



Pennant Hills District Civic Trust Inc.

'Preserving the residential amenity of Pennant Hills and its environs'

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Submission for the Draft Hornsby Shire Council Local Housing Strategy

Please find our inputs on some key topics

1) Requirements for Open Space

There isn't any available unoccupied open space near residents and that isn't bushland, except for School Fields. This has gone seriously backwards in Pennant Hills since the spiked fence got erected around PHHS. The courts and fields - a \$50m asset for which the Community raised the money to landscape, and planted the grass in the 1950s, got removed from Community use. A treasured community meeting point got extinguished overnight in 2010 without consultation.

This is a prime example of a public facility that needs to move to a "shared use" as it was, and not under "lock and key". Find one of the many other ways to secure the buildings. Further, the fields at the two primary sites need to be committed to remain as public open space. "Thinking outside the box" is needed, particularly by vested interests in Education looking for minimum "hassle" for themselves only.

In other Countries (e.g. Netherlands, Switzerland) where the Council provides the leisure facilities and the schools, no-one has ever imagined duplicating the assets, and disrespecting the taxpayers under the excuse of the different departments of government.

With multi-use, there should be every chance to improve the facilities – e.g. floodlighting & changing rooms. (Like Greenway Park, Cherrybrook).

The metrics will presumably align with the NSW "Greener Places" Strategy. Teenagers do not have nearly enough possibilities within walking distance "to hang out" such as table tennis areas, rather than Malls.

2) Medium Density Housing

The visions in the Draft are good.

P 85 - 'Support community well-being through the provision of housing that is affordable and appropriate to household needs and preferences in terms of choice and location, while protecting and enhancing local surroundings and the natural environment'.

P90 - 'Identify opportunities to encourage housing diversity including medium density, adaptable housing for the aging and multi-unit housing in areas of limited choice and availability'.

Inputs as follows:

- Following Northconnex, the Pennant Hills Road Corridor needs a serious plan in conjunction with centres such as Pennant Hills. It does not make sense to view “Place” in isolation as there are strong linkages, including traffic flow, removing rat runs, accommodation and underground parking.
- Regarding Housing Types, there needs to be more variety than Units, e.g. Terraced, that can also fit in with canopy and character whilst creating some options for affordability and downsizing for Seniors. But the exact Zoning needs to be clear, and within easy reach of Stations. Density needs to be clearly planned to “step down” with distance from Stations.
- Average house size is only becoming larger, .i.e. “McMansions” which is reducing variety and choice. Removal of State Transfer Duty may help. Currently one is financially penalised from moving to an existing bigger Property, so people extend/redevelop, so reducing affordability and size options.
- The Trust has concerns about the NSW Granny Flat approach which is making a chaotic and sub-optimal approach to providing more dwellings. This is contrary to the canopy and amenity objectives. If we’re doing medium density, let’s do it in a considered fashion, not one primarily favouring some opportunistic landlords.

- PHDCT share the Council's concerns on the recent State proposals

RECOMMENDATION

THAT a submission regarding the proposed Housing Diversity State Environmental Planning Policy be submitted to the Department of Planning, Industry and Environment outlining the issues raised in Director's Report No. PL19/20 including (but not limited to):

1. Support for the proposal to no longer mandate boarding houses as a permissible use in the R2 - Low Density Residential zone.
2. Raise concern in relation to the proposal to mandate build-to-rent housing in the R3 Medium Density zone and the B3 Commercial Core zone.
3. Raise concern with any proposal to amend State Environmental Planning Policy (Affordable Rental Housing) 2009 that would include rural secondary dwellings and provide a complying development pathway.

3) Heritage

The initiative to identify more individual dwellings of real historical significance not in one of the precincts should be completed and protected. Keeping some heritage is strongly linked to amenity in areas having a "sense of meaning"

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