

April, 2020

Dear Ku-ring-gai Residents,

We are writing to inform you of a major new Housing Strategy proposed by Ku-ring-gai Council.

Draft Ku-ring-gai Housing Strategy (KHS) on Public Exhibition until 8 May 2020.

At this time of Covid-19 community anxiety, Ku-ring-gai Council has deemed it appropriate to proceed with the Public Exhibition of the Draft Ku-ring-gai Housing Strategy (KHS).

FOKE has requested a delay to the Public Exhibition until Libraries and Council Chambers reopen fully, which has been denied.

The KHS is proposing 10,660 new medium and high-density dwellings to 2036. This is additional to the 13,000 new dwellings Ku-ring-gai has already approved in the last 15 years, and equates to a staggering 41% population increase since 2006.

The KHS is the last step prior to new zoning and Local Environment Plans being introduced later this year or 2021 and Council needs to hear your views on this Strategy.

The KHS will add large tracts of medium and high density dwellings within 800 metres of rail stations initially focused on four Primary local centres Lindfield, Gordon, Turramurra and St Ives. On average, from 2021 to 2036, a high 1,660 new dwellings per Primary Local Centre.

Increased heights of apartment towers to 10-15 storeys are proposed for the Primary Local Centres with up to 20 storeys for Gordon town centre. Outside these areas, including neighbourhood centres, medium density is intended for areas up to a 400 metre radius.

Council's Draft Housing Strategy has been prepared in accordance with the State Government's strategic directions. Council intends to deliver the final Ku-ring-gai Housing Strategy to the State Government by June 2020.

Please see the accompanying Guideline document for ideas on key points for your submission.

FOKE's Key Concerns are:

- The plan is not backed up by baseline studies, as conducted in 2002, in the areas of environment, infrastructure, traffic and parking, social needs and heritage
- The plan does not assess the cumulative impact of the past 15 years of development. The Ku-ring-gai Local Strategic Planning Statement 2020(LSPS) acknowledges that most of this growth has occurred primarily in Lindfield, Killara, Gordon and St Ives. And again further growth is focused in these local centres. These town centres should not be expected to take 100% of the proposed increase in new dwellings.
- This growth plan is not ecologically sustainable and these population growth numbers, of 41% over 30 years, will have huge negative impacts on our environment, heritage, biodiversity and amenity.
- No new zoning of medium to high density should occur until existing capacity is utilised. This would defer any amendments to after 2026.
- New infrastructure projects continue to lag behind existing growth in dwellings and current infrastructure cannot support further growth, including school capacity, traffic congestion, recreation, community services and parks and open spaces.
- There is no commitment to numbers or targets for the delivery of parks and community facilities in the areas of greatest growth. Council has only delivered pocket parks and one new facility in the last decade e.g. Pymble aquatic centre

- The plan does not lock in or plan to deliver any new infrastructure or its funding.
- The draft strategy is solely based on capacity and financial viability studies to assure delivery of new housing.
- High density zoning up to a radius of 800 metres to increase medium and high density development is unacceptable as most of the heritage and threatened natural environment is concentrated along the Pacific Highway and St Ives ridgeline.
- Medium density up to a radius of 400 metres around neighbourhood centres is unacceptable and should be curtailed to half this.
- There is no guarantee that Ku-ring-gai's biodiversity will be protected, or that the conservation of Ku-ring-gai's character can be achieved.
- Concentrating high density development in and around threatened ecological communities such as the critically endangered Blue Gum High Forest and Sydney Turpentine Forest areas is unacceptable.
- Though mentioned as an important objective, there is no guarantee or process to ensure that developers will build to high standards of construction and design excellence and that the range of housing built will be diverse.
- No guarantees that the strategy will ensure the delivery of affordable housing.
- No medium density should be made complying development as it does not allow for input or negotiation from neighbours to the development proposals.
- No guarantees that medium and high-density development will not further impact heritage conservation areas and heritage items.

Council and the State MP's need to hear your views. Council should not endorse the Draft Housing Strategy as it is not in the public interest. We urge you to make a submission.

The Strategy is on public exhibition until 8 May 2020 and can be viewed at:

www.kmc.nsw.gov.au/Popular_pages/Ask_discuss_or_comment/Have_my_say_public_exhibitions/Draft_Ku-ring-gai_Housing_Strategy

If you need assistance accessing the documents, please call Council's Urban Planning Team for printed documents. Tel: 9424 0000

How to comment

Comments must be in writing and quote reference number **S12728**

Close of submissions 8 May

Submit your comments:

By email: kmc@kmc.nsw.gov.au

By mail: General Manager, Ku-ring-gai Council, Locked Bag 1006 Gordon NSW 2072

Copy: Mayor and Councillors councillors@kmc.nsw.gov.au
Jonathan O'Dea MP davidson@parliament.nsw.gov.au
Alister Henskens SC MP kuringgai@parliament.nsw.gov.au

Regards

Kathy Cowley
 President