

6 May 2010

Mr Gary Sawyer
General Manager
City of Canada Bay Council
Locked Bag 1470
Drummoyne NSW 1470

By e-mail: council@canadabay.nsw.gov.au

Dear Mr Sawyer,

Re: Mayoral Minute: Transport Plan for Sydney

The Urban Taskforce is a non-profit organisation representing Australia's most prominent property developers and equity financiers. We provide a forum for people involved in the development and planning of the urban environment, to engage in constructive dialogue with government and the community.

As you would be well aware, the Metropolitan Strategy identifies locations within your local government area that are ideal for increased urban development. These areas that are in, or are in close proximity to centres of activity and well serviced by community infrastructure. In comparison to other local areas, Canada Bay is well serviced by public transport and is located within easy commuting distance to Sydney's central business district and other centres of employment. It is an ideal location for appropriate higher density infill development that will not only enable additional housing needs of a growing Sydney to be met, but will at the same time provide opportunities for the creation of vibrant, healthy and liveable urban communities.

We note that Council considered a Mayoral minute on 2 March 2010 and essentially resolved to defer further consideration of rezoning proposals within the city of Canada Bay. Furthermore, we understand that work on the Council's comprehensive LEP has stopped. While we understand Council's frustration with the Government's hesitance to commit to transport infrastructure, we are concerned that this frustration could be at the expense of much needed urban renewal.

We urge the Council to reconsider its approach to the rezoning of land. In particular we would encourage the adoption of an approach to the determination of rezoning applications that would enable an applicant to demonstrate that environmental issues associated with the development, including traffic and transport issues, have been properly considered and can be accommodated over the life of the proposal. Prolonged deferral of rezoning determinations until the Government commits to a transport plan that meets all of Council's desires is not an appropriate policy position for a progressive council.

If we have any hope of meeting expected housing demand within established inner and middle ring suburbs, the Council of Canada Bay must show leadership in relation to this matter. Leadership requires the acceptance that all local areas will need to accommodate additional residential development in a timely fashion.

Yours sincerely

Urban Taskforce Australia



Aaron Gadiel
Chief Executive Officer