

Thursday, 26 November 2020

Ron Moore
The General Manager
Camden Council
PO BOX 183
CAMDEN NSW 2570

via email mail@camden.nsw.gov.au

UDIA NSW Submission on the Camden Draft Housing Strategy

Dear Mr Moore,

The Urban Development Institute of Australia (UDIA) NSW is the leading industry body representing the interests of the urban development sector and has over 500 member companies in NSW. UDIA NSW advocates for the creation of liveable, affordable and connected smart cities.

UDIA NSW is pleased for the opportunity to make a submission to the *Camden Draft Local Housing Strategy, October 2020* (the Strategy).

UDIA NSW is a strong advocate for housing growth in the Camden Local Government Area (LGA) which will continue to emerge as a key support area for the Western Sydney Airport (WSA) and Aerotropolis with up to 50,000 new dwellings by 2036. UDIA NSW recognises that the Camden LGA will have the largest increase in housing of any Sydney local council for the period from 2016-2036.

We commend Council's vision to support positive population growth over the next 10-20 years and industry welcomes the opportunity to invest in an area that contains most of the South West Growth Area (SWGA), and key strategic centres with good access to the WSA and Aerotropolis.

The proposed Strategy contains many good initiatives, however UDIA NSW contends that there are further considerations for generating housing supply which need to be addressed. We have raised several areas of concern as follows.

1. Address the looming shortage of greenfield land release

UDIA NSW is concerned about the looming shortage of land release in the Camden LGA as referenced in the Strategy:

..... it is identified around 2024 there could be a shortfall of appropriately zoned land for detached dwellings, which represents the dominant housing typology currently being delivered in the LGA "there is a possible shortfall of capacity for detached housing within the next five years, indicating a potential requirement to rezone additional land within the SWGA"

UDIA NSW notes that most of the precincts in the SWGA either have not been released (Rossmore, Catherine Fields North & Catherine Fields); are still in the rezoning phase (Leppington Stages 2-5, South Creek West & Lowes Creek Marylands); or are in still in the planning phase (Pondicherry).

Collectively these precincts have the potential for 65,000 dwellings and release of these is crucial in the short term to allow Council to achieve its 6 – 10 year housing targets. There are also the proposed

rezonings along The Northern Road corridor north of Oran Park, which are currently being managed by Council and need short term resolution.

UDIA NSW is also concerned that there is insufficient Department and Council resources to progress the SWGA land release program and targeted areas along the Northern Road.

To address these challenges, UDIA NSW recommends that Council raises these issues with the Minister for Planning and Public Spaces (the Minister) and UDIA will be more than happy to assist with this objective. Council should also allocate more resources to achieve the land release program.

Council and the Department then need to confirm a program for the release of critical precincts in the short term, especially those which have been in the planning process for some time such as Leppington Precincts 2 and 5 (2015); the South Creek West Precinct (2017) and Pondicherry (2018). This program will provide greater developer certainty about what precincts will be released in the short term to allow them to plan and deliver on the District Plan housing targets.

We also urge Council to complete the rezonings on the Northern Road so that the supply shortage can be addressed in the short term.

Recommendation 1 – Escalate the looming land supply shortage (and need for more resources) to the Minister for Planning to fast-track the release of land release precincts in SWGA

Recommendation 2 – Council to allocate additional resourcing to support the land release program in the SWGA and targeted areas along The Northern Road

Recommendation 3 – Council to work with the NSW Department of Planning, Industry and Environment to provide a program of precinct release for the period 2021 – 2026

2. The Strategy should include greater opportunities for multi-unit housing

UDIA NSW recognises that Camden has a very low provision of multi-unit housing (Attached Dwellings and Apartments), which is only 8.5% of all dwellings in each of the seven settlement areas in the LGA. This amount is significantly lower than the Western City District at 20% and Greater Sydney at 47%.

UDIA NSW request Council to provide increased opportunity for multi-unit housing rather than having a sole focus on detached dwellings. We therefore support the *High Density Scenario* (Table 2.9) as the most viable option to increase multi-unit housing up to 25% of all future housing. This scenario will provide a more meaningful contribution of multi-unit housing that better responds to forecast demographic change as presented in *Section 2.1.4 - Ageing Population*.

Increased multi-unit housing will directly respond to the following specific age cohorts which are expected to increase significantly over the next 20 years:

- People aged over 70 with up to 18,000 more people from today and a further 12,000 people aged 60-69 by 2036, a total of 30,000 more people;
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- Singles, couples without kids or single parents, that will represent up to 40,000 households by 2036 or an increase of 28,000 households from 2016.

There is also a forecast increase in the proportion of households renting which again suggests that there will be more multi-unit housing required in the future.

UDIA NSW understands that there are a number of multi-unit housing (apartment) projects currently under construction (Somerset Rise in Narellan and the Metro apartment building in Oran Park) which indicates a greater demand for this housing type than what Council has predicted in the Strategy.

Whilst there is community concern with multi-unit housing in the Camden Township, which currently has the highest proportion (15%) of this housing type, there is an opportunity to achieve housing choice by providing multi-unit housing at strategic locations in the LGA. This will help achieve a greater percentage of dwellings within 30 minutes of the nearby metropolitan and strategic centres that are accessible by public transport network and/or have established walking and cycling catchments.

UDIA NSW considers that Narellan, Leppington and Oran Park provide the best potential to achieve increased multi-unit housing in the Camden LGA.

Recommendation 4 – Council to investigate opportunities for multi-unit housing at strategic locations at Narellan, Leppington and Oran Park.

3. A program to deliver the Leppington Town Centre

UDIA NSW is deeply concerned about the lack of progress with the Leppington Town Centre. There seems to be no clear timeframe for when development (1,677 attached dwellings and 435 detached dwellings), is likely to occur in this nominated Strategic Centre, which was rezoned in 2013 and has an endorsed Precinct Plan.

Leppington is fast becoming the “Green Square of the South West”- Green Square was a Town Centre that experienced a 12-year delay in development, despite having a rail station (opened in 2000) and being located 4 kilometres from the Sydney CBD.

UDIA NSW acknowledges that Council has approved several development applications whereby development has not yet commenced. We also note that Council is reviewing the planning framework for the Town Centre and we believe it would be well worthwhile for UDIA NSW to be consulted on Council's intentions for the centre. UDIA believes that a market tested approach to planning is essential for Leppington so that some development momentum can be generated to support the medium to long term housing needs of the future Camden population.

UDIA NSW supports Landcom as a key coordination agency that can establish development momentum by bringing together key government agencies, the private sector and Council to plan for the Town Centre. Landcom has had considerable success with the Edmondson Park and Green Square town centres and they could partner in the short term with the private sector to redevelop the State government owned land in the Town Centre.

Recommendation 5 – Council to work with Landcom to achieve a viable town centre at Leppington in the short term.

4. Future housing provision largely focussed on one area

The Strategy has a strong emphasis on the SWGA which has an abundance of housing capacity; that if catalytic infrastructure is provided, the SWGA could meet all the housing demand in the LGA.

UDIA NSW understands that this preferred strategy is consistent with State policy (Growth Centres SEPP 2006) but the primary focus by Council on the SWGA does not provide an LGA wide solution for existing and future Camden residents.

As previously noted, most SWGA precincts have not been rezoned and there is no program of when housing release will occur. UDIA NSW suggests that Council adopt a more diversified Strategy in the short term to achieve housing targets and housing choice outside of the SWGA. This may include the following options:

1. Expansion of multi-unit housing options at Oran Park and Narellan, which will both contain metro rail stations;
2. Increased low rise multi-unit housing in established suburbs that have good transport and services;
3. Greater opportunities for small lot housing.

Recommendation 6 – Council to apply a range of housing typology options that is more balanced to achieve housing targets and housing choice.

5. Housing Affordability

UDIA NSW considers that there is a current lack of supply of social and affordable housing (SAH) in the LGA. The Strategy forecasts a need of 4,592 dwellings by 2036 (Refer page 46):

“Table 2.18 details the base case forecast demand for by household type in the Camden LGA between 2016-2036. Over this period, demand for SAH is expected to grow by 4,592 households. This represents an average annual growth rate of 5.6%, compared to an annual growth of 1.5% across NSW”.

UDIA NSW supports a review of existing planning controls to support a achieve more SAH, both in terms of increased diversity of housing product but also different forms of housing tenure. The review should occur in tandem with other proposed options recommended in this submission to provide a more diversified Strategy that achieves housing targets.

Again, the role of existing centres such as Narellan and Oran Park, could be a key opportunity in the short to medium term in meeting the clearly identified needs for social and affordable housing.

Recommendation 7 – Council to review existing planning controls to support a more diverse range of affordable housing typologies

6. Existing and future infrastructure to support the release of housing

UDIA NSW acknowledges that the following catalytic transport infrastructure is important to support housing growth in the Camden LGA:

- Extension of the South West Rail Link
- North South Rail Link
- Key roads linking Bringelly to Oran Park

UDIA is keen to work with Council to achieve a short-term delivery of key catalytic infrastructure projects. Both rail projects form part of our “Next Gen West” initiative to link “the West with the West” and support the Greater Western Sydney with up to 41,000 homes and up to 53,000 jobs.

However, we do not believe that Council’s position to defer housing until this key infrastructure is in place is appropriate. A staged transition commencing in the short term would be more appropriate to enable housing needs identified in the draft Strategy to be met and to provide the basis to support key infrastructure.

Recommendation 8 – UDIA NSW and Council to work together to achieve a program for delivery of key infrastructure to support the staged and early release of housing in the Camden LGA.

Conclusion

UDIA is confident that Council can achieve the District Plan housing targets and we support ongoing work on the draft Housing Strategy to achieve the right housing in the right location in line with the polycentric city model for Greater Sydney.

UDIA looks forward to working collaboratively with Council to finalise its Housing Strategy and achieve the following:

- A program that establishes the timely release of housing in the key precincts of the South West Growth Centre and elsewhere;
- A robust market tested plan that achieves short term development in the Leppington Town Centre;
- A review of planning provisions to support social and affordable housing to achieve greater housing diversity;
- greater housing diversity in established areas and strategic locations of the LGA.

We believe that Camden will emerge as a key support area to the Western Parkland City, the proposed Western Sydney Airport and Aerotropolis. This will occur by adopting our recommendations that aim to provide a future housing supply for our cities which is liveable, affordable and connected.

Please contact Mr Kit Hale on 02 9262 1214 or khale@udiansw.com.au to arrange a meeting to discuss any further matter related to the Camden Draft Housing Strategy.

Yours sincerely,



Steve Mann
Chief Executive
UDIA NSW