



Hunter's Hill

Hunter's Hill Local Housing
Strategy

**Hunter's Hill Municipal
Council**

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to life*

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Acknowledgement of Country



Council acknowledges the Wallumedegal people of the Eora Nation as the traditional custodians of all land and water of the Hunter's Hill local government area.

Council pays respect to Elders past, present and future and extends this respect to all Aboriginal peoples living or visiting the Hunter's Hill local government area.

Executive Summary

The Hunter's Hill Local Housing Strategy (LHS) has been prepared to guide the future direction of housing in the municipality. The LHS outlines the community's vision and needs for housing. The document revolves around four key priorities drawn from the new place-based local planning framework for Hunter's Hill, including the Community Strategic Plan (CSP) and Local Strategic Planning Statement (LSPS).

The four Hunter's Hill Housing priorities are:

- **Priority 1** - Plan for additional housing in appropriate locations
- **Priority 2** - Support housing diversity and housing affordability
- **Priority 3** - Protect significant environmental values through sustainable developments and design quality of new developments
- **Priority 4** - Ensure compatibility of new housing with existing local character and heritage

The priorities are each of equal importance and numbering is not a reflection of the order of importance. Development in Hunter's Hill will remain highly constrained and land/property is set to become increasingly unaffordable. A capacity assessment under existing planning controls reveals very limited ability to support new development across the majority of the LGA. These factors, combined with slow population growth and a relatively small population, mean that implied dwelling demand as assessed by NSW Department of Planning, Industry and Environment (DPIE) capacity experts remains low.

The dwelling targets for Hunter's Hill outlined within the North District Plan have been similarly informed by the unique conditions that apply to Hunter's Hill. The dwelling targets, prepared by the Greater Sydney Commission (GSC) are:

- 0-5 years – 150 new dwellings (2016-2021)
- 6-10 years – 150-200 new dwellings (2022-2026)

The LHS identifies:

- areas deemed appropriate to accommodate new dwelling delivery (in line with the targets are identified)
- future housing types needed to meet demand
- actions and directions that will maintain housing supply in line with the targets

A combination of the strong existing development pipeline, medium-term redevelopment of key centres and sensitive uplift in approved areas is expected to result in Hunter's Hill meeting or exceeding the 6-10-year dwelling target by 2026. A detailed action and implementation plan are provided to support this goal at Section 6, with each priority is summarised below.

Priority 1 - Hunter's Hill will plan for additional housing in appropriate locations

Hunter's Hill Council will carefully plan for additional housing and future housing growth in the appropriate strategic locations. Strategic locations for additional housing are those that benefit from existing or planned infrastructure that would support increased residential development, as well as locations that offer a good

level of residential amenity and connectivity via ready access to transport, shops, services and community facilities.

Priority 2 - Hunter's Hill will continue to support the delivery of housing diversity and housing affordability

Council will continue to support increased housing diversity and housing affordability to meet the changing needs of the Hunter's Hill community. This includes housing for seniors and the elderly, affordable and social housing and accessible housing. Housing diversity means ensuring a greater variety of housing typologies are delivered to the market to suit the needs of individual community groups, changing family units and evolving household types. Housing affordability will require working together with community housing organisations and NSW State Government to maintain existing areas of affordable housing and support the delivery of future projects, including new development models. Addressing housing affordability also requires an increase in the supply of affordable rental housing at both market rates and subsidised rates.

Priority 3 - Hunter's Hill will protect significant environmental values through sustainable development and high design quality in new developments

Council will prioritise residential and mixed-use development that meets sustainability objectives to minimise the impact of new housing development and building on the surrounding environment. Measures may include expanding on BASIX standards to apply sustainable development principles to waste management, energy, design principles, gardens and landscaping and water management.

Council will prioritise the protection of the unique cultural, built and natural environment of Hunter's Hill by reviewing the design quality of new developments to encourage sensitive infill development, development that responds to its natural and urban context and well-designed housing that exhibits longevity and adaptability through materials, layout, siting and sustainable principles.

Priority 3 responds to the renewal of existing housing stock and delivery of new supply in strategic locations. Design quality delivers on liveability and sustainability objectives

Priority 4 - Ensure compatibility of new housing with existing local character and heritage

Hunter's Hill embodies cultural heritage with early garden suburb features and areas of urban bushland and scenic foreshore stretches that are highly valued by the community. Successful new developments will respond to and remain consistent with these unique qualities, including local heritage and conservation areas. Council will facilitate new housing that is consistent with local character and will ensure that local character is an important consideration in the assessment and regulation of new development, including on sites dedicated to seniors living, affordable housing and mixed-use development.

Likewise, the built heritage of Hunter's Hill contributes strongly to local character and urban form in many areas including topography, vegetation, streetscape, built form, view corridors, community uses and a strong sense of place. Council continues to support development that protects, enhances and promotes the heritage of Hunter's Hill acknowledging it supports long term social outcomes of sustainability, liveability and economic productivity.

Monitoring and reviews

This LHS aims to support planning for additional housing that is well designed and provides choice in housing options for the different stages of life, social needs and household types of Hunter's Hill. With a slow growing population, the Hunter's Hill focus remains on strengthening communities and protecting the village feel and built heritage that contributes to the area's sense of place.

To ensure the effective delivery of the LHS's actions, Council will undertake regular monitoring and reporting of this Local Housing Strategy in line with the following:

- Annual reviews of the housing delivery and supply against the implementation and delivery plan of the LHS to ensure the delivery of LHS objectives are conducted in a timely manner
- Five year reviews of evidence base and housing stock against the North District Plan to ensure the LHS aligns with the housing needs
- Ten year review of the LHS to ensure the 20 year vision statement, evidence base and strategic planning contexts align with the goals of the community and the aims of the North District Plan and the implementation and delivery plan.

1 Introduction



Local councils within Greater Sydney are required to prepare a Local Housing Strategy (LHS) to support their Local Strategic Planning Statement (LSPS) and in alignment with the relevant District Plan. The LHS provides a strategic direction for the provisions and delivery of new housing in the Hunter's Hill area. It guides the review of Local Environmental Plans (LEPs) going forward and will inform future strategic planning decisions specific to dwelling delivery in the Hunter's Hill local government area (LGA). The LHS will also outline the expected delivery of new dwellings by 2036, taking into consideration the dwelling targets outlined in the North District Plan.

The LHS reflects the vision and priorities contained within the Hunter's Hill Community Strategic Plan (CSP) and the Hunter's Hill Local Strategic Planning Statement (LSPS).

The NSW Department of Planning, Industry and Environment (DPIE) has prepared the **Local Housing Strategy Guidelines** (hereafter referred to as DPIE LHS Guidelines). The DPIE LHS Guidelines outline a report structure, framework and process for local councils to follow when preparing an LHS. The Hunter's Hill Draft LHS (this report) has been prepared to meet the requirements of the DPIE LHS Guidelines. Compliance with the DPIE LHS Guidelines is demonstrated in Table 1.1 below. Further, DPIE has supplied data relating to the current and projected population of Hunter's Hill and implied dwelling demand. This data supports the development of the LHS and is provided in **Appendix B**. While it is noted that minor discrepancies exist between data supplied by DPIE and other sources (ABS, .id) these are not considered to substantially impact the findings and direction of this LHS. The DPIE data has been selected to inform this LHS as it:

- Indicates likely future housing demand, informed by population projections;
- Projection dates align with policy renewal timeframes; and
- Has a strategic planning focus and is supplied by a reputable source.

1.1 Scope of the LHS

The LHS examines the evidence base for housing needs and population trends in Hunter's Hill LGA. It summarises the environmental, physical and economic factors that influence the demand for and delivery of housing growth and analyses the current land capacity under the existing planning regime.

DPIE, in collaboration with the Greater Sydney Commission (GSC), has outlined that the LHS is to detail how and where additional housing will be provided in local areas. This LHS presents information on demographics, population and current housing stock in order to recommend where additional housing might be appropriate. In Hunter's Hill, where the scope for additional housing is highly constrained, a small number of specific strategic areas are the focus for future change. These areas have already been identified in the LSPS and accompanying structure plan as the focus of future housing growth.

Areas where new residential development would remain compatible with existing local character, as well as areas with strategic merit arising through ready access to existing infrastructure, amenities and transport, are the focus of this LHS. Council is committed to maintaining the character, amenity and high environmental values that apply to the Hunter's Hill peninsula, whilst allowing for some additional capacity in appropriate locations.

A targeted program of community and stakeholder consultation has informed the preparation of the Draft LHS. Consultation activities have built on the community engagement and public exhibition of the LSPS and have involved relevant State government agencies, community housing organisations, seniors living providers and the Sydney Metropolitan Aboriginal Land Council (Metro LALC).



1.2 LHS objectives

The objectives of the LHS are to:

- Establish a vision for housing in the Hunter's Hill LGA
- Identify opportunities and constraints influencing housing supply, demand and capacity in Hunter's Hill LGA
- Outline how the LGA is tracking against the 5- and 10-year dwelling targets outlined in the North District Plan

- Outline priorities and actions to deliver on the vision for housing in the Hunter’s Hill LGA
- Provide strategies aimed at delivering new and upgraded housing supply to meet demand and satisfy the priorities of the CSP and LSPS
- Recommend planning and policy mechanisms to encourage supply, diversity and housing choice in Hunter’s Hill to meet the changing needs of the local community.

1.3 Local Housing Strategy Guideline (DPIE)

Table 1.1 Compliance with DPIE LHS Guidelines

Guideline reference	Required information	Location in this document
1.1	Planning and policy context	Section 3
1.2	LGA snapshot	Section 3
1.4	Housing vision	Section 2
2.1	Demographic overview	4.1
2.2-2.3	Housing Demand and Supply	4.2-4.3
2.5	Analysis of the Evidence Base	5.2
3.1	Housing strategy objectives	Housing Priorities – Section 6
3.2	Land use planning approach	5.7
3.3	Mechanisms to deliver the options	5.4
3.4	Evaluation of the options	5.6.1
4.1	Implementation and delivery plan	Section 6-7



2 Local Housing Strategy vision and priorities

2.1 Local Housing Strategy Vision

The Local Housing Strategy vision has been informed by community and stakeholder feedback through the preparation of the Local Housing Strategy (LHS), Local Strategic Planning Statement (LSPS) and Community Strategic Plan (CSP), as an overarching aspiration for how future housing would be accommodated in Hunter's Hill.

The Municipality of Hunter's Hill will have housing that meets the needs of the community. Future housing will provide for a mix of housing types and sizes that are well designed and will continue to provide the amenity and lifestyle valued by residents. New housing will be well planned around established local centres which offer access to transport, jobs, services and community facilities.

Hunter's Hill will retain its predominantly low scale urban form whilst enabling housing renewal in identified strategic areas. Hunter's Hill will continue to encourage housing diversity, housing affordability and housing accessibility whilst prioritising the protection of heritage, significant built and natural environs and unique garden suburb character.

2.2 Local Housing Strategy Priorities

The following priorities have been developed to guide the future of housing in Hunter's Hill LGA. The priorities are each of equal importance and numbering is not a reflection of the order of importance. Detailed actions against each of these priorities are found in the implementation and delivery plan in Section 6 of the LHS.

Table 2.1 Hunter's Hill housing priorities

Housing Priorities	
Priority 1 – Plan for additional housing in appropriate locations	Hunter's Hill Council will carefully plan for additional housing and future housing growth in the appropriate strategic locations. Strategic locations for additional housing are those that benefit from existing or planned infrastructure that would support increased residential development, as well as locations that offer a good level of residential amenity and connectivity via ready access to transport, shops, services and community facilities.
Priority 2 – Support housing diversity and housing affordability	Council will continue to support increased housing diversity and housing affordability to meet the changing needs of the Hunter's Hill community. This includes housing for seniors and the elderly, affordable and social housing and accessible housing. Housing diversity means ensuring a greater variety of housing typologies are delivered to the market to suit the needs of individual community groups, changing family units and evolving household types. Housing affordability will require working together with community housing organisations and NSW State Government to maintain existing areas of affordable housing and support the delivery of future projects, including new development models. Addressing housing affordability also requires an increase in the supply of rental housing at both market rates and subsidised rates.

Housing Priorities

Priority 3 - *Protect significant environmental values through sustainable developments and design quality of new developments*

Council will prioritise residential and mixed-use development that meets sustainability objectives to minimise the impact of new housing development and building on the surrounding environment. Measures may include expanding on BASIX standards to apply sustainable development principles to waste management, energy, design principles, gardens and landscaping and water management.

Council will prioritise the protection of the unique cultural, built and natural environment of Hunter's Hill by reviewing the design quality of new developments to encourage sensitive infill development, development that responds to its natural and urban context and well-designed housing that exhibits longevity and adaptability through materials, layout, siting and sustainable principles.

Priority 3 responds to the renewal of existing housing stock and delivery of new supply in strategic locations. Design quality delivers on liveability and sustainability objectives.

Priority 4 – *Ensure compatibility of new housing with existing local character and heritage*

Hunter's Hill embodies cultural heritage with early garden suburb features and areas of urban bushland and scenic foreshore stretches that are highly valued by the community. Successful new developments will respond to and remain consistent with these unique qualities, including local heritage and conservation areas. Council will facilitate new housing that is consistent with local character and will ensure that local character is an important consideration in the assessment and regulation of new development, including on sites dedicated to seniors living, affordable housing and mixed-use development.

Likewise, the built heritage of Hunter's Hill contributes strongly to local character and urban form in many areas including topography, vegetation, streetscape, built form, view corridors, community uses and a strong sense of place. Council continues to support development that protects, enhances and promotes the heritage of Hunter's Hill acknowledging it supports long term social outcomes of sustainability, liveability and economic productivity.

3 Planning And Policy Context

3.1 Hunter's Hill LGA Snapshot

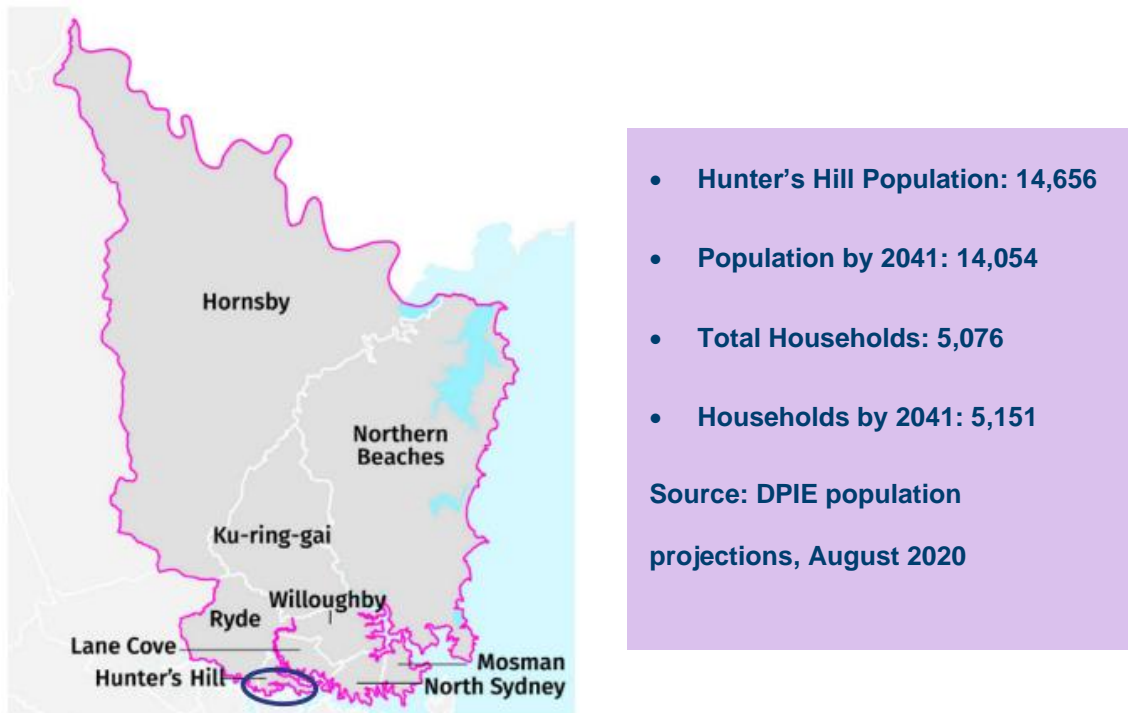


Figure 1 Hunter's Hill Regional Location

(Source: LSPS)

Hunter's Hill is located on the Northern side of Sydney Harbour and covers an area of 6 square kilometres. It is a 'peninsular LGA' of Sydney Harbour and has about 17 kilometres of irregularly shaped shoreline to Lane Cove River and Parramatta River. Hunter's Hill is the smallest LGA in Greater Sydney and NSW by geographical area and shares a boundary with the City of Ryde Council.

The lands of Hunter's Hill are reflective of a modified urban landscape due to European settlement and urban development of the lands. Hunter's Hill LGA is predominately made up of low-scale residential suburbs with a unique natural and built character. The LGA is highly valued by the community for its garden-suburb development, historical subdivision patterns, architectural styles and various phases of development over time. Whilst most of the area's natural vegetation communities have been removed, natural vegetation remnants still make up 33 hectares of bushland in the LGA.

Hunter's Hill is recognised as Australia's oldest garden suburb, with over 70% of the LGA within one of seven heritage conservation areas (HCAs). There are also 510 local heritage items and 8 state heritage items listed within the LGA.

Hunter's Hill LGA has a residential population of 14,656 which is projected to decrease to 14,054 by 2041¹. Children and young people (0-19 years) make up 27.4% of the population which reflects the areas high number of family households and people aged 65 years or older make up 20.7% of the population reflecting the LGA's large ageing population².

There are approximately 5,076 households within Hunter's Hill LGA with the average household size of 2.89³. In 2041, the projected total households are estimated at 5,151 by 2041. The majority of dwellings within Hunter's Hill consist of detached housing (60.1%) followed by medium and high-density housing (39.3%)⁴.

¹ DPIE 2020 Local Government Area Data – *Hunter's Hill data information pack*

² Ibid

³ Ibid

⁴ id community, Hunter's Hill Municipality - community profile

Hunter's Hill has limited land for business and employment use being only 1.2 square kilometres across the LGA. Gladesville Town Centre and Hunter's Hill Village are the main commercial areas of the Hunter's Hill LGA which provide for much of the businesses, employment, services and community uses. Most people work outside Hunter's Hill in the main metropolitan centres including Sydney CBD, North Sydney CBD, Parramatta CBD and major centres such as St Leonards, Macquarie Park, Chatswood and Top Ryde.

In the broader context, the North District Plan identifies key areas identified for high growth and change such as St Leonards, Macquarie Park and Frenches Forest. At a regional and district level, such growth is not earmarked for Hunter's Hill. This reflects the geographic, environmental and heritage constraints, limited infrastructure capacity and limited public and private land that is ready, surplus or available for new development or redevelopment.

3.2 Planning Framework

The LHS has been developed within the broader strategic planning framework for Greater Sydney, within which housing is a key theme. The strategic planning framework for the Greater Sydney Region sets out a clear hierarchy of strategic plans to guide future development across the Region.

Hunter's Hill Council undertakes local planning under the auspices of the Sydney Region Plan and the North District Plan. These state-level strategic planning documents have implications for local planning instruments and review processes. The requirement for councils to prepare an LSPS is a recognition of the critical role that councils must play in strategic planning for their local area. Council has developed its CSP and LSPS in close consultation with the local community. The CSP and LSPS outlined the range of considerations the community believes should be factored in when planning to meet housing supply and liveability objectives at the local and precinct level.

The following section outlines the State and local planning policy framework applicable to the LHS.



Figure 2 Planning Policy line of sight

3.2.1 Sydney's Regional Plan - A Metropolis of Three Cities

Greater Sydney Region Plan - A Metropolis of Three Cities

The Greater Sydney Region Plan – A Metropolis of Three Cities (Region Plan) was adopted in March 2018 by the GSC. The Region Plan provides a 40-year vision and actions for managing Greater Sydney's growth and advocates for residents to live within 30 minutes of their jobs, services and great places.

The Region Plan identifies Greater Sydney as a metropolis of three cities; the Western Parkland City, the Central River City and the Eastern Harbour City. Hunter's Hill is located within the Eastern Harbour City. The population of the Eastern City is projected to grow from 2.4 million people (2016) to 3.3 million (2036).

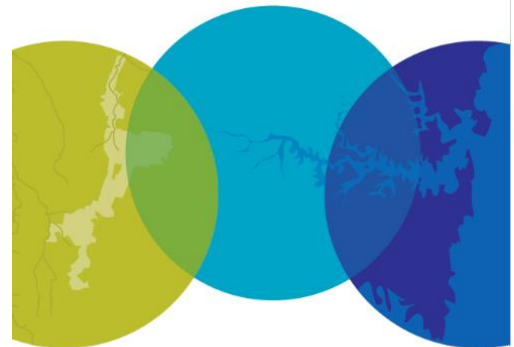
The Region Plan establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters and informs district and local plans and the assessment of planning proposals. The Region Plan assists infrastructure agencies to plan and deliver for growth and change and to align their infrastructure plans to place-based outcomes. The Region Plan also informs the private sector and the wider community of the growth management and infrastructure investment intentions of government.



GREATER SYDNEY REGION PLAN

A Metropolis of Three Cities

– connecting people



March 2018
Updated

Implications for Hunter's Hill

Directions to deliver the Region Plan are divided into five priorities including **Infrastructure and Collaboration, Liveability, Productivity, Sustainability and Implementation**. Liveability requires housing, infrastructure and services in the right locations to meet peoples' needs.

Actions for Hunter's Hill (as part of the Eastern Harbour city) to deliver on the liveability objectives of the Sydney Region Plan include:

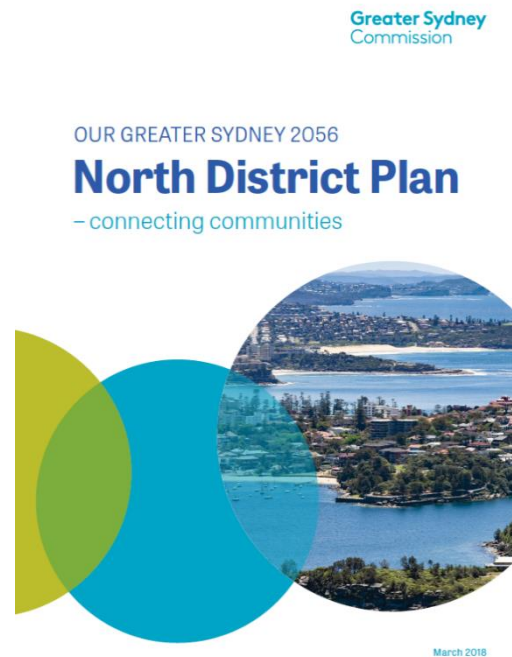
- Preparation of a housing strategy
- Develop 6-10 year housing targets
- Implement Affordable Rental housing targets

3.2.2 The North District Plan

Greater Sydney Region Plan - A Metropolis of Three Cities

The North District Plan is made up of nine local government areas and guides the implementation of the Region Plan's vision for a metropolis of Three Cities. The North District Plan is a 20-year plan to “*manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney*”. The North District Plan forms a large part of the Eastern Harbour CBD and provides a bridging plan between the Region Plan and local land use planning that is addressed primarily in Council's Local Environmental Plan (LEP) and LSPS.

The North District Plan states that 92,000 additional homes are needed in the North District between 2016-2036 to meet population and household growth with a 5-year (2016-2021) dwelling target of 150 additional dwellings required in Hunter's Hill. The target is discussed further in this LHS.



Implications for Hunter's Hill

To meet the objectives of the Region Plan, the North District Plan under Planning Priority N5, requires Hunter's Hill Council to prepare an LHS to:

- Deliver 0-5 year and 6-10 year housing supply targets and capacity to contribute to the longer term 20-year strategic housing target for the District;
- Identify the right locations for more housing;
- Support planning and delivery of growth areas and planned precincts;
- Inform the Affordable Rental Housing Target Schemes for development precincts; and
- Coordinate the planning and delivery of local and State infrastructure.

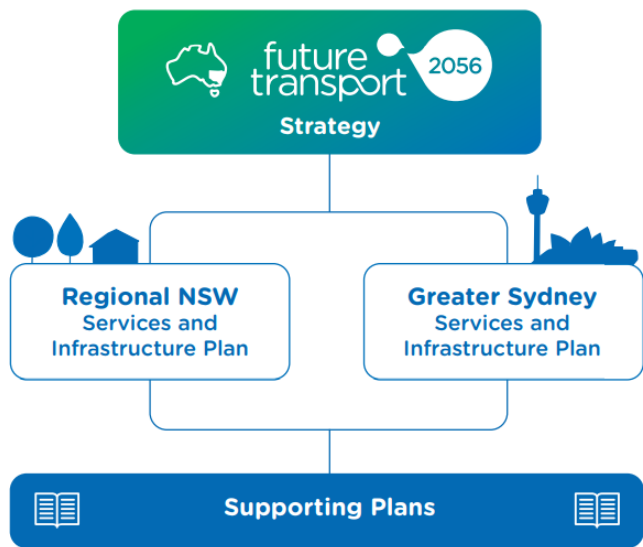
3.2.3 Future Transport Strategy 2056

Future Transport 2056

The key document guiding transport planning in NSW is the *Future Transport Strategy 2056* prepared by Transport for NSW. The Strategy is focused on six key outcomes for the future of mobility in the state, which together aims to positively impact the economy, communities and environment of NSW.

It sets the framework for the NSW Government to deliver an integrated, modern transport system that puts the customer first and aims to support the planning concept of the 30-minute city, outlined in the Sydney Region Plan.

One of the key components to the 30-minute city is connecting residents in each of the five districts to their nearest strategic centre by public transport, walking and cycling, giving people 30-minute access to local jobs, goods and services.



Implications for Hunter’s Hill

A key implication for the Hunter’s Hill LHS is to support the GSC’s strategic land-use and transport plans by maximizing wherever appropriate, higher density housing opportunities that align with the 30-minute city.

Other implications for the LGA include:

- New development should ideally occur on the major trunk transit network and in proximity to the local centres and transport hubs within the LGA
- Aligning future development with the movement and place hierarchy to support the growth of local streets and centres that are pedestrian friendly, accessible and walkable
- Victoria Road (between Hunter’s Hill and Rozelle) is identified as one of the most congested roads in Sydney and one of the busiest bus routes, with 19 bus routes carrying 40,000 passengers per day. In facilitating access to these services, Council will continue to explore opportunities to improve the public domain and transport linkages.

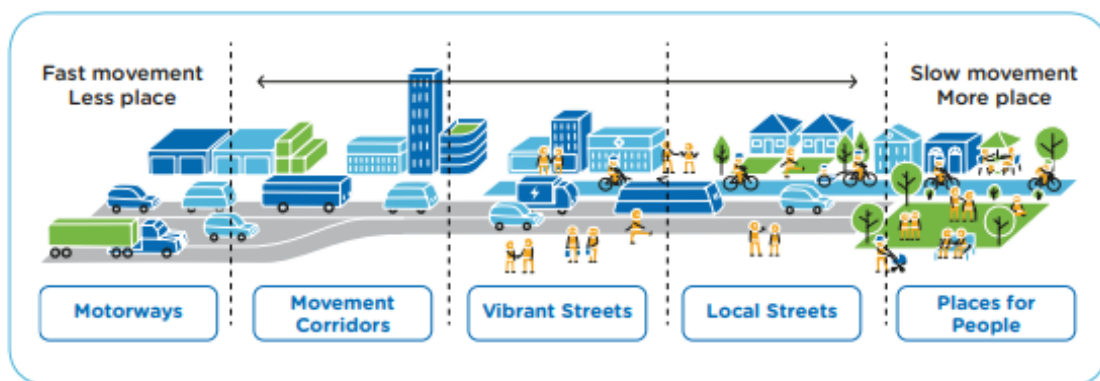


Figure 3 Transport for NSW Movement and Place framework

3.2.4 NSW Housing Strategy

NSW Housing Strategy (work in progress)

The NSW State government is in the process of preparing a new state-wide Housing Strategy, with the final strategy due to be published in 2021. The NSW Housing Strategy will set out a 20-year vision for housing in NSW, including developing directions and identifying actions. The actions outlined in the document will be agency specific and aimed towards meeting the challenge of housing a growing population, whilst responding to and monitoring key demographic and structural changes in the market. The NSW Housing Strategy will form a coordinated response to the issue of housing as a shared responsibility across State agencies, industry and delivery partners. A finalised vision will inform local strategic planning and support councils in their implementation of individual housing strategies. The document will complement the work of NSW DPIE, GSC and key housing stakeholders.

The draft NSW Housing Strategy vision is:

Housing that supports security, comfort and choice for all people at all stages of their lives, achieved through supply that meets the demand for diverse, affordable and resilient housing and responds to environmental, cultural, social and economic contexts.



Discussion Paper

A Housing Strategy for NSW
May 2020

Implications for Hunter's Hill

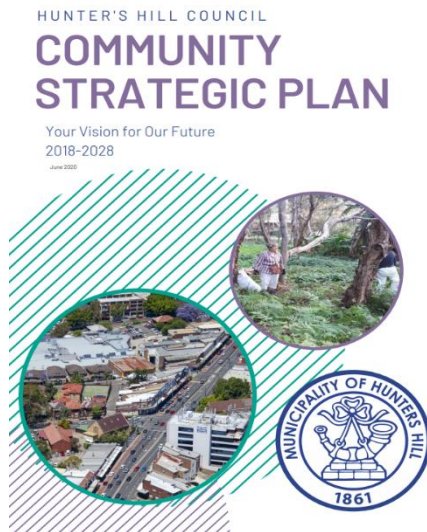
Alongside a proposed vision (for discussion) the NSW Housing Strategy seeks to achieve four broad outcomes for housing in NSW. These are:

- Housing supply in the right locations and at the right time
- Diverse housing for diverse needs
- Housing that is more affordable
- Enduring and resilient housing

The Housing Priorities for Hunter's Hill and the actions reflected in the LHS and implementation plan should consider and respond to the proposed outcomes of the NSW Housing Strategy, in order to complement the work of related government agencies and broader strategic direction of the State.

3.3 Local Planning Framework

3.3.1 Hunter's Hill Community Strategic Plan 2018-2028

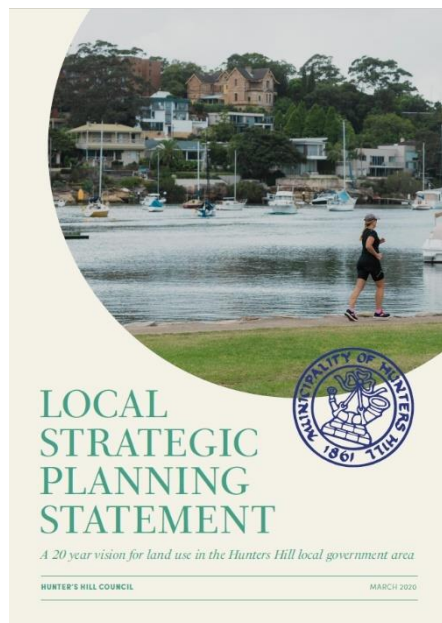


The Hunter's Hill Community Strategic Plan 2018-2028 (CSP) was developed in 2017/2018 through significant consultation with residents, community groups, stakeholders and other government bodies. The CSP is guided by a future vision for Hunter's Hill and key directions, which translate into various Council management plans and operational plans. The CSP informs how and when Council provides local services and facilities within the annual budget process and capital works program.

The CSP sets out the community's vision for Hunter's Hill, which includes a focus on community, environment, managing growth and protecting heritage and civic leadership. The CSP identifies the directions and priorities for the local government area and local strategic directions for key land use locations like local centres over the 10-year period. The plan identifies five key themes:

1. Focus on the Community
2. Maintain Character and Manage Growth
3. Manage and Preserve the Environment
4. Making Getting Around Easier
5. Leadership and Governance

3.3.2 Hunter's Hill Local Strategic Planning Statement



The Local Strategic Planning Statement (LSPS) was adopted as a strategic planning instrument at its meeting of 27 April 2020. The LSPS was then published on the NSW Planning Portal on 4 May 2020.

The LSPS outlines a 20-year plan that sets out strategic planning priorities to manage land use growth and change in the Hunter's Hill LGA until 2040, in light of community aspirations and broader economic, social and environmental matters that influence the daily lives of Hunter Hill residents and visitors.

The LSPS provides a direct link between the GSRP and the North District Plan's directions and outlines how they will be implemented locally. The LSPS includes planning priorities and actions, an implemented program and a structure plan, that outlines key directions and principles for the area over the next 20 years.

3.3.3 Hunter's Hill Community Infrastructure Plan (Draft, 2020)

The draft Community Infrastructure Plan (CIP) aligns with both the CSP and the LSPS in setting out the future direction for Council-owned assets including community facilities and land that currently services the needs of the population.

New housing and locations for urban growth should align with the network of community facilities outlined for delivery within the plan, including three new/improved community hubs and one key site (Gladesville).

Housing is mentioned throughout the CIP, which identifies the local values of environment, lifestyle, heritage, family and community, amenity and economic viability to remain integral to the delivery of the four precincts.

The CIP outlines this vision:

The Hunter's Hill Town Hall will remain civic and proud; the new Village Green will generate a cohesive mix of communal activity; the Henley Precinct will offer both sporting and wellbeing opportunity, and the Gladesville sites will contribute to a catalyst for the re activation of Gladesville Town Centre as part of the overall master planning offering a range of social and community services and business and employment opportunities.

Following exhibition in October/November 2020, Council is working towards finalising the CIP in 2021.



3.3.4 Hunter's Hill Local Environmental Plan 2012

The Hunter's Hill Local Environmental Plan 2012 (LEP) is the main policy instrument that guides planning decisions and controls development. The LEP outlines the aims and objectives of land use and planning principals, land zones and uses and development standards.

The following zones enable the delivery of residential development.

Table 3.1 Land use zones permitting residential development in Hunter's Hill

Land use zone	Broad explanation
R2 Low Density Residential	Primarily detached dwellings, dual occupancies, boarding houses, group homes, and secondary dwellings
R3 Medium Density Residential	Permits Multi-dwelling housing, residential flat buildings, attached and semi-detached and detached dwellings, dual occupancies, shop top housing, boarding houses, group homes, seniors housing and secondary dwellings
B1 Neighbourhood Centre	Permits shop-top housing and boarding houses
B4 Mixed Use	Permits Residential flat buildings, Multi dwelling housing, Boarding houses, Seniors housing, and Shop top housing

3.3.5 Hunter's Hill Development Control Plan 2013

The Hunter's Hill Development Control Plan 2013 (DCP) includes detailed controls for all development within the local government area. The DCP supplements the development standards and provisions specified by the LEP.

The DCP specifies controls such as setbacks, landscaping, private open space and solar access for different types of development. The DCP follows strategic objectives including maintaining and enhancing character and identity of established neighbourhoods, promoting high standards of urban design and architectural quality and conserving identified heritage values.

Part Four of the Hunter's Hill DCP (Villages & non-residential development contains detailed controls applicable to Gladesville Village Centre DCP and the Hunter's Hill Village. Both these sites have been deemed appropriate to for future growth in the LSPS. These locations are addressed at Section 5.8 – Land Use Planning.

4 Evidence Base

The data collected to inform the LHS is sourced from Australian Bureau of Statistics (ABS) (via *.id The Population Experts*) and NSW Government datasets prepared by DPIE. Analysis of demographic indicators and projections provides insight into current and future housing demand and supply for Hunter's Hill's LGA.

The analysis of current and future housing demand and supply for Hunter's Hill LGA will consider whether housing supply is adequate or if gaps in housing supply exist. The study will examine population growth, demographic profile, housing typologies and development capacity with respect to current land use constraints and opportunities in the context of all relevant policies and strategies from the NSW government, GSC and Council in formulating the housing strategy.



4.1 Demographic Overview

4.1.1 Population

By 2036, the population of Hunter's Hill is projected to be 14,054 representing a 4.1% decrease on the current residential population (being 14,656 in 2016) over the next 20 years. This is mostly due to the growing number of empty nester families who remain in the family home after their children leave home.⁵ Other factors include the ageing population and the highly constrained, unaffordable property market. For example, a detached (non-strata) house in Hunter's Hill costs on average \$3.1 million, compared to \$911,000 in Greater Metropolitan Sydney.⁶

In comparison to previous years, the population has grown on average 1.27% per year since 2006. People aged 65 years or older represented 68% of the population growth between 2006 and 2016.

⁵ DPIE 2020 Local Government Area Data – Hunter's Hill data information pack

⁶ NSW Government Department of Communities and Justice, Rent and Sales Report Interactive Dashboard, September 2020 quarterly statistics

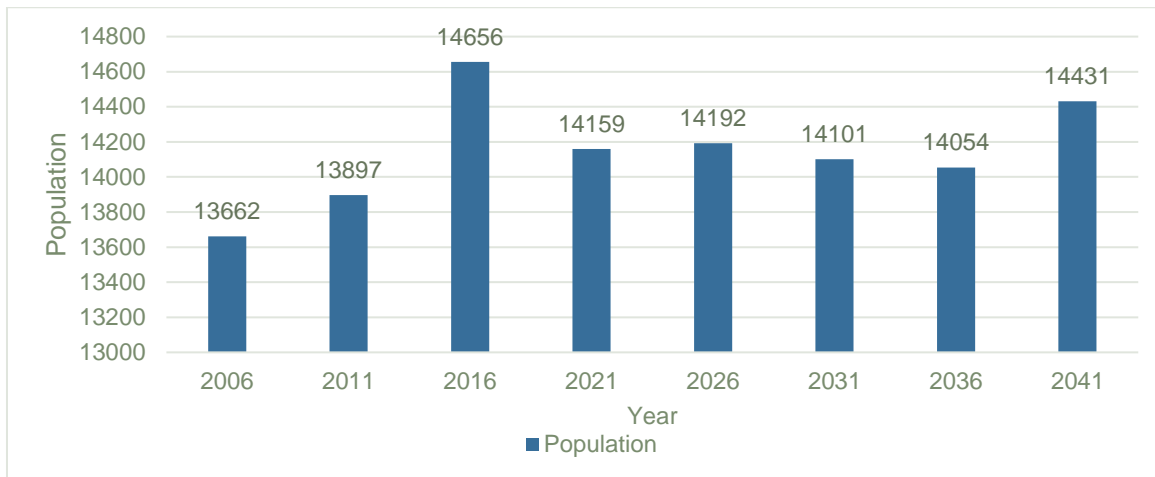


Figure 4 Historic and projected Hunter's Hill population, Hunter's Hill 2006-2041

(Source: .ID, Hunter's Hill Community Profile and DPIE, 2016, Hunter's Hill data pack)

Children and young people (aged 0-19 years) made up 27.4% of the population which is representative of the high number of family households and a number of senior schools located in Hunter's Hill, compared with the Greater Sydney Region. Subsequently, Hunter's Hill is also recognised as having a high middle age population between 40 and 59 years. Additionally, people aged 65 years or older made up 20.7% of the population which also reflects the LGA's large ageing population.⁷

In comparison to the Greater Sydney Region, Hunter's Hill is recognised as having a higher ageing population, particularly 65 years and older (.id, 2020). Additionally, Hunter's Hill also has a higher percentage of secondary schoolers (10-19 years), however, has a significantly smaller young workforce population (20-39 years). This likely reflects young adults and young professionals leaving the area in pursuit of tertiary studies, employment and greater housing affordability.

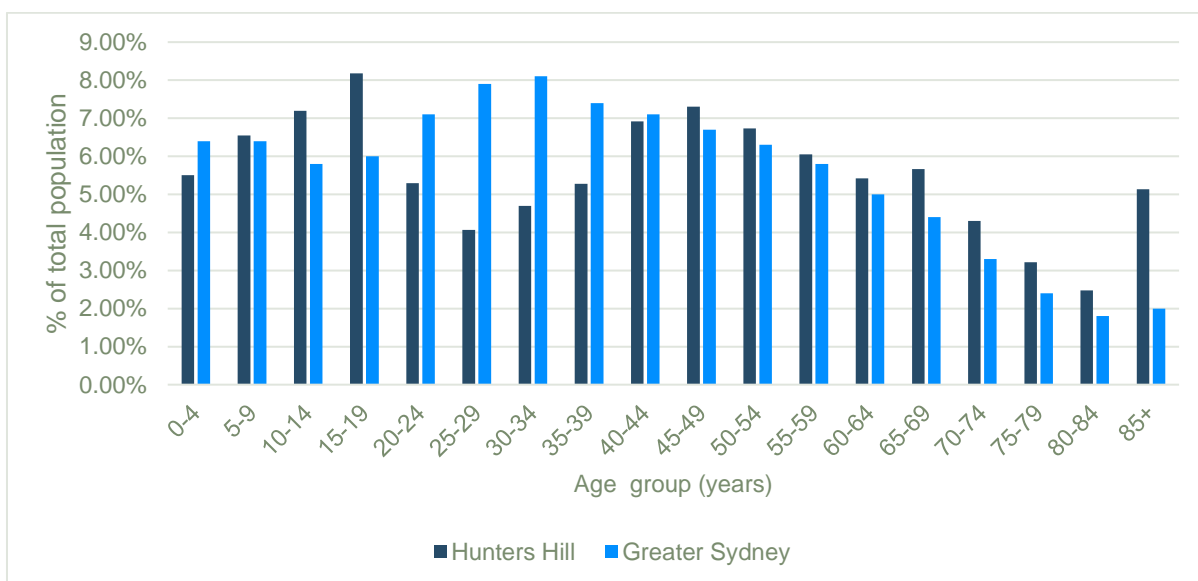


Figure 5 Age structure – five year groups, Hunter's Hill 2016

(Source: .ID, Hunter's Hill Community Profile and DPIE, 2016, Hunter's Hill data pack)

⁷ Ibid.

Table 4.1 Age structure projections - five year groups Hunter's Hill 2006-2041

Age groups (years)	2006	2011	2016	2021	2026	2031	2036	2041	% change
0-4	5.69%	5.85%	5.51%	5.29%	4.62%	4.57%	4.38%	4.16%	-1.34%
5-9	5.63%	6.30%	6.55%	6.15%	6.05%	5.61%	5.52%	5.31%	-1.24%
10-14	7.25%	6.97%	7.20%	7.48%	7.10%	7.06%	6.75%	6.59%	-0.61%
15-19	9.65%	8.52%	8.18%	8.79%	9.17%	8.89%	8.91%	8.67%	0.49%
20-24	4.72%	4.89%	5.29%	5.73%	5.91%	6.00%	5.74%	5.71%	0.42%
25-29	3.67%	3.70%	4.07%	3.66%	3.69%	3.47%	3.47%	4.16%	0.09%
30-34	4.92%	4.31%	4.70%	3.93%	3.91%	3.61%	3.42%	3.57%	-1.13%
35-39	6.41%	6.07%	5.28%	5.02%	4.97%	4.85%	4.53%	4.42%	-0.86%
40-44	7.11%	7.51%	6.92%	6.00%	6.14%	6.20%	6.11%	5.75%	-1.17%
45-49	6.97%	7.22%	7.30%	7.20%	6.48%	6.77%	6.90%	6.76%	-0.54%
50-54	6.93%	6.56%	6.73%	7.00%	6.81%	6.26%	6.59%	6.66%	-0.08%
55-59	7.15%	6.32%	6.05%	6.23%	6.31%	6.16%	5.73%	5.97%	-0.09%
60-64	5.04%	6.41%	5.42%	5.65%	5.69%	5.74%	5.62%	5.20%	-0.22%
65-69	4.25%	4.62%	5.66%	5.11%	5.28%	5.34%	5.36%	5.18%	-0.49%
70-74	3.25%	3.54%	4.30%	5.42%	4.93%	5.16%	5.22%	5.15%	0.85%
75-79	3.51%	2.91%	3.22%	3.94%	4.89%	4.58%	4.83%	4.81%	1.59%
80-84	3.51%	3.40%	2.48%	2.90%	3.52%	4.42%	4.26%	4.48%	2.00%
85+	4.33%	4.90%	5.14%	4.49%	4.52%	5.30%	6.67%	7.47%	2.33%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	

(Source: .ID, Hunter's Hill Community Profile and DPIE, 2016, Hunter's Hill data pack)

It is noted that population projections modelled by the ABS and DPIE are inconsistent, as shown in Table 4.2.

Table 4.2 Comparison of population figures and forecasting

Data source	2016 Population	2036 Population	2041 Population
ABS/.id	13,999	Forecasting not provided	Forecasting not provided
DPIE	14,656	14,054	14,431

(Source: ID, Hunter's Hill Community Profile and DPIE, 2016, Hunter's Hill data pack)

For this LHS, the DPIE projections are adopted to ensure consistency with the broader Local Planning Framework (discussed in Section 3.3).

4.1.2 Employment And Education

Hunter's Hill residents have a higher rate of educational attainment and higher median income, compared with the Greater Sydney population. The highest level of educational attainment for Hunter's Hill residents aged over 15 years is a Bachelor or Higher Degree (39.4%)⁸, more than for Greater Sydney (28.3%)⁹. A large number of Hunter's Hill households (43.4%) earn more than \$3000 per week compared to Greater Sydney households (28.3%)¹⁰.

⁸ Australian Bureau of Statistics (2016) *2016 Census QuickStats; Hunter's Hill LGA.*

⁹ Australian Bureau of Statistics (2016) *2016 Census QuickStats; Greater Sydney*

¹⁰ Ibid

Hunter's Hill's workforce is similar to that of Greater Sydney with 61.4% of the Hunter's Hill residents employed fulltime and 30.4% part time¹¹. The most common occupations of residents in Hunter's Hill are typically professional occupations (35.7%), managers (23.4%) and clerical and administrative workers (13.8%)¹².

The majority of Hunter's Hill residents travel to work via car (55.5%) which is slightly higher than Greater Sydney (52.7%)¹³. Public transport (bus and ferry) accounts for 14.7% of travel to work whilst 7.8% of Hunter's Hill residents walk to work¹⁴.

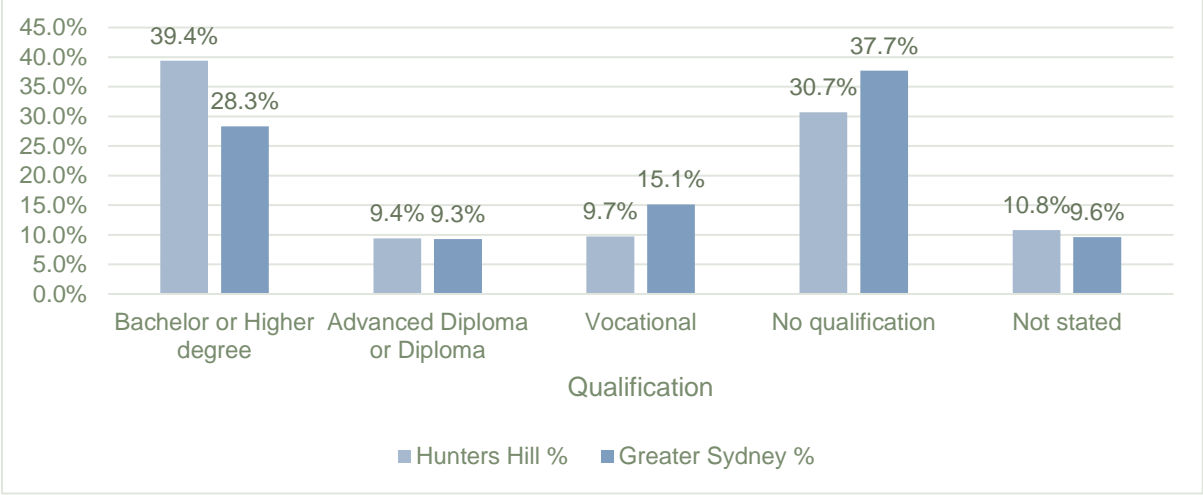


Figure 6 Qualifications – Hunter's Hill
 (Source: ABS, 2016 Census QuickStats: Hunter's Hill LGA)

4.2 Housing Demand

This section sets out DPIE's housing demand analysis for Hunter's Hill and examines the demand for future housing to identify the type and level of housing needed within Hunter's Hill.

4.2.1 Underlying Demand

Underlying demand is the theoretical need or number of new houses required based on the projected number of households. This is primarily driven by migration and demographic factors.

The LGA data packs were released in December 2019 providing accessible data and links to key data sets that consider population, household and implied dwelling projections to 2041. The population projection for Hunter's Hill LGA has been projected to decline by 225 people from 2016 (14,656) to 2041 (14,431). The implied dwellings required for Hunter's Hill in 2041 is 5,621, an increase of 82 from 2016.

4.2.2 Effective Demand

Effective demand refers to the size, type and location of dwellings that people are willing to buy and rent. Housing for particular needs such as seniors and people living with a disability, affordable rental housing and younger people who wish to stay in the area also has its own effective demand.

4.2.2.1 Dwelling Stock

There are 5,236 private dwellings in Hunter's Hill¹⁵. Detached housing stock make up 60.1% of dwellings in Hunter's Hill which is slightly more than the average for Greater Sydney (55%)¹⁶. 39.3% of dwellings in Hunter's Hill are medium or high density, compared to 44% in Greater Sydney which has a higher number of high-density residential development.

¹¹ Ibid
¹² Ibid
¹³ Ibid
¹⁴ Ibid
¹⁵ id community, Hunter's Hill Municipality - community profile
¹⁶ Ibid

Between 2011 and 2016, the number of detached houses has decreased, while there has been an increase in medium density dwellings over the same period. Hunter’s Hill is an established urban area with all additional housing coming from infill development. As such, opportunities to provide additional housing have often resulted in the replacement of detached dwellings with multi-unit dwellings (medium and high density) and mixed-use developments.

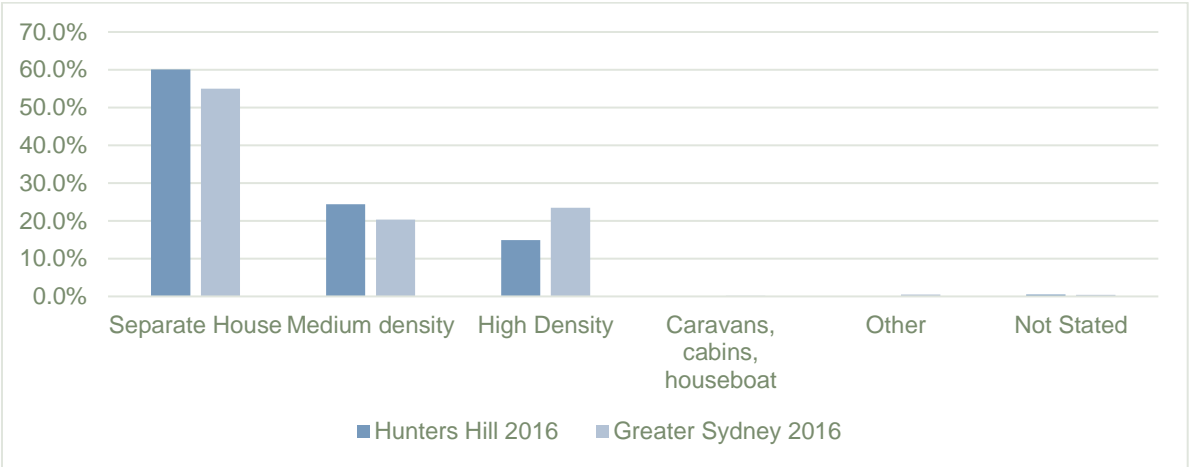


Figure 7 Dwelling type, Hunter’s Hill 2016

(Source: .ID, Hunter’s Hill Community Profile)

Table 4.3 Dwelling type, Hunter’s Hill, 2006 – 2016

	Separate house	Medium density	High density	Caravans, cabins, houseboat	Other	Not stated	Total
2006	61.5%	22.8%	14.4%	0.1%	0.4%	0.8%	4969
2011	63.9%	20.3%	15.2%	0.1%	0.7%	0.0%	5072
2016	60.1%	24.4%	14.9%	0.0%	0.1%	0.5%	5236

(Source: .ID, Hunter’s Hill Community Profile)

4.2.2.2 Household Type

Hunter’s Hill has a higher proportion of households made up of couple families with children (37.9%) in comparison to Greater Sydney (35.3)¹⁷. Hunter’s Hill is also recognised as having a higher number of couples without children (23.6%) and lone persons (23.1%) than Greater Sydney (22.4% and 20.4% respectively)¹⁸. Hunter’s Hill, however, has a lower number of single parent families, multiple/other family households, or group households compared to the Greater Sydney average.

Housing and population projections indicate significant growth in lone person and couple only households between 2016-2041 (16.82% and 7.17% respectively)¹⁹. Consequently, the projections indicate a decline in couple with children and multiple/other family households (-12.49) to 2041 which is reflective of the growing empty nester population resulting from children leaving home and parents retaining the family home well into old age.

¹⁷ Ibid
¹⁸ Ibid
¹⁹ Ibid

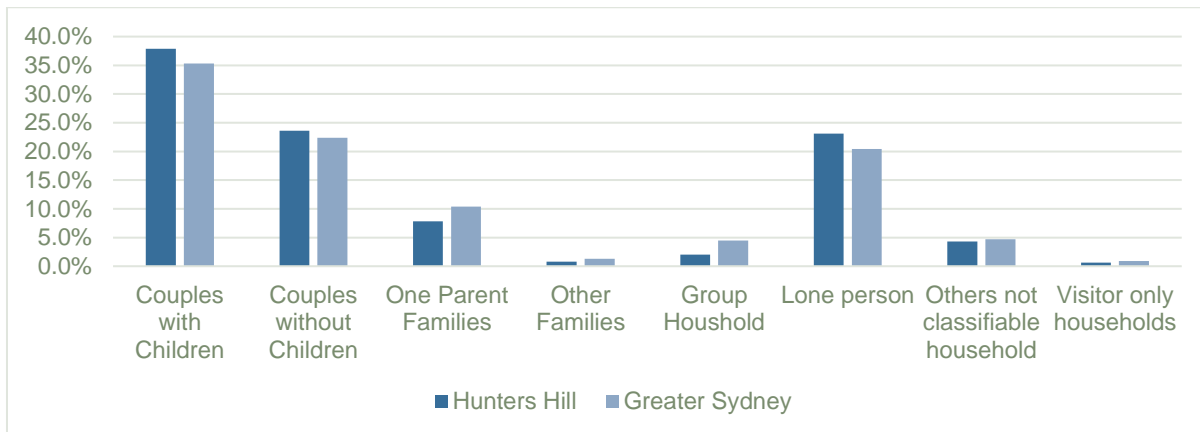


Figure 8 Household type, Hunter's Hill 2016

(Source: .ID, Hunter's Hill Community Profile)

Table 4.4 Household type projections, Hunter's Hill 2016-2041

Household type:	2016	2021	2026	2031	2036	2041
Couple only	1,074	1,054	1,100	1,115	1,120	1,151
Couple with children	1,954	1,833	1,778	1,729	1,689	1,710
Single parent	393	387	390	393	394	407
Multiple and other family households	175	168	169	168	167	170
Total family households	3,597	3,442	3,436	3,404	3,371	3,438
Lone person	1,385	1,373	1,442	1,495	1,544	1,618
Group	95	91	92	89	91	95
Total non-family households	1,480	1,464	1,534	1,584	1,635	1,713
Total	5,076	4,905	4,970	4,988	5,006	5,151

(Source: DPIE, 2016, Hunter's Hill data pack)



Example of shop-top housing within the LGA



Example of medium density housing within the LGA



Example of medium density/social housing housing within the LGA



Example of contemporary shop-top housing within the LGA



Example of low density housing within the LGA



Example of an aged care facility within the LGA

4.2.2.3 Household Size

Hunter's Hill has an average household size of 2.89²⁰ which is higher than the average for Greater Sydney (2.72). Future projections indicate that the average household size will fall from 2.89 to 2.80 from 2016-2041, which suggests additional dwellings and dwelling typologies across Hunter's Hill will be required in the future.

Table 4.5 Average household size, Hunter's Hill 2006-2041

	2006	2011	2016	2021	2026	2031	2036	2041
Total Households	4,815	4,635	5,076	4,905	4,970	4,988	5,006	5,151
Average Household Size	2.57	2.58	2.89	2.89	2.86	2.83	2.81	2.80

(Source: DPIE, 2016, Hunter's Hill data pack)

Hunter's Hill has a higher proportion of households with four or more bedrooms compared with the Greater Sydney average (36.1% and 29.3% respectively)²¹. However, Hunter's Hill has a lower proportion of households with two bedrooms or less (27.6%), and three-bedroom households (30.4%) in comparison to Greater Sydney (30.5% and 32.1% respectively)²².

²⁰ DPIE 2020 Local Government Area Data – Hunter's Hill data information pack

²¹ id community, Hunter's Hill Municipality - community profile

²² Ibid

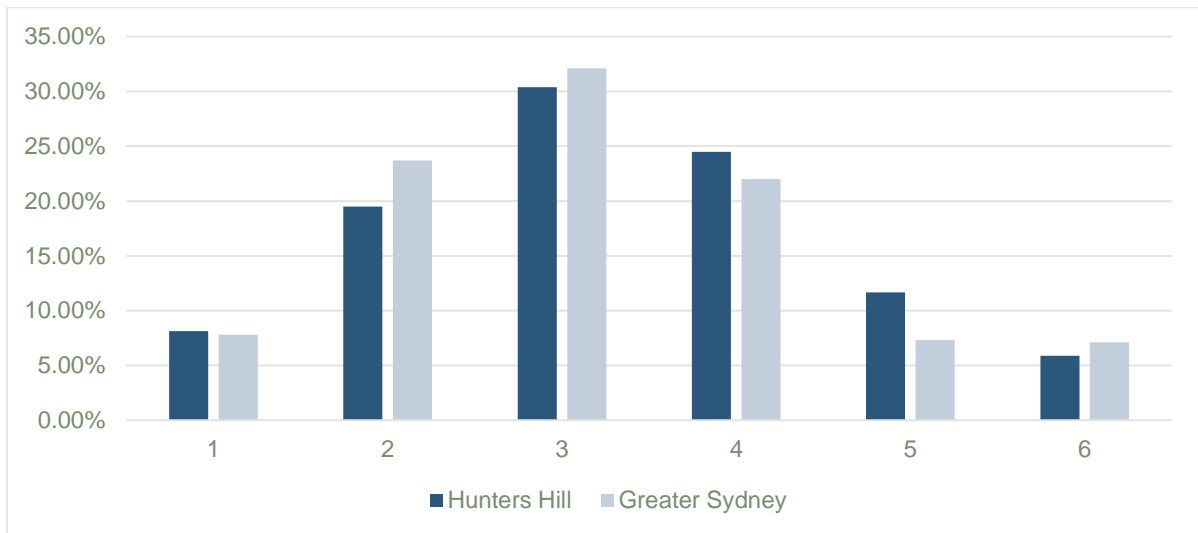


Figure 9 Number of bedrooms per dwelling, Hunter's Hill 2016

(Source: .ID, Hunter's Hill Community Profile)

4.2.2.4 Housing Tenure

A significant number of households in Hunter's Hill are owned without a mortgage (36.9%), which is higher than that of Greater Sydney (27.7%)²³. 30.6% of households in Hunter's Hill are also owned with a mortgage, which is similar to Greater Sydney (31.5%).

The proportion of households that are rented privately is significantly less than Greater Sydney (17.7% and 27.6% respectively), however, Hunter's Hill does have a higher proportion of renting under social housing in comparison to Greater Sydney (6.2% and 4.6% respectively)²⁴. About 5.6% (163) of the rented dwelling stock in Hunter's Hill is provided as social housing by a NSW Government housing authority, housing cooperative group or church group in the area.²⁵

The number of Hunter's Hill residents owning their home, having a mortgage or renting has remained relatively stable between 2006-2016.

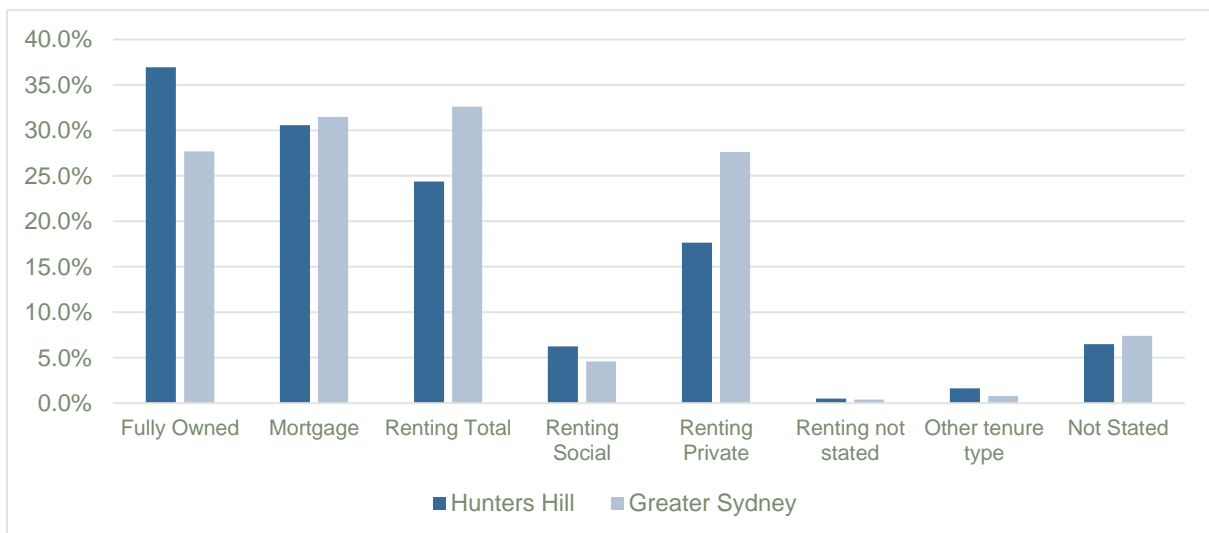


Figure 10 Housing tenure, Hunter's Hill 2016

(Source: .ID, Hunter's Hill Community Profile)

²³ id community, Hunter's Hill Municipality - community profile

²⁴ Ibid

²⁵ Hunter's Hill Local Strategic Planning Statement, March 2020

Table 4.6 Housing tenure, Hunter's Hill 2006-2016

	Owned	Mortgage	Renting total	Renting social	Renting private	Renting not Stated	Other	Not stated
2006	39%	28%	23%	6%	16%	1%	2%	8%
2011	38%	31%	25%	7%	18%	0%	1%	4%
2016	37%	31%	24%	6%	18%	0%	2%	6%

(Source: .ID, Hunter's Hill Community Profile)

4.2.2.5 Housing Sales and Rent

The overall median sale price of dwellings in Hunter's Hill for the March Quarter 2020 was \$2.473 million, compared to \$840,000 for Greater Sydney²⁶. The median sale price for strata title dwellings such as townhouses, apartments and terraces, in Hunter's Hill LGA was \$853,000, which is slightly above the medium sale price in Greater Sydney at \$730,000²⁷. The median sale price for non-strata title properties (detached houses) however are considerably more expensive in the Hunter's Hill LGA at \$3.54 million compared to \$981,000 in Greater Sydney²⁸. A larger proportion of Hunter's Hill households (56.6%) pay higher mortgage repayments (of \$2,600 per month or more) compared with Greater Sydney households (36.5%) in 2016²⁹.

The median rent in Hunter's Hill for all dwelling types for the June Quarter 2020 was \$635 per week, compared with \$500 per week for Greater Sydney³⁰. For one and two bedroom dwellings, the median rent in Hunter's Hill is fairly comparable with Greater Sydney with \$420 and \$500, and \$450 and \$500 respectively. However, for dwellings with three or more bedrooms, the median price in Hunter's Hill is significantly higher. The median rent for a three bedroom and four or more bedroom dwelling in Hunter's Hill is \$750 and \$1400 respectively compared to Greater Sydney which is \$530 and \$640 respectively³¹. Overall, 53.5% of Hunter's Hill households who rent a dwelling pay high rental payments (of \$450 per week or more) compared with 48.1% for Greater Sydney in 2016³². These figures point towards a shortage of affordable rental housing available throughout the LGA, as well as a shortage of more affordable rental housing products such as smaller studio and one bedroom apartments.

4.2.2.6 Seniors living and 'Ageing in Place'

Hunter's Hill has a very high proportion of the population aged 55 and over. Seniors living and aged care facilities which provide housing for approximately 593 residents are detailed below.

Table 4.7 Residential aged care facilities, Hunter's Hill

RACF	Address	Capacity (beds)	Retirement units
Sir Moses Montefiore Jewish Home	118-120 High Street, Hunter's Hill	330	0
The Heritage of Hunter's Hill	35 Gladesville Road, Hunter's Hill		49
Twilight Aged Care	D'Aram Street / Ferdinand Street		12
IRT Woolwich (Marist Sisters)	11 Gladstone Avenue, Woolwich	40	10
Hunter's Hill Lodge	43 Gladesville Road, Hunter's Hill		20*
Wurley Court (Vasey Housing Association)	8 Passy Avenue, Hunter's Hill		36
St Anne's Nursing Home (Catholic Care)	1 De Milhau Road, Hunter's Hill	44	
St Joseph's Nursing Home (Catholic Care)	41 Gladesville Road, Hunter's Hill	52	
Totals		466	127

Table note:* Assumed dwellings

²⁶ Communities and Justice, Rent and Sales Report, March Quarter 2020

²⁷ Ibid

²⁸ Ibid

²⁹ .id community, Hunter's Hill Municipality I community profile

³⁰ Communities and Justice, Rent and Sales Report, June Quarter 2020

³¹ Ibid

³² .id community, Hunter's Hill Municipality - community profile

4.2.2.7 Social Housing and Affordable Housing

Social Housing

Social housing is secure, affordable housing for people on low incomes who have a housing need. To qualify for social housing, tenants must be on very low to low incomes, need to support to live independently and/ or have been unable to find affordable housing in the private market. Social housing includes public, community and Aboriginal housing. Public housing is generally owned by Department of Communities and Justice (DCJ formerly known as Family and Community Services) and is mostly managed by nongovernment organisations (such as St George Community Housing).

Broadly, social housing includes public housing properties managed by State and local government, not-for-profit and non-government registered housing organisations³³. In the Hunter's Hill LGA, St George Community Housing is the major manager of social housing and caters to almost all social housing located in the LGA.

There are approximately 380 social or community housing properties in Hunter's Hill and in 2016, approximately 6.2% of Hunter's Hill households were housed in government-provided housing, higher than the average in Greater Sydney (4.6%)³⁴. This contrasts with Hunter's Hill being one of the top 10 areas when ranked by Socio-economic indexes, in Australia³⁵. Notwithstanding, the high proportion of social housing within the LGA is typically inaccessible to people on modest incomes, resulting in a supply gap of affordable housing.

Hunter's Hill Council does not currently own or manage any community or affordable housing, nor has Council provided or partnered to deliver any affordable housing in the locality. This is due to the absence of any formalised planning mechanism (such as an Affordable Housing Contribution Scheme under SEPP 70) that is authorised and then reflected in Council's LEP.

To date, Council is unaware of any plans to redevelop the existing social housing stock within the LGA.

Affordable rental housing

Critically, social housing differs from 'affordable housing'. Unlike social housing which is often provided by governments or not-for-profit organisations and intends to support vulnerable people in the community, affordable housing may be provided as a private rental, managed by a private entity or not-for-profit organisation, and is available to a larger portion of the community with a broader range of household incomes. Affordable rental housing may also be provided to support 'key workers' within a locality (i.e nurses or teachers within proximity of their place of work).

In recent years, there has been a greater emphasis on affordable rental housing provisions in the Greater Sydney area, with some councils requiring a portion of new residential developments be designated for affordable housing to be rented at below market rate, managed by the developer or a third party.

Affordable rental housing seeks to achieve a better 'housing affordability' within the community. Housing affordability broadly refers to the proportion of household income spent on accommodation, either as rent or a mortgage. Housing affordability is influenced by many factors, including the supply and demand for housing within a locality. These terms are also defined in the glossary (refer to Appendix A).

4.2.2.8 People Requiring Assistance

People who require assistance generally have a severe or profound disability. Hunter's Hill has one of the highest proportion of people who require assistance with around 6% (844) of community members of the Hunter's Hill LGA requiring some assistance in their daily lives, compared to the Greater Sydney and Australian averages of 4.9% and 5.1% respectively.

Council's Disability Inclusion Action Plan was developed as part of the Regional Disability Inclusion Action Plan (2017) with Lane Cove Council and the City of Ryde to maximise the benefits and resources for people with a disability in the community. This includes actions for affordable and adaptive housing in Hunter's Hill.

³³ Communities and Justice, Applying for Social Housing

³⁴ Ibid

³⁵ Australian Bureau of Statistics (2016) Census of Population and Housing

4.3 Housing Supply

4.3.1 Current Supply Trend

DPIE publishes data on the number of detached and multi-unit dwelling approvals (since 1991) and net dwelling completions. The data shows that 1,813 dwellings between July 1991 and June 2020 have been approved in Hunter’s Hill with an average of 62.51 per year³⁶.

Over the past 5 years, 156 dwellings have been approved in Hunter’s Hill with an average of 31.2 dwellings per year³⁷. The slower uptake of housing in Hunter’s Hill over the last 5 years compared to the 29-year average is reflective of the limited land capacity in Hunter’s Hill and the high costs associated with the area.

Of the 1,813 dwellings approved in Hunter’s Hill, 52% of dwellings were multi-unit and 48% were detached dwellings. Over the last 5 years, the proportion of multi-unit dwellings to detached dwellings has increased to 64% and 35% respectively.

Hunter’s Hill has the smallest number of approvals over the last 5 years compared to LGAs in the Northern District such as Lane Cove (3,190 dwellings), North Sydney (2,362 dwellings), Ryde (10,141 dwellings) and Mosman (216 dwellings).

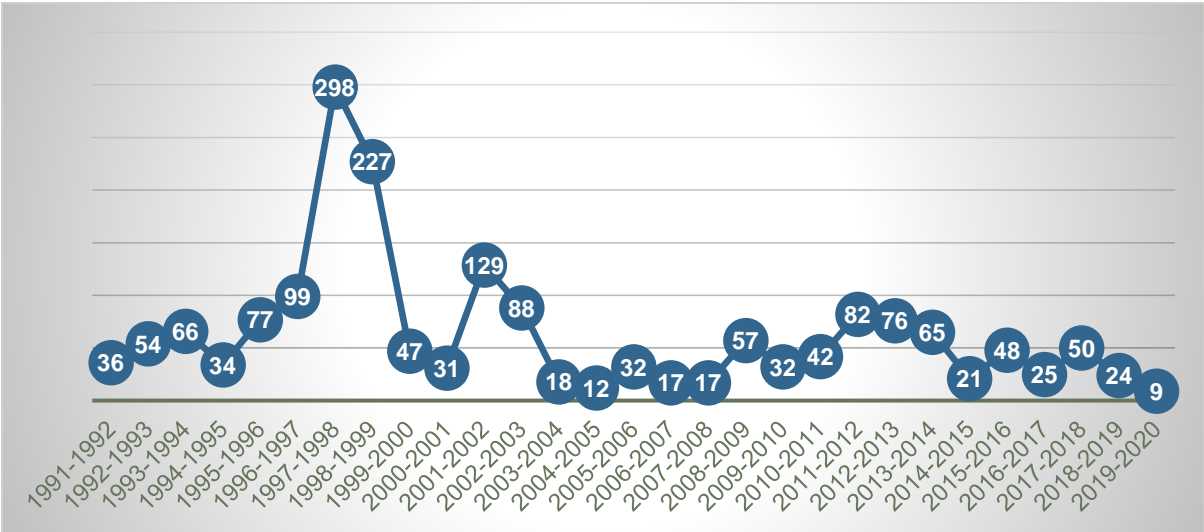


Figure 11 Total dwelling approvals, Hunter’s Hill 1991/92-2019/20

(Source: Data NSW, Greater Sydney Regional Housing Activity)

Similarly, the number of net dwelling completions in Hunter’s Hill is much lower than other Northern District LGAs. Since 2012/2013, 305 additional dwellings have been completed in Hunter’s Hill at an annual average of 38.1 dwellings per year, and 27.4 over the last 5 years³⁸. Over this period 86% of these dwelling completions have been for multi-unit dwellings with only 14% being for detached dwellings.

³⁶ Data.NSW (2020) Greater Sydney Regional Housing Activity
³⁷ Ibid
³⁸ Ibid

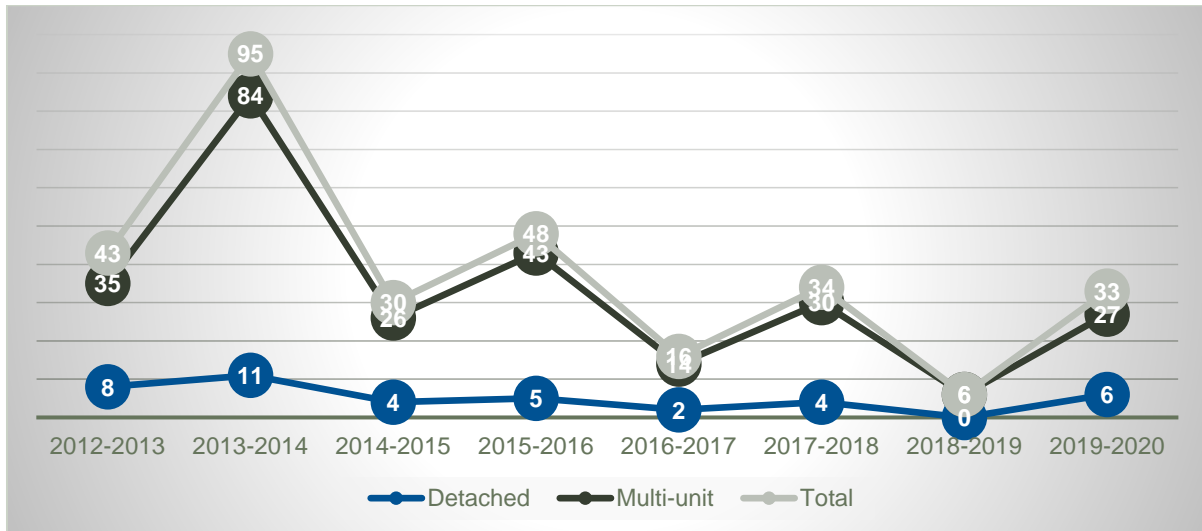


Figure 12 Total dwelling completions, Hunter's Hill 2012/13-2019/20

(Source: Data NSW, Greater Sydney Regional Housing Activity)

The difference between the dwelling approvals and dwelling completions is reflective that not all dwelling approvals contribute to additional housing (i.e. demolition and rebuild of a detached dwelling with no additional dwellings), or the approved dwelling does not go ahead which may be due to financial reasons. It is also worth noting that NSW DPIE data does not include approval and completion data for non-standard dwelling types such as granny flats.

Over the last 5 years, Hunter's Hill Council processed approximately 200 Development Applications per year. As highlighted above, 31.2 dwellings are approved by Council within the LGA (inclusive of demolition and rebuild development applications) and on average 3.6 secondary dwellings are approved in Hunter's Hill LGA over the last 5 years. As such, around 70% of Development Applications processed by Hunter's Hill Council are not for construction of dwellings and include a number of proposals such as alterations and additions to existing buildings, tree removal, secondary dwellings, change of use, internal fit outs and subdivisions. This is largely due to the extensive application of Heritage Conservation Areas throughout the LGA which limits the ability for minor works to be sought through a Complying Development Certificate approval pathway. Approval for these works is therefore provided by Council.

4.3.2 Capacity Under Existing Land Use Controls

In Hunter's Hill, there is very limited public and private lands in the area which is ready and available for new development or redevelopment. All future development will be required on sites where there is already existing development, also known as brownfield development.

As is further evidenced in section 2.4, the unique natural and built environmental constraints have restricted development density in Hunter's Hill LGA. As a result, planning controls such as building height limits and floor space ratios have responded to these constraints as well as supporting greater development density in strategic locations.

To inform the LHS, a targeted capacity assessment was conducted considering the residential capacity for additional housing in Hunter's Hill LGA under existing zoning and development standards as prescribed by the Hunter's Hill LEP 2012. The zones assessed were:

- R3 Medium Density Residential
- B4 Mixed Use land use zones

Existing capacity assessment excluded heritage and strata titled properties as well as properties unlikely to be developed such as existing multi-dwelling developments, committed community uses and places of public worship.

As most of the land within the LGA that is zoned B4 or R3 land use zones falls within a Heritage Conservation Area (HCA), or is at development capacity, the assessment found that there is a limited

number of sites that hold additional capacity for redevelopment or increased density under current planning controls.

The assessment identified net dwelling capacity under existing controls to be less than 150 dwellings. While theoretically possible, realistically, additional factors such as land and property value in Hunter’s Hill LGA, lot size/formations and demand would limit a number of these sites in the short term. Ultimately, the decision to redevelop a parcel of land is dependent on market conditions and the direction taken by the landowner.

The limited capacity calculated under existing land use controls and historical builds is also reflected in the DPIE’s housing projections (demographically derived) that indicate growth of only 75-82 dwellings by 2041.

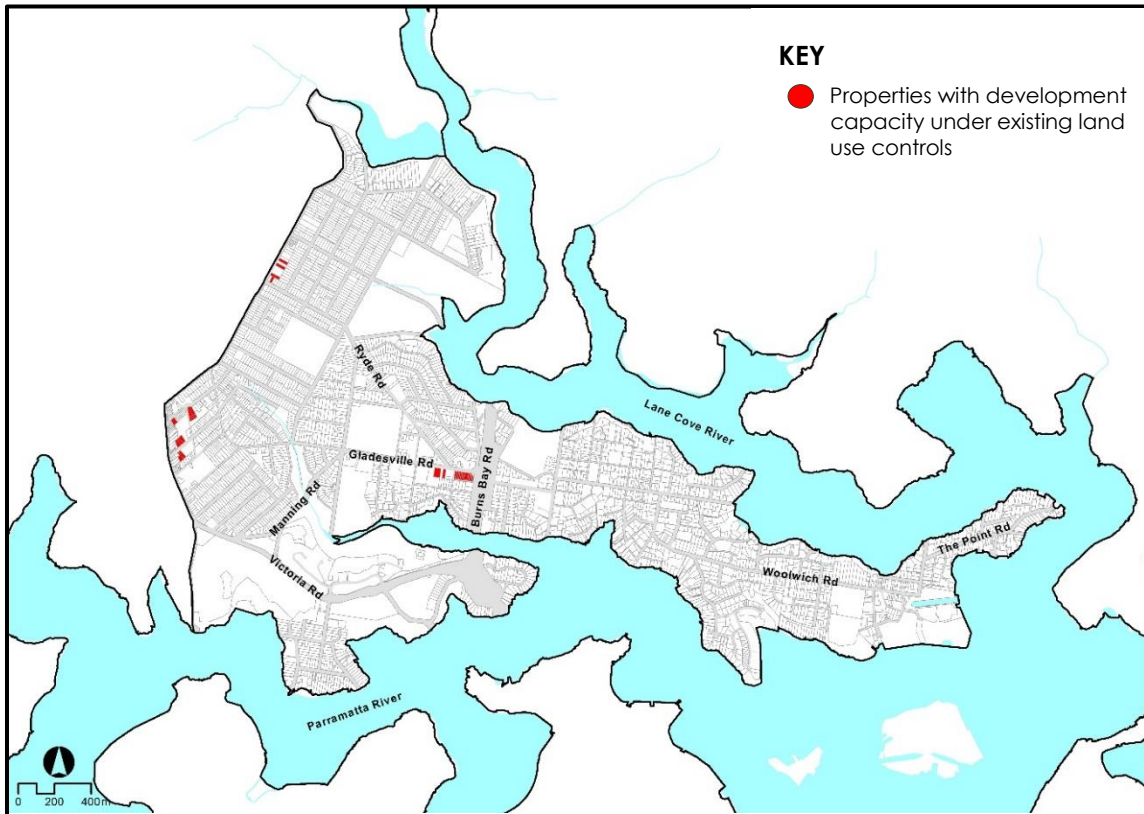


Figure 13 Lots identified as having additional residential capacity under the existing planning controls (Source: Hunter’s Hill LSPS with Aurecon overlay)

4.3.3 Development Pipeline

Gladesville Town Centre at the south-western edge of the LGA is a major focus for new development and commercial growth, owing to its proximity to major transport corridors, mass transit and other strategic centres in Ryde. There are currently several mixed-use developments in the pipeline for Victoria Road Gladesville subject to existing planning approvals. Whilst not all approved developments are seen through to construction, development pipeline data informs an understanding of how Hunter’s Hill LGA is tracking against the GSC North District Plan housing targets and the DPIE dwelling projections.

Table 4.8 Hunter’s Hill development pipeline

Development approved	Details	Suburb
DA2013-1071	5 storey mixed-use development comprising 2 levels of retail/commercial and 12 residential units (3x1 bed, 8x2bed, 1x3bed)	Gladesville
DA2017-1183	5 storey shop-top housing development including 13 residential units (11x2 beds 3x3bed)	Gladesville
DA2017-1197	Shop-top housing development consisting of 30 residential units, 10 retail units and 66 car parking spaces	Gladesville
DA2017-1199	Shop-top housing development consisting of 24 residential units, 3 retail units and 1 commercial unit and 44 car parking spaces (9x1bed, 14 x 2bed, 1x3 bed)	Gladesville

Development approved	Details	Suburb
Total development pipeline	79 residential units	Gladesville

4.3.4 Future Housing Need

Based on the projected population prepared by DPIE for Hunter's Hill (14,431) and the average household size (2.80) in 2041, approximately 5,151 dwellings would be needed in Hunter's Hill. In 2016, there were 5,076 dwellings, and so it is estimated that an increase of dwellings would be required to meet the projected population growth in Hunter's Hill by 2041.

Additionally, a change to the local demographic suggests a need for greater housing diversity, reflected by the declining household size and ageing population. Specifically, this suggests a future demand for fit-for-purpose dwellings that support an ageing population, including an increase of smaller dwellings alongside traditional retirement living models.

DPIE has also published 'implied dwelling' projections for Hunter's Hill, which is a measure of likely household demand based on projected population growth and household numbers. The implied dwelling targets for Hunter's Hill was 5,539 in 2016 and estimated to be 5,621 in 2041, which results in an implied required increase of only 82 dwellings from 2016 to 2041.

4.3.5 Housing Supply Targets

The North District Plan (GSC, 2018) sets five-year housing targets for each LGA based on the District's dwelling needs and existing opportunities to deliver supply. The definition of a 'dwelling' includes detached houses, apartments, granny flats and independent retirement units.

Hunter's Hill's 0-5 year housing target (**2016-2021**) is 150 dwellings, approximately 30 dwellings per year. Expected dwelling completions to 2021 in Hunter's Hill, based on actual dwelling completions from 2016/17 to 2018/19 and forecast dwelling completions from 2019/20 and 2020/21, is estimated at 121 dwellings.

Each council is to develop a 6-10 year housing target with the Greater Sydney Commission (GSC) for each local government area, which is to assist in meeting the District's longer term 20-year housing demand.

4.4 Land Use Opportunities and Constraints

4.4.1 Heritage and Conservation Areas

The vast majority of Hunter's Hill LGA is recognised for its heritage significance with 70% of the LGA located within conservation areas. There are 515 local heritage items and seven conservation areas listed in the Hunter's Hill LEP. Nine state heritage items are also located within the LGA. These heritage items embody the European History of Hunter's Hill and include buildings, houses, public institutions, escarpment terraces, gardens, wharf remains, taverns/hotels, parks, schools, remains, stone walls, trees and landscapes.

Places of Aboriginal and Torres Strait Islander significance are not listed in the same way as European heritage. Consultation with the Local Aboriginal Land Council, any traditional owner groups and the Department of Environment, Energy and Science is required on matters which may affect their connection to Country. There are 51 recorded Aboriginal sites within the LGA. These sites are registered on the Aboriginal Heritage Information Management System (AHIMS) managed by Heritage NSW.

Remnant bushland of Kelly's Bush, for example, includes evidence of native vegetation and sites of Aboriginal cultural heritage significance. Remnants of the pre-settlement landscape can also be found along the Parramatta River and are representative of the broader foreshore and natural heritage values likely to hold high significance for the Aboriginal people of coastal Sydney.

4.4.2 Foreshore and River Front Areas

Hunter's Hill is surrounded by ecologically valuable waterways and water dependent ecosystems. Maintaining and enhancing waterways and foreshore areas is a key responsibility of Council which has led to limiting and controlling development on river foreshore areas.

The LGA has about 17 kilometres of foreshore along Parramatta River and Lane Cove River. Both rivers are of ecological, recreational and scenic value to Hunter's Hill. The foreshores of Hunter's Hill are therefore protected in the provisions of the LEP, via a foreshore building line setback (15 metres) and scenic protection provisions for river front land (60 metres setback).

These provisions aim to protect the natural foreshore processes, aesthetic character and amenity of these areas.



Heritage within Hunter's Hill



Foreshore views within Hunter's Hill



Open space within Hunter's Hill



Built form character within Hunter's Hill

4.4.3 Bushland and Riparian Land

Bushland and riparian land are an important part of Hunter's Hill's natural heritage and sense of place which is valued by locals and visitors alike. The retention and management of remnant vegetation and bushland is essential in protecting flora and fauna which contributes to the biodiversity and amenity. Given the small size of bushland and riparian land within the LGA, these areas are to be protected to ensure the continued enjoyment of these areas.

4.4.4 Traffic, Transport and Parking

Hunter's Hill is isolated from mass-transit options such as train and light rail. Further, linkages to mass-transport services such as SydneyMetro, heavy rail and high frequency ferry services are limited. The area relies on the high-frequency bus services running along Victoria Road. The finger-like peninsula of Hunter's Hill poses congestion issues for bus and car transport on the eastern extent of the LGA. The unique landform of Hunter's Hill (suburb) and Woolwich restricts traffic in these areas with limited road corridors. Existing demands on the road network and a lack of alternative routes pose challenges to increased housing density in these areas.

Victoria Road is also recognised to experience congestion during peak AM and PM hours. Transport for NSW has indicated that new developments along Victoria Road should not restrict traffic and public transport operations along the key transit corridor.

A shortage of car parking is also an ongoing issue across Hunter's Hill for business, residents and visitors, particularly those utilising ferry services from Woolwich Wharf. Council is currently developing a car parking strategy for the LGA for the roads it controls to better manage traffic congestion. Sydney Ferries runs limited services from a select number of public wharves.

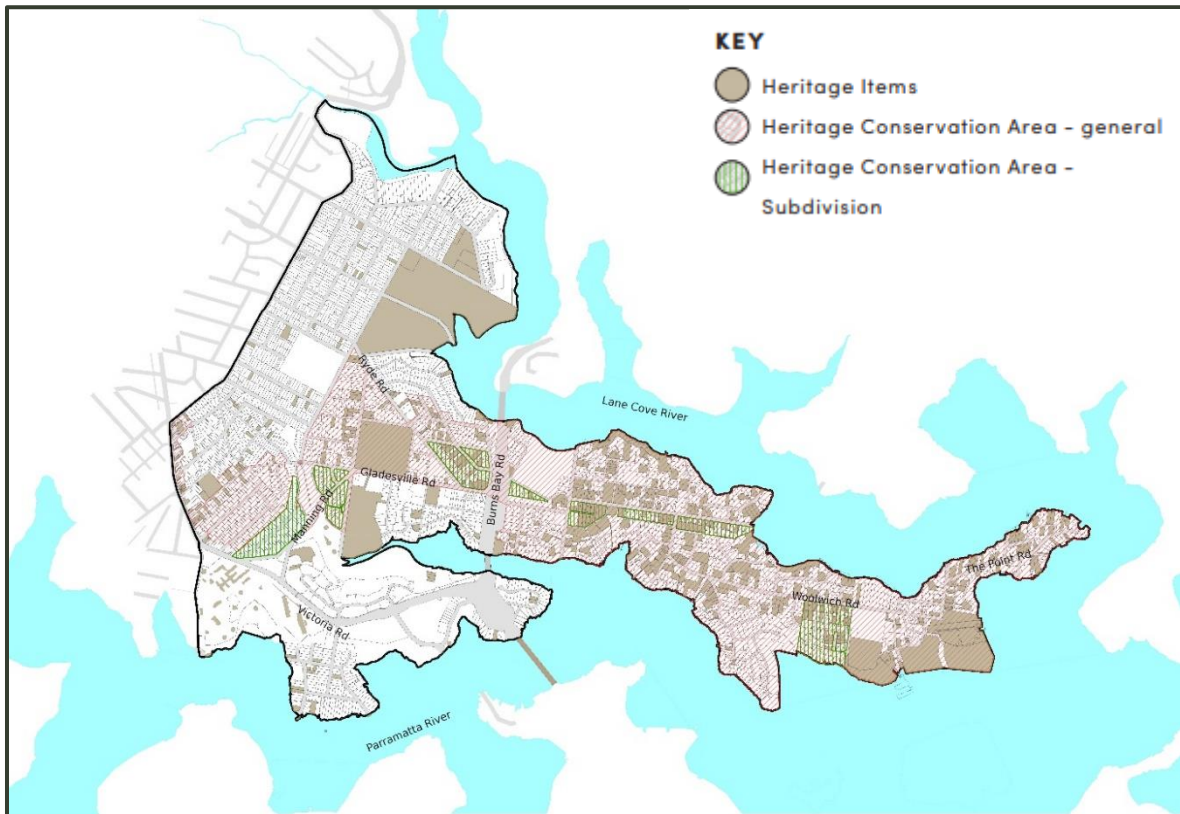


Figure 14 Hunter's Hill's heritage (Source: Hunter's Hill LSPS and LEP 2012)

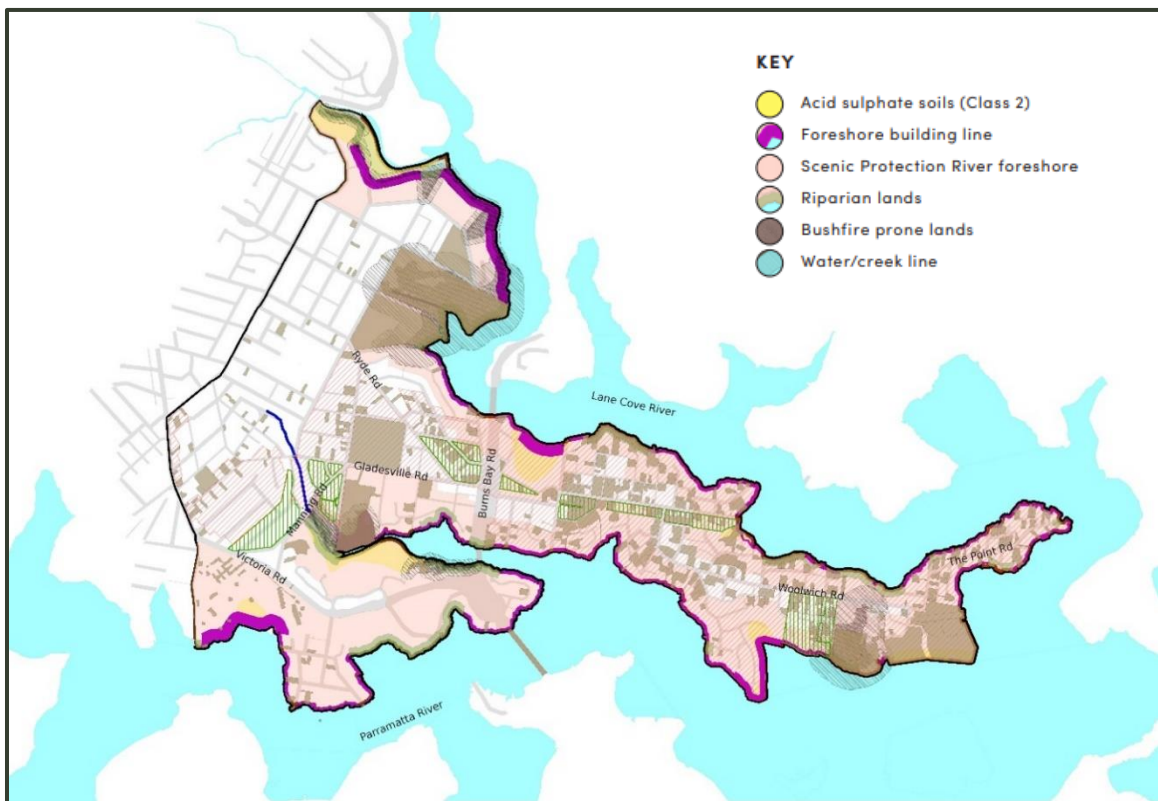


Figure 15 Hunter's Hill's sensitive land (Source: Hunter's Hill LSPS and LEP 2012)

5 Future housing

5.1 Introduction

An analysis of the evidence base, including sustained trends in population, property prices, demographics and community mix provides insights into the level and type of demand for housing and associated services and infrastructure. Hunter's Hill's significant ageing and middle-aged population will translate to considerable demand for good quality homes, including retirement living, that enables older residents to remain in the LGA whilst keeping engaged and active. Hunter's Hill will likely continue to be an attractive location for young professionals and families, whose housing decisions revolve around affordability, sustainability and liveability and who are also attracted to renting and apartment living.

Much of the Hunter's Hill community maintain a longstanding connection with the locality and their respective local centres. The community's aspirations for place and liveability are reflected in the CSP and LSPS. These documents have informed the objectives and priorities for future housing reflected in this LHS. These aspirations centre around the protection of the natural environment and heritage, promotion of vibrant local centres and support for development that is compatible with an existing character.

With population growth projected to remain steady relative to the small size of the council area, there is an opportunity for Council to prioritise planning controls and a regulatory regime that targets higher quality dwellings, fit-for-purpose dwellings that respond to the needs of the community. New housing can form the focus for delivering dwelling typologies that are best placed to support social, community and wellbeing outcomes with flow-on effects for interrelated policy areas.

5.2 Analysis of the Evidence Base

5.2.1 Housing Supply Gaps

In addressing the housing supply gaps, there is an inherent relationship between housing diversity, housing affordability and the specific needs of a changing demographic that drives current and future demand. In addressing supply, availability of land and development feasibility remain a key issue in the Hunter's Hill LGA. Accordingly, this LHS explores the potential of existing land use to facilitate residential development that suits the changing needs of the local community. Specifically, the LHS explores where and how greater housing diversity, by way of smaller dwellings and apartments, may be delivered at strategic locations within the LGA. The ability of lands to support future development is also explored in line with the LHS Vision, detailed in Section 1.3.

Hunter's Hill LGA is projected to have a slight decline in population to the year 2041 with 225 less people within the LGA. As identified in the evidence analysis in Section 2.2, a greater number of lone person households and couple only households are projected in 2041 with a decline in couple with children households and multiple/other family households, which will lead to a slight increase in total dwelling numbers. The average household size is also projected to fall from 2.89 to 2.80.

To inform a benchmark, the calculation of total population divided by household size means additional dwellings are required in the Hunter's Hill LGA. DPIE has also provided an implied dwelling requirement of 82 dwellings for the Hunter's Hill LGA, however, it is noted that the true demand for additional dwellings incorporates many other factors including land use, service delivery, infrastructure investment, economic development and strategic planning.

The GSC housing target for Hunter's Hill is 150 dwellings between 2016-2021 (0-5 year target) and 150-200 dwellings between 2021-2036 (6-10 year target). On average, this would require an additional 30 to 35 dwelling completions per year for the LGA to meet the GSC housing targets.

Over the last 5 years, the Hunter's Hill LGA has averaged 31.2 dwelling approvals and 27.4 dwelling completions per year. By this rate, Hunter's Hill would appear on track to meet housing demand (population divided by average household size), however, would not meet the GSC housing targets, requiring an average of 35 dwelling completions (minimum) per year. It is also projected that the number of households is expected to decline from 2016 to 2021 before increasing to 2041.

Importantly, the GSC housing target is higher than the likely dwelling demand based on the revised projections provided by DPIE. DPIE's implied dwellings, population projections and the GSC's 6-10 year housing targets are not necessarily aligned as each are different measures applied within the current NSW strategic planning regime. Negative population growth does not necessarily correlate with negative implied dwelling demand as dwelling demand figures, in addition to overall population, are based on household composition and occupancy rates. The GSC's 6-10 year housing target is based on anticipated dwelling delivery as well as potential strategic opportunities for growth.

Assuming an average housing supply between 27 and 30 dwellings per year, by 2041, Hunter's Hill would deliver between 540 and 600 additional dwellings, which would either result in a gap of 60 dwellings or no supply gap (minimum requirements of GSC housing targets).

Table 5.1 Hunter's Hill 2041 population and housing summary

Hunter's Hill by 2041	DPIE (to 2041)	GSC (from 2016-2036)
Projected population	14,431 people	-
Implied dwelling projection/target to	82	0-5 year (2016-2021) = 150 6-10 year (2021-2026) = 150-200* 10-15 year (2026-2031) = 150-200* 15-20 year (2031-2036) = 150-200* 20-25 year (2036-2041) = 150-200*
Annual benchmark	4-5 dwellings per year between 2021-2041	30-32.5 dwellings per year between 2016-2036

Table note:

* Assumed rate based on trends of previous five year period, to be confirmed in consultation with the GSC.

5.3 Annual Benchmark

Forming an annual benchmark allows Council to monitor the delivery of housing targets over the next 20 years. This benchmark assumes the conditions which have supported current dwelling completion rates remain the same over the next 20 years. However, consistent development conditions are unlikely over the next 20 years due to:

- Depletion of lands deemed suitable to accommodate new developments of medium-high densities;
- Uncertain economic and market impacts during and following COVID-19; and
- Ongoing environmental impacts of increased residential densities (i.e. traffic management).

5.4 Areas with Potential Future Capacity

Hunter's Hill is the smallest LGA in NSW by geographical area covering an area of 6 square kilometres. Given the LGA's unique geography and existing cultural, scenic and environmental attributes, there is limited development capacity within the LGA. Adding to this, there is a need to ensure that new development is compatible with local character, environmental and scenic values and existing infrastructure.

In supporting the GSC goal of achieving a 30-minute city, any future housing should be concentrated in and around existing the centres within Hunter's Hill to maximise utility of existing infrastructure and services as well as presenting opportunities for investment in new infrastructure to create local jobs to improve employment containment.

Consequently, three key centres present the greatest opportunity for future housing growth:

- Gladesville Town Centre
- Hunter's Hill Village
- Boronia Park

In addition to these centres, two key strategic sites have been identified as presenting longer-term opportunities for future housing growth and delivery of in-demand dwelling typologies, including retirement living, aged care and affordable housing. These are:

- Former Gladesville Hospital site
- Montefiore Seniors Living site

The revitalisation of the former Gladesville Hospital Precinct has been identified by NSW Health for potential future strategic redevelopment in the medium term, notwithstanding the significant heritage and environmental constraints that apply to the site. The Gladesville Hospital is a large historic land parcel that has remained in the ownership of NSW Health since the site ceased to operate as a hospital in the late 1990s. It is anticipated that the redevelopment of the site will be guided by a long term integrated master planning to deliver a revitalised hospital site compatible with nearby uses and zones.

Similarly, Montefiore Jewish Care owns a large seniors living site with potential to undergo master planning and redevelopment to meet considerable anticipated demand in the area for retirement living. Other established seniors living sites could also undergo a similar redevelopment, with the Montefiore site used in this document as a scenario case study.



Montefiore Jewish Care facility



Montefiore Jewish Care grounds

5.5 Housing Delivery Mechanisms

The North District Plan (GSC) emphasises the need to facilitate a steady housing supply pipeline to sustain population growth and changing demand in Greater Sydney over the next 10 to 20 years. Housing is a shared responsibility between multiple State agencies and all levels of government, including local government. Housing policy, strategy and statutory planning mechanisms can influence the delivery of housing in a targeted fashion, but many other factors also drive housing outcomes. Some of the key factors that influence the supply, diversity and availability of housing include economic policy, financial systems and market confidence, population trends and movement, liveability, desirability and amenity, planning, development history in certain areas as well as global downturns such as COVID-19.

In Hunter's Hill, extremely limited housing supply within the context of an established area, high demand for the 'garden suburb' lifestyle near the CBD and high land value, combined with property patterns have led to a small number of new dwellings being delivered annually over the past 10 years. Hunter's Hill Council has an important role to play in supporting a sustainable pipeline of housing supply in the locality. This is primarily enacted through the application and management of the local statutory planning scheme and environmental planning instruments (LEPs and DCPs). The capacity and potential for development within the LEP controls directly govern the scale, density and form of future development as well as signalling to the market (developers and housing consumers) that sites within an area are deemed appropriate for accommodating future housing growth. The DCP can further shape the characteristics and typology of future development, with controls based on detailed urban design analysis, desired future character, heritage qualities and building standards relevant to Hunter's Hill.

Beyond the planning system side, Council can also play a role in supporting the success of new housing in the LGA, through planning and providing for open space, community infrastructure and essential services that support new growth. Council can also partner and establish strong relationships with key stakeholders that manage important housing products and services, such as aged care providers, NSW Health and affordable and social housing providers.



Figure 16 Factors that influence housing supply and demand

(Source: A Housing Strategy for NSW – Discussion Paper May 2020)

5.6 Statutory Planning Delivery Mechanisms

Table 5.2 and Table 5.3 outline the planning mechanisms available to Council to support the delivery of greater diversity and affordability of housing, followed by an evaluation of suitable options for Hunter’s Hill.

Table 5.2 Statutory housing delivery mechanisms

Statutory Housing Mechanism	Explanation of mechanism	Application to Hunter’s Hill
Hunter’s Hill Local Environmental Plan 2012	Principal planning instrument for Hunter’s Hill. The LEP planning controls directly influence housing delivery, development feasibility and future planning. Amendments to zoning and built form controls (height, FSR, building footprint) are necessary to increase housing supply within the LGA.	Zones that permit dwellings under the Hunter’s Hill LEP are: <ul style="list-style-type: none"> ■ R2 Low Density Residential and R3 Medium Density Residential ■ B1 Neighbourhood Centre and B4 Mixed Use
SEPP (Affordable Rental Housing) 2009 (ARHSEPP)	The ARHSEPP was introduced to encourage the provision of new affordable housing developments and where low-cost housing is lost, requiring a monetary contribution to offset the impact. The ARHSEPP applies to all LGAs in Greater Sydney including Hunter’s Hill and provides bonus floorspace provisions if new development provides a portion of new stock as affordable housing for a fixed-term of 10 years.	Since the introduction of the ARHSEPP in 2009, Hunter’s Hill Council has not utilised this policy to support the delivery of affordable housing. This is partly due to the low rate of displacement of houses due to new developments (little low cost housing loss). The majority of new dwellings delivered have been multi-unit (86% since 2012/2013). Provisions of low-cost housing significantly impact overall development feasibility for proposals with low housing yields. This is further impacted by current planning provisions within the Hunter’s Hill LEP.

Statutory Housing Mechanism	Explanation of mechanism	Application to Hunter's Hill
SEPP 70 - Affordable housing (Revised Schemes)	SEPP 70 allows Council to require an affordable housing dedication (of land or dwellings) or contribution (of money) as part of the development approval process in specified precincts. This requires the preparation of an Affordable Housing Contribution Scheme that is authorised and then reflected in a council's local environmental plan/s. The scheme must include an Affordable Rental Housing target (5-10% of new residential floor space) to be approved by DPIE per the requirements set out in the EP&A Act, s7.32. SEPP 70 enables a council to consider and apply to use the Act's inclusionary zoning provisions that would otherwise not be available to them.	Hunter's Hill does not currently have an Affordable Housing Contribution Scheme under SEPP 70 that is reflected in the LEP. In order for Council to levy contributions towards affordable housing a scheme needs to be developed with reference to this LHS, authorised by DPIE and the LEP amended to reflect the revised zoning provisions and contribution rate.
SEPP (Exempt and Complying Development Codes) 2008 (Codes SEPP)	The Codes SEPP was introduced to streamline and fast track complying development with a particular focus on residential houses and low-rise development. The Codes SEPP works in tandem with the Housing Code. In Hunter's Hill this only applies to the limited areas of lands within Hunter's Hill that are not subject to heritage conservation overlays and other development standards such as minimum subdivision lot size. It is anticipated that the Codes SEPP will continue to apply and be an available development avenue for complying development in areas not subject to local exemptions.	An estimated 10 dwellings per year have been approved under the Codes SEPP in Hunter's Hill since the introduction of the policy. The Codes SEPP sees modest-sized, single-storey family homes being replaced with large two-storey development, thus not altering the housing density but in many cases depleting the suburb of much needed tree canopy and green space. Hunter's Hill is one of many local councils in Greater Sydney that have expressed concern and promoted reform to reduce the impact of the Codes SEPP and accompanying design guidelines and the implications for service delivery, infrastructure planning and the loss of suburban character. Exemptions from or amendments to the Codes SEPP are required and prohibition of multi dwelling housing in R2 low density areas and an increase to the minimum lot size for dual occupancies to manage the location of housing growth and impacts on the special character of Hunter's Hill. Expansion of heritage conservation areas to important areas of low density heritage significance will protect housing that makes a greater contribution to the type of housing required in Hunter's Hill than Codes SEPP development that might otherwise replace it.

Statutory Housing Mechanism	Explanation of mechanism	Application to Hunter's Hill
SEPP (Housing for Seniors or People with a Disability) 2004 (SEPP SPWD)	<p>Originally known as SEPP 5 or the Seniors Living SEPP, SEPP SPWD is the State planning policy at deals with housing for older people and people with a disability. Its objective is to encourage and increase the supply of housing that meets the needs of the elderly or those living with a disability. Hunter's Hill is home to several seniors living facilities (see Table 4.6). These sites will continue to be in high demand due to the significant ageing population and finite supply of suitable and compliant locations for seniors living developments.</p> <p>In 2019 the SEPP was amended to ensure that the Seniors Housing SEPP does not apply in Heritage Conservation Areas in Greater Sydney until 1 July 2020. This amendment allows councils to ensure seniors housing provisions align with their local strategic plans.</p> <p>Once councils have completed their strategic planning and community consultation, they will be able to choose how the Seniors Housing SEPP applies in heritage conservation areas in their local government area.</p>	<p>SEPP SPWD will continue to apply to selected areas in Hunter's Hill, however due to the lack of available land and compliant sites there are limited opportunities for new seniors housing sites to be delivered through the SEPP SPWD. Importantly, SEPP SPWD does not currently apply in heritage conservation areas. A more realistic approach to providing for seniors living may be to explore redevelopment and capacity uplift at established seniors living sites. Many of the facilities operating in Hunter's Hill occupy large land parcels and are operating at full occupancy rates with the incentive to expand.</p>
SEPP 65 and Apartment Design Guideline	<p>SEPP 65 aims to improve design quality of residential apartment development in NSW establishing a state-wide approach to the design and assessment of apartment buildings. The SEPP is accompanied by an Apartment Design Guide (ADG) which provides design criteria and guidance on the development of apartment buildings. The intent is future residential apartments are delivered through improved design quality and continues to ensure sustainability, accessibility, amenity, safety, affordability and efficiency.</p> <p>The ADG specifies a number of design requirements for apartments and apartments buildings including apartment sizes, apartment mix, building setbacks, communal and private open space and solar and daylight access.</p>	<p>Council will continue to implement SEPP 65 and the accompanying Apartment Design Guide in the design and assessment of residential flat buildings and shop top housing in Hunter's Hill. SEPP 65 is currently referenced in the relevant sections of the Hunter's Hill DCP.</p>

Statutory Housing Mechanism	Explanation of mechanism	Application to Hunter's Hill
Proposed Housing Diversity SEPP (Under consideration)	The proposed Housing Diversity SEPP aims to facilitate the delivery of diverse housing that meets the needs of the state's growing population and support the development of a build to rent sector. The SEPP will consolidate three housing SEPPS (SEPP SPWD, SEPP 70 and ARHSEPP) and update some planning provisions in an effort to support residential diversity in the housing market.	<p>Council provided a response to the proposed Housing Diversity SEPP for DPIE consideration. Council broadly supports the preparation of the new combined SEPP to facilitate delivery of diverse housing in the LGA.</p> <p>There are implications for the LEP and DCP review of the Housing Diversity SEPP, including new definitions of housing types (build-to-rent, student housing and co-living) and a proposed re-application of local development standards (LEP) to new seniors living developments. To date, the Seniors SEPP allows development for the purpose of seniors housing to be carried out 'despite the provisions of any other environmental planning instrument'.</p> <p>In the new SEPP it is proposed that the development standards in the Seniors SEPP could be varied using clause 4.6 of the Standard Instrument LEP, but only to a maximum of 20%.</p>
Voluntary Planning Agreements (VPAs)	VPAs are legal agreements between developers and planning authorities, such as councils or DPIE, permitted under Section 7.4 of the EP&A Act. Public benefit must be derived through a voluntary offer from an applicant or developer. Many Councils establish a VPA policy that outlines the mandated use and application of funds or works obtained through a VPA. For instance, Waverley Council mandates that 10% of all planning agreement contributions form a monetary contribution to Waverley's Affordable Housing Program fund, whilst 90% of funds go towards capital works in the immediate vicinity of the development. By these means Waverley has accrued \$2.4 million in capital for affordable housing since adopting the policy in 2014.	For Hunter's Hill Council it is not common to enter into VPAs, nor is there any formal Council policy in place that mandates the funding split and share of any VPA contributions received. In future Council could look to adopt a VPA policy and incorporate a mandated split of any contributions received to go into an established fund for affordable housing or specialist housing, balanced with other capital works or community services budgets.

5.7 Non-statutory Housing Delivery Mechanisms

Table 5.3 Non-statutory housing delivery mechanisms

Non-Statutory Mechanisms	Explanation	Application to Hunter's Hill
Hunter's Hill Development Control Plan 2013	<p>The DCP is Council's primary policy that applies to housing design. The Hunter's Hill DCP contains provisions that address detailed design issues as well as identifying special character areas and key sites. The DCP aims to achieve good built outcomes at the individual lot, block and precinct level. Revisions to the DCP provisions are an important step towards improving the design quality of new housing developments and ensuring good outcomes for adapting existing stock and guiding infill development.</p>	<p>Whilst a non-statutory document, the DCP gives effect to the statutory planning scheme and works in tandem with the LEP controls.</p> <p>The revised DCP will provide detailed guidance for the key sites earmarked for future growth and redevelopment. The DCP will also cross-reference the provisions and development standards found in the relevant SEPPs.</p>
Local policy development	<p>Local policies, such as a unified street tree canopy policy, a local centres policy or a laneway revitalisation policy can instate LGA-wide guidance to the private and public sectors on the preferred approach to development and change. For mixed-use development or the development of key sites these policies can provide added certainty to the private sector regarding development standards and desired future character.</p>	<p>Two key policy gaps that have been identified in Hunter's Hill are heritage conservation area statements of significance and neighbourhood character statements.</p> <p>Preserving and shaping local character can be achieved through the local character statement process developed by DPIE. Outside heritage conservation areas Council can identify characters areas on a map. A character statement would identify objectives relevant to preserving or shaping the character in an area, with the goal of allowing for growth that was sensitive to the character of the area.</p>

Non-Statutory Mechanisms	Explanation	Application to Hunter's Hill
Amenity and community-based infrastructure projects	Hunter's Hill Council manages a small but valuable portfolio of public land and buildings currently used for service delivery, community-based organisations, recreational and sporting pursuits, commercial activity, passive open space, environmental management and car parking. Coordinated investment in community assets and Council-owned facilities have indirect economic and place-based benefits with flow on effects for housing outcomes. Delivery and maintenance of these assets and services must be sustained and improved upon in order to support future growth in housing and population in Hunter's Hill.	There are direct opportunities at Council-owned sites for Council to contribute to housing supply. Council is finalising the draft Community Infrastructure Plan (CIP) which outlines its approach to improved and expanded community services in Hunter's Hill. Council proposes to deliver new facilities centred around three (3) community hubs or precincts as well as at the key site near Gladesville Shopping Village. Council could capitalize on the opportunity to incorporate a housing offering via a public-private partnership or another innovative method. The CIP notes that these hubs could incorporate quality housing for older people seeking to downsize locally. The draft CIP is subject to Council consideration.
Local development partnerships	It is anticipated that the role of community housing providers, aged care providers and private sector developers will continue to grow into the future. Fostering relationships with these sectors, especially those who already have a strong local presence within Hunter's Hill, will remain an important Council function. Council's role is to advocate for the needs, aspirations and expectations of the community to these players in order to ensure that in demand housing types and developments are delivered in any future consents.	Community housing providers and aged care providers may acquire additional sites strategically and outside any affordable housing scheme introduced by Council. By remaining engaged with these decisions and planning for them, Council can support the important function of these organisations by keeping them informed of strategic planning activities and housing priorities.
Partnerships with State agencies on regionally significant projects	Owing to its size, location and population, Hunter's Hill has not historically played a significant role in State or regionally significant public development or infrastructure. Council has a number of key sites in the LGA that are ultimately the responsibility of State government to plan for and redevelop. However there is an opportunity for Council to plan proactively for public/private development in these locations that is sensitive to the surrounding character and responds to the housing needs of Hunter's Hill.	A significant regional development partnership that will emerge in 5-10 years is the former Gladesville Hospital Precinct. Council should routinely engage with State government about master planning initiatives for this site with a view to ensuring an outcome that serves the current and future community of Hunter's Hill, including potential housing outcomes.

5.7.1 Evaluation of Housing Delivery Mechanisms

An analysis of the evidence base and the available housing delivery mechanisms offers the following key findings:

- Hunter's Hill has a lack of affordable housing, including rental housing, in key centres and across the LGA more broadly. This restricts the capacity of the area to house key workers, the elderly and those requiring assistance – an outcome essential to the social and economic wellbeing of the community.
- Hunter's Hill is home to a significant ageing population, as well as a significant proportion of people requiring assistance. Several established players provide services in this space, but demand for these services is likely to increase considerably over the next ten years in line with demographic patterns.
- Housing typologies in Hunter's Hill are strongly weighted towards large detached houses, with a much lower supply of medium to low density apartment dwelling types including 1- and 2-bedroom apartments, townhouses and terrace typologies. This limits options to downsize, remain in place or for younger generations to purchase an entry level property in their local area.
- Household size is trending down slightly with population growth is set to remain steady and even decrease slightly over the next 20 years to 2041 (DPIE population projections).
- Many of the State planning policies (Codes SEPP, SEPP SPWD, ARHSEPP, SEPP 70) either do not apply to the majority of the LGA (due to large coverage of heritage conservation areas), or are not a pathway currently being utilised by applicants and Council due to market and economic factors, the existing planning regime and historic development trends.
- Council does not have an affordable housing policy or funding in place to develop one and therefore has no mechanism through which to levy contributions towards affordable rental housing or housing for key workers. This shortfall is also impacted by a lack of medium-high density residential development within the LGA, that would support the formation of affordable housing policy.
- Capacity for future development under existing controls is extremely constrained, with almost no undeveloped land available in the LGA. Almost all future development would be categorised as infill, therefore the planning regime and DCP needs to factor in detailed built form controls that govern the nature and desired future character of built form and housing typologies. This may also be delivered through site-specific master planning studies for areas such as Gladesville Town Centre.

5.7.2 Affordable Housing

Affordable housing represents a range of housing products and options. At present, housing in Hunter's Hill is severely unaffordable with the current supply of low-cost housing not meeting the relative demand.

Council has several opportunities to provide for additional affordable housing in Hunter's Hill through the two main state environmental planning mechanism (SEPPs) that currently address affordable housing: the Affordable Rental Housing SEPP (ARHSEPP 2009) and SEPP 70 (which in future may become the combined Housing Diversity SEPP). These options and approaches include:

- Increased application of the ARHSEPP to encourage the provision of new affordable housing developments where low-cost housing is lost, requiring a monetary contribution to offset any impact. Council could monitor and review the number of projects approved under the ARHSEPP and even incorporate a Council-wide approach to ARHSEPP developments in an endorsed Hunter's Hill Affordable Housing Policy.
- Application of SEPP 70, through the preparation of an Affordable Housing Contributions Scheme applicable to all new development within the LGA. The Scheme would benefit from an affordable housing needs analysis and could aim to meet the North District Plan target of 5-10% of floorspace for developments that experience uplift in the planning controls (subject to viability) or alternatively implement a standard affordable housing contribution rate for all new residential apartment development.
- Under these SEPPs Council also has the opportunity to implement an Affordable Rental Housing Target for new development precincts, subject to market viability testing (GSC targets between 5-10% affordable rental housing in new developments).

- Council also has the opportunity to seek VPAs with developers under arrangements endorsed through an approved Affordable Housing Policy.

In addition to these mechanisms, Council can also partner to directly deliver affordable housing by creating housing on council-owned land, leasing council land to community housing providers for affordable housing developments, or using financial contributions through the development process (e.g. voluntary planning agreements) to purchase units to be used as affordable housing.

Examples of these practices include:

- Signing an MoU with a registered Community Housing Provider to manage affordable housing stock and enter into a joint venture partnership, where appropriate
- Undertaking a Council-led affordable housing project that incorporates a specified percentage of affordable rental housing into the development
- Using funds collected through the mandatory contributions process to deliver affordable housing.

5.7.3 Seniors Housing

The SEPP SPWD aims to increase the supply and diversity of housing to meet the needs of seniors or people with a disability. The SEPP prevails over local planning instruments allowing seniors housing or housing for people with a disability in a wide range of zones throughout urban areas, including in Heritage Conservation Areas. Approval is via the issue of a Site Compatibility Certificate (SCC) and subsequent approval of a development application (DA).

This increasing ageing population of Hunter's Hill presents significant challenges, not only in ensuring adequate seniors housing, but also providing seniors housing that has access to a range of health and social services, such as primary health care, hospitals, recreation facilities and public transport. In Hunter's Hill, where character, heritage value and environmental significance are of great importance, adopting a place-based approach to addressing the demand for seniors housing will be essential.

Council can potentially guide how the Seniors Housing SEPP applies in the locality of Hunter's Hill, including in Heritage Conservation Areas.

Due to the highly unaffordable housing market and cost of land, some additional planning incentives aimed at improving the viability of seniors housing developments in infill and residential areas could be investigated. Options could include:

- In the Gladesville Village centre, allowing development applications for vertical villages without the need for an SCC
- Allowing seniors housing where shop top housing is permitted with development consent
- Amending the Hunter's Hill LEP to make seniors housing permissible with consent in all R2 Low Density Residential zones and within Heritage Conservation Areas (subject to detailed guidance and heritage assessment).

5.7.4 Codes SEPP

The Codes SEPP does not apply to the majority of Hunter's Hill LGA due to heritage conservation provisions. The Hunter's Hill DCP is better placed to govern infill low density developments and dual occupancies, providing a further reason to promote reform to reduce the impact of the Codes SEPP and considering expansion of heritage conservation areas.

5.8 Land Use Planning Approach

MAP 23: STRUCTURE PLAN FOR THE HUNTERS HILL LOCAL GOVERNMENT AREA

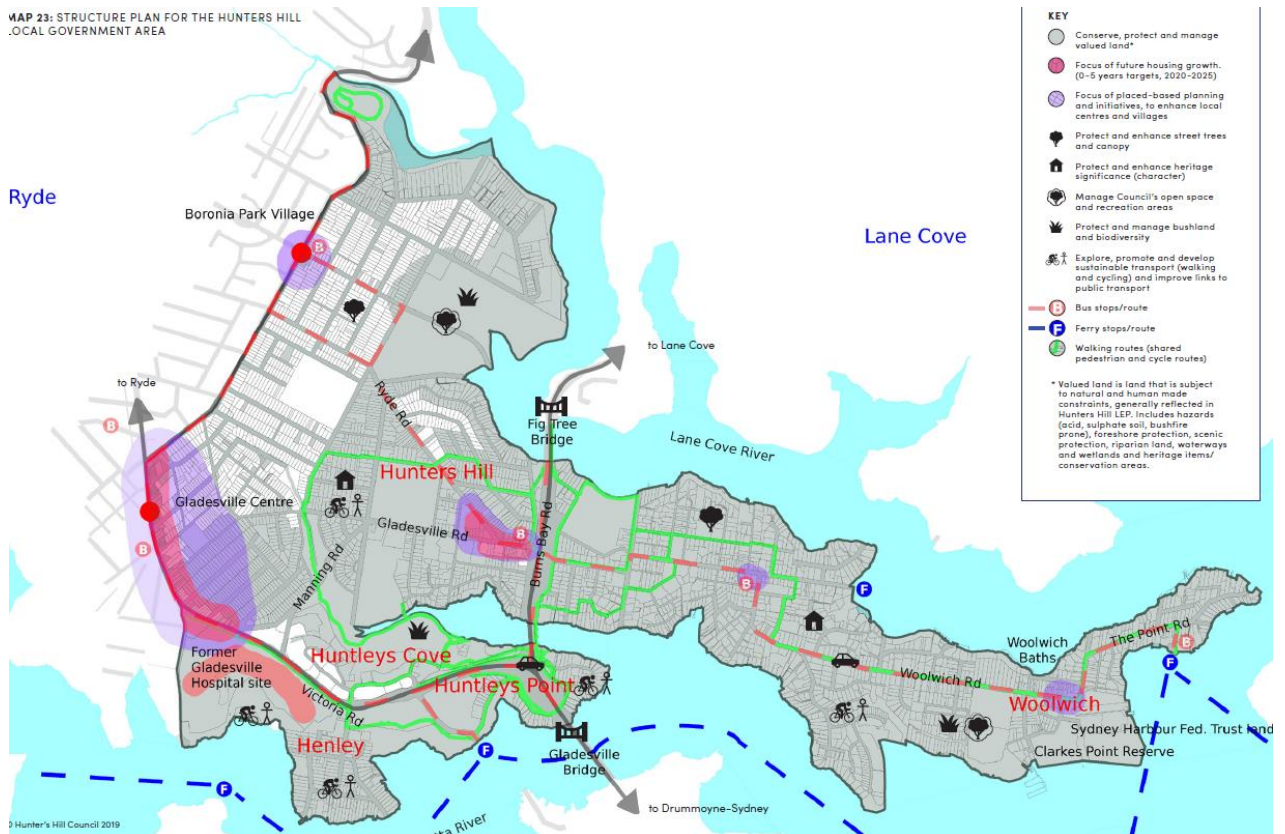


Figure 17 Structure Plan, showing areas identified for future growth (Hunter's Hill LSPS)

The LSPS has identified key areas that are suitable to accommodate future housing growth and delivery of housing diversity (Figure 20, LSPS Structure Plan). The following sections provide a high-level land use planning analysis of these three precincts, including future housing types to target for delivery in these areas and the character place vision outlined in the place-based planning framework. It is noted that this does not represent an exhaustive list of sites that may be suitable for redevelopment and increased residential densities. Additional sites may be deemed appropriate for redevelopment and increased residential densities; however this would be subject to detailed planning investigations and feasibility studies.

Urban Form

The Gladesville Town Centre incorporates the area from Pittwater Road to Junction Street, on the western edge of Hunter’s Hill local government area and is made up of two commercial areas, being; Victoria Road shopping strip, and Gladesville Shopping Village. The Victoria Road shopping strip is a mix of one and two storey buildings that present to Victoria Road. The Gladesville Shopping Village (key site) is a one-roof shopping centre characterised by a supermarket as an anchor tenant with variety shops and commercial spaces. The two commercial areas each operate as standalone shopping areas. Gladesville has undergone rapid development and change in the last 5 years and is the focus of new mixed use and multi-unit residential housing growth on the Ryde side.

Existing Planning Controls

- Zoning B4 – Mixed Use, surrounding areas to the east are R2 low density residential and R3 medium density residential
- Heritage Conservation Area (Gladesville Village C3)
- Locality specific provisions in the DCP (Chapter 4.4)

Potential Future Controls

- Zoning B4 – with required amendments to make redevelopment viable
- Rezone R2 to R3 where appropriate to do so to create transitional zone
- Consider amendments to the required ratio of commercial GFA vs Residential GFA in new developments
- Key site masterplan for the Gladesville Shopping Village site (under preparation)



Figure 18 Gladesville Precincts Identification Plan (Hunter’s Hill DCP Section 4.4)

Future housing types

Shop-top housing, multi-unit residential, medium density residential, residential flat buildings in line with SEPP 65 and associated Apartment Design Guide

Character and place vision (LSPS)

Gladesville Town Centre will be a renewed and revitalised, mixed-use urban centre. It will be the primary centre and commercial hub for the wider area, providing a full range of retail services and entertainment to the community.

The Town Centre will offer a modern, convenient environment that respects the past and where people will love to be. It will have high quality mid-rise apartment living, meeting a range of housing needs. It will be a desirable and sustainable place to live.

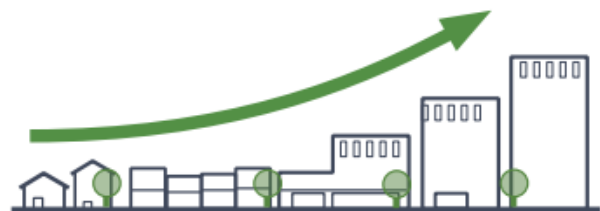


Diagram 1. Desired transition of building heights showing an orderly progression of building heights across different character areas.

Hunter's Hill Village

Hunter's Hill Village is a popular village hub. It contains two precincts and includes a heritage conservation area together with several listed heritage items. The core precinct comprises properties zoned B4, located along the northern and southern sides of Gladesville Road between Joubert Street and Ryde Road, as well as properties along the southern side of Ryde Road which are located to the east of Figtree Park. The civic precinct: numbers 40A to 46 Gladesville Road which include a group of community buildings and heritage cottages. Mapledorams Corner has been redeveloped to include a 3-storey mixed use redevelopment on a prominent corner site within the village.

Existing Planning Controls

- Zoning B4 – Mixed Use, surrounding areas to the east are R2 low density residential and R3 medium density residential
- Heritage Conservation Area and local heritage items (cottages along Gladesville Road)

Potential Future Controls

- Zoning B4 – with required amendments to make redevelopment viable
- New and detailed development standards for seniors living
- Increased height controls in line with development on Hunter's Hill Hotel site
- Increase residential density with sensitive infill developments
- Connectivity through to future community facilities and Figtree park



Figure 19 Hunter's Hill Village



Figure 20 Mapledorams Corner, Hunter's Hill Village

Future Housing Types

Seniors living and over 55's, duplexes, townhouses, detached housing, shop top housing, high quality medium density residential with retail at ground floor

Character and place vision (LSPS)

Hunter's Hill Village will be the heart of Hunter's Hill, a vibrant commercial and lifestyle hub with a strong sense of community. It will be a compact, mixed use shopping village with predominantly low-rise buildings providing a 2-3 storey presentation to street, additional commercial and residential opportunities, enhanced building design and a leafy public domain.

Community facilities and services will be centralised in this centre and will provide a renewed focus of activity. Hunter's Hill Village will be a place for all ages, attracting students from nearby schools, older residents from nearby seniors housing and residents generally from across Hunter's Hill.

Boronia Park Village

Boronia Park is a low scale residential area oriented around a 24 hectare parkland which offers a valued combination of natural bushland areas, managed parkland settings, and developed sports fields and facilities that are not found elsewhere in the LGA. The area has a small commercial shopping strip (including a grocery store and other local amenities) which should form the focus for future growth and uplift.

Boronia Park Village is located in both the City of Ryde and Hunter's Hill Council LGAs.

Existing Planning Controls

- B1 – Neighbourhood Centre surrounded by predominantly R2 and some pockets of R3 residential
- DCP locality provisions

Potential Future Controls

- Potential to expand B1 – Neighbourhood Centre zoning, to allow for additional shop top housing. To be investigated in LEP review.
- DCP provisions and guidelines for shop top housing



Figure 21 Boronia Park



Figure 22 Boronia Park Shop-top housing development under construction

Future Housing types

Shop top housing, low rise 2-3 storey development, sensitive infill development

Character and place vision (LSPS)

Boronia Park Village will be an attractive and convenient shopping area for the local neighbourhood with a strong focus on the natural environment given the close proximity to Boronia Park. It will comprise low-rise, 2-3 storey buildings in a strip shopping centre along a wide tree-lined street with improved amenity.

Boronia Park Village will be calmer and more pedestrian friendly around the intersection of Pittwater Road and Princes Street. It will be accessible and well managed to provide lifestyle activities and meeting places.

6 Housing Strategy Implementation

6.1 Introduction

The North District Plan has a 2016-2021 (0-5 year) housing target of **150** new dwellings for Hunter's Hill. Beyond this, for the 6-10 year target is to deliver around 150-200 new dwellings by **2036**. The following implementation plan outlines the actions required to support the achievement of these targets whilst upholding the need for housing that is well designed, sustainable and provides a greater variety of housing options. Each action includes a delivery timeframe, of:

- Short term – within 0-4 years
- Medium term – within 5-8 years
- Long term - within 9 to 20 years

6.2 Actions – Housing Priority 1

HOUSING PRIORITY 1

Hunter's Hill will plan for additional housing in appropriate locations

Hunter's Hill Council will carefully plan for additional housing and future housing growth in the appropriate strategic locations. Strategic locations for additional housing are those that benefit from existing or planned infrastructure that would support increased residential development, as well as locations that offer a good level of residential amenity and connectivity via ready access to transport, shops, services and community facilities.

HOUSING PRIORITY 1

Alignment with Hunter's Hill LSPS Goals and Planning Priorities:

- Infrastructure and collaboration: Local Planning Priority 1 - *Provide services and facilities within Hunter's Hill to meet community needs and aspirations of the community now and by 2040*
- Liveability: Local Planning Priority 4 - *Provide land use planning framework to support community needs and aspirations*

Action	Mechanism	Timeframe
1.1 – Continue to facilitate housing development utilising the existing capacity available under current planning controls.	Local policy and planning	Short term
1.2 – Develop a range of tailored site-specific controls within the revised LEP and DCP to manage change and support sensitive uplift in key strategic centres and neighbourhood centres.	Local and State planning policy	Short and Medium term
1.2 Focus mid-rise residential development in Gladesville Town Centre, Hunter's Hill Village and Boronia Park and complete precinct plans and detailed urban design analysis to inform new planning controls in these areas.	Local and State planning policy	Short and Medium term
1.3 – Undertake a review of the LEP & DCP to ensure that in strategic centres controls are reviewed and revised if necessary, to ensure that there is sufficient capacity to encourage additional housing delivery and signal to market areas that are suitable for redevelopment.	Local and State planning policy	Short term
1.4 – With NSW Health and DPIE, continue to advocate for appropriate master planning and precinct planning for the former Gladesville Hospital site, to incorporate some level of residential development whilst maintaining important community and cultural values across the site as a regionally significant cultural landscape.	Collaboration	Long term

Action	Mechanism	Timeframe
1.4 – Work with relevant State agencies (Transport for NSW, Sydney Water, DPIE) to review the capacity of essential infrastructure networks to understand the requirements for further residential growth in key areas. Inform affected agencies of likely implications of LEP amendments.	Collaboration	Short and Medium term
1.5 – Assess planning proposals for consistency with housing priorities and the community vision outlined in the LSPS.	Local policy and planning	Ongoing
1.5 – Work with NSW Government authorities and agencies, to ensure public transport services and facilities provided by the NSW Government support the needs of current and future residents in a timely way, including direct services between ferries, bus stops and trains station interchanges in peak and nonpeak times.	Collaboration	Ongoing

6.3 Actions – Housing Priority 2

HOUSING PRIORITY 2

Hunter's Hill will continue to support the delivery of housing diversity and housing affordability

Council will continue to support increased housing diversity and housing affordability in order to meet the changing needs of the Hunter's Hill community. This includes housing for seniors and the elderly, affordable rental and social housing and accessible housing. Housing diversity means ensuring a greater variety of housing typologies are delivered to the market to suit the needs of individual community groups, changing family units and evolving household types. Housing affordability will require working together with community housing organisations and NSW State Government to maintain existing areas of affordable housing and support the delivery of future projects, including new development models. Addressing housing affordability also requires an increase in the supply of affordable rental housing at both market rates and subsidised rates.

HOUSING PRIORITY 2

Alignment with Hunter's Hill LSPS Goals and Planning Priorities:

- **Infrastructure and collaboration: Local Planning Priority 1** - *Provide services and facilities within Hunter's Hill to meet community needs and aspirations of the community now and by 2040*
- **Liveability: Local Planning Priority 5** - *Provide a caring and safe community where healthy activities are encouraged and promote a strong sense of community and connection among residents by 2040*

Action	Mechanism	Timeframe
2.1 – Ensure there is an adequate pipeline of new housing that is fit-for-purpose and addresses the social, cultural and wellbeing needs of diverse community groups.	LHS review and monitoring	Ongoing
2.2 – Review bedroom mix controls for residential apartment development to ensure that there is supply of one, two- and three-bedroom apartments are allowed for to cater to shrinking household types, young families, those who wish to downsize and rental demand.	HHDCP	Short-term

Action	Mechanism	Timeframe
2.3 – Undertake a detailed analysis of capacity to address additional future seniors housing. Confirm opportunity sites in consultation with key stakeholders and implement revisions to planning controls that will encourage supply of additional seniors housing that will respond to demand and in keeping with existing character.	HHLEP, HHDCP and SEPPs	Short-term
2.4 – Develop an affordable rental and social housing policy for Hunter’s Hill, including an affordable housing contributions scheme, a VPA policy and a plan to update the relevant zone objectives to provide for affordable housing.	SEPP 70	Medium-term
2.5 – Work with neighbouring Councils (Ryde, Lane Cove and Canada Bay Councils) to explore a district approach to affordable rental housing.	Collaboration	Short-term
2.6 – In collaboration with key stakeholders, State agencies and community housing providers, investigate and implement affordable housing delivery models in partnership with established providers.	SEPP 70	Medium-term
2.7 – Update planning instruments to facilitate the delivery of housing to reflect ageing and specialist disability housing needs, which will to grow into the future. Ensure new development responds to Universal Design Principles.	HHDCP, Housing Diversity SEPP	Short-term
2.9 – Update the DCP to allow for the sensitive upgrade of existing housing stock and a consistent approach to assessing proposals for older apartment stock and some older residential buildings.	HHDCP	Short-term
2.10 – Explore opportunities for new and innovative housing / tenancy models to occur in the LGA such as creative tenancy arrangements, build to rent models and co-operative living/co-housing.	Local Planning policy, SEPP 70	Medium-term

6.4 Actions – Housing Priority 3

HOUSING PRIORITY 3

Hunter’s Hill will protect significant environmental values through sustainable development and high design quality in new developments

Council will prioritise residential and mixed-use development that meets sustainability objectives in order to minimise the impact of new housing development and building on the surrounding environment. Measures may include collaboration with DPIE to expand on BASIX standards to apply sustainable development principles for waste management, energy, design principles, gardens and landscaping and water management.

Council prioritise the protection of the unique cultural, built and natural environment of Hunter’s Hill by reviewing the design quality of new developments to encourage sensitive infill development, development that responds to its natural and urban context and well-designed housing that exhibits longevity and adaptability through materials, layout, siting and sustainable principles.

Priority 3 responds to the renewal of existing housing stock and delivery of new supply in strategic locations. Design quality delivers on liveability and sustainability objectives.

HOUSING PRIORITY 3

Alignment with Hunter's Hill LSPS Goals and Planning Priorities:

- Local Planning Goal 2: Liveability - Create great places and streetscapes for people.
- Local Planning Goal 4: Sustainability - Facilitate and undertake sustainable practises.

Action	Mechanism	Timeframe
3.1 – Encourage design and delivery of new housing that is focused on environmental sustainability and the delivery of good environmental outcomes through high quality residential design.	Local policy and planning	Medium-term
3.2 – Investigate a design excellence bonus provision in the planning controls or design excellence clause.	Local policy and planning	Short-term
3.3 – Design revised planning controls that encourage design excellence in new development and a sensitive response to the surrounding streetscapes.	Local policy and planning	Medium-term
3.4 – Locate future housing away from high environmental risk areas.	Local policy and planning	Medium-term
3.5 – Use the Hunter's Hill DCP as a mechanism to improve environmental sustainability and resilience in new residential precincts.	Local policy and planning	Short term
3.6 – Collaborate with DPIE to amend BASIX criteria relating to water, energy and thermal comfort.	State and National guidelines	Ongoing
3.7 – Prepare design guidelines for sensitive changes to older apartment blocks and older housing stock.	Local policy and planning	Medium-term
3.8 – Investigate and address transport and parking infrastructure needs at local centres and other key sites, to support the needs of residents and the demands of new housing.	Local policy and planning	Ongoing

6.5 Actions – Housing Priority 4

HOUSING PRIORITY 4

Ensure compatibility of new housing with existing local character and heritage

Hunter's Hill embodies cultural heritage with early garden suburb features and areas of urban bushland and scenic foreshore stretches that are highly valued by the community. Successful new developments will respond to and remain consistent with these unique qualities, including local heritage and conservation areas. Council will facilitate new housing that is consistent with local character and will ensure that local character is an important consideration in the assessment and regulation of new development, including on sites dedicated to seniors living, affordable housing and mixed-use development.

Likewise, the built heritage of Hunter's Hill contributes strongly to local character and urban form in many areas including topography, vegetation, streetscape, built form, view corridors, community uses and a strong sense of place. Council continue to support development that protects, enhances and promotes the heritage of Hunter's Hill acknowledging it supports long term social outcomes of sustainability, liveability and economic productivity.

HOUSING PRIORITY 4

- Local planning Goals: **Liveability and Sustainability**
- Alignment with Local Planning Priority 8: *Maintain and enhance the natural and built heritage character of Hunter's Hill.*

Action	Mechanism	Timeframe
4.1 – Complete Local Character Statements, for areas not subject to heritage conservation provisions, to identify important areas of local character that warrant more tailored planning controls, (i.e garden suburb character) including where exemptions should be sought from the Code SEPP.	Local planning policy	Short term
4.2 – Complete detailed character work, including urban design analysis and desired future character, for the key centres of Gladesville Town Centre and commercial core, Hunter's Hill Village and Boronia Park shops.	Local planning policy	Short and Medium term
4.3 – As part of the LEP review process complete a comprehensive heritage review to identify, analyse and assess the environmental heritage of LGA and make recommendations for its conservation and protection.	LEP Heritage mapping	Short and Medium term
4.4 – Prepare Statements of Heritage Significance for the Heritage Conservation Areas to reinforce the heritage values of Hunter's Hill and support the heritage conservation provisions of the North District Plan and Hunter's Hill LEP and LEP Review.	LEP	Short term
4.5 – Review and amend the Hunter's Hill DCP to: clarify and reinforce development controls addressing the garden-suburb concept, view scapes and character statements, which support the rich character and sense of place in Hunter's Hill LGA.	DCP	Medium term
4.6 – Incorporate provisions for any tree removal to be replaced with suitable tree species.	Urban Canopy Policy	Medium term

7 Monitoring and Reviews

Council will undertake regular monitoring and reporting of this Local Housing Strategy in line with the following:

- Annual reviews of the housing delivery and supply against the implementation and delivery plan of the LHS to ensure the delivery of LHS objectives are conducted promptly
- Five year reviews of evidence base and housing stock against the North District Plan to ensure the LHS aligns with the housing needs
- Ten year review of the LHS to ensure the 20 year vision statement, evidence base and strategic planning contexts align with the goals of the community and the aims of the North District Plan and the implementation and delivery plan.

Table 7.1 Monitoring plan

Outcomes	Responsibility	Monitoring Indicator
Housing Priority 1		
■ Additional housing, in line with the future housing types, is delivered in the 3 growth areas identified in this LHS	HHC	Dwelling completions align with GSC targets
■ Gladesville Town Centre master plan and redevelopment is delivered, incorporating new residential precincts	Private sector/HHC	New development
■ Gladesville Hospital Master Plan is developed and includes provision for residential uses, in consultation with Council	State Government	Contents and direction of site master plan
■ Change arising from planning proposals is in line with the place based planning framework and LSPS	HHC	Planning proposals received and processed
■ Infrastructure networks, especially transport, are improved alongside the strategic areas identified in this LHS	State Government/ HHC	Traffic monitoring, bus/ferry services numbers and patronage.
Housing Priority 2		
■ Delivery of affordable rental housing forms a consideration of planning decision making and developer contributions	HHC	Council's Affordable Housing Policy and Contributions Scheme
■ Levels of affordable housing in the LGA are maintained or increased	HHC	Dwelling completions, housing affordability and rent indexes.
■ Additional seniors living facilities are delivered, and existing facilities expanded	HHC	Seniors living facilities completions data
■ Dwelling mix improves and diversifies to better cater to demand and household demographics	HHC	Dwelling mix data
Housing Priority 3		
■ Design quality and standards are upheld and maintained	HHC	BASIX, Community Sustainability indicators
■ Sustainability objectives are met or exceeded in new development	HHC	Analysis and monitoring of new development

Outcomes	Responsibility	Monitoring Indicator
Housing Priority 4		
<ul style="list-style-type: none"> ■ New development considers local character and heritage character 	HHC	Analysis and monitoring of new development
<ul style="list-style-type: none"> ■ Detailed character work informs protection of significant environmental, aesthetic and social values 	HHC	Community awareness and engagement
<ul style="list-style-type: none"> ■ Tailored planning controls and local guidelines published 	HHC	Improvement in nature of applications received

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Appendix A

Glossary

Abbreviations

ARHSEPP	State Environmental Planning Policy (Affordable Rental Housing) 2009
CDC	Complying development certificate
CHP	Community housing provider
CODES SEPP	SEPP (Exempt and Complying Development) 2008
CSP	Community Strategic Plan
DCJ	Department of Communities and Justice formerly known as Department of Family and Community Services
DPIE	Department of Planning, Industry and Environment
GSC	Greater Sydney Commission
GSRP	Greater Sydney Region Plan
LGA	Local Government Area
LHDP	Local Housing Discussion Paper
LSPS	Local Strategic Planning Statement
RACF	Residential Aged Care Facility
SEPP	State Environmental Planning Policy
SEPP 70	State Environmental Planning Policy 70 – Affordable Housing (Revised Schemes)
VPA	Voluntary planning agreement

Definitions

Term	Definition
Affordable rental housing/Affordable housing	Housing affordable for households on very low to moderate incomes as defined in the <i>Environmental Planning and Assessment Act 1979</i> and <i>State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)</i> : <ul style="list-style-type: none"> ■ very low – 50% of median income ■ low – 50–80% of median income ■ moderate – 80–120% median income.
Ageing in place	The ability for someone to stay living in their local area, close to their established networks and known services, as they get older.
Australian Bureau of Statistics (ABS)	The national statistical agency, providing official statistics on a wide range of economic, social, population and environmental matters of importance in Australia.
Community Strategic Plan (CSP) 2018	A plan for the Hunter’s Hill LGA, by the people of Hunter’s Hill. It is the product of extensive consultation and reflects the community’s views on what they want Hunter’s Hill to be like in ten years’ time.
Development Control Plan (DCP)	Provides guidelines and objectives for people who wish to carry out development in Hunter’s Hill LGA.
Department of Planning, Industry and Environment (DPIE)	The Department of the NSW Government responsible for the effective and sustainable planning to support.
Dwelling	All types of housing, whether a granny flat or studio to an apartment, townhouse, terrace, semi-detached or standalone home.
Greater Sydney	All Local government areas which make up Sydney (33 councils).
Greater Sydney Commission (GSC)	The State government planning body in charge of coordinating strategic plans across Greater Sydney.
Household	A house/home and its occupants.
Housing pipeline	The forecast housing supply for an area based on its zoning patterns, growth patterns, market patterns and the sequencing of construction.
Housing typologies	The shape and form of housing: the varying scale, layout, number of bedrooms and whether housing is usable and accessible by all people. The availability of different housing typologies depends on an area’s landscape, topography, planning controls and proximity to centres, services and facilities, and transport.
Infrastructure contributions	Contributions of money or land, or sometimes as agreements for the equivalent ‘works in kind’, collected by the NSW Government and councils from the beneficiaries of development – usually developers of new housing – to help fund the infrastructure that will be needed for the people living in that development and the surrounding community.
Liveability	What a place is like to live in, in terms of comfort, safety, the environment, and the types of nearby services or opportunities.
Local character	What makes a neighbourhood distinctive or the identity of a place, including the way it looks and feels. It is created by a combination of land, people, the built environment, history, culture and tradition.
Local Environment Plan (LEP)	The principal planning instrument for areas within the Hunter’s Hill LGA. It will be the mechanism for implementing the Local Strategic Planning Statement and sets permissible land uses, development capacity and other key matters.
Local Government Area (LGA)	For the purposes of this document, the term Local Government Area or LGA refers to the area of Hunter’s Hill Council, also referred to as the Municipality of Hunter’s Hill.

Term	Definition
Local Housing Strategy (LHS)	Local Housing Strategies are prepared by Council which establishes a vision for providing housing in a local government area, priorities for future housing needs and actions to deliver the strategy.
Local Strategic Planning Strategy (LSPS)	A 20-year plan setting out Council's land use and infrastructure planning vision and priorities for the Hunter's Hill LGA. It sets out Council's policies in relation to Planning Proposals for land use change and supporting infrastructure, and the actions Council will take to achieve the vision and priorities. It bridges the space between the Community Strategic Plan and the local planning framework.
Social housing	Housing for people on low incomes or people in housing crisis, owned or managed by government or community housing providers. Rents are based on income.
Specialist housing	Accommodation designed for unique needs such as housing for people with disability (including group homes) or older people (such as residential care units).
The Greater Sydney Region Plan – A Metropolis of Three Cities (Regional Plan)	A 20-year plan and 40 year vision for managing growth and change for Greater Sydney in the context of social, economic and environmental matters. It sets the planning framework for the five districts which make up the region and informs district and local plans and the assessment of planning proposals.

Appendix B
DPIE Data Pack Hunter’s Hill Council



LOCAL GOVERNMENT AREA DATA

Hunters Hill data information pack

North District

August 2020



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Overview

This local government area (LGA) data pack provides accessible data and links to key datasets to support state and local governments with their strategic land use and infrastructure planning in line with the following strategies and plans:

- Local Strategic Planning Statements (LSPS): Department of Planning, Industry and Environment [information](#) and [example](#) (2019)
- Local Environmental Plan (LEP): The department's [guide](#) (2019)
- Rural Lands Strategy: Greater Sydney Commission's [Better managing rural areas](#); Camden Council [example](#).
- Employment and Services: Greater Sydney Commission [Retaining and managing industrial and urban services land](#)
- Local Housing Strategy: The department's [guideline and template](#)
- Strategic Centres: Greater Sydney Commission [Strategic Centres](#), Collaboration Area [example](#) for Camperdown—Ultimo

The data pack is targeted towards planners within state and local government. Direct enquiries about the data pack to Keith.Bramma@planning.nsw.gov.au

This data pack is not a deep analysis of the data but rather a collection of key figures and links to datasets that can help guide planners as they think strategically around future land use and infrastructure needs and service provision for an area.

Sydney's strategic vision is reflected in the signature strategies *The Sydney Region Plan—A Metropolis of three cities*, *State Infrastructure Strategy* and *Future Transport 2056*. These are incorporated into the data. For example, large infrastructure projects with committed funding affect the number and location of new homes that will be built in an area. This feeds into how population is distributed across Sydney, as reflected in the population projections, which in turn affects the employment projections.

For information on how these datasets relate to one another, contact William.Hughes@planning.nsw.gov.au and also consider the information on the NSW Government's [Common Planning Assumptions](#) website.

Data sets for each LGA within greater metropolitan Sydney have been provided for population, housing and employment, and there are also links to a range of other data sources. The data provided in this document is a snapshot of statistics that are available as at April 2020.

Population:

- The department's [population projections](#) presents population and household projections and implied dwelling requirements for the period 2016 to 2041.

Housing Supply:

- Actual completions by type of dwelling are from the department's analysis of Sydney Water data, as per the [Metropolitan Housing Monitor](#).
- Forecast completions are from the department's [housing supply forecast](#).
- Housing targets are from Greater Sydney Commission's [district plans](#).

Employment:

- Employment projections are from Transport for NSW's [travel zone projections](#) (released in 2016, update expected mid 2020).
- Employment land supply data is from the department's [Employment Lands Development Monitor](#) (ELDM).

Links to other relevant datasets and dashboards are scattered throughout the document based on theme.

The LGA Data Pack will be released annually, following updates of the department's housing supply forecasts and the ELDM towards the end of each calendar year.

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Population

Projections

The Department of Planning, Industry and Environment's population projections for LGAs were released in December 2019. The projections cover three key areas:

- population by age and sex
- household projections by type
- implied dwelling requirements.

Use the [Population Explorer](#) to view your area.

Table 1. Total population projections—Hunters Hill LGA

Population totals	2016	2021	2026	2031	2036	2041
Total population	14,656	14,159	14,192	14,101	14,054	14,431
Total households	5,076	4,905	4,970	4,988	5,006	5,151
Average household size	2.89	2.89	2.86	2.83	2.81	2.80
Implied dwellings	5,539					5,621

Table 2. Projected changes to population—Hunters Hill LGA

Population changes	2016–21	2021–26	2026–31	2031–36	2036–41
Total population change	-497	33	-91	-47	377
Average annual population growth rate	-0.69%	0.05%	-0.13%	-0.07%	0.53%
Total household change	-171	65	18	18	145
Average annual household growth	-0.68%	0.26%	0.07%	0.07%	0.57%

Table 3. Population projections by age—Hunters Hill LGA

Age groups (years)	2016	2021	2026	2031	2036	2041
0–4	807	749	656	645	616	605
5–9	960	871	859	791	776	771
10–14	1,055	1,059	1,008	995	948	957
15–19	1,199	1,245	1,301	1,253	1,252	1,260
20–24	776	811	839	846	806	830
25–29	596	518	524	490	487	504
30–34	689	556	555	509	480	519
35–39	774	710	705	684	637	642
40–44	1,014	850	871	875	858	836
45–49	1,070	1,019	919	955	970	982
50–54	987	991	967	883	926	967
55–59	887	882	895	869	805	867
60–64	794	800	808	809	790	755
65–69	830	724	750	753	753	752
70–74	630	768	700	728	734	748
75–79	472	558	694	646	679	699
80–84	363	411	500	623	598	651
85+	753	635	642	748	938	1,084

Table 4. Household projections by type—Hunters Hill LGA

HOUSEHOLD TYPE:	2016	2021	2026	2031	2036	2041
Couple only	1,074	1,054	1,100	1,115	1,120	1,151
Couple with children	1,954	1,833	1,778	1,729	1,689	1,710
Single parent	393	387	390	393	394	407
Multiple and other family households	175	168	169	168	167	170
Total family households	3,597	3,442	3,436	3,404	3,371	3,438
Lone person	1,385	1,373	1,442	1,495	1,544	1,618
Group	95	91	92	89	91	95
Total non-family households	1,480	1,464	1,534	1,584	1,635	1,713
Total	5,076	4,905	4,970	4,988	5,006	5,151

Background information

The population projections model uses a similar approach to that taken by all other state and territory governments, the Australian Bureau of Statistics and the United Nations.

The method divides the population into generations—by age and by sex—and models how the components of population change—births (fertility), deaths (mortality) and migration—affect each group.

Assumptions for the NSW population projections are based on analysis of historical trends from a range of data sources, any announced policies and local intelligence gained from consultation with regional local councils.

The population projections reflect announced policies and projects. Any policies yet to be announced, yet to go on exhibition or were on exhibition at the time of production are not included.

For the Greater Sydney region, the projections use an additional method known as the 'Housing Unit Method' to distribute the projected population over time. Similar methods are used to supplement projections in many international cities, including New York City and the City of London. This method is particularly useful for modelling population growth in areas covered by the Department's [Sydney Housing Supply Forecast](#). This forecast is a basis for predicting where future housing development will occur.

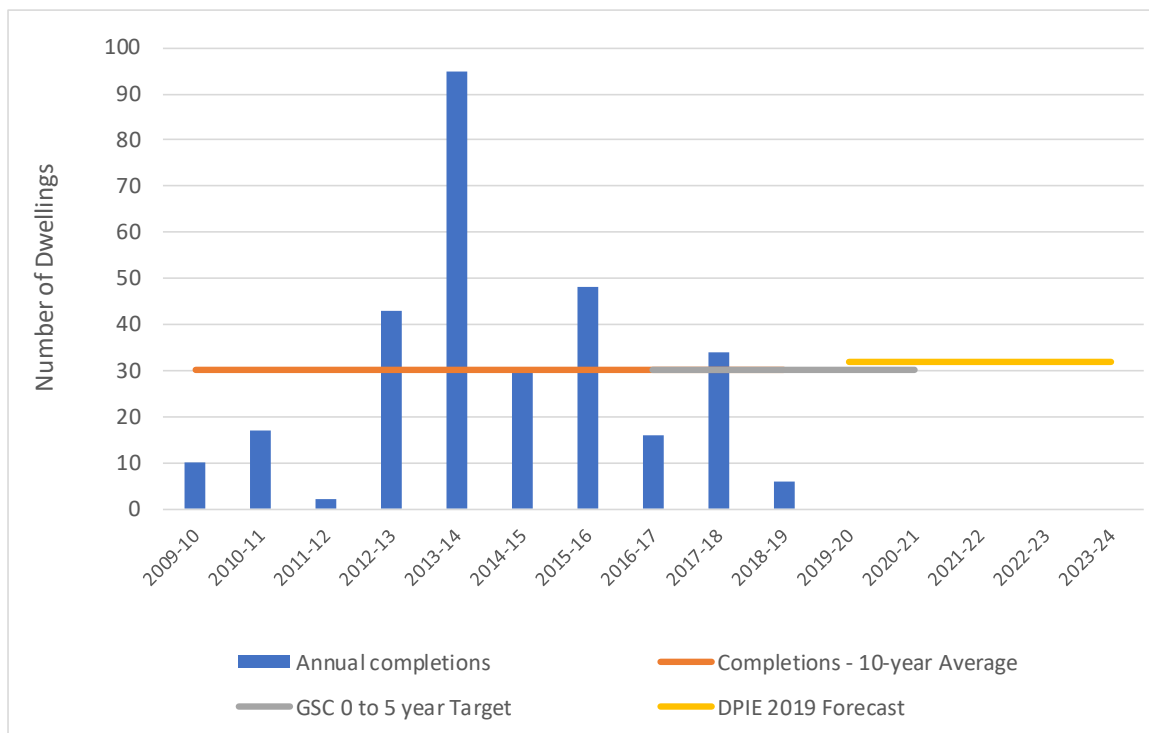
Housing

Tracking against target

You can find information on the Greater Sydney Commission housing supply targets [on the commission's website](#).

The [Sydney Housing Supply Forecast](#) is updated yearly and provides information on where, when, and how many new homes are likely to be built within the city.

Figure 1. Housing supply target and performance—Hunters Hill LGA



Sources: Sydney Water, Department of Planning, Industry and Environment (2019 Housing Supply Forecast) and Greater Sydney Commission.

Table 5. GSC housing supply targets and performance – LGA Comparison for the North District

LGA	GSC Housing Target (0-5 years)	Expected Dwelling Completions	Draft Indicative GSC Housing Target (6-10 years)	Expected Dwelling Completions
	2016–17 to 2020–21	Actual 2016–17 to 2018–19 Forecast 2019–20 & 2020–21	2021–22 to 2025–26	Forecast 2019-20 to 2023–24
Hornsby	4,350	3,945	3,800-4,200	2,608
Hunters Hill	150	121	150-200	159
Ku-ring-gai	4,000	3,687	3,000-3,600	3,345
Lane Cove	1,900	2,842	3,000-3,500	3,222
Mosman	300	175	250-300	113
North Sydney	3,000	3,116	3,000-3,500	2,571
Northern Beaches	3,400	2,801	3,500-4,000	1,967
Ryde	7,600	9,604	8,400-8,900	8,546
Willoughby	1,250	1,350	1,600-1,800	862

Sources: Sydney Water, Department of Planning, Industry and Environment (2019 Housing Supply Forecast) and Greater Sydney Commission.

Other forms of housing

Other forms of housing can include

- secondary dwellings
- boarding houses
- student accommodation
- group homes
- seniors living developments including retirement villages, hostels, aged care facilities
- manufactured housing estates.

You can find data and more information on other forms of housing [on the department's website](#).

Employment

Strategic centres

Greater Sydney Commission strategic centres have one or more of the following:

- a high proportion of knowledge-intensive jobs principally relating to the presence of major hospitals, tertiary education institutions, stand-alone office developments or a combination of these
- existing or proposed major transport gateways.

Job targets for Greater Sydney Commission strategic centres are given in 'Greater Sydney Commission Information Note 3—Centres and job targets (Revised October 2017)', which is available from the commission's website at www.greater.sydney/publications under the 'Archive - Strategic Planning' section.

Tracking against target

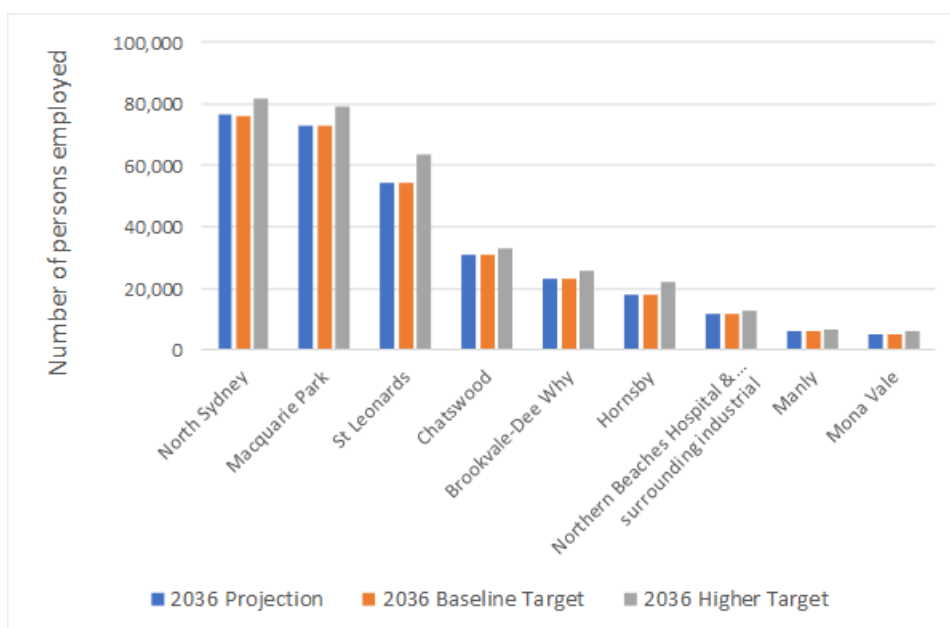
Transport for NSW's travel zone employment projections are used to track employment against the job targets. The employment projections for the relevant travel zones are added together to form employment projections by strategic centre and by LGA.

The Travel Zone Projections (TZP) for employment are updated twice every 5 years. The projections are also available for 33 ANZSIC industry classifications and 4 Industry-Sector Groupings.

Use the [Land Use Planner—Employment](#) to view your area.

The 2016 release of TZP is shown. We will update Figure 2 and Table 6 with the 2020 release data when available mid-year.

Figure 2. Jobs target and employment performance for the North District



Sources: Transport for NSW, Department of Planning, Industry and Environment and Greater Sydney Commission.

Table 6. Jobs Target and Performance – Strategic Centres Comparison for the North District

Centre	2016	2036		
Strategic Centre	Actual	TZP16 Projection	GSC Baseline Target	GSC Higher Target
North Sydney	60,449	76,471	76,000	81,500
Macquarie Park	58,490	72,852	73,000	79,000
St Leonards	47,097	54,230	54,000	63,500
Chatswood	24,676	30,732	31,000	33,000
Brookvale-Dee Why	19,997	23,013	23,000	26,000
Hornsby	14,349	18,183	18,000	22,000
Northern Beaches Hospital & surrounding industrial	9,346	11,742	12,000	13,000
Manly	4,986	6,166	6,000	6,500
Mona Vale	4,315	5,275	5,000	6,000
Total	243,705	298,665	298,000	330,500

Sources: Transport for NSW, Department of Planning, Industry and Environment and Greater Sydney Commission.

Employment Lands Development Monitor

Employment lands are defined as lands zoned for industrial or similar purposes in planning instruments. The Employment Lands Development Monitor (ELDM) is a source of information and a research tool used for planning, delivery and servicing of employment lands.

See the [ELDM website](#) for more information on employment lands in your area.

Table 6. ELDM employment land supply by zone type, 2018—Hunters Hill LGA

Hectares	Developed	Undeveloped	Total
IN1 General Industrial	0.0	0.0	0.0
IN2 Light Industrial	0.0	0.0	0.0
IN3 Heavy Industrial	0.0	0.0	0.0
IN4 Working Waterfront	0.2	0.0	0.2
B5 Business Development	0.0	0.0	0.0
B6 Enterprise Corridor	0.0	0.0	0.0
B7 Business Park	0.0	0.0	0.0
Total¹	0.2	0.0	0.2

¹Total may be subject to rounding error.

Sources: Cordells Connect, Nearmap and Department of Planning, Industry and Environment

Other Resources

- The [NSW Planning Portal](#) provides public access to a range of planning services and information, including documents or other information in the NSW planning database established under *the Environmental Planning and Assessment Act 1979*.
- The [ePlanning map viewer](#) may be used to understand land zoning for your area, including rural and primary production. The map viewer also contains the department's baseline spatial dataset on public spaces and tree canopy to help deliver the Premier Priorities 'Greener public spaces and Greening our city'.
- The department's [Great Outdoors Survey](#) provides evidence on how Sydneysiders spend their free time outdoors.
- The [Demography and Housing Dashboard](#) provides data to assist Greater Sydney councils to establish the evidence based for their local housing strategies.
- The [Housing Mapping and Scenario Tool](#) provides secure web-based access to current housing supply and demographic data, and development scenario testing and visualisation for local government.
- The [NSW Local Government Housing Kit](#) provides resources to assist local government to respond to housing needs and NSW Government requirements for action on affordable housing.
- The [Rent and Sales Report](#) is the sole authoritative source of data on NSW rent movements.
- The department's Local Housing Strategy Guideline provides a step-by-step process for producing a local housing strategy. Visit www.planning.nsw.gov.au and search for 'Local Housing Strategy Guideline'.
- The Greater Sydney Commission provides resources on a range of Council-related indicators for planning for efficient and great places.
 - [An Efficient City Dashboard](#)
 - Mega tonnes of CO2 equivalent greenhouse gas emissions
 - Tonnes of greenhouse gas emissions by sector
 - Tonnes of greenhouse gas emissions per capita
 - [A City of Great Places Dashboard](#)
 - Access to open space
 - Share of trips by walking
 - How do people travel to work in Greater Sydney?
 - Purpose of travel in Greater Sydney
- The Australian Bureau of Statistics provides QuickStats on a range of indicators from the Census, including the [Aboriginal and/or Torres Strait Islander Peoples QuickStats](#).
- Aboriginal Affairs NSW supplies information on aboriginal communities in their [Community Portraits](#).

- Important information about certain codes in the State Environmental Planning Policy (SEPP) is supplied below.
 - **SEPP No.70 – Affordable Housing (Revised Schemes)**
 - SEPP 70 was amended In February 2019 so that all councils could develop an affordable housing contribution scheme and seek LEP changes to capture affordable housing contributions.
 - The department developed a SEPP 70 Affordable Housing Viability Tool to assist councils to determine viable affordable housing contribution rates for land subject to a rezoning proposed. This tool is available via **Knowledge Management** on the [ePlanning dashboard](#).
 - The department also developed a guideline for councils, [SEPP 70 Guideline for Developing an Affordable Housing Contribution Scheme](#), to help prepare affordable housing contribution schemes.
 - **SEPP (Affordable Rental Housing) 2009**
 - The Affordable Rental Housing SEPP facilitates increased supply and diversity of affordable rental and social housing in NSW.
 - The SEPP covers housing types such as in-fill affordable housing, along with secondary dwellings (granny flats), boarding houses, group homes, social housing and supportive accommodation.
 - The department's website provides [fact sheets and information](#) on developments facilitated under the Affordable Rental Housing SEPP.
 - **SEPP (Housing for Seniors or People with a Disability) 2004**
 - The Seniors SEPP aims to increase the supply and diversity of residences of good design that meet the needs of seniors or people with a disability. It also helps to make efficient use of existing infrastructure and services.
 - The department's website supplies a range of [resources](#) for Seniors SEPP-related developments.