

ITEM 5.1 MAYORAL MINUTE - PLANNING FOR FIVE DOCK'S FUTURE**Attachments: Nil**Submitted by: Councillor Michael Megna (Mayor)

MOTION

1. That the Mayor write to the NSW Minister for Planning and Public Spaces, the Hon. Paul Scully MP, urging him to work with Council and our community to prioritise community-approved strategic planning over ad-hoc development in Five Dock.
 2. That the Federal Government's grant funding of \$635,000 to assist in progressing the planning work for Five Dock as outlined in my Minute be acknowledged.
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BACKGROUND

With a Metro Station on the way, currently slated for an opening in 2032, the City of Canada Bay is excited for the future of Five Dock – we have aspirations for a bustling and vibrant local hub that remains true to its roots and unique heritage.

Recently, Council has received planning proposals for sites in Five Dock that are proposing significant development that would completely transform the face of our suburb, long before the metro is delivered and before proper planning mechanisms are in place to shape the suburb's future.

The City of Canada Bay is not standing in the way of housing – we know it's a hugely important issue and we are proud to be one of Sydney's councils that is on track to meet our housing targets.

However, Five Dock's future should be shaped by the voices of those who live and work here, and those who are passionate about what is one of Sydney's best local villages.

Council is currently preparing a plan to guide future development in Five Dock. Our plan will provide a coordinated vision for Five Dock to ensure development is strategic – not speculative or ad-hoc, an approach that will deliver a plan for the area that provides certainty regarding infrastructure, public spaces and the scale of development.

We have undertaken two rounds of engagement with the Five Dock community, in 2020 and in 2022, to seek input from residents, business and landowners about potential changes to land use and housing arising from the new Metro Station. This engagement informed a Local Planning Study that was endorsed by Council in 2023.

The Local Planning Study puts Council in a perfect position to prepare an informed and detailed master plan to guide changes to local planning controls.

In an announcement on 4 July 2024, the Prime Minister, the Hon Anthony Albanese MP, confirmed that the City of Canada Bay was successful in obtaining funding under the Australian Government's Housing Support Program to complete planning for the Five Dock Precinct.

Funding of \$635,000 will be made available to Council to finalise a master plan and relevant technical studies. The studies relate to a range of matters, including traffic and transport, social infrastructure, heritage, public domain, affordable housing, sustainability, flooding and the preparation of a Development Control Plan.

It is fantastic for Council to be endorsed by the Federal Government in this way. Should significant ad-hoc development of any kind be approved before Council and our community are able to finalise this planning work, it would be an enormous waste of over half a million dollars of taxpayer funds.

I ask for Council's support in writing to the NSW Planning and Public Spaces Minister calling on him to work with Council and our community to prioritise community-approved strategic planning over ad-hoc development. This includes that he support our planning work and ensure that our community continues to be the architect for the vision for Five Dock.

It's vital now, before Five Dock's character is irreparably altered by development, that we build a plan that we can all get behind – one that respects Five Dock's unique local village atmosphere and heritage while acknowledging its potential for growth.