

**Submission
No 30**

**INQUIRY INTO SOCIAL, PUBLIC AND AFFORDABLE
HOUSING**

Name: Mr Stuart Durie and Mrs Gayl Durie

Date received: 20/02/2014

19th February 2014

To: Select Committee on Social Public and Affordable Housing

We wish to make the following submission regarding recent events in our shire which have severely restricted the use of our property and all other properties previously zoned 7(b):

1. Our property totalling 25 acres was previously zoned 7 (b), (g) and was placed within a proposed Residential Development Precinct in 2002, as part of the Wyong Shire LEP 1991. This has now been disturbed following the release of the North Wyong Shire Structure Plan by the DoP&I, and recent making of the Wyong Shire LEP 2013.
2. NSW Government planning reforms have required all Councils to adopt a standardised planning document, based on the Standard Instrument. This has resulted in 7(b) zones being converted to E3, with a consequential loss of 44 previously permitted uses, without compensation. Under the new laws, for example, group homes or Manufactured Home Estates are no longer permissible in a 7(b) / E3 zone, which will exacerbate the shortage of suitable land for affordable housing.
3. Our property and the one next door (20 acres) has now been placed in a possible green corridor and is currently subject of further investigation to determine conservation value and development potential.
4. On the 9th October 2012, I attended a forum conducted by Wyong Council, in order to develop a strategy to address a critical shortage of affordable housing in the Shire. The forum was conducted by Dr. Judith Stubbs, who highlighted current housing stress and the large number of people on low incomes who cannot afford homes in new release areas. There is also an acute shortage of rental opportunities in our area.
5. Our street now accommodates two high schools, two primary schools and a pre-school. The most recent addition being a Catholic High School which recently took in year seven students. Coupled with this, was the opening last year of a Woolworths Shopping Complex in very close proximity. This has provided valuable infrastructure and makes our land and adjoining land even more suitable for residential development, in line with Council's previous strategy.
6. We are seeking portion of our property zoned E3, together with the adjoining property, to be restored to the proposed residential precinct, which would broaden the scope for new housing which could include "affordable housing".

Any assistance the Committee may be able to lend would be most appreciated.

Stuart & Gayl Durie