *Bega Valley Shire Residential Land Strategy 2040* and the draft *Bega Valley Shire Affordable Housing Strategy* (draft Affordable Housing Strategy).

A set of design guidelines for inclusion in the *Bega Valley Development Control Plan 2013* (BVDCP 2013) has also been prepared to ensure that future development resulting from the Planning Proposal amendment is sympathetic to existing character and protects the amenity of residents. This report seeks Council's resolution to support the Planning Proposal, submit it to the Minister for Planning for a Gateway Determination and endorse the public exhibition of the accompanying amendment to BVDCP 2013.

Background

In February 2020 Council adopted the *Bega Valley Shire Residential Land Strategy 2040* (Residential Strategy). One of the key findings of the Residential Strategy is that there is a need to increase the diversity of housing in all centres, including affordable housing and housing for seniors living. The Residential Strategy addresses the future need for housing and provides direction about how and where residential growth will occur to support the growing population, ageing community and changes in household structure through recommendations for amendments to Council's planning instruments and policies.

The Residential Strategy informed the development of the *Bega Valley Shire Local Strategic Planning Statement 2040* (LSPS) which is the strategic document that guides amendments to

BVLEP 2013. Regarding housing, the following three Future Directions from the LSPS underlie the proposed changes that are the subject of this report:

- Increase housing density within established urban areas to minimise additional service provision and expansion of the urban/bushland interface and support the viability and vibrancy of town centres and future public transport provision.
- Allow for growth and encourage housing diversity and affordability while enhancing the distinct local character of each place.
- Encourage residential development in seweraged villages to provide more affordable housing options, minimise land use conflict and the support continued viability of villages.

The public exhibition of the *draft Affordable Housing Strategy* has recently been completed. One of the aims of the draft strategy is to provide a framework for Council to respond to housing need in the Bega Valley Shire to 2040 by identifying short, medium and long-term strategies for Council and other key actors, to support housing development that is suitable for our growing population, ageing community, and changes in household structure. The exhibited draft strategy identified several specific strategies to amend the BVLEP 2013 and BVDCP 2013 to address the critical shortage of affordable housing in Bega Valley Shire.

Attachment 1 to this report contains a Planning Proposal that outlines several amendments to BVLEP 2013 to implement recommendations of the Residential Strategy and draft Affordable Housing Strategy regarding improving housing diversity and supply. These proposed amendments include:

- Enabling the creation of small lots
- Increasing diversity of lot sizes in new subdivisions
- Enabling more subdivision in seweraged villages
- Streamlining construction and subdivision of multiple dwellings
- Enabling multi dwelling housing in low density residential areas and villages
- Increase supply of one and two bedroom units
- Increase supply of adaptable housing
- Incentivise small units by reducing open space requirements

Attachment 2 to this report contains draft amendments to BVDCP 2013 to ensure the potential impacts of development that results from the Planning Proposal on character and amenity are mitigated. These proposed amendments include changes to BVDCP 2013 relating to: streetscape, building context and articulation, provision of open space and facilities, accessibility, setbacks, landscaping, amenity and subdivision.

Options

Options available to Council are to:

1. Resolve to support the Planning Proposal and forward it to the Department of Planning and Environment for Gateway Determination. This is the recommended option. Alternatively, Council could resolve not to support all of parts of the planning proposal.
2. Resolve to exhibit the draft amendments to BVDCP 2013 that accompany the changes to BVLEP 2013 concurrently with the Planning Proposal. This is the recommended option. Alternatively, Council could resolve not to support all of some of the recommended

changes to BVDCP 2013 and/or exhibit the draft amendments following the exhibition or finalisation of the Planning Proposal.

Community Engagement

Consultation undertaken

The Residential Strategy and draft Affordable Housing Strategy were developed with extensive stakeholder input and have been publicly exhibited.

Consultation planned

Community engagement for the Planning Proposal and draft BVDCP 2013 amendment will be carried out in accordance with Council's *Community Engagement Strategy* and *Community Engagement and Communications Toolkit*. The project is assessed to be Level 2 - Consult on the IAP2 spectrum.

The Gateway Determination will confirm community consultation requirements for the Planning Proposal. It is likely that the Planning Proposal will be exhibited for a period of 28 days. Council officers plan to exhibit the Planning Proposal and draft amendments to BVDCP 2013 concurrently.

Council will engage with the local community and government agencies as per the Gateway Determination and Council's *Community Engagement Strategy*. It is planned to advertise the Planning Proposal and draft BVDCP 2013 amendment on Council's website and through press releases in local newspapers. The Development Professional group will also be notified by email.

Council consideration of input

Following community and agency consultation, a report will be prepared for Council outlining feedback on the Planning Proposal and draft DCP amendment and any recommended changes in response to submissions prior to resolving whether to proceed with amending BVLEP 2013 or BVDCP 2013.

Financial and resource considerations

The processing of the Planning Proposal and its public exhibition have been undertaken as part of Council's regular work program and within the adopted 2021-22 budget.

Legal /Policy

This Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 and the DPE's Local Environmental Plan Making Guideline (December 2021).

Impacts on Strategic/Operational/Asset Management Plan/Risk

Strategic Alignment

The Planning Proposal is consistent with the Residential Strategy and draft Affordable Housing Strategy, Planning Priorities 10 and 11 of the *Bega Valley Shire Local Strategic Planning Statement 2040*, Goals 5, 7 and 8 of the *Bega Valley Shire Community Strategic Plan 2040* and Directions 24, 25 and 27 of the *South East and Tablelands Regional Plan 2036*.

Environment and Climate Change

Housing development has the potential to adversely affect the environment. The specific environmental and climate change impacts, and risks from the environment to occupants of residential housing, are considered as part of the development assessment process. The *Bega Valley Shire Climate Resilience Strategy 2050* recognises the need for housing stock to be built to withstand the range of natural hazards to which the Bega Valley Shire is exposed.

Economic

The lack of affordable housing in the shire presents a material risk to the labour market, with many employers reporting difficulty in recruiting labour due to the shortage of suitable housing. The measures identified in the Planning Proposal seek to provide a material, positive contribution to the housing situation across the shire.

Risk

Implementation of the Planning Proposal will address the risk of existing housing stock not meeting the needs of our population and will enable future residential development while maintaining the existing character of towns and villages.

Social / Cultural

The *draft Affordable Housing Strategy* outlined the social impact of the lack of affordable housing in the Bega Valley Shire, and availability of housing for people on low, very low and moderate incomes in the Bega Valley Shire is at a crisis point. The measures proposed in the Planning Proposal seek to support an increase in diversity of housing stock to meet the needs of people who live and work here.

Attachments

1. Draft Planning Proposal - Housing diversity
2. Draft amendment to BVDCP 2013 - Design guidelines for housing diversity