

A LIVEABLE CITY



The vision for the City of Canada Bay to be a liveable city relates to the built environment within our urban area. Elements of the built environment include residential buildings, town centres, commercial, industrial buildings as well as the spaces between buildings. These spaces include streets, private gardens, public open space and foreshore areas. Combined, these elements contribute to the character and liveability of the City. Built heritage is another important part of a liveable city. It provides communities with a sense of identity, pride and history and makes an important contribution to the character and amenity of residential neighbourhoods and town centres.

What will a liveable city look like?

What I will see...	What that will mean...
My City is green with attractive streets, village centres and public spaces.	Canada Bay has an abundance of quality green open spaces.
My City has attractive landscapes with sustainable development where heritage is conserved.	Canada Bay is an attractive and modern City that has achieved high quality urban design, quality infrastructure, sustainable development and a diversity of housing types, whilst conserving and celebrating its built heritage.
My City has a range of housing options	Canada Bay has a diverse mix of accommodation which responds to the changing needs of the community.





Current context

The City of Canada Bay currently has 1,836 commercial properties, 16,338 dwellings (non-strata) and 13,161 units (strata). In the last census (2006), nearly 47% of the City's dwellings were separate houses, with 19.3% medium density (semi-detached, terraces, villas, two storey unit development) and 25.3% high density (three storey and above). This shows a change over the last 12 years with an emerging trend towards higher density housing. This is set to continue, as pressure exists to meet the City's changing accommodation needs, and dwelling targets set by the NSW Government.

Housing affordability is also an important issue and both the NSW State Plan and the NSW Metropolitan Strategy identify it as focus in their respective long term strategic directions. Currently in our City, 34% of households are owned outright, 27.2% are being purchased and 30% of households are rented. The City of Canada Bay has an affordable housing policy designed to facilitate local affordable rental housing for key workers in the City.

The City of Canada Bay has a significant amount of open space with an abundance of parks and reserves and many kilometres of foreshore access. In relation to built heritage there are 528 heritage items and 20 heritage conservation areas; as well as numerous Aboriginal historical and cultural sites.

**“a balance
between people
and their dwellings
and recreational
areas”**

RK



What you said

The community wants trees and parks retained in the future, as our abundance of parks, trees and the foreshore provide opportunities for both active and passive use.

The diversity of the built environment, with its mix of houses and units, old and new dwellings, and the heritage buildings is a characteristic feature of the City and is important for the liveability of Canada Bay. This diversity should be protected.

The built environment is also of concern to the community in setting the direction for the future of Canada Bay. The number and height of buildings in high density developments and a general concern about overdevelopment were common themes. In planning for the future, the community identified balance in the development of the City as vital, with a mix of high and low density buildings, the retention of green open space, protection of the City's heritage and recognition of the importance of sustainable development. The high cost of housing was also a concern for some people.

Maintenance of the City's public assets was also identified as a very important issue for the liveability of the City, particularly of parks, playgrounds, footpaths and public buildings and street cleaning.

Transport and accessibility were identified as areas the community would like to see improved, in particular increasing and improving transport options for residents. Accessibility to open space and foreshore areas, and improved pedestrian and cycle facilities along the foreshore and to local shopping precincts are issues the community would like to see improved.

In 20 years time, the community wants the City of Canada Bay to have:

- Parks, recreation areas, roads and footpaths maintained as green spaces and corridors;
- Built environments enhanced through effective landscape treatments;
- Parks and open spaces used as meeting and recreation places;
- Diversity of housing stock;
- Sustainable development;
- Commitment to the conservation of heritage; and
- Housing affordability.

Future projections and constraints

Cities will become increasingly accessible, sustainable and liveable...

New directions in planning of cities increasingly acknowledge the importance of sustainable practices and accessibility through design. As cities become more populated, new demands on planning and design will emerge to meet community needs.

...but we need to act quickly.

It is estimated that by 2031, Sydney's population will increase by 1.1 million people and as a result suburbs will need to provide accommodation and amenities for more residents. Through the NSW Metropolitan Strategy and Draft Inner West Sub Regional Strategy, the NSW Government has set housing and employment targets for Canada Bay. Over the next 25 years Canada Bay must accommodate 10,000 new dwellings and 6,000 new jobs. Council is well on its way to meeting these targets through development at Rhodes and Breakfast Point. In the future, the City will require suitable land use options to guide development as well as strategies to stimulate employment opportunities for the growing population and to protect the environment.

A village and family atmosphere...

Small village and neighbourhood centres will remain and thrive in the City allowing residents to shop locally as well as socialise and connect to others in the community. New planning controls for the City have ensured that these centres remain and are protected.

...but we have to share these spaces with more people.

More people than ever are living in cities, this number is only expected to grow. City spaces around the world will have to share amenities and public spaces with more people.

Diverse housing stock...

The importance of diverse housing stock will be encouraged and protected, and will contribute to the look and feel, heritage, affordability and accessibility of our City.

...but a broader need to accommodate the demands for affordable housing.

Housing affordability is a complex issue influenced by global and national economic factors. Affordability of housing impacts on local residents and on the local workforce. Council will need to look at innovative ways to support housing affordability.



Planning for a liveable city

Outcome: 4.1	<i>My City has attractive streets, village centres and public spaces</i>
To create a liveable city we will:	
4.1.1	Enhance the village atmosphere in local centres
4.1.2	Ensure accessibility to all public spaces
4.1.3	Encourage shared use of public space and facilities
4.1.4	Ensure that new development conserves or enhances significant streetscape items
Outcome: 4.2	<i>My City has attractive landscapes with sustainable development and where heritage is conserved</i>
To create a liveable city we will:	
4.2.1	Integrate best practice sustainable design
4.2.2	Conserve and celebrate the City's heritage
Outcome: 4.3	<i>My City has a range of housing options</i>
To create a liveable city we will:	
4.3.1	Encourage diverse housing stock which responds to changing housing needs
4.3.2	Support the location of new higher density development close to services and amenities

