



Introduction

- A Local Housing Strategy (Strategy) is required for the period 2016-2036 as part of the Greater Sydney Commission's (GSC) Regional Plan for Sydney, the North District Plan and Council's LSPS
- The Strategy must:
 - meet a 5-year housing target of 3,400 dwellings (2016 – 2021)
 - develop a 6-10 year housing supply target
 - identify Council's contribution to the North District 20-year housing target (92,000 dwellings)
 - inform affordable housing targets
- Since mid-2016, 2,835 dwelling completions have occurred on the Northern Beaches

Demographic Snapshot

POPULATION

- The Northern Beaches LGA saw growth of 27,000 people between 2006 and 2016, at a rate of around six per cent every five years.
- Growth has been of a similar rate to the North District, but lower than across Greater Sydney.
- Most growth has been concentrated around Brookvale and Dee Why.
- Population densities overall have increased between Census years.

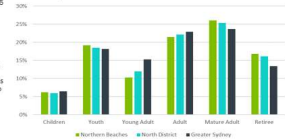
AVERAGE FIVE YEAR GROWTH RATE, 2006-2016



AGE PROFILE

- The strongest growth between 2006 and 2016 has been in the retirees (people aged 65+ years), mature adult (45-65 years) and youth populations (5-20 years).
- Proportions of children (0-5 years), young adults (20-30 years) and adults (30-45 years) fell over this period.
- The age profile varies geographically – Manly, Brookvale and Dee Why have lower proportions of retirees and higher proportions of young and working age adults compared to the rest of the LGA.

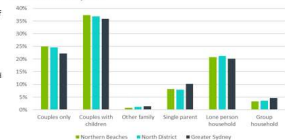
AGE PROFILE, 2016



HOUSEHOLD TYPES

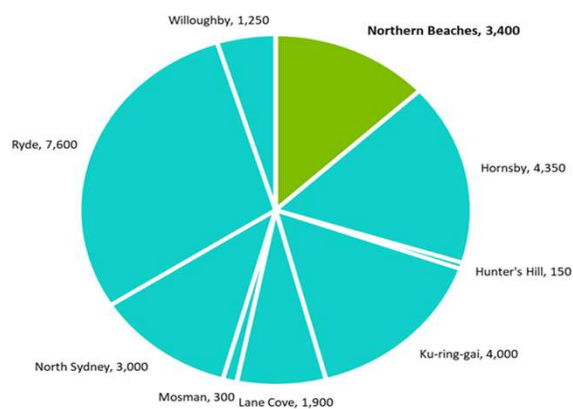
- Couples with children are the most common household type, accounting for 35 per cent of households.
- The highest rate of growth in households between 2011 and 2016 was also in couple households with children.
- Northern Beaches has a slightly higher proportion of couples with children, single parent and couple only households compared to the North District and Greater Sydney.

HOUSEHOLD TYPES, 2016



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2016-2021 Dwelling Target Comparison



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Key Findings

- We need to plan for a population increase of around 23,000 people, requiring around 12,000 new homes
- We have existing capacity (land already zoned) to provide around 10,750 dwellings, including the Frenchs Forest Planned Precinct
- The difference between existing capacity and projected demand is small – approximately **1,250 dwellings**



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Key Findings

Development type	Feasible development	Marginally feasible development	Unfeasible
Multi-dwelling housing and residential flat buildings	3,570	375	857
Shoptop housing	1,967	221	650
Dual occupancies	108	61	314
Dwelling houses	46	16	58
Density-controlled*	9	18	48
TOTAL	5,700	691	1,927

	Estimated number of dwellings	Including Frenchs Forest Planned Precinct
Notional capacity under current controls	8,318	12,678
Projected additional demand to 2036 (from est. 2020 levels)	11,995	11,995
Difference (capacity – demand)	-3,677	683
Feasible development capacity (feasible and marginally feasible)	6,391	10,751
Projected additional demand to 2036 (from est. 2020 levels)	11,995	11,995
Difference (capacity – demand)	-5,604	-1,244



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Key Findings (continued)

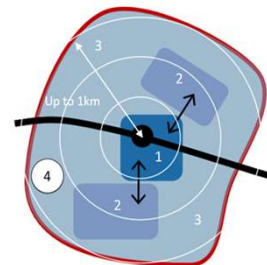
- There is demand for greater housing diversity, including terraces, townhouses, seniors housing, boarding houses and dual occupancies, to meet the needs of a changing and aging population and to address housing affordability
- There is a current shortfall of 8,000 social and affordable housing dwellings and this is set to increase by another 1,880 dwellings by 2036
- We need to take specific action to address the above issues, over and above meeting its general housing demand targets



Centres Renewal Framework

Housing will be planned for using a Centres Renewal Framework for the centre investigation areas.

1. Centre cores - most dense development in immediate proximity to shops, services and transport
2. Mixed housing - low impact medium density housing
3. Influence areas - low to medium density housing
4. Excluded areas - constrained by existing built form, heritage or environmental aspects.



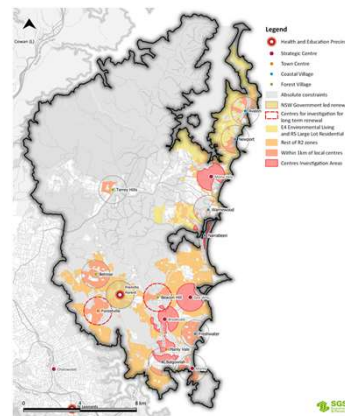
Proposed Approach

- Concentrate medium to higher density urban renewal within 1km of five accessible centres (Brookvale, Dee Why, Mona Vale, Manly Vale & Narrabeen) along the B-line corridor
- Focus greater housing diversity within 1km of local and neighbourhood centres
- Establish a social and affordable housing target of 1880 dwellings to 2036 and develop a detailed strategy to deliver these dwellings



Proposed Approach

- Consistent with DPIE and GSC plans, the LHS will concentrate medium and higher density housing renewal around **key centres** with good accessibility to public transport.
- **Brookvale, Dee Why, Mona Vale, Manly Vale and Narrabeen along the existing B-Line** are most suited to investigation for potential additional development in the medium term (taking into account relevant environmental and other constraints).
- Increased housing diversity, such as low to medium density housing forms, will be targeted around other **local centres** identified in the LSPS.
- The overall approach of the LHS sees higher density typologies limited to centres, with four spatial categories across the LGA:
 - **E4 Environmental Living and R5 Large Lot Residential zones** (low density, single and secondary dwellings)
 - **R2 Low Density Residential zones outside of centres** (low density, single and secondary dwellings)
 - **Areas around local centres** (low-medium density typologies)
 - **Centres Investigation Areas** (medium-high density typologies – subject to future detailed planning).



Proposed Approach

- Master-planning of growth in areas within one-kilometre of the five B-Line centres; addressing local character, heritage, environmental matters, and infrastructure provision e.g. open space and transport
- Strongly engaging the community during the place planning process
- Re-zoning of land will only occur after the place planning process has been completed
- New housing will be attractive and sustainable; designed to reduce energy and water use and take advantage of natural elements such as breezes in summer and heat in winter



Proposed Approach (Cont)

- If a second B-Line to Chatswood goes ahead, centres such as Forestville and Beacon Hill could also be a focus for medium to higher density renewal
- Where Council can demonstrate that demand for boarding houses, seniors housing and medium density housing will be met through this Strategy, it will seek exemption from housing-related State Environment Planning Policies which have in the past resulted in poor environmental planning outcomes



Summary of Proposed Approach

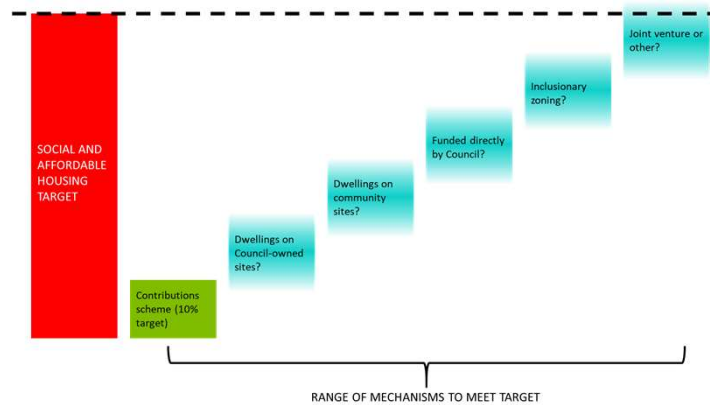


Social & Affordable Housing

- Existing unmet demand of 8,100 social and affordable housing dwellings in 2016
- This is expected to grow by another 1,800 to 2036



Social & Affordable Housing Solutions



Sustainability Innovations

- To achieve the broader LSPS sustainability initiatives, Council will need to investigate and understand how different approaches and initiatives can work on the Northern Beaches.
- This will include:
 - Innovative renewal
 - Renewable energy
 - Water efficiency
 - Sustainable mobility
 - Public domain improvements



Exemptions to State Government Policies

- Council will be seeking exemptions from the application of the SEPPs for the following housing types (*noting that new Housing Diversity SEPP proposal will merge these*):
 - **Seniors housing** under SEPP (Housing for Seniors or People with a Disability) 2004
 - **Boarding houses** under SEPP (Affordable Rental Housing) 2009, and
 - **Medium density housing** under SEPP (Exempt and Complying Development Code) 2008 and SEPP (Exempt and Complying Development Codes) Amendment (Low Rise Housing Diversity Code) 2020.
- How demand for these types of housing will be accommodated is demonstrated through the LHS.
- There is relatively modest modelled demand for **boarding houses**, but Council needs a clear approach to dealing with new proposals
- The current supply of **nursing homes** and **non self-contained units** is low – most existing stock and proposed developments are **self-contained retirement villages**



Approach for Seniors Accommodation

- Proposed strategies for seniors accommodation focus on the supply of nursing homes and supported/mixed accommodation types (i.e. not retirement villages)
- Proposed :
 - Seniors housing to be permissible in R2, B1, B2 zones only when they are within Centre Investigation Areas or a kilometre from local centres on sites greater than 1,000 square metres.
 - Existing seniors housing in the R2 zone on sites that are larger than 3,000 square metres to be subject to additional height and density bonuses to incentivise redevelopment such as onsite nursing homes or upgrades to independent living units to include lifts.
 - Allow additional height and density (maximum one additional storey) (subject to a more detailed urban design study) for seniors housing located in the R3, R4 and B4 zones in Centre Investigation Areas.



Approach for Boarding Houses and Low-Med Density

- **Boarding houses** proposed :
 - Boarding houses developments are to be permissible in R2, B1, B2 zones only when within one kilometre of local centres on sites greater than 1,000 square metres with a maximum of 12 rooms and developed and maintained in perpetuity by a community housing provider.
 - Boarding house developments are only permitted in locations within Centre Investigation Areas around centres on the B-Line (likely R3, R4 (not currently applied under any Northern Beaches LEP) and B4 zones), and on sites of at least 1,000 square metres and with a maximum of 12 rooms.
 - Parking requirements to be reviewed, with the aim of reducing the requirements, for boarding houses in Centre Investigation Areas in accessible locations (such as core areas and mixed housing areas).



Pathways to Implementation

- Implementation of the LHS will need to occur in several stages:
 - 1. Core LEP, SEPP and DCP amendment to create a framework consistent with this land use planning approach, including which kinds of development are permissible in each zone, with additional LEP clauses to ensure the spatial distribution of different housing types is consistent with the LHS.
 - 2. More detailed investigations and place plans for centres, identifying precincts within the Centre Investigation Area boundaries – Core, Mixed Housing and Influence Areas, and any centre-specific development design controls required in these precincts.
 - 3. Staged LEP and DCP amendments to implement place plans in each centre
- A similar process will also be needed for amendments to the SEPPs (or new Housing Diversity SEPP) concerning boarding houses and seniors accommodation.
- Statutory implementation will also require discussion with DPIE.



Next Steps

- The Draft NBLHS is in on exhibition for a period of 5 weeks between 15 January 2021 and 21 February 2021
- The outcomes of the public exhibition will be reported to Council with the draft final Local Housing Strategy seeking endorsement and submission to the Department of Planning, Industry and Environment for approval.



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Submissions close Sunday 21 February 2021

