



ZAC MILES

MAYOR HUNTERS HILL



18 March 2024

Dear Hunters Hill Resident

RE: COMMUNITY INFORMATION SESSION – NSW HOUSING DENSITY REFORMS

I'm writing to invite you to attend a community information session about the **NSW Government's proposed Housing Density Reforms** on Wednesday 3 April at 7pm in the Hunters Hill Town Hall.

Feedback on the proposal has now closed but we must keep the conversation going, to show the NSW Government that Hunter's Hill Council and its community will continue to oppose poor decision making on local planning matters.

Following Council's Extraordinary Meeting on Monday 19 February, we sent our submission to the NSW Department of Planning, Housing and Infrastructure and raised serious concerns with the proposals outlined within the document titled 'Explanation of Intended Effect: Changes to create low and mid-rise housing. You can read the submission on Council's website.

I also wrote to the Minister for Planning and Public Spaces to seek an urgent meeting with him to discuss our community's concerns and to propose a more collaborative approach to the reforms. Unfortunately, he declined the meeting.

The proposed new rules will allow dual occupancy development on all low-density residential zoned land as small as 450sqm. Manor houses, terraces and multi-dwelling houses would also be permissible in some low-density residential areas within 'town centre precincts.' Residential flat buildings and shop-top housing up to 21m would be allowed within some medium-density residential zone areas.

The new rules would allow applicants to bypass the planning rules Council has prepared in our Local Environment Plan, reflecting our community's vision and protecting the amenity and character of our neighbourhoods. Unduly increasing density will have an impact on our local road network, reduce tree canopy and put pressure on our services- particularly our schools and community facilities.

Council's strategic planning methods have always ensured our community grows at capacity, matching the infrastructure and services. This should be an opportunity for the State Government to create a plan that will first increase the amenity of the area rather than put pressure on our limited resources.

Hunters Hill needs transport upgrades, roads infrastructure and better connectivity.

I urge you to attend the meeting so we can work together as a community to fight these reforms.

Regards,

Zac Miles

Mayor of Hunters Hill