northern beaches council

Partnerships & Participation
Strategic Reference Group

AGENDA

PARTNERSHIP AND PARTICIPATION STRATEGIC REFERENCE GROUP

Notice is hereby given that a meeting of the Partnership and Participation Strategic Reference Group will be held in the Flannel Flower Room, Civic Centre, Dee Why on

WEDNESDAY 5 MAY 2021

Beginning at 6:00pm for the purpose of considering matters included in this agenda.

Committee Members

Cr Sue Heins (Chair)	
Mayor Michael Regan	
Cr Kylie Ferguson	
Cr Penny Philpott	
Tony Hilliger	Surf Life Saving Sydney Northern Beaches Inc
Ina Vukic	Northside Enterprise
Antony Biasi	
John Buggy	Belrose Open Space Corridor Association
Denice Smith	
Craig Susans	
Caroline Glass-Pattison	First Nations
Myriam Conrie	
Chris Fulton	
David Hope	North Sydney District Council of P&C Associations
Jane Meccelli	

Council Officer Contacts

Melanie Gurney	Executive Manager Library Services
Andrew Pigott	Executive Manager Strategic & Place Planning
Andrew Grocott	Manager Community Engagement
Josephine Bennett	Manager, Arts & Culture
Rob Van Den Blink	Manager, Youth & Community Development
Michael Spikmans	Acting Library Service Development Manager
Jasmine Evans	Governance Officer

Quorum

A majority of members including the Chair or one of the elected Councillors.

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Agenda for Partnership and Participation Strategic Reference Group Meeting to be held on Wednesday 5 May 2021 in the Flannel Flower Room, Civic Centre, Dee Why Commencing at 6:00pm

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Nil

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7.0 GENERAL BUSINESS

NEXT MEETING Wednesday 4 August 2021

1.0 ACKNOWLEDGEMENT OF COUNTRY

As a sign of respect, Northern Beaches Council acknowledges the traditional custodians of these lands on which we gather and pays respect to Elders past and present.

2.0 APOLOGIES

All members are expected to attend the meetings or otherwise tender their apologies to the Chair and Governance at councilmeetings@northernbeaches.nsw.gov.au.

3.0 DISCLOSURES OF INTEREST

Members should disclose any "**pecuniary**" or "**non-pecuniary**" interests in matters included in the agenda. The Northern Beaches Council Code of Conduct (the Code) provides guidance on managing conflicts of interests.

A **pecuniary interest** is defined in Section 4 of the Code as:

> *A pecuniary interest is an interest that you have in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to you or a person referred to in clause 4.3.*

A **non-pecuniary conflict of interest** is defined in Section 5 of the Code as:

> *A non-pecuniary conflict of interest exists where a reasonable and informed person would perceive that you could be influenced by a private interest when carrying out your official functions in relation to a matter.*

If you required further information or guidance about disclosing an interest please contact Governance at councilmeetings@northernbeaches.nsw.gov.au.

4.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

4.1 MINUTES OF PARTNERSHIP AND PARTICIPATION STRATEGIC REFERENCE GROUP MEETING HELD 10 FEBRUARY 2021

RECOMMENDATION

That the Minutes of the Partnership and Participation Strategic Reference Group meeting held 10 February 2021, copies of which were previously circulated to all Members, be confirmed as a true and correct record of the proceedings of that meeting.

6.0 AGENDA ITEMS

ITEM 6.1	**NORTHERN BEACHES LOCAL HOUSING STRATEGY**
REPORTING OFFICER	**PRINCIPAL PLANNER**
TRIM FILE REF	**2021/289498**
ATTACHMENTS	**1 ⇩Local Housing Strategy**
	2 ⇩Presentation

EXECUTIVE SUMMARY

PURPOSE

To update the Partnership and Participation SRG on the Northern Beaches Local Housing Strategy (LHS).

REPORT

In March 2018, the Greater Sydney Commission (GSC) released the Greater Region Plan – A Metropolis of Three Cities (The Region Plan). To implement the Region Plan at the District level, the GSC released the District Plan (which includes the Northern Beaches LGA). The North District Plan, amongst other things, contains actions for Council to prepare a LHS.

SGS Economics and Planning (consultants) have been engaged to work with Council and the community to prepare the LHS. The LHS must generally accord with the LHS Guideline prepared by NSW Department of Planning, Industry and Environment (DPI&E) and demonstrate how the housing directions within the North District Plan will be delivered locally.

Key findings of the LHS work include the need to plan for a population increase of around 23,000 people (requiring around 12,018 new homes); we have existing capacity to provide around 11,743 dwellings, when including the Frenchs Forest Planned Precinct and Ingleside (leaving a deficit of 275 dwellings and so there does not need to be major redevelopment to meet future demand) and there is demand for greater housing diversity and affordable housing dwellings (with the current shortfall of 8,000 social and affordable housing dwellings set to increase by another 1,880 dwellings by 2036).

The draft LHS proposes the following approach in meeting housing demand to 2036:

- New housing will be focused within an 800 metre radius of selected existing centres, known as centre investigation areas, on the B-Line (Brookvale, Dee Why, Mona Vale, Manly Vale and Narrabeen), and 400 metre radius of selected local centres, known as housing diversity areas (Avalon, Newport, Warriewood, Belrose, Freshwater and Balgowlah).
- Areas with environmental or other constraints would be excluded.
- The centre investigation areas will be subject to place planning; addressing local character, heritage, environmental matters, and infrastructure provision (e.g. open space and transport) with the community strongly engaged during this process.
- Establishing a target to provide 1,880 new social and affordable housing dwellings by 2036 and developing a specific strategy to meet this target.
- If a second B-Line to Chatswood goes ahead, centres such as Forestville and Beacon Hill could be an additional focus for medium to higher density renewal.

The LHS was publicly exhibited from 15 January 2021 to 7 March 2021. In total 622 submissions were received during the exhibition period (plus an additional 32 received after the exhibition period), including several submissions from community groups and consultants on behalf of private landowners.

Key issues raised in submissions include the impacts of new housing in the centre investigation areas and local centres (including impacts on local infrastructure); justification for selection of the centres; impacts of social and affordable housing, including boarding houses and seniors living; the accuracy of State Government population growth and dwelling targets; building design quality outcomes; and the Status of French's Forest and Ingleside planned precincts.

Key amendments to the draft LHS following exhibition include:

- Including the potential for a maximum of 1000 dwellings in the Ingleside growth area in a revised dwelling capacity analysis, resulting in a change from a 1,244 dwelling deficit to 275 dwelling deficit to 2036.
- Reducing the size of the centre investigation areas from a one-kilometre radius to an 800-metre radius to better reflect walkable catchments.
- As a result, revising projected housing yields for the 5 centre investigation areas as follows:
    - Brookvale = was 840-1,240 dwellings and remains unchanged.
    - Dee Why = was 360-870 dwellings now 260-570 dwellings.
    - Mona Vale = was 240-520 dwellings and now 180-400 dwellings.
    - Manly Vale = was 240-440 dwellings and remains unchanged.
    - Narrabeen = was 50-320 dwellings and now 30-280 dwellings.

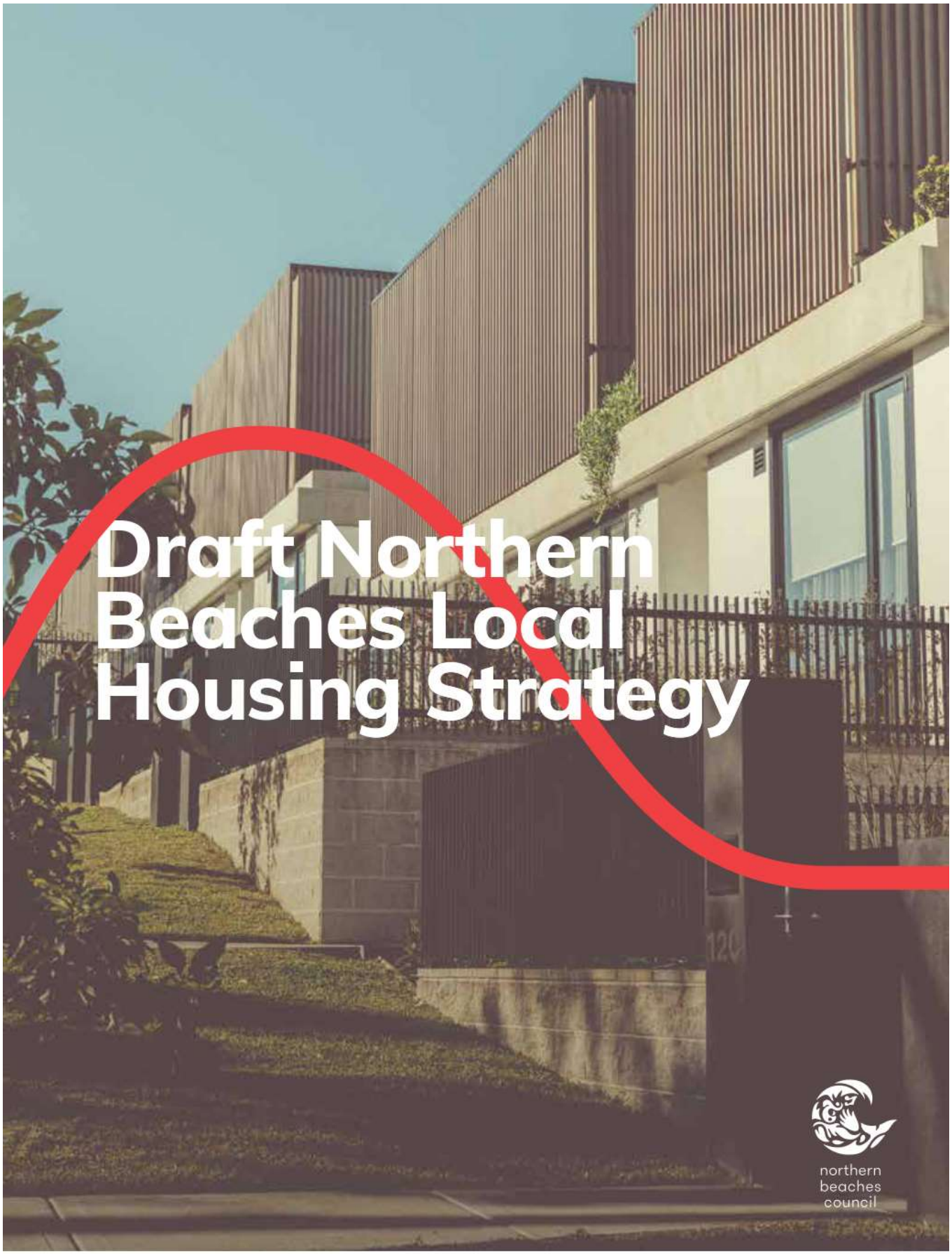
  The Northern Beaches LHS will be a living document. An ongoing program of monitoring housing supply will inform the work that is subsequently undertaken in the centre investigation areas identified above.
- Reducing the size of proposed housing diversity areas (dual occupancy, boarding houses and seniors housing) around local centres from a one-kilometre radius to a 400 metre radius to better reflect walkable catchments.
- Removing Terrey Hills from proposed housing diversity areas based on bushfire concerns.

The LHS is listed on the 27 April 2021 Council meeting agenda, with a recommendation to adopt (as amended) and submit to the DPI&E for approval.

A copy of the amended draft Northern Beaches Local Housing Strategy is attached (Attachment 1).

RECOMMENDATION OF PRINCIPAL PLANNER

That the Partnership and Participation Strategic Reference Group note the update provided.



Draft Northern Beaches Local Housing Strategy

northern beaches council

Final Draft April 2021

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Boarding houses	Buildings that provide multiple rooms for rent with generally shared communal facilities.
Centres Renewal Framework	Approach taken in the Local Housing Strategy (LHS) for planning for new housing around key centres.
Centre Investigation Areas	Areas within 800 metres of identified centres along the existing B-Line which will be investigated for future housing.
CHP	Community Housing Provider – organisations which own and/or manage community housing dwellings.
DPIE	NSW Department of Planning, Industry and Environment.
DCP	Development control plan – sets out detailed rules for development within LGAs.
Residential flat buildings	Includes dwellings in blocks of flats or apartments. These dwellings do not have their own private grounds and usually share a common entrance foyer or stairwell. This category also includes flats attached to houses such as granny flats, and houses converted into two or more flats. Also known as residential flat buildings.
FSR	Floor space ratio – ratio of floor space to lot area permitted under planning controls.
GSC	Greater Sydney Commission.
GSRP	Greater Sydney Region Plan – Greater Sydney's strategic plan, developed by the GSC.
LAHC	NSW Land and Housing Corporation.
LEP	Local environmental plan – legislation which regulates land use and development within an LGA.
LGA	Local government area.
LHS	Local housing strategy – sets out a vision for housing in an LGA.
LSPS	Local strategic planning statement – sets out a 20-year vision for land use in an LGA.
Missing middle	Low-scale infill housing that can increase housing diversity in existing areas while being compatible with existing housing character.

MRA	Metropolitan Rural Area – areas within the metropolitan boundary that are outside of the planned urban area.
Multi-unit or multi-dwelling housing	Generally refers to three or more dwellings (attached or detached) on one lot of land, including typologies such as terraces and townhouses.
Other dwellings	Other types of dwellings that do not fit into standard separate, semi-detached or unit categorisations, such as caravans, cabins, houseboats or improvised homes.
Private market housing	Housing owned or rented through the private market without government subsidy.
RAI	Rental Affordability Index – a measure of the relative affordability of housing in different areas based on rents and incomes.
SAH	Social and Affordable Housing – includes public housing, community housing and affordable rental housing, targeted to very low, low and moderate income households.
Secondary dwellings	Self-contained dwellings established in conjunction with another dwelling on the same lot of land, which can be attached to or separate from the principal dwelling.
Semi-detached dwellings	Includes semi-detached, row or terrace houses, townhouses and similar. These dwellings have their own private grounds and no other dwelling above or below them. They are either attached in some structural way to one or more dwellings or are separated from neighbouring dwellings by less than half a metre.
Seniors living accommodation	Dwellings targeted to older people, including retirement villages, assisted living facilities and nursing home beds.
Separate houses	Houses separated from other dwellings by a space of at least half a metre. A separate house may have a flat attached to it, such as a granny flat or converted garage. Also referred to as detached housing.
SEPP	State environmental planning policy – State-level planning instruments that set out rules for matters of State/regional environmental significance and can override LEPs.

Executive Summary

Introduction

This Northern Beaches Local Housing Strategy (LHS) looks at the mix of housing in the Northern Beaches Local Government Area (LGA) today, and at the kind of housing that will be needed in the future.

It considers trends in terms of population growth and change, household size and mix, lifestyle issues such as affordability, sustainability and building resilience, and housing diversity, including housing types such as boarding houses, seniors housing and social and affordable housing.

The LHS is shaped by the following vision:

As the Northern Beaches community grows and changes, residents will be able to the find the right housing that meets their needs, lifestyles and budgets.

This diverse mix of homes will be contained primarily within existing urban areas, with their design and construction respecting the area's heritage, environmental features and existing character.

New housing will be focused in and near centres where people can easily access public transport or walk or cycle to shops and services. This means that many parts of the LGA will only experience minimal change.

The mix of new housing will include well-designed flats, low rise dwellings, and social and affordable housing, including boarding housing. Seniors housing will be developed in areas that will allow older people to easily access transport and services.

This mix will mean that young and older residents can continue to live on the Northern Beaches in the community they know.

New housing will follow the principles of sustainable development, designed to reduce energy and water use and take advantage of natural elements such as breezes and heat. People will be less likely to use their cars and will enjoy living near new and enhanced open space areas.

The LHS is informed by ongoing consultation, State and local strategic plans and policies, technical studies and analysis and an Issues and Opportunities Paper.

The LHS will guide Council's planning for a diversity of housing in the right places. Overall, this means that many parts of the LGA will only experience very minimal change, ensuring that the LGA's character and environment will be retained.

Strategy and implementation

The LHS proposes a range of actions in five priority areas and identifies relevant NSW Government and other agencies who may need to assist to achieve the vision.

These five priority areas are:

- **Priority 1: Housing targets**
  - meet District Plan and 6-10 year housing target.
- **Priority 2: Detailed planning for centres**
  - establish sufficient capacity to accommodate housing demand around existing centres
- **Priority 3: Social and affordable housing**
  - encourage the provision of affordable housing and plan for boarding house in appropriate and accessible locations.
- **Priority 4: Precinct sustainability and housing**
  - investigate and support sustainable housing precincts
- **Priority 5: Planning for seniors housing**
  - incentivise the provision of seniors housing in the right locations.

Priority 1: Housing targets

Meet District Plan and 6-10 year housing target.

The Northern Beaches will be home to a population of 288,431 people in 2036, an increase of 22,963 people from the 2016 Census. We need to plan for about 12,000 new dwellings by 2036.

We expect demand for separate houses with gardens will remain. However, suitable land for this type of housing is limited and environmental and other constraints make it difficult to plan for more of this type of dwelling. Instead, people looking for that type of housing will have the option to live in larger forms of attached or compact low-rise dwellings that offer people a small garden or courtyard, as well as residential flat buildings.

Most housing built in recent years was flats, units or apartments. We have also witnessed higher numbers of secondary dwellings (granny flats), boarding houses and seniors living developments.

When we look at what can be achieved under current planning controls, and take into consideration the potential of the Frenchs Forest precinct (which is being planned by the NSW Government), we estimate there is capacity for a further 13,600 dwellings. However, we have also done a general analysis of what is financially feasible, this analysis finds that existing capacity is realistically around 11,700 dwellings.

This equates to a deficit of around 275 dwellings, which suggests a need to plan for additional capacity for housing in the LGA in the medium to longer term.

The LHS and its targets have been prepared based on projections and other information currently available. Post-COVID, projections may change and require updates to the LHS targets.

Priority 2: Detailed planning for centres

Establish sufficient capacity to accommodate housing demand around existing centres

New housing could be accommodated or distributed in different ways across the LGA. The LHS builds on the designation of strategic, local and village centres in Towards 2040, our local strategic planning statement. This allows us to plan for housing in a way that does not bring broadscale changes.

New housing will be focused on two different areas:

- Centre Investigation Areas
- Low-rise housing diversity areas

In the short term, low-rise housing diversity areas will be investigated within 400m of select centres for dual occupancies, seniors housing and boarding houses.

Centre investigation areas will be subject to detailed planning in the medium-long term to look at opportunities for all housing types within 800m of select centres along current and future B-line routes.

This means new housing will be located in places that are most convenient for residents and more sustainable for the whole community. NSW Government planning strategies, including the North District Plan, as well as Council's Towards 2040, look to locate medium and higher density housing in centres that have good accessibility to public transport.

Centre investigation areas

This strategy identifies Brookvale, Dee Why, Mona Vale, Manly Vale and Narrabeen along the existing B-Line as centre investigation areas in the medium term, and Forestville and Beacon Hill in the longer term, subject to a future B-Line route.

Dee Why already contains high density housing in the form of apartments, and only Brookvale and Frenchs Forest were identified in Towards 2040 as having longer term opportunities for higher density housing.

The focus of centre investigation areas therefore is to investigate opportunities for low-rise medium density housing around the centre, such as terraces and multi-dwelling housing.

Detailed planning for Brookvale will take into account its important role for local employment.

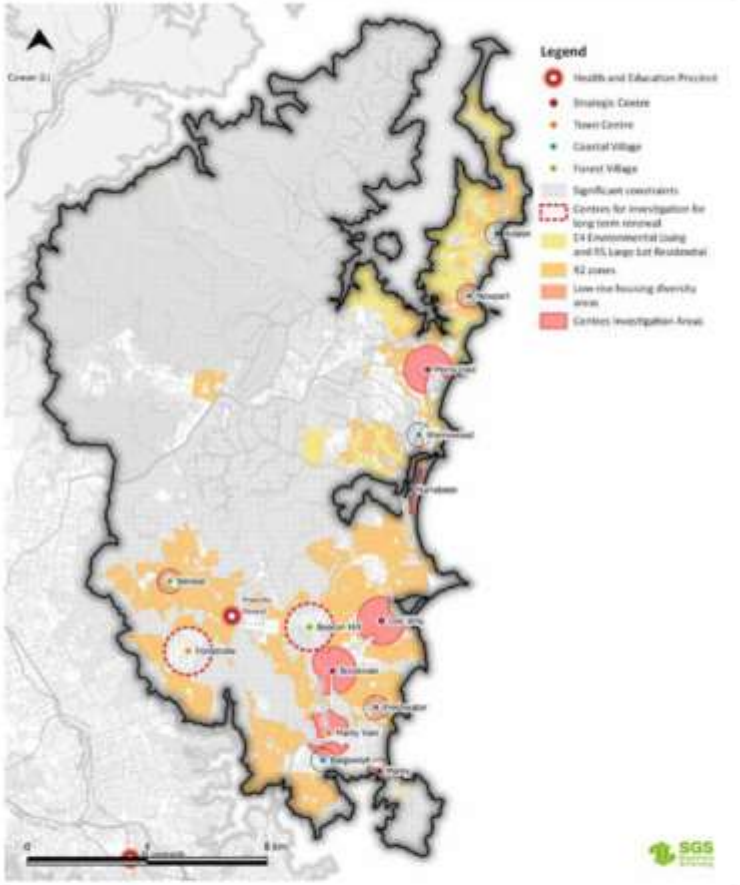
Low rise housing diversity areas

This strategy identifies Avalon, Newport, Warriewood, Belrose, Freshwater, Balgowlah and Manly as areas to support housing diversity in the form of dual occupancies, seniors housing and boarding houses.

This will create more diverse forms of housing across the LGA in locations with good access to shops and services.

Detailed planning for Manly will look to balance visitor accommodation with housing for permanent residents.

* Avalon Place Plan is currently under preparation and will have regard for the appropriateness of any density in this area*



Housing will be planned for using a Centres Renewal Framework for the centre investigation areas. This allows us to think about each area in terms of its unique collection and distribution of assets and attributes, within four precincts:

1. Centre cores take advantage of immediate proximity to shops, services and transport and would typically include the most dense development.
2. Mixed housing areas build on amenities and local assets with low impact medium density housing.
3. Influence areas are where housing will be low to medium density and in keeping with local character.
4. Excluded areas are constrained by existing built form, heritage or environmental aspects.

Additional housing capacity could be generated through the Centres Renewal Framework in each centre. This suggests additional capacity of between 1,540 and 2,930 dwellings is possible in the centre investigation areas, which would meet the gap in capacity.

However, we will undertake detailed planning for each centre. This planning will need to consider pathways for statutory implementation, including changes to both Council and NSW Government planning controls and policies, and the need for appropriate infrastructure to support the residents living in this new housing.

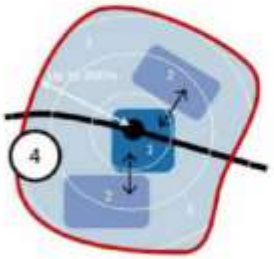
Priority 9 of the Local Strategic Planning Statement seeks to ensure that provision of infrastructure accompanies growth in the housing and employment sectors in areas where urban renewal is occurring. The development of an LGA-wide land use infrastructure implementation plan will look to align all types of infrastructure planning with growth, based on housing, employment and social infrastructure studies and additional studies as required.

This will include detailed planning for each of the Centres Investigation Areas to determine the appropriate level of new development that can be accommodated.

This will consider potential impacts on local infrastructure, including transport, traffic, environmental sustainability and climate change, and social infrastructure such as schools. The need for new infrastructure will also be informed by other Council strategies, such as the Social Infrastructure Study and Open Space and Recreation Strategy.

The Centres Investigation Areas will be considered individually to reflect their unique character and circumstances. This means that what is planned in Mona Vale will not be the same typologies or scale of development centres like Dee Why or Brookvale.

Centres renewal framework approach



Priority 3: Social and affordable housing

Encourage the provision of affordable housing and plan for boarding houses in appropriate and accessible locations

Housing affordability is an issue for many residents on the Northern Beaches. As well as advocating for action from the NSW and Australian governments, we are committed to a comprehensive social and affordable housing plan so that more people can afford to live in their Northern Beaches community.

Demand for boarding houses, as an alternative affordable housing option should be met in locations around centres, with incentives to encourage provision on suitable larger sites.

We can start to tackle affordability and provide options for more people by planning for the right **diversity of housing** that will allow more people to be able to afford to live in the Northern Beaches. This includes:

- low density housing, such as single and secondary dwellings or low to medium density housing, such as attached dual occupancies
- medium density housing, including those allowed by the Low Rise Housing Diversity Code
- higher density residential flat buildings
- social and affordable housing
- seniors housing
- boarding houses.

We've identified a current shortfall of around 8,100 social and affordable housing dwellings; this will increase by a further 1,880 dwellings by 2036. For the first time ever, Council will adopt **a target to plan for 1,880 new social and affordable housing dwellings by 2036** and will continue to advocate for other levels of government to address the significant current shortfall.

We also want to address the identified demand for an additional 102 single boarding house rooms.

We will seek exemption from several State Environmental Planning Policies (SEPPs) which provide for different housing e.g. boarding houses and seniors housing. Some State-level planning policies are not suited to the Northern Beaches, and both Council and the community have expressed concerns with State-level planning policies, including the potential impacts of ad-hoc development.

We propose seeking an exemption from the Low Rise Housing Diversity Code in the Northern Beaches, given the demand for medium density housing can be met through the strategies and implementation of the LHS through LEPs. These housing forms will still be permitted, but instead targeted to areas around centres with good accessibility and amenity.

Priority 4: Precinct sustainability and housing

Investigate and support sustainable housing precincts

Towards 2040 commits Council to several sustainability, liveability and other targets that require innovative and progressive approaches to planning for housing and centres, particularly at a precinct level. We will therefore use **new development as a means to leverage greater sustainability and liveability outcomes.**

Priority 5: Planning for seniors housing

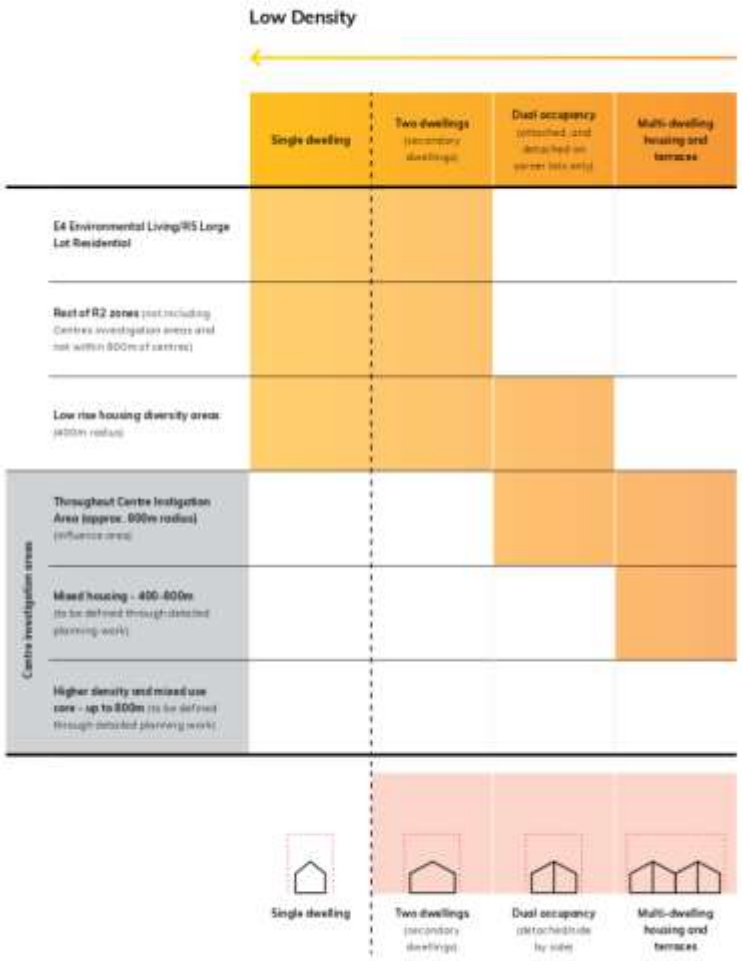
Incentivise the provision of seniors housing in the right locations

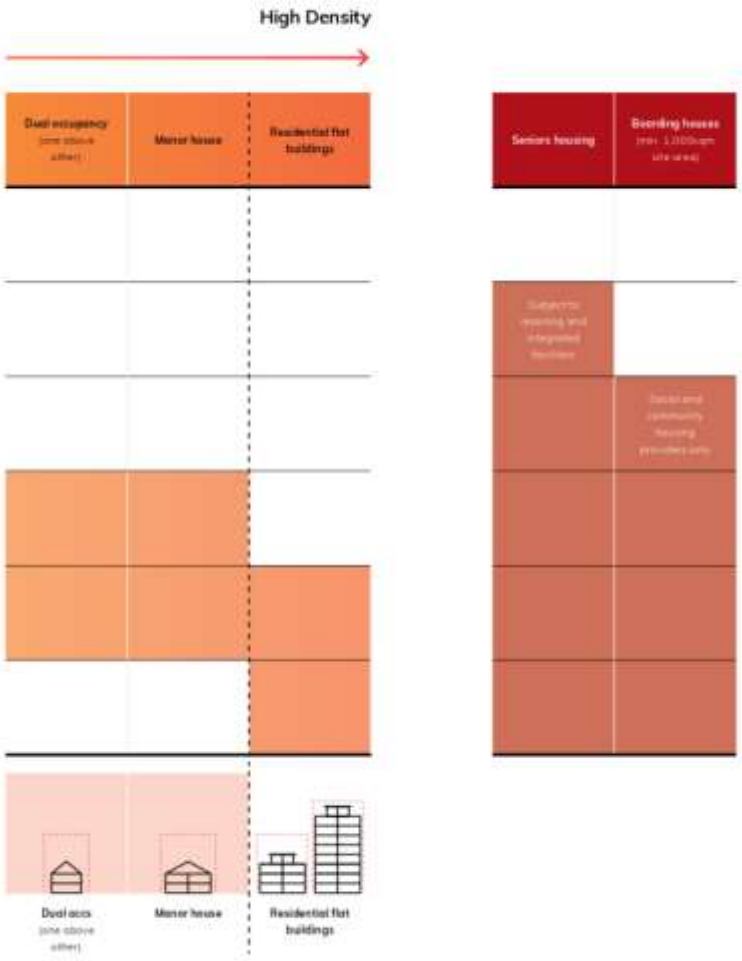
We will encourage seniors housing in accessible locations, enable the industry trend of the 'continuum of care' approach on larger sites, and provide incentives for seniors housing that meets the needs of the community.

There is an identified demand for an additional 1,716 self-contained retirement village units ('standard' housing generally targeted to over 55s), 502 assisted living units (with some support facilities) and 765 nursing home beds (offering end of life care) by 2036.

A Northern Beaches-specific approach will:

- allow for the redevelopment and upgrade of older and larger seniors housing sites to increase the supply of all-inclusive seniors housing including residential care facilities
- incentivise the provision of seniors housing in accessible locations in Centre Investigation Areas, within multi-level developments
- limit developments in inaccessible locations that will not meet the needs of older people.


Low Density
Single dwelling
Two dwellings (secondary dwellings)
Dual occupancy (attached and detached on seven lots only)
Multi-dwelling housing and terraces
E4 Environmental Living/R5 Large Lot Residential
Rest of R2 zones (not including Centres investigation areas and not within 800m of centres)
Low rise housing diversity areas (400m radius)
Throughout Centre Instigation Area (approx. 800m radius) (influence area)
Mixed housing - 400-800m (to be defined through detailed planning work)
Higher density and mixed use core - up to 800m (to be defined through detailed planning work)
Centre investigation areas
Single dwelling
Two dwellings (secondary dwellings)
Dual occupancy (detached/side by side)
Multi-dwelling housing and terraces


High Density
Dual occupancy (one above other)
Manor house
Residential flat buildings
Seniors housing
Boarding houses (min. 1,000sqm site area)
Dual occ (one above other)
Manor house
Residential flat buildings

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Section 1:
Introduction

Purpose of this Strategy

The NSW Department of Planning, Industry and Environment (DPIE) framework for the development and implementation of local housing strategies (LHSs) in NSW[1] requires all NSW councils to prepare a LHS.

The Northern Beaches LHS sets a vision for future housing in the LGA and how we will plan for emerging housing needs arising from the area's changing demographics and pressures on housing affordability. It demonstrates how the housing directions within the North District Plan will be delivered locally.

The LHS means that new housing will be provided in the places where people can have greater access to transport and services, and that more people will be able to live in homes that suit their needs, lifestyles and budgets. Most areas in the LGA will only be subject to minimal changes.

The LHS is informed by a range of data sources, including consultation. State and local strategic plans and policies, detailed background analysis and development of an evidence base. It is also informed by the **Issues and Opportunities** Paper (exhibited as part of Towards 2040, Council's local strategic planning statement). This paper identified key housing issues, established a housing vision and explored spatial options and land use planning approaches for the LGA.

Figure 1
Local housing policy development framework

Source: DPE, 2019, based on DPIE Local Housing Strategy Guideline

[1] A Guideline and Template identified a desirable process and structure for Local Housing Strategies: see https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/Local-Housing-Strategy-Guideline-and-Template.pdf

Consultation

Through the consultation undertaken, the community told us they:

- support **greater housing diversity and affordable housing** to enable people from diverse backgrounds, young people and key workers to live in the community, as well as the need for affordable seniors housing
- support **a range of mechanisms for affordable housing** including seeking support from the NSW Government
- have mixed views (though generally supportive) on **seeking exemptions from State policies for seniors living, boarding houses and medium density housing** to enable a local approach to planning for these development types, with some concerns around how this could impact affordability and housing diversity
- prefer a limit on high rise development, and instead **would prefer Council to focus on subdivisions to provide low to medium density housing** and more housing diversity around accessible centres
- are resistant to continued population and housing growth without **accompanying infrastructure**, particularly public transport
- want the LGA **to retain its low density and family housing character**.

Benefits of strategic planning
A long-term, strategic approach helps to:

- plan for new and different forms of housing not traditionally available in Northern Beaches LGA as community demographics change (including young people forming new households, and ageing of the population)
- address the lack of affordable housing, including to support key workers who will also be needed as the population ages
- address liveability issues (such as minimising traffic impacts and maximising access to open space), support the shops and services provided in local centres and avoid ad-hoc housing development that limits the planning for and provision of supporting infrastructure
- protect the environmental and lifestyle quality of the Northern Beaches by rethinking how centres are planned and how new housing is provided

This LHS will allow us to respond to changing conditions and ensure sufficient and suitable housing to support the community through their different life stages.

Structure

The LHS is structured as follows:

- **Section 2** outlines the existing planning and policy context concerning housing on the Northern Beaches.
- **Section 3** sets out the evidence base, including analysis of future housing demand and the capacity of current planning controls to accommodate the demand.
- **Section 4** outlines the right locations for new housing.
- **Section 5** identifies proposed approaches to add to the stock of social and affordable housing, plan for seniors accommodation in the right locations and direct low to medium density development to appropriate locations.
- **Section 6** discusses how sustainability and liveability objectives will require innovative approaches to planning for new housing in and around centres.
- **Section 7** summarises the approach to the planning and development of new housing across the LGA.
- **Section 8** sets out the vision for housing and an implementation plan.

Section 2: Planning and Policy

Greater Sydney's housing challenge

In 2016, Greater Sydney was home to around 4.7 million people. The Department of Planning, Infrastructure and Environment (DPIE) forecasts that by 2036, the city will be home to 6.6 million people, and increase of more than 1.9 million people or 42 per cent, in 20 years. As a comparison, between 1996 and 2016, Greater Sydney grew by around 1.1 million people.

Planning for this growth while maintaining the quality of life offered in Sydney's suburbs requires us to consider how to best accommodate more people in established areas as well as at Sydney's fringes. Each part of Greater Sydney will see an increase in the number of people and dwellings, including the Northern Beaches LGA.

The Northern Beaches LGA covers more than 25,000 hectares, with a range of different environments. It stretches along the coastline and into the hinterland, from Manly in the south to Palm Beach in the north, and extends west into Ku-Ring-Gai Chase National Park.

According to the Australian Bureau of Statistics (ABS), the estimated residential population of the Northern Beaches LGA in 2016 was 265,468. DPIE's population projections released in 2019 forecast a population of 288,431 people by 2036.

This is an additional 22,963 people – an 8.7 per cent increase or 0.4 per cent annual growth rate. The DPIE projections indicate the growing population will require an additional 14,803 dwellings between 2016 and 2036 (although these projections were formulated prior to the outbreak of COVID-19).

Historically most population growth in Greater Sydney has been accommodated through:

- the development and conversion of rural and agricultural land at Sydney's fringes
- the redevelopment of former industrial sites for high density apartment complexes
- the construction of higher density apartment housing around existing mixed use centres and public transport such as Dee Why
- the consolidation of established residential neighbourhoods, including policies that allow development of dual occupancy dwellings as well as forms such as villa housing suitable for seniors, as is the case in Warriewood.

All these types of development continue. However, planning for the Northern Beaches requires us to consider what kinds of housing will best meet the needs of the local community and be most suitable in the context of demographic shifts, climate change and environmental challenges.

Sydney's urban boundary cannot continue to expand without limit, and dwellings built in existing suburbs near public transport are often better located than similar dwellings built on the urban fringe, which are often far away from public transport, job and services.

Impacts of COVID-19

The COVID-19 pandemic has had and will continue to have many impacts. Restrictions on travel and migration within Australia and internationally are likely to affect levels of population growth, particularly in the short term.

Given the uncertainty, it is not possible to accurately predict the impact that COVID-19 associated restrictions will have on rates of population growth, demand for particular housing types, or the need for affordable housing. This reiterates the need for effective, flexible planning for the future of housing on the Northern Beaches and Sydney. The LHS may need to be reviewed to take account of new or updated population projections.

Map 1
Northern Beaches LGA and suburb boundaries

Greater Sydney Region Plan and North District Plan

The Greater Sydney Region Plan envisages a metropolis of three cities and a 30-minute city, where residents enjoy quicker and easier access to a range of jobs, housing types and activities.

The Region Plan splits Sydney into five districts, with the Northern Beaches in part of the North District. The Region Plan and North District Plan include objectives to increase overall housing supply and ensure that housing becomes more diverse and affordable.

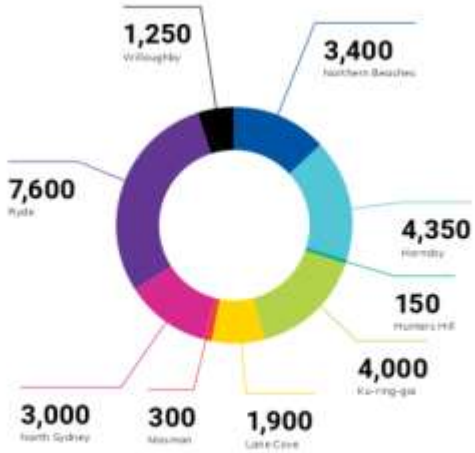
The North District Plan includes a 20-year housing target of an additional 92,000 dwellings by 2036 across the North District.

The Northern Beaches has a five year housing supply target to 2021 of 3,400 additional dwellings. This represents 13 per cent of the target for the North District.

The North District Plan stresses the need to locate new housing in areas with local infrastructure. It identifies locational criteria for urban renewal and local infill development. Towards 2040 and this LHS reflect these criteria.

Councils must establish 6-10 year housing targets when developing their LHS, while also informing potential future changes to planning controls in relevant local environmental plans (LEPs). We have also identified a 20-year projection of housing demand to assist with long-term planning. This will be regularly reviewed.

Figure 2
Proportion of five-year housing target by lga in the north district



State environmental planning policies

Existing state environmental planning policies (SEPPs) that relate to housing include:

- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Exempt and Complying Development Code) 2008.

The Housing for Seniors and People with a Disability SEPP establishes requirements for where this type of housing should be located (near public transport, of a minimum size, and not in bushfire prone land). Sites that meet these criteria are dispersed across Northern Beaches LGA.

The Affordable Rental Housing SEPP allows for boarding house and secondary dwelling developments in the R1 General Residential, R3 Medium Density Residential, R4 High Density Residential, B1 Neighbourhood Centre, B2 Local Centre and B4 Mixed Use zones, and in the R2 Low Density Residential zone on sites that accessible to public transport. Many sites in the Northern Beaches meet these criteria.

The Exempt and Complying Development Code allows for a streamlined assessment process for development that complies with specific standards, such as those that have a limited environmental impact. The SEPP applies across all zones except for developments under the Affordable Rental Housing SEPP.

Proposed NSW Housing Diversity Sepp
DPIE exhibited the Housing Diversity SEPP - Explanation of Intended Effect in 2020. This sets out a proposal to prepare a new Housing Diversity SEPP that would consolidate and update the Affordable Rental Housing 2009, Housing for Seniors and People with a Disability SEPP and State Environmental Planning Policy No 70–Affordable Housing (Revised Schemes) (SEPP 70). Appendix 1 summarises the proposed changes.

Low Rise Housing Diversity Code[3]

The Low Rise Housing Diversity Code allows for a fast-tracked development process for complying approvals for some types of dwellings in the R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential and RU5 Village zones. This includes manor houses, one and two storey dual occupancies, and terraces.

The application of the Code was temporarily deferred in the Northern Beaches LGA, but came into effect as of July 2020. Some amendments have been made to Manly LEP 2013 in response to the application of the Code in the LGA, including the introduction of a minimum site area per dwelling and minimum allotment sizes for multi-dwelling housing and manor houses in the R2 Low Density Residential Zone.[4]

Exemptions To State Policies

Council will seek exemptions from the application of SEPPs for:

- Seniors housing under the Housing for Seniors or People with a Disability SEPP
- Boarding houses under the Affordable Rental Housing SEPP
- Low Rise Housing Diversity Code

Instead, we will use the strategies and directions in this LHS to meet demand for these types of housing in areas around centres with good accessibility and amenity.

Frenchs Forest precinct

The Frenchs Forest precinct at the new Northern Beaches Hospital is identified by the NSW Government as a centre that will become a new destination and focal point for the community. In 2017, Northern Beaches Council prepared the Hospital Precinct Structure Plan, which will guide the planning and development of the precinct. The Frenchs Forest precinct will accommodate around 4,360 dwellings and is factored into the LHS.

Other planning work

Other relevant Council strategic planning work underway includes the development of the **Brookvale Structure Plan**, and the potential for future residential development in **Ingleside**, with a need to consider bushfire risk and other environmental constraints.

[3] Previously known as the Low Rise Medium Density Housing Code
[4] See www.northernbeaches.nsw.gov.au/planning-and-development/planning-future/planning-growth/low-rise-housing-diversity-code

Local planning for housing issues

Our existing policies and plans identify several issues for the LGA, including need for:

- **more affordable housing** - social and affordable housing stock is at historically low levels, with wait times for public housing over five years, and median property prices and rents have increased significantly
- **better transport connectivity** - the LGA has limited public transport, meaning any new housing will require investment in appropriate accompanying infrastructure
- **sustainable growth that maintains the character of the LGA** - the natural environment and amenity is both a key strength yet also a constraint to future housing development
- **greater housing diversity** - this will be required to cater to different demographic groups and household types, including older people

SHAPE 2028 Northern Beaches Community Strategic Plan and the MOVE – Northern Beaches transport strategy focus on sustainable growth, concentrating more intensive development around existing centres, and linking future growth to improvements in transport.

Local Strategic Planning Statement

These themes are also reflected in Towards 2040, which guides future land use in the LGA, reflecting local values and aspirations, and building on the 10-year vision set out in SHAPE 2028.

Towards 2040 includes:

- a 20-year vision
- planning priorities to guide local land use planning
- principles that underpin planning priorities and actions
- actions Council will take to help achieve the priorities
- measures of success and an implementation program to determine whether priorities have been achieved.

Towards 2040 Vision

"In 2040, the Northern Beaches has a stunning coastal and bushland environment, an enriched and contemporary coastal character and better connections to the North District and the rest of Greater Sydney.

The natural environment is healthy and protected and highly valued by residents and visitors alike. There is a range of housing to accommodate the whole community and we continue to pursue design excellence and sustainability outcomes in built forms. It offers a thriving local economy and a sustainable mix of employment and industrial lands and vibrant and enlivened centres.

The healthy and active community can easily access artistic, creative, sporting and recreational opportunities and the services and facilities that support their health and wellbeing."

Housing principles and other targets

Towards 2040 contains 30 priorities under four themes: sustainability, infrastructure and collaboration, liveability and productivity. Two priorities relate to housing:

- **Priority 15** - Housing supply, choice and affordability in the right locations
- **Priority 16** - Access to quality social housing and affordable housing

A series of principles underpin these priorities.

Towards 2040 also includes other priorities, principles, actions and measures that will influence how we plan for new housing in the LGA. Another key priority is Priority 13 - Strong Engagement and cooperation with Aboriginal communities. Council is committed to undertake this, including engagement with the Metropolitan Aboriginal Land Council (MLALC) as a large landowner in the Northern Beaches LGA. [8]

Many of these require development to respect existing character, contribute to sustainability and make the Northern Beaches a better place to live.

Table 1
Housing priorities and principles in the Northern Beaches LSPS

Priority	Principles
Priority 15 Housing supply, choice and affordability in the right locations	• Locate new housing in strategic and local centres and within reasonable walking distance (800m) of high-frequency public transport • Provide greater housing diversity and affordable housing options • Limit development where there are unacceptable risks from natural and urban hazards, or impact on tree canopy • Use existing urban land more efficiently to protect the natural environment • Safeguard employment lands from non-compatible uses, particularly residential and mixed-use development • Ensure new buildings are high amenity and do not unreasonably impact on neighbouring properties and the public domain • Encourage adaptable and universal design • Sequence growth with provision of public transport, open space and other infrastructure in strategic and local centres • Ensure new housing is designed to complement local character, heritage and the environment • Contribute to a public benefit and better urban design outcomes • Ensure new residential development is located within 400m of open space and high density areas within 200m of open space • Ensure development is low-carbon with high efficiency in energy, water and waste
Priority 16 Access to quality social housing and affordable housing	• Build more high-quality and diverse social housing and affordable rental housing in areas close to services and facilities and with access to high-frequency public transport • Protect and retain existing affordable rental housing • Seek a minimum 10% affordable rental housing for all planning proposals for upzoning, urban renewal or greenfield development, with higher rates where financially feasible • Ensure the available supply of affordable rental housing is shared equitably among vulnerable residents

Source: Northern Beaches Council, 2020

[8] The MLALC has been in long-term discussions with both Council and DPIE in relation to a Belrose site (known as Lizard Rock), and has requested formal inclusion of this site in SEPP (Aboriginal Land) 2019 via ministerial approval of a Development Delivery Plan (DDP). The proposal is under review by DPIE.

Housing to achieve liveability and sustainability objectives

The Region Plan and North District Plan include directions for the scope of an LHS, the framework for the quantitative analysis of future housing demand and supply, and locational criteria in planning for housing.

Towards 2040 identifies housing, liveability and sustainability priorities that will require an integrated approach to planning and development including innovations in housing renewal.

For example, the target to increase the proportion of dwellings with access to open space will not be achieved if new housing is not provided near parks or if the land development process is not utilised to create additional open space. Similarly, increasing the proportion of dwellings within 30 minutes of a strategic centre will be best achieved by providing additional housing in areas with good transport access. Achieving targets around the diversity of new housing and providing more affordable housing will also require the development of new, mixed housing stock.

Achieving targets around energy and water usage, waste recycling and the people-centric outcomes related to community will also rely on new approaches in how housing is designed and utilised.

Accommodating new housing growth to meet the future needs of the population is an opportunity to make a real difference in achieving sustainability and liveability outcomes.

As much of the LGA's built form is established and unlikely to change significantly under current controls, creating opportunities for new approaches and innovations in building design and planning becomes crucial.

Figure 3
Directions and priorities in the LSPS

Direction	Priorities								
Landscape	**Priority 1** Healthy and valued coast and waterways	**Priority 2** Protected and enhanced bushland and biodiversity	**Priority 3** Protected scenic and cultural landscapes	**Priority 4** Protected Metropolitan Rural Area		**Priority 5** Greener urban environments	**Priority 6** High quality open space for recreation		
Efficiency	**Priority 7** A low carbon community with high energy, water and waste efficiency								
Resilience	**Priority 8** Adapted to the impacts of natural and urban hazards and climate change								
Infrastructure and collaboration	**Priority 9** Infrastructure delivered with employment and housing growth								
People	**Priority 10** World-class education facilities, including a university	**Priority 11** Community facilities and services that meet changing community needs	**Priority 12** An inclusive, healthy, safe and socially connected community	**Priority 13** Strong engagement and cooperation with Aboriginal communities		**Priority 14** A community enriched through the arts and connected through creativity			
Housing	**Priority 15** Housing supply, choice and affordability, in the right locations	**Priority 16** Access to quality social and affordable housing							
Great places	**Priority 17** Centres and neighbourhoods designed to reflect local character, lifestyle and demographic changes	**Priority 18** Protected, conserved and celebrated heritage							
Connectivity	**Priority 19** Frequent and efficient regional public transport connections	**Priority 20** Sustainable local transport networks	**Priority 21** Redesigned road space and facilities to match changing community needs						
Jobs and skills	**Priority 22** Jobs that match the skills and needs of the community	**Priority 23** Frenchs Forest as a sustainable health and education precinct	**Priority 24** Brookvale as an employment and innovation centre	**Priority 25** Dee Why as a thriving cosmopolitan centre by the sea		**Priority 26** Manly as Sydney's premier seaside destination	**Priority 27** Mona Vale as the contemporary, urban heart of the north	**Priority 28** Safeguarded employment lands	**Priority 29** A thriving, sustainable tourism economy	**Priority 30** A diverse night time economy

Themes: Sustainability · Infrastructure and collaboration · Liveability · Productivity

Section 3: The Evidence

LGA demographic and housing snapshot

Further detail on the demographics and other characteristics of the LGA is available in the Issues and Opportunities Paper.

Figure 4:
Demographic overview – Average five year growth rate, 2006-2016

Population

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

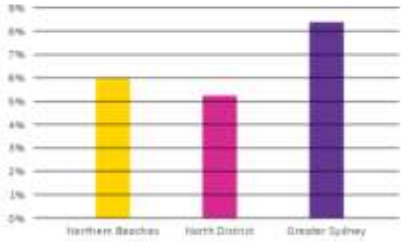


Figure 5:
Demographic overview – Age Profile, 2016

Age Profile

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

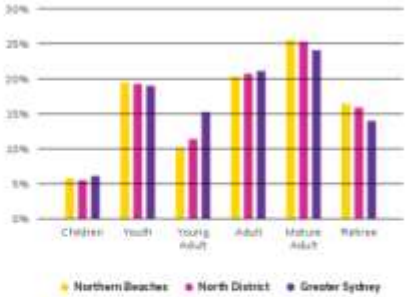


Figure 6:
Demographic overview – Household Types, 2016

Household Types

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

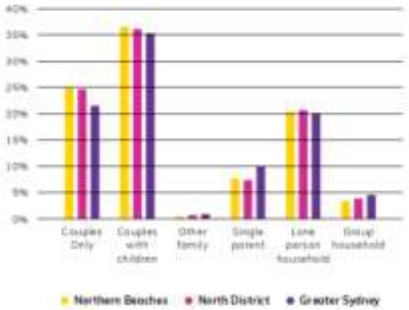
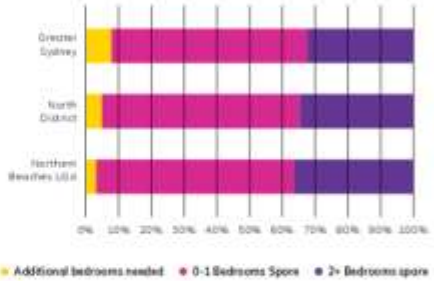


Figure 7:
Demographic overview – Number of bedrooms spare, 2016

Households and dwelling types

- Couple family households tend to occupy detached dwellings (similar to North District and Greater Sydney) while less than a third live in attached dwellings or apartments.
- Higher density dwellings typically house couples without children and single person households – however, the proportion of families with children living in apartments has increased.
- In larger dwellings there are relatively high proportions of houses with spare bedrooms, similar to trends in the North District and Greater Sydney. Around 55 per cent of four-bedroom dwellings have two or more bedrooms spare.



Dwelling types

Separate houses remain the most common form of housing in the LGA, making up over 50 per cent of dwellings in 2016. Semi-detached dwellings account for around 10 per cent of dwellings, and apartments around 35 per cent. Compared to the North District and Greater Sydney, the LGA has a slightly higher proportion of detached houses. However, between the 2011 and 2016 Censuses, semi-detached dwellings and apartments increased as a proportion of total dwellings.

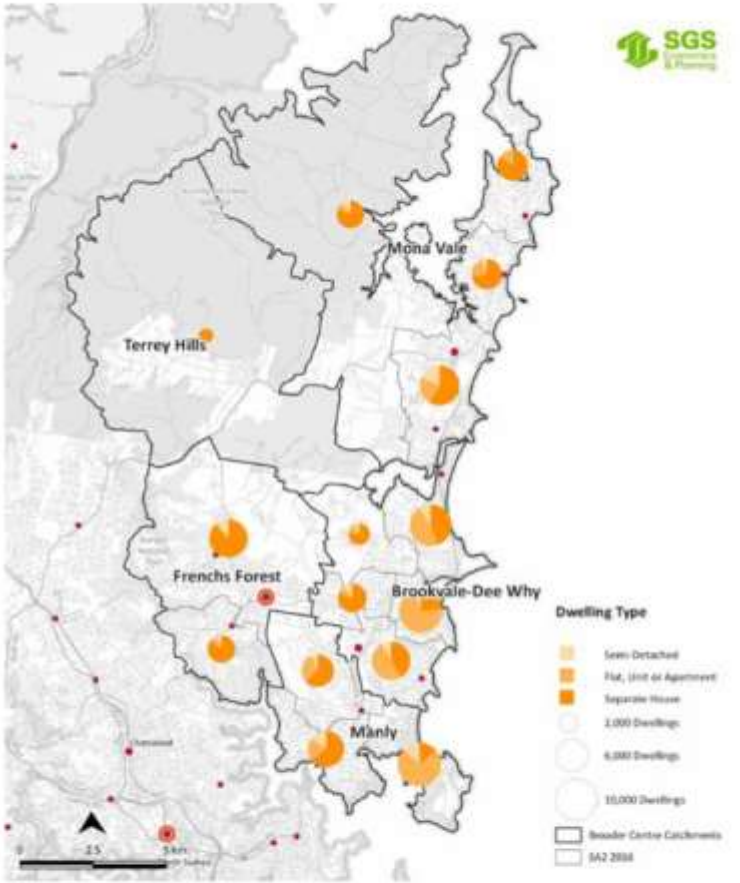
Table 2:
Dwelling Types, Northern Beaches LGA, 2016

LGA	Separate house	Semi-detached	Residential flat buildings	Other
Total dwellings	56,537	9,548	34,541	410
Proportion of total	56%	9%	34%	0%

Source: ABS 2016 Census

Predominant dwelling types vary between suburbs across the LGA. Areas further inland, such as Terrey Hills and Frenchs Forest, have much higher shares of separate houses. Coastal locations and areas around the major centres, like Manly and Dee Why, have much higher proportions of semi-detached and apartment dwellings.

Map 2
Dwelling types by statistical area level 2 (SA2), Northern Beaches LGA, 2016 census



Source: SGS, 2019, based on ABS 2016 Census

Social and affordable housing

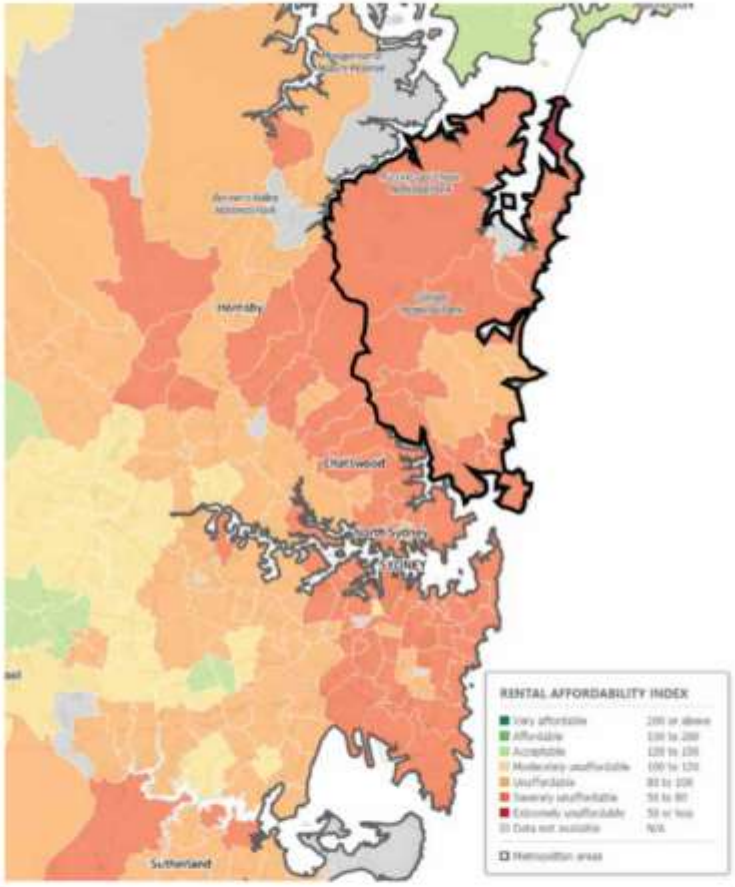
The need for social and affordable housing remains an issue for the Northern Beaches given generally high property prices and rents. Median dwelling prices in the Northern Beaches LGA have grown substantially in recent years. As of September 2020, the median rent in the LGA was $650 per week, compared to $495 across Sydney. The median dwelling price at this time was also over $1.5 million, compared to only $690,000 for the rest of Sydney. The Northern Beaches LGA has historically also had lower proportions of social housing than the rest of the metropolitan area. *

The limited affordability of the Northern Beaches is reflected in the results of the Rental Affordability Index (RAI). The RAI measures rental affordability using the 30/40 rule in relation to household incomes, where households in the lowest 40 per cent of incomes paying more than 30 per cent of their income on rent are considered in housing stress.

Rents in the Northern Beaches LGA have been rated as Unaffordable to Extremely Unaffordable for a typical rental household. This compares unfavourably to many other parts of Greater Sydney. The lack of affordable housing is pronounced for households on lower incomes, with affordability for couples earning the minimum wage and single person households on benefits rated as Severely Unaffordable to Extremely Unaffordable.

* Department of Communities and Justice Rent and Sales Statistics, March 2021

Map 3
Rental Affordability Index for typical rental household, all dwelling types



The Housing Continuum

Housing comes in many forms and can be planned for through a range of mechanisms and approaches. The housing continuum (see Figure 8) illustrates the broad spectrum of approaches in terms of the public, community and private sectors. Most housing is provided by the private sector for homeowners and private renters on the right end of the continuum. Moving left along the continuum are the forms of housing for lower income households where subsidies are typically provided.

Social housing is the traditional State-owned housing for low income renters. At the extreme left end of the spectrum is crisis and emergency accommodation types, for homeless people or victims of domestic violence for example, which require the highest level of government subsidy.

Figure 8:
Housing Supply Continuum

In the NSW context and in this report the types of housing that are discussed are:

- **private market housing** for owning or renting (this may include housing for lower income tenants whose rent may be subsidised through Commonwealth Rent Assistance)
- **boarding houses** (both traditional and new forms) which would typically be priced at the lower income end of the market housing spectrum though with some tenants receiving rent subsidies (and some operators getting concessions as well)
- **seniors living dwellings** as permitted by the Housing for Seniors or People with a Disability SEPP, again within the market spectrum though including some lower income occupiers receiving rent subsidies
- **social and affordable housing** types as defined by SEPP 70 for very low to low income households, which are likely to be managed by the community housing sector and by definition are rented and subsidised to a greater or lesser extent depending on household income.

Housing demand

Drivers of housing demand

Strong demand for housing in the Northern Beaches comes particularly from buyers seeking to downsize. Properties with low maintenance requirements are popular. Vacancy rates overall remain low across the LGA.

While house prices are high overall compared to many areas of Greater Sydney, the Northern Beaches market can be seen as 'two-speed'. There is often strong demand from downsizers at the higher or luxury end of the market, with drop offs observed at the lower end, possibly influenced by bank lending restrictions. COVID-19 may further flatten demand for lower priced housing, particularly apartments for rent and purchase.

A key driver of demand in the Northern Beaches remains the attractiveness of its lifestyle and proximity to the natural environment. Broader factors such as transport and other infrastructure investment can influence housing demand. While the lack of heavy rail has been a constraint, current and proposed future investments, such as Warringah Road and Wakehurst Parkway around the Northern Beaches Hospital, Beaches Link, and better public transport connections to Chatswood and Macquarie Park will contribute to housing demand.

Impacts of COVID-19
Changes to migration patterns, population growth and the housing market due to COVID-19 are expected, but it is difficult to accurately assess how significant these trends will be over the short, medium and longer term.

Real impacts in the property market can already be observed, with many areas in Australia seeing reduced demand for housing and consequently lower rent and house prices.

While there could be reduced demand for housing from lower population growth, there is still a need for greater housing choice, and for place-based planning to ensure that Council can meet the changing needs of the community over time.

Future housing demand

The housing demand analysis has been updated from data in the Issues and Opportunities Paper to reflect updated population projections.

Change in population and households
As the population increases, the share of household family types across the Northern Beaches will remain relatively consistent other than an increase in the proportion of single person households. Couple families with children will remain the most common type of household to 2036.

Projected housing demand
Projections of the future demand for housing in the LGA are derived from population projections that use the 2016 Census as a base. There is estimated to be demand for an additional **14,803 dwellings** between 2016 and 2036 in the LGA, or the need for an average of approximately 740 dwellings per year to 2036.

Table 3:
Projected northern beaches housing demand to 2036

Dwelling type	2016	2021	2026	2031	2036	Change 2016-36	Average annual growth rate
Separate house	60,236	60,801	61,537	62,555	63,539	3,303	0.27%
Semi-detached house	8,641	10,268	11,054	11,941	12,872	3,231	1.46%
Flat, unit or apartment	35,358	36,663	38,940	41,398	44,065	8,707	1.11%
Other dwelling	1,273	799	781	807	835	-438	-2.09%
Total private dwellings	**106,458**	**108,730**	**112,312**	**116,701**	**121,261**	**14,803**	**0.65%**

Source: ABS, 2016; Based on DPIE 2019 population projections.*

Dwelling development between 2016 and July 2020 has contributed towards meeting the modelled housing demand. This is summarised in the table below, with the result that the remaining housing demand for the LGA from 2020 to 2036 is 11,995 dwellings.

Additional secondary dwellings are included in this table, while other kinds of dwelling are not, because secondary dwellings are often built in low density residential zones on properties which may not otherwise have capacity for development, and as such secondary dwellings are not included in the additional capacity analysis presented in Section 3.5. The large number of separate houses in the Northern Beaches means that there will be limited capacity constraints on the delivery of additional secondary dwellings to 2036.

Most future demand is expected to be for residential flat buildings, followed by semi-detached houses and separate houses. Apartments and semi-detached dwellings are also projected to increase as a proportion of dwellings, while the proportion of detached houses is expected to decrease to around 52 per cent by 2036.

While demand for detached houses will continue, this may not be possible given environmental and other constraints. A share of the demand may be channelled into larger forms of attached dwellings that offer similar characteristics such as ground level entrances and private open space areas. These are more likely to be provided as infill development.

Projected population growth represents a smaller proportional increase over the period to 2036 than what is expected for both the wider North District and Greater Sydney. The population of the Northern Beaches is projected to grow by around nine per cent, compared to 23 per cent for the North District and 42 per cent for Greater Sydney. However, unlike other LGAs in Greater Sydney, the Northern Beaches does not have major transport infrastructure (such as a train line) to support substantial growth in an efficient and sustainable way.

* Note: the DPIE population projections were released before the COVID-19 pandemic. The LHS may need to be reviewed to reflect revised projections.

Table 4
Northern Beaches remaining housing demand calculation

Modelled demand 2016-2036	
Total housing demand	14,803
Private dwellings completions 2016 – July 2020	
Additional private dwellings	2,120
Private dwellings demolished [1]	736
Increase in private dwellings (additional dwellings – dwellings demolished)	1,384
Other dwelling completions 2016-July 2020	
Boarding house rooms	268
Seniors living dwellings	247
Secondary dwellings	708 (25% of which is 177)
Total contribution to housing demand (with 25% of secondary dwellings counted [2])	-692
Dwelling demand July 2020 - 2036	
Potential additional secondary dwellings July 2020 – July 2036 (assuming the same yearly rate of development as between 2016 - July 2020, and that 25% of secondary dwellings contribute to meeting housing demand)	+708
Total remaining demand (Housing demand 2016-2036 - increase in private dwellings - total contribution from other completions - potential additional secondary dwellings)	**12,018**

Source: ABS, 2020

[1] This estimate is calculated from Building Approvals Australia, Australian Bureau of Statistics, (September 2020), adjusting for a proportion of approvals not being acted upon

[2] This is similar to the average percentage of secondary dwellings with rental bonds lodged in the SSROC area as reported in research by the City Futures Research Centre in Affordable Housing DEPP and Affordable Housing in Central and Southern Sydney (May 2020)

Demand for social and affordable housing

The social and affordable housing demand analysis has been updated since the Issues and Opportunities Paper to reflect updated population projections.

Social housing includes subsidised public and community housing, with eligibility defined by the NSW Government. It means people with low incomes can live independently or find housing that suits their needs. Eligible households are placed on the NSW Housing Register.

Affordable housing is different to social housing. It can be made available to a broader range of households, including for key workers in health and services who live on low to moderate incomes. Affordable housing may be managed more like a private rental property (though still with eligibility criteria) mostly by not-for-profit community housing providers.

The modelling that informs this LHS models social and affordable housing collectively, using a combination of Census data and the NSW Affordable Housing Guidelines.

In 2017, the 1,201 social housing tenancies in the Northern Beaches LGA (not including community housing) were mainly one bedroom or studio units. Management has recently transferred to community housing providers. This represents around 1.2 per cent of housing stock, compared to the rate of around 3.7 per cent in Greater Sydney as of the 2016 Census.

In 2016, there was estimated to be demand for more than 9,000 social and affordable housing dwellings in the LGA from households experiencing either moderate or severe rental stress or who are homeless. The modest supply of around 1,000 social and affordable housing dwellings means there is a shortfall of 8,100 dwellings, or around eight per cent of total stock). There may also be additional current unmet demand from households living elsewhere who are unable to afford to live in the Northern Beaches.

Demand will increase by around 1,800 households by 2036.

Table 5:
Projected Northern Beaches demand for social and affordable housing to 2036

Dwelling type	2016	2021	2026	2031	2036	Change
Couple family with children	1,817	1,818	1,829	1,812	1,814	-3
Couple family with no children	1,670	1,709	1,882	2,114	2,147	377
Families (sub-total)	**3,487**	**3,527**	**3,617**	**3,736**	**3,862**	**375**
Group household	640	623	633	648	671	31
Single person household	3,737	3,998	4,278	4,617	4,998	1,261
One parent family	1,277	1,345	1,398	1,452	1,494	217
Total	**9,141**	**9,461**	**9,926**	**10,463**	**11,025**	**1,884**

Source: [illegible]

Demand will be driven mainly by single person households, consistent State-wide trends that reflect an older population and more complex household compositions. Future demand will also shift with changing affordability conditions in terms of wage growth and house prices.

Table 6:
Breakdown of projected Northern Beaches demand for social housing and affordable housing in 2036

Household type	2016	2021	2026	2031	2036	Change
Households in social housing	1,694	1,782	1,902	2,034	2,174	480
Homeless households	605	636	681	734	788	183
Households in housing stress	6,842	7,043	7,343	7,695	8,063	1,221
Total	**9,141**	**9,461**	**9,926**	**10,463**	**11,025**	**1,884**

Source: [illegible] *Note: the assumed Homeless Housing dwellings will increase in line with population growth.

Demand for boarding houses

Boarding house developments include traditional boarding houses and so-called 'new generation' boarding houses (defined as 'co-living' housing in the proposed Housing Diversity SEPP). New generation boarding houses tend to have fewer shared facilities compared to traditional boarding houses in dwellings that are more self-contained. Under the right controls, boarding houses provide an alternative affordable housing option.*

Based on the boarding house share of total demand, and applying this to population projections, an additional 343 people will need to be accommodated in boarding houses by 2036, equivalent to a demand for 343 single boarding house rooms or 172 double boarding house rooms.

This projected demand is based on the projected population growth between 2016 and 2036, yet an additional 241 boarding house rooms have entered operations since 2016.* Together, these rooms could accommodate between 241 and 399 lodgers based on room sizes and specified capacity.

If 241 lodgers are accommodated by these boarding houses, only a further 102 single rooms will be needed, equivalent to five new developments (based on the average development of 20 rooms,* noting however that the number of rooms is limited to 12 under the current SEPP).

Table 7:
Northern Beaches projected growth in boarding house lodgers, 2016-2036

	2016 (from ABS Census)	2036 (projection)	Difference (projected-existing)
Number of boarding house lodgers	142	445	303

Source: ABS, [illegible]

Factors influencing demand

Future demand will be influenced by price and boarding house type. Recent development applications largely reflect the new generation boarding houses that tend to have limited shared facilities, and are only slightly cheaper than renting in the private rental market.

While these new generation boarding houses can meet the needs of key workers and other professionals working in the Northern Beaches, they do not meet the affordability needs of people in low income groups. As of April 2020, the average rent for a new generation boarding house in the LGA was around $436 per week [v] which is unaffordable for many people [vi].

Although the projections forecast modest demand for boarding houses to 2036, previous research indicates there are gaps in the market for affordable boarding house options in Sydney [vii]. We need to plan for consistent supply to provide more affordable housing in the right locations, including in boarding house forms, by community housing providers. Actual or revealed demand may ultimately be higher or lower than our current estimates, particularly given the proposed changes in the Housing Diversity SEPP may shift market fundamentals for this type of housing.

[i] The proposed NSW Housing Diversity SEPP included an affordability requirement that all boarding houses need to be affordable and managed by a registered not-for-profit community housing provider.
[ii] Based on Northern Beaches Council occupation certificate data.
[iii] Based on existing boarding house development in the Northern Beaches.
[iv] Based on 12 recent listings sourced from homely.com.au and rent.com.au.
[v] See UNSW 2018, 'State Environmental Planning Policy (Affordable Rental Housing) 2009 and affordable housing in Central and Southern Sydney.' City Futures Research Centre, https://cityfutures.be.unsw.edu.au/research/projects/affordable-housing-sepp-and-southern-sydney/

Demand for seniors accommodation

Demand will increase for all types of seniors housing as an increasing proportion of the population is over 55. Seniors typically live in their own homes, retirement villages or nursing homes. Each provides a different level of care.

Healthy seniors who require limited support may choose to live in their own homes and receive occasional home care services.

Those with some functional impairment or who wish to live in a community setting may choose retirement villages.

These offer different levels of care: assisted living units provide additional care for those who need daily assistance, while self-contained living offers a lower level of assistance suited to more independent residents.

Seniors who have severe impairments and need higher levels of care may need to live in nursing homes, or residential aged care, where personal and nursing care are provided daily. We expect there will be a high level of demand for retirement villages and nursing homes by 2036.

Table 8:
Northern Beaches projected supply gap for seniors housing

	2016 (from ABS Census)	2036 (projection)	Difference (existing-projected)
Retirement villages – self-contained independent living units	4,146	6,206	2,060
Retirement villages – assisted living units	993	1,495	502
Nursing homes (beds)	1,500	2,285	785

Source: ABS, 2016

An additional 128 self-contained independent living units have been developed since 2016[14] helping to address some of these gaps for self-contained independent living units. This leaves additional demand of 1,716 self-contained units to 2036. Assuming a median of 81 units per development[15] the demand is equivalent to around 21 new developments. There will also be additional demand for assisted living and nursing home units, though at a lower level than for self-contained units.

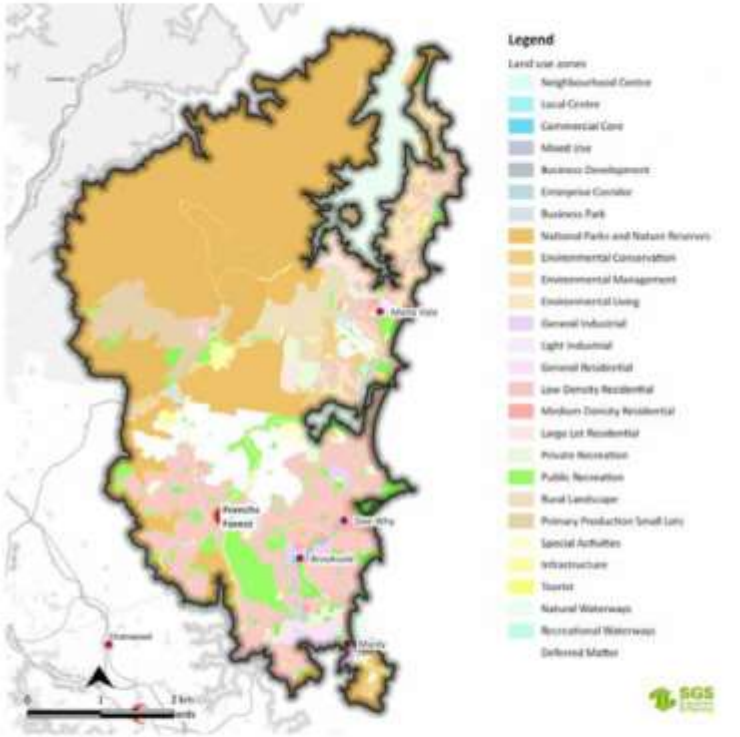
[14] Based on Northern Beaches Council occupation certificate data.
[15] Based on existing seniors housing development in the Northern Beaches.

Residential zoning

The predominant residential land use zones in the Northern Beaches LGA are R2 Low Density Residential, R3 medium Density Residential. The E4 Environmental Living zone also accommodates residential dwellings. Residential dwellings are also permitted in some business zones, such as B1 Neighbourhood Centre, B2 Local Centre, and B4 Mixed Use. However, the LGA's current zoning scheme differs between the former LGAs of Manly, Warringah, and Pittwater, and their respective LEPs:

- Manly LEP 2013
- Warringah LEP 2011
- Warringah LEP 2000 (Deferred Matter areas)
- Pittwater LEP 2014.

Map 4
Current land use zones, Northern Beaches LGA



Drivers of housing supply

Consistent with trends revealed by the Census, since 1992, multi-unit housing has accounted for 59 per cent of dwelling approvals and around 55 per cent of approvals since 2013. Dwelling completions since 2013 have reflected this trend even further, with around 80 per percent of new dwellings being multi-unit.

There has also been a recent increase in the number of secondary dwellings in the LGA, with around 709 developed between 2016 and 2020. As well as this, 268 boarding house rooms, and 247 seniors living units were completed in the same period.

Figure 9:
Dwelling Approvals, Northern Beaches LGA, Nov 2013 - Dec 2019

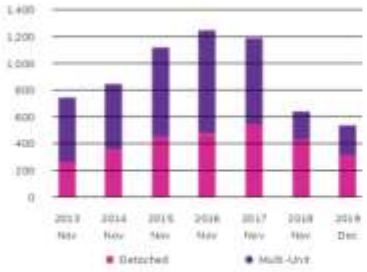
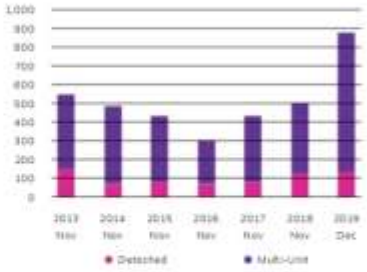


Figure 10:
Dwelling Completions, Northern Beaches LGA, Nov 2013 - Dec 2019



Future land release areas

Opportunities to develop new land release areas in Northern Beaches LGA are limited, with environmental constraints likely to restrict the volume of possible residential development across the LGA.

Warriewood is the key remaining land release area, though much of it is already developed. Ingleside was previously identified as a location for a development, however, expectations have been scaled back due to environmental hazards and constraints.

In relation to Ingleside, there is potential for a maximum of approximately 1000 dwellings. This is scheduled for potential public consultation to occur in the first half of 2021 and the final dwelling numbers will be subject to the outcome of that process.

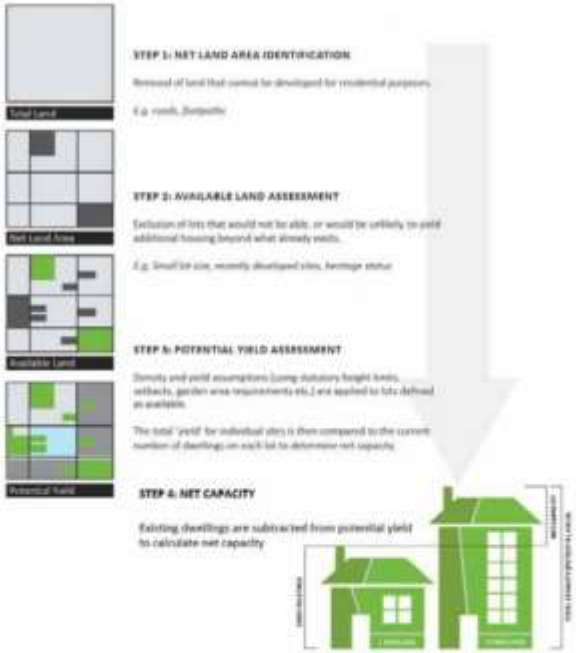
Housing capacity

*The capacity analysis below has been updated since the Issues and Opportunities Paper to reflect new data.

National housing capacity

Housing capacity estimates the quantum of housing that could be accommodated in an area, based on what would be allowed under existing planning controls and recent housing supply trends. Estimates can only be indicative rather than absolute.

Figure 11:
Capacity Assessment Method



The theoretical capacity assessment suggests that if all available areas are fully developed, the LGA could accommodate around 8,250 additional dwellings in addition to the maximum of 5,360 dwellings identified for Frenchs Forest and Ingleside, which is not factored into current planning controls.

Combined, **this suggests an overall capacity for around 13,600 dwellings.** Much of the existing capacity is for multi-unit housing, residential flat buildings and shop-top housing.

Table 9:
National housing capacity by dwelling type

Highest permissible dwelling type	Existing number of developable properties	Existing number of dwellings	Maximum number of dwellings	Raw capacity
Dual occupancies	419	395	818	**423**
Dwelling houses	41	17	178	**119**
Multi-dwelling housing and residential flat buildings	599	699	5,700	**4,801**
Shop-top housing	254	207	3,045	**2,838**
Density-controlled lots*	52	52	127	**75**
Total	**1,355**	**1,570**	**9,826**	**8,256**
Frenchs Forest Planned Precinct				4,360
Ingleside precinct				1,000
Total including Frenchs Forest				**13,616**

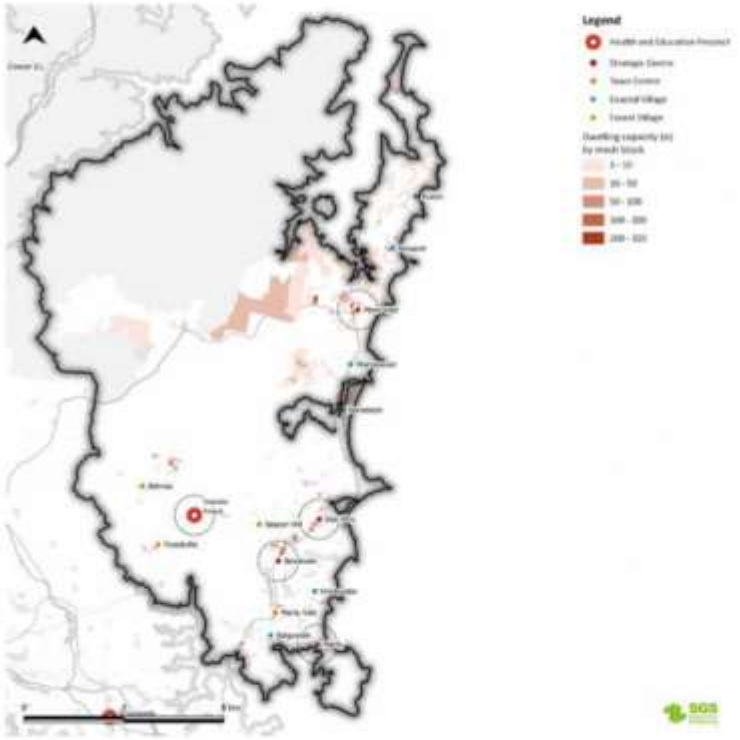
Source: [illegible] *Density-controlled lots are located in an area in which that has a dwelling density control.

Location of notional capacity

The identified existing capacity is generally concentrated around centres, including Dee Why, Brookvale and Mona Vale. As would be expected there is a comparatively limited amount of capacity in rural and environmentally sensitive locations.

Map 5

Location of notional capacity under current controls (mesh block level*)



Much of the capacity for new housing is in the B2 Local Centre, B4 Mixed Use and R3 Medium Density Residential zones.

Table 10:

National dwelling capacity by zone, Northern Beaches LGA

Zone	Existing number of developable properties	Existing number of dwellings	Maximum number of dwellings	Raw capacity
B1 Neighbourhood Centre	60	55	409	354
B2 Local Centre	175	180	1,882	1,702
B4 Mixed Use	55	89	1,718	1,629
B6 Business Development*	27	4	530	526
E3 Environmental Management	1	1	3	1
E4 Environmental Living	8	4	10	6
R1 General Residential	34	36	86	50
R2 Low Density Residential	341	321	737	417
R3 Medium Density Residential	648	787	4,236	3,448
R5 Large Lot Residential	48	49	99	51
RU2 Rural Landscape	58	46	118	72
RU4 Primary Production Small Lots	1	-	1	1
Total	**1,355**	**1,570**	**9,826**	**8,256**
Frenchs Forest Planned Precinct				4,360
Ingleside precinct				1,000
Total including Frenchs Forest				**13,616**

Feasible capacity

A form of sensitivity testing of the theoretical capacity considered the financial feasibility of new development in the LGA. This factors in construction, land value and other costs and compares these to potential sale prices for different types of housing. This high level model reduces the available housing capacity in the LGA from 8,250 dwellings to around 6,400 dwellings including feasible and marginally feasible sites (excluding Frenchs Forest and Ingleside).

Table 11:
Indicative feasible capacity by dwelling type, Northern Beaches LGA

Development type	Feasible development	Marginally feasible development	Unfeasible
Multi-dwelling housing and residential flat buildings	3,870	375	867
Shop-top housing	1,967	221	650
Dual occupancies	106	58	259
Dwelling houses	45	18	58
Density-controlled lots*	9	18	48
Total	**5,695**	**688**	**1,872**

Source: [illegible]

Most shop-top housing and apartment development is considered as feasible, while infill development further away from centres is generally less feasible. Site-specific environmental and other constraints will also limit the potential for development in some areas.

Demand and capacity gap

There is a notional gap of around 3,700 dwellings between the projected housing demand from 2020 and 2036 and capacity under current controls. This gap is addressed when the capacity identified in Frenchs Forest Planned Precinct and Ingleside is included.

Potential secondary dwellings in low density residential areas are not included in the capacity analysis, assuming that they continue to be built at the same rate as they have since 2016, and that 25% of them take up housing demand.

However, when factoring in the potential feasibility of development there is a deficit in capacity of around 275 dwellings even when including Frenchs Forest and Ingleside.

Table 12:
Northern Beaches LGA housing capacity gap in 2036

	Estimated number of dwellings (excluding Frenchs Forest)	Including Frenchs Forest Planned Precinct
Notional capacity under controls	8,256	13,818
Projected additional demand to 2036 (from est. 2020 levels)	12,018	12,018
Difference (capacity - demand)	**-3,762**	**1,598**
Feasible development capacity (feasible and marginally feasible)	6,383	11,743
Projected additional demand to 2036 (from est. 2020 levels)	12,018	12,018
Difference (capacity - demand)	**-5,635**	**-275**

Source: [illegible]

Considering the gap between notional capacity and demand in terms of the feasible capacity illustrates the development likely to occur under current controls (recognising that feasibility will change over time). **If the feasible capacity is insufficient, changes to planning controls will be required to accommodate future growth. However, this is not considered necessary in Northern Beaches LGA in the very short term.**

Some of the identified capacity gap may also be addressed through current planning work such as the Brookvale Structure Plan.

Summary

Population growth and change in demographics

Projected population growth will drive demand for new and different forms of housing. For example, the increase in the number of single person households drives a need for smaller households, as does an older population. Combined with affordability issues we expect to see greater demand for smaller and lower maintenance housing, such as residential flat buildings. While demand for larger dwellings remains, only a very small share of this can be met due to environmental constraints and a lack of suitable land. Demand will partly be met by attached, secondary or compact dwellings in established areas that offer features like courtyards or ground-floor access.

Housing affordability

As rents and prices rise, housing is severely or extremely unaffordable for many tenants, in particular. There is a shortfall or around 8,100 social and affordable rental dwellings; this will increase by an additional 1,980 dwellings over the 20-year period between 2016 and 2036.

Housing capacity

Noting the deficit in capacity of around 275 dwellings, the current planning framework is not sufficiently addressing the need for more diverse housing choices, including medium density housing. Increased diversity will address people's changing needs and provide more affordable smaller housing to help address affordability.

These issues also require us to plan for alternative housing forms such as boarding houses or different types of seniors accommodation near locations with shops and services.

Section 4: The Right Locations For New Housing

The structure plan in Towards 2040 and housing opportunities map sets out a spatial framework for the LGA and identifies key centres. The housing opportunities map within the Housing Priority identified opportunities for housing diversity. Towards 2040 is the strategic reference point for this LHS and our approach to housing renewal in different centres across the LGA. It means that the majority of the LGA will see little change, with new development focused on centres.

Under Towards 2040, strategic centres (Dee Why, Brookvale, Mona Vale, Manly and Frenchs Forest) service higher order needs, serve as hubs for employment, and typically have higher density forms of housing.

Local centres (Avalon, Newport, Warriewood, Narrabeen, Freshwater, Manly Vale, Balgowlah, Forestville and Belrose, as identified in the North District Plan), are local hubs for employment services. Of these 9 Local Centres, the LSPS identified opportunities for housing diversity along the existing B-Line bus route (Manly Vale, Brookvale, Dee Why, Narrabeen, Warriewood and Mona Vale) and Manly. Beacon Hill and Forestville were identified for housing diversity subject to a B-Line extension and a new east-west B-Line bus route.

67 Campbell parade, Manly Vale

In addition to the centres identified in the structure plan, we propose to investigate housing diversity around the local centres of Avalon, Belrose, Freshwater and Balgowlah, as these have amenities and assets that could support modest additional development in the future.

Analysis draws from a number of spatial options, including:

- concentrated urban renewal in and around strategic centres
- dispersed urban renewal in and around all centres
- transport-centric renewal
- 'missing middle' housing diversity

Appendix 2 details these options further.

Centre investigation areas

The proposed approach for new housing applies the principles of Towards 2040 and aims to build in long term capacity for growth around centres with good transport, while respecting each centre's scale and character of and increasing housing diversity and affordability.

This would see medium density development concentrated in strategic centres and selected town centres (current and future B-Line routes), while these and other smaller centres on transport corridors would be a focus for greater housing diversity. Most streets and suburbs in the LGA will remain very much the same as today.

Priorities for renewal in the short to medium term will be centres on the existing B-Line: Brookvale, Dee Why, Mona Vale, Manly Vale and Narrabeen. Brookvale, Dee Why and Mona Vale are already strategic centres and Manly Vale and Narrabeen offer opportunities to build on their existing small-centre characteristics. small-centre characteristics (though noting that the outcomes of Council's coastal and resilience studies may result in Narrabeen having limited opportunities). Other centres on the B-Line, such as Warriewood, are only identified for low-rise housing diversity opportunities, due to local environmental and other constraints. [14]

With structure and employment planning studies underway, Brookvale could be the initial focus, followed by Dee Why and Mona Vale. Planning for Manly Vale and Narrabeen could follow in the medium-term.

Frenchs Forest is not considered in detail in this LHS, as its development is subject to NSW Government planning at this time.

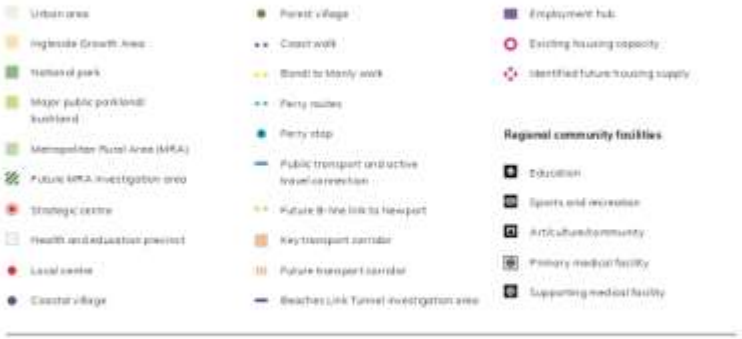
In the longer term, if a second B-Line to Chatswood goes ahead, centres such as Forestville and Beacon Hill in this corridor could also be a focus.

Renewal in each centre will reflect how the centre is used in the LGA – for example, renewal in strategic centres will be different to that in smaller centres. Additional development will avoid areas with absolute development risks (see Section 7.2). Plans for renewal will also reflect the existing character of each centre – meaning that what is suitable for Dee Why will be different to what is suitable in Mona Vale.

[14] In the case of Warriewood, the location of the B-Line stop and the layout of the wider centre does not lend itself to renewal. There are also issues with flooding and nearby land uses that would make concentrated renewal more challenging.

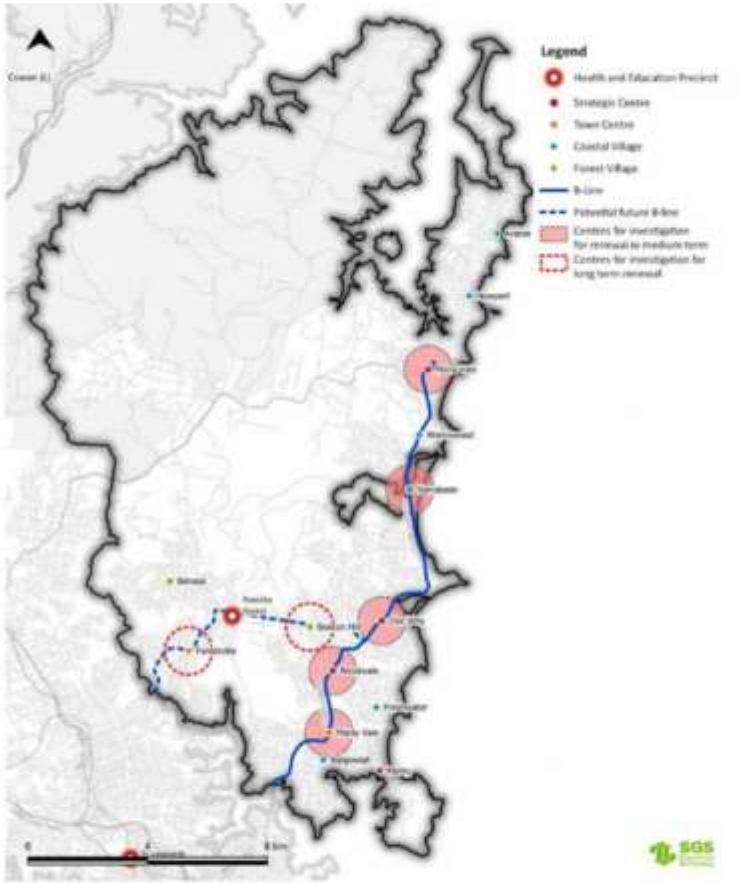
Map 6
Towards 2040 structure plan

Map 6
Legend



Source: Northern Beaches Council, 2018

Map 7
Preferred approach for medium-higher density centres



Low-rise housing diversity areas

Other centres may also be suitable locations for some low to medium density housing to develop greater diversity of housing across the LGA, and particularly in locations that are close to shops, services, clubs and community facilities.

Local centres suited to low to medium density housing such as dual occupancies, seniors accommodation and boarding houses include the strategic, town and village centres that are not on the existing B-Line or not proposed for significant housing renewal. These include

- Avalon [16]
- Newport [17]
- Warriewood
- Terrey Hills
- Belrose
- Freshwater
- Balgowlah
- Manly

For these centres, Council may apply a road network/pedestrian shed to refine the distance from the town centre and a range of other criteria to assess those properties that are suitable for change.

We recognise Manly and Balgowlah already permit small lot sizes and a broad range of housing types within the 400m radius, including dual occupancies, terraces, residential flat buildings, seniors development and boarding houses.

A Place Plan is being prepared for Manly that will look to balance visitor accommodation with housing for permanent residents.

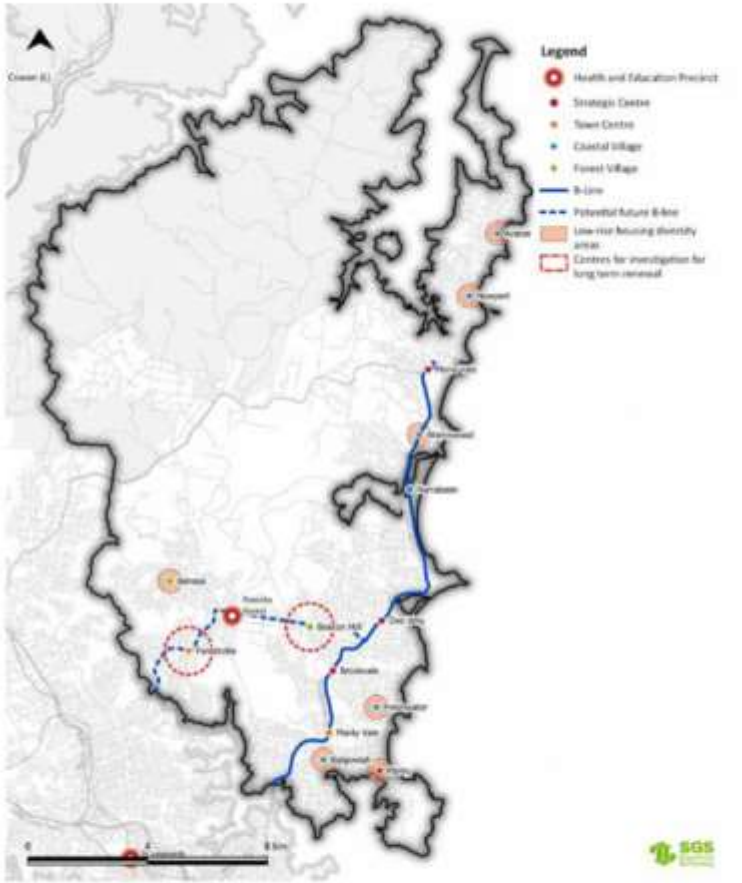
The preferred approach will be to include low to medium density typologies in residential areas within 400 metres of these centres, excluding areas with significant development constraints (see Section 7.2).

[16] A Place Plan is being prepared for Avalon which will guide any development in this village.

[17] Newport Village Commercial Centre Masterplan was adopted in 2007.

[18] Forestville and Beacon Hill may be investigated for renewal subject to the establishment of the second B-line route.

Map 8
Preferred spatial planning approach for local centres



Options for medium to higher density renewal

Development in the centres identified for medium to high density housing should aim for:

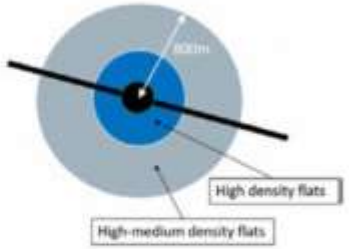
- walkable and public transport accessible neighbourhoods
- diverse housing character precincts
- higher density housing in mixed use centres to minimise the impact on established areas
- medium and high density development near amenities and services
- low-scale infill for more diverse housing in existing areas which is compatible with existing housing character ('missing middle')
- heritage and environmental areas to be protected.

Missing Middle Housing
The 'missing middle' refers to low-scale infill housing that can increase housing diversity in existing areas while being compatible with existing housing character. This can include housing types such as dual occupancies, manor houses, and multi-dwelling forms like terraces.

Traditional concentrated urban renewal approach
The traditional urban design approach to planning for renewal around centres focuses higher density development in areas within 400 metres from the central node, such as a town centre or a public transport stop, with medium to high density development between 400 metres and 800 metres from the node. Examples of this type of development include Dee Why which has seen high density apartment development, particularly within 400 metres of the core node.

This approach concentrates new housing into locations where people can access transport or services that are also further from existing areas. However, it tends to favour apartment development, which is not necessarily suited to all locations, doesn't provide a mix of housing and doesn't allow for more moderate infill development that could better reflect the character of existing areas and contribute to their reinvigoration.

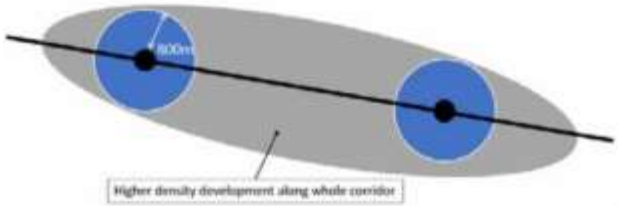
Figure 12:
Traditional concentrated urban renewal approach



Linear urban renewal approach

A linear approach to urban renewal focuses on transport corridors, with more intense development around key nodes, and higher density development along the corridor in between nodes. This approach has been taken in the Canterbury Road and Parramatta Road corridors in Sydney's Inner West.

Figure 13:
Linear urban renewal approach



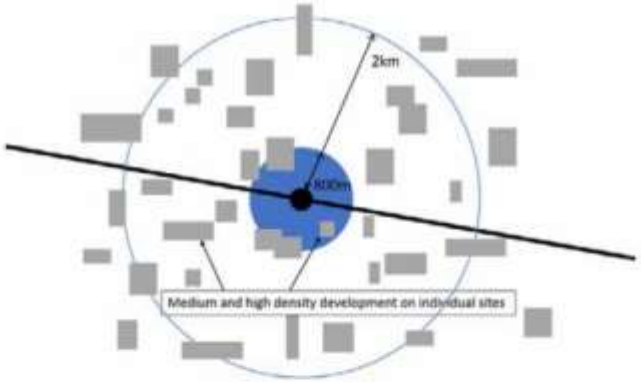
This approach can take advantage of existing or new transport services on road corridors, and it may provide cheaper forms of entry-level housing.

However, it can affect the issues that make a place a nice place to live, in terms of noise, pollution or amenity, and in terms of health outcomes. Action B1 of the North District Plan specifically recommends avoiding these 'urban hazards'. This pattern of renewal also does not necessarily enhance public transport access for people living between nodes, and not within walking distance of a stop.

Dispersed development

The dispersed approach to renewal implies an ad-hoc approach, with individual developments on sites dispersed across an LGA, including through spot rezonings. It may occur if an industrial area is rezoned for housing yet not close to transport. This type of development has been a feature of many locations in Greater Sydney through the recent housing boom.

Figure 14:
Dispersed development



While this approach facilitates a supply pipeline and requires little additional planning, its haphazard nature means that new housing won't necessarily reflect the qualities and character of the area nor achieve a liveability and sustainability dividend from growth.

Instead, it creates pressure for supplementary or new transport or social infrastructure and services in locations or ways that might not be optimal or efficient. This approach does not meet the criteria of the North District Plan and priorities of Towards 2040.

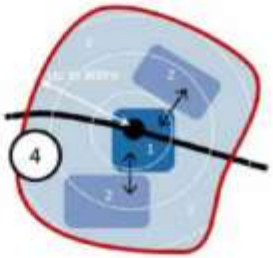
Centres Renewal Framework

Given this approach, we propose a **Centres Renewal Framework** that identifies different housing precincts in developable (unconstrained) areas around a centre or public transport stop, within an 800 metre, or a 10-15 minute, walk. These areas are defined as **Centre Investigation Areas.**

Figure 15:
Centres renewal framework

Defining the investigation area boundary:

- Areas within 800 metres of centres
- Exclude areas with heritage, topography or environmental constraints



Precincts

1. Centre core

- Highly accessible and in town centre areas - less than 800m to public transport
- Areas that are logical extensions of a centre where people can easily walk to the centre without facing physical barriers
- Includes larger sites suitable for redevelopment, or areas with potential for site amalgamations to host additional development
- Suited to mixed use developments (with ground floor retail) and higher density housing such as apartments (such as within Brookvale and Frenchs Forest)

2. Mixed housing

- Up to 800m from centres and public transport
- Good amenity, representing opportunity areas closest to assets such as parks and shops
- Suited to larger lot sizes, typically over 600 sqm, ready for redevelopment without site amalgamations
- Suitable for housing such as townhouses and small scale apartments of 2-4 storeys

3. Influence areas

- Located within within 800m walk of centres.
- Suitable for housing that match the character of existing detached housing areas, such as dual occupancies, terraces, semi-detached dwellings or manor homes
- Ideally creating Torrens (not strata title) properties.

4. Excluded areas

- Heritage conservation areas, sites with high environmental hazards and risks, and areas zoned for E4 Environmental Living

This approach allows for a range of housing types, with a lower density overall, that can be designed in keeping with neighbourhood character yet build on local assets and features and account for constraints. It enables a broader approach to how a centre might function in terms of aspects such as walking and cycling access or integrated planning for open space and other neighbourhood amenities.

Table 13:
Comparison of potential approaches to housing renewal

Approach	Pros	Cons
Traditional concentrated urban renewal	• Locates more housing in most accessible locations	• Favours apartment development only • Limited flexibility to reflect constraints and retain character
Linear urban renewal	• Takes advantage of provision of transport infrastructure	• Provides limited amenity/accessibility unless located adjacent to a centre • May concentrate housing in unhealthy traffic corridors • Can impact built form character and quality of streetscape
Dispersed development	• Requires limited additional strategic planning/largely driven by market forces and easy supply opportunities	• Haphazard development which may not reflect existing housing character • Limited ability to plan for additional pressures placed on infrastructure • Likely to generate community angst
Centres Renewal Framework	• Allows for a variety of housing in accessible locations • Flexible application that considers existing features and character excludes constrained areas • Allows for comprehensive planning, integrating assets • Allows for new housing to respect local conditions	• Wider area of potential disruption around centre, but still focussed • Requires more detailed planning analysis

Section 5: Specific Housing Types

Social and affordable housing

While we will set a target and strategy to facilitate more social and affordable housing the NSW and Australian governments hold the overwhelming responsibility for providing shelter for households in need of assistance.

Our contribution will be to at least meet the additional demand for social and affordable housing dwellings between 2016 and 2036 – that is, a minimum target for 1,880 dwellings. The gap between this and the total demand for social and affordable housing in 2036 (including the existing unmet demand) should be addressed by other levels of government.

Comprehensive approach to delivery

There are a range of approaches and mechanisms that could be considered to help meet the social and affordable housing target.

Affordable housing contribution scheme

Under Towards 2040, Council endorsed including a target for a minimum of 10 per cent affordable rental housing in new planning proposals, consistent with Council's existing Affordable Housing Policy and its Affordable Housing Contribution Scheme under SEPP 70.

This alone will not achieve the target amount of additional social and affordable housing, without higher density forms of housing, other mechanisms will be needed to complement the affordable housing contributions scheme.

Other mechanisms

Voluntary planning agreements: Affordable housing contributions could be negotiated where planning proposals or other development concessions provide floor space in addition to that provided in planning controls negotiated through voluntary planning agreements (i.e. separate from the SEPP 70 Contribution).

Inclusionary zoning: Like the long-term approach in Ultimo/Pyrmont where a small percentage of all new floor space is dedicated to affordable housing (it can be paid, and typically is, as an equivalent cash contribution), this approach acknowledges that everyone benefits when lower income households, including workers who are essential to community functioning, have affordable housing. Requirements to provide car parking spaces are a type of 'inclusionary zone'.

An inclusionary zone for affordable housing could apply at, for example, three to five per cent of all new residential floor space, and perhaps at a lesser rate on non-residential floor space. Cash in lieu contributions could be collected by a nominated community housing provider to invest in affordable housing just as CityWest Housing does in Ultimo/Pyrmont.

The NSW Government would need to approve such an approach.

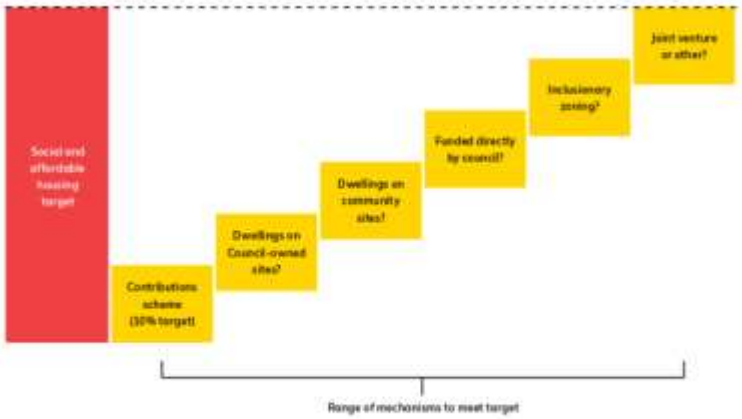
Underutilised or surplus Council-owned or community-owned sites: Surplus or underutilised land "(not including existing open or green space)" could be developed for affordable housing or a mix of private, social and affordable housing. Council land such as that used for car parking could be redeveloped with parking retained in any new development or commercial or retail sites could be redeveloped with shop-top housing. Community land may include surplus church-owned sites.

Direct cash contributions: Council could make an annual cash contribution to a community housing provider or may dedicate a share of revenue from its commercial properties, rates or other revenue. Port Phillip Council in Melbourne has seed funded a community housing provider. This option may better meet the aim of providing affordable housing in better locations and would recognise that Council's property base represents an asset similar to its financial resources.

Joint ventures: These might see Council working with the NSW Land and Housing Corporation (LAHC) to redevelop existing social housing on the Northern Beaches by assisting with approvals, waiving developer contributions or providing a cash or land contribution.

These various mechanisms are charted below. While we can estimate the number of dwellings that a contributions scheme might fund, this approach would likely fall short the minimum target without a combination of the above approaches. This will require a comprehensive strategy to identify the potential and scope of these other mechanisms.

Figure 16:
Comprehensive approach to meeting the social and affordable housing target



Affordable Rental Housing SEPP

The Affordable Rental Housing SEPP[14] guides the development of new infill affordable housing, secondary dwellings, boarding houses, supportive accommodation, LAHC development, group homes, and residential flat buildings provided by social housing providers, public authorities and joint ventures.

The Affordable Rental Housing SEPP defines a boarding house as "a building that is wholly or partly let in lodgings, provides lodgers with a principal place of residence for three months or more, may have shared facilities, and has rooms that accommodate one or more lodgers".

Boarding houses do not include backpackers' accommodation, group homes, serviced apartments, seniors housing, or hotel or motel accommodation.

Both traditional and new generation boarding houses are covered under the Affordable Rental Housing SEPP.

Locational controls

The Affordable Rental Housing SEPP allows boarding houses in the following zones with some additional locational and other requirements.

Table 14:
Locational controls for boarding houses under the affordable rental housing sepp

Permissible zones	Additional controls
R1 General Residential	-
R2 Low Density Residential	Only permissible in accessible locations (within 800m walking distance of a railway station/ferry wharf, within 400m walking distance of a light rail, within 400m walking distance of a regularly used bus stop) for more than 12 rooms per development
R3 Medium Density Residential	-
R4 High Density Residential	-
B1 Neighbourhood Centre	Ground floor will not be used for residential purposes
B2 Local Centre	Ground floor will not be used for residential purposes
B4 Mixed Use	Ground floor will not be used for residential purposes

Note: Boarding houses are currently permitted within the Deferred Zone, areas not specified within Warringah LEP 2000.
Source: State Environmental Planning Policy (Affordable Rental Housing) 2009

[14] The Affordable Rental Housing SEPP as it applies to boarding houses may be rolled into the proposed Housing Diversity SEPP.

Several changes to the Affordable Rental Housing SEPP concerning boarding houses are summarised below.

Table 15:
Recent changes to provisions for boarding houses

Year	Item	Description
2011 May	Character of local area	Developments need to be deemed by the consent authority as compatible with the character of the area
2018 June	Car parking requirement	Car parking requirement was increased from 0.2 spaces per room in accessible areas, and 0.4 spaces in non-accessible areas to 0.5 spaces per room in all areas for boarding houses not provided by a community housing provider
2019 Feb	Boarding houses in Zone R2 Low Density Residential	Boarding houses in R2 Low Density Residential zone cannot exceed 12 rooms per site to manage the bulk and scale of boarding house developments in the low-density zone

Source: State Environmental Planning Policy (Affordable Rental Housing) 2009

Application in Northern Beaches LGA

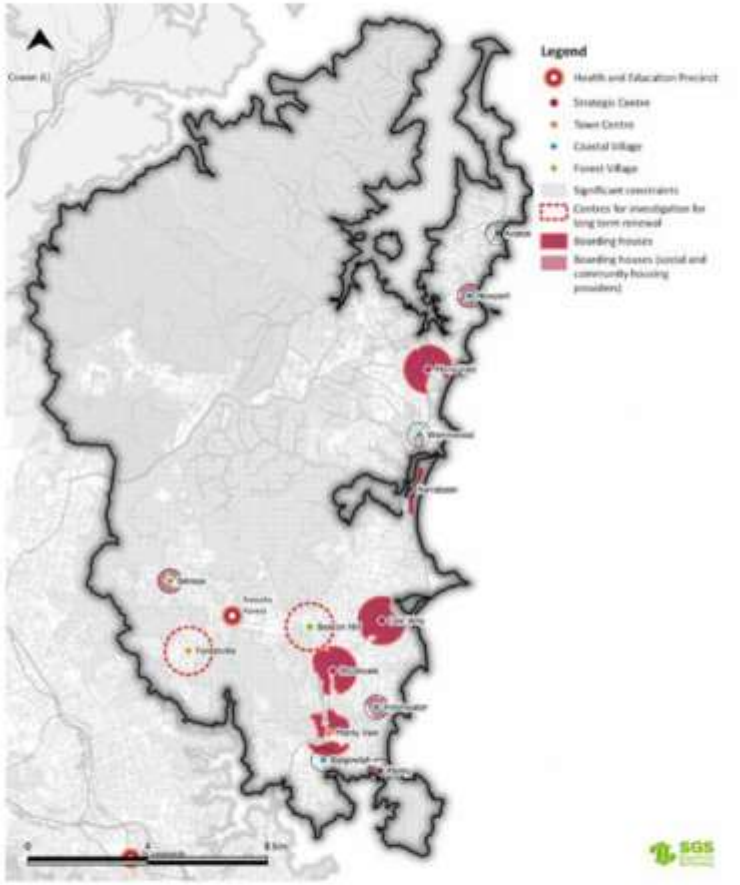
The Affordable Rental Housing SEPP and its amendments have not resulted in more affordable housing options for the Northern Beaches.

To increase the provision of affordable rental and social housing in the Northern Beaches, we will seek an exemption from some of the requirements of the Affordable Rental Housing SEPP and introduce local planning provisions to facilitate boarding house development. These provisions are as follows:

- Boarding houses developments are to be permissible in R2, B1, B2 zones only when within one kilometre of local centres on sites greater than 1,000 square metres with a maximum of 12 rooms and developed and maintained in perpetuity by a community housing provider.
- Boarding house developments are only permitted in locations within Centre Investigation Areas around centres on the B-Line (likely R3, R4[15] and B4 zones), and on sites of at least 1,000 square metres and with a maximum of 12 rooms.
- Parking requirements to be reviewed, with the aim of reducing the requirements, for boarding houses in Centre Investigation Areas in accessible locations (such as core areas and mixed housing areas).

[15] The R4 zone is not currently applied under any Northern Beaches LEPs. A revised LEP which integrates the existing LEPs may incorporate an R4 zone, as this is better reflective of existing housing character and types in some areas, and would allow for some higher density housing types in appropriate locations without the need to provide ground floor commercial uses (as is the case with the B4 zone currently).

Map 9
Spatial approach for the location of boarding houses



Seniors accommodation

The Housing for Seniors or People with a Disability SEPP refers to seniors as people aged 55 or over. Seniors housing is defined as residential accommodation that is (or is intended to be) used permanently for seniors. This policy also covers housing for people with a disability. The SEPP aims to provide all people in NSW, including older people and people with disabilities, with affordable and well-designed housing.

Locational controls

In addition to the zoning outlined in the table below, the SEPP contains additional location controls that limit where and how seniors housing can be developed, such as:

- requirement to be no more than 400 metres from services
- access pathways required to have an overall gradient of no more than 1:14
- public transport stop to be within 400 metres with a minimum standard of service per day
- additional features required in areas adjoining urban land
- minimum lot size of 1,000 square metres and a minimum site frontage of 20 metres
- maximum building heights

Table 16:
Permissible zones under Northern Beaches LEPs for seniors housing under the SEPP

Manly LEP	Pittwater LEP	Warringah LEP
R1 General Residential	-	-
R2 Low Density Residential	R2 Low Density Residential	R2 Low Density Residential
R3 Medium Density Residential	R3 Medium Density Residential	R3 Medium Density Residential
-	R5 Large Lot Residential (adjacent to urban-use zones)	-
B1 Neighbourhood Centre	B1 Neighbourhood Centre	B1 Neighbourhood Centre
B2 Local Centre	B2 Local Centre	B2 Local Centre
B3 Commercial Core	B3 Commercial Core	B3 Commercial Core
B4 Mixed Use	B4 Mixed Use	B4 Mixed Use
E4 Environmental Living	E4 Environmental Living	E4 Environmental Living
-	RU2 Rural Landscape (adjacent to urban-use zones)	-
-	-	RU4 Primary Production Small Lots (adjacent to urban-use zones)

Note: Seniors housing is currently permitted within the deferred lands, and is permitted within Warringah LEP 2000.
Source: Northern Beaches LEPs, State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Application in Northern Beaches LGA

Expected demand for seniors housing will require the supply of the right types of seniors housing development in the right locations.

Increasingly, seniors housing developments have taken the 'continuum of care' approach, allowing for residents to keep living in one place as they get older by providing different levels of care (from self-contained independent living units to nursing homes and palliative care) on one site. Brisbane City Council, for example, has amended their planning controls to encourage all-inclusive seniors housing development.

We will encourage 'continuum of care' approach, especially for existing seniors housing sites with adequate land area and near centres. Development in inaccessible locations on the urban fringe will be discouraged; incentives will encourage this type of development near strategic and local centres with access to facilities and high-quality transport.

Case Study 1:
Retirement And Aged Care Incentives Scheme - Brisbane

Brisbane City Council is expecting a 50 per cent increase in demand for seniors housing by 2027. It has implemented initiatives to ensure adequate provision, prioritise best-practice design and encourage integrated facilities that include community facilities and other uses. These measures include:

- greater consideration of ageing in neighbourhood plans
- an incentive to reduce infrastructure charges levied on seniors housing
- a two storey height bonus for seniors housing in high-density locations
- a two storey height bonus on a site 3,000 square metres or greater and a four storey height bonus for sites 7,000 square metres or greater in the Community Facilities zone, Specialised Centre zone or Emerging Community zone

Proposed Cocare development in Brisbane – 120 nursing beds and 142 retirement village units

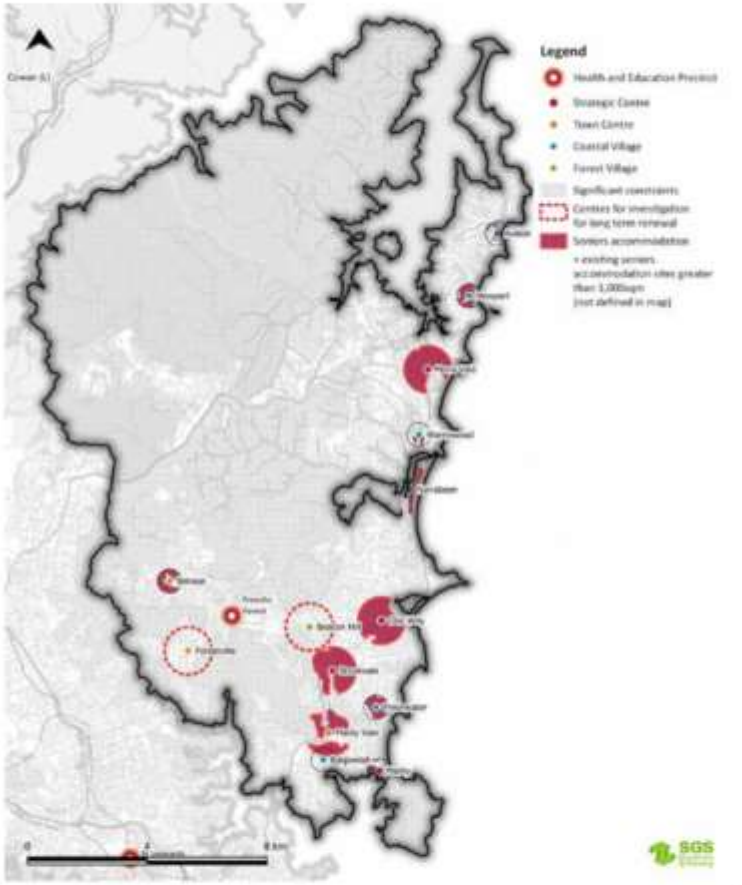
References: Brisbane Times, 2018, 'Two towers for retirement and aged care planned for New Farm', www.brisbanetimes.com.au/national/queensland/two-towers-for-retirement-and-aged-care-planned-for-new-farm-20180621-p5fgxm.html

Council will seek an exemption to some of the requirements under the SEPP and introduce local planning provision to encourage seniors accommodation. These provisions are:

- Seniors housing to be permissible in R2, B1, B2 zones only when they are within Centre Investigation Areas or within 400 metres from local centres on sites greater than 1,000 square metres.
- Seniors housing to be restricted in rural zones and environmental living zones, even when adjacent to urban use zones.
- Seniors housing to be restricted from R2, B1, B2 zones outside of a one kilometre radius of Centre Investigation Areas and local centres.
- Existing seniors housing in the R2 zone on sites that are larger than 3,000 square metres to be subject to additional height and density bonuses to incentivise redevelopment such as onsite nursing homes or upgrades to independent living units to include lifts.
- Allow additional height and density (maximum one additional storey) (subject to a more detailed urban design study) for seniors housing located in the R3, R4 [11] and B4 zones in Centre Investigation Areas. This could be completed as part of centre-specific planning work.
- Seniors housing and vulnerable facilities are to be avoided in high risk natural hazard areas or areas that have evacuation constraints.

[11] As above, an integrated Northern Beaches LEP may incorporate an R4 zone, as this is better reflective of existing housing character and types in some areas, and would allow for some higher density housing types in appropriate locations without the need to provide ground floor commercial uses (as is the case with the B4 zone currently).

Map 10
Spatial approach for the location of seniors accommodation



Low Rise Housing Diversity Code

The Low Rise Housing Diversity Code aims to facilitate medium density housing. This targets the so-called 'missing middle' of housing, which is described as low-scale infill housing (such as dual occupancies, manor houses or multi-dwelling forms like terraces), and is focused on new lower scale housing, consistent with local character, in middle ring suburbs.

Under the code, typologies such as dual occupancies, manor houses and terraces are classed as complying development (meeting certain development standards) and can be fast-tracked in the R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, and RU5 Village zones.

Application in the Northern Beaches

We will seek an exemption to the Low Rise Housing Diversity Code and instead propose to meet demand for medium density housing through the strategies and implementation of this LHS through LEPs. These housing forms would still be permitted but targeted to appropriate locations around centres with good accessibility and amenity as identified through local planning.

Further detail on this approach is described in Section 7.

Figure 17:
Medium density development typologies in the code

Source: NSW Government, 2017

Multi-unit housing in coastal Warriewood

Section 6: Sustainability Innovations

Innovative renewal

The change anticipated by new development can leverage greater sustainability and liveability outcomes, particularly given so many parts of the LGA will be subject to minimal change. Towards 2040 anticipates this by requiring sustainability innovations in planning proposals.

While extending the BASIX requirements for new development will reduce emissions and water use on a building by building basis, the Centres Renewal Framework allows us to consider sustainable development initiatives at the precinct level[22]. Future detailed planning work could consider initiatives in areas such as:

- using renewable energy and possibly decentralised energy sources
- reducing water use in general and encouraging water recycling
- integrating public open space into the planning of housing developments
- encouraging more active travel and less car use
- embedding the circular economy in the design of buildings, infrastructure and the public domain to maximise the circularity of the materials used in construction.

Coordination with the NSW Government, agencies, institutions and regulators in the energy, water and transport sectors may be required. Typically, the regulatory environment rather than technology or the availability of alternative solutions can be a barrier to innovation.

Renewable energy

Council has an existing commitment for our community to have net zero emissions by 2050. Initiatives that could contribute to this target include investment in renewable energy systems at the precinct level, such as rooftop solar and shared energy storage. New development in centres such as Brookvale, Dee Why and Mona Vale could be the catalyst for such innovations.

Other councils in NSW and elsewhere have:

Case Study 1:
White Gum Valley Energy Initiatives - Fremantle, WA

White Gum Valley is a residential estate three kilometres south of Fremantle that is being developed as a sustainable demonstration precinct by the WA Government. The project aims to achieve net zero energy status, where the precinct generates as much energy as it uses.

Energy initiatives include:

- Energy efficient building design guidelines for detached dwellings, with a minimum 7-star NatHERS rating. Developers are required to demonstrate innovation in their proposals in both energy efficiency and providing renewable energy.
- Sustainability packages of $10,000 to lots that comply with the design guidelines, covering the cost of upgraded photovoltaic (PV) systems and water management systems.
- Solar storage trial with three apartment buildings using battery storage technology and an equitable system to allow the sharing of energy by occupants. Residents can also monitor their usage in real time.
- Peer-to-peer trading trial, in partnership with the local network operator, where surplus energy can be traded across buildings to use locally.

Image: courtesy of The White Gum Valley Estate

References: Low Carbon Living CRC, 2020. State of Low Carbon Precincts. www.lowcarbonliving.crc.com.au/sites/default/files/publications_file_attachments/guide_precincts_web.pdf

[22] Application of the new Design and Place SEPP will also incorporate the use of BASIX.

Case Study 2:
Lismore City Council - Community Solar

Lismore City Council's Community Solar initiative developed the first joint council and community-owned solar farms in Australia, including the largest floating solar farm. Council established two 100 kilowatt farms – one on rooftop solar at the Goonellabah Sports and Aquatic Centre, and the other on the overflow ponds at the East Lismore Sewage Treatment Plant. The solar farms are a key part of Council's Renewable Energy Master Plan, which includes a target for Council to self-generate all of its electricity from renewable sources by 2023.

The solar farms were funded by 20 local investors under a unique financial model that sees the funds loaned to Council, to be repaid over seven years. The rooftop farm provides 15 per cent of the aquatic centre's power, and 12 per cent of the sewage plant's energy needs.

The largest floating solar farm in Australia

Reference: Lane Cuttaro Living CRC, 2018, Guide to Low Carbon Precincts, www.beyondzeronet.com.au/downloads/files/publications_file_attachments/clcguide_precincts_web.pdf

Water efficiency

Water sensitive urban design and passive and green roofs can support biodiversity and provide recreation opportunities while increasing water efficiency by retaining stormwater. Some cities overseas have introduced schemes that offer incentives for or require the provision of green infrastructure as part of new developments.

Case Study 3:
City Of Toronto - Green Roof Bylaw

The City of Toronto's Green Roof By-law uses financial incentives and penalties to ensure the uptake of green roofs. It stipulates specific Green Roof requirements where new commercial, institutional and residential buildings with a gross floor area over 2,000 square metres require green roof coverage. Exemptions are only afforded if the developer pays $200 a square metre charge for the area that is not covered by a green roof.

The approach is emblematic of a progressive green infrastructure policy that uses simple and direct guidelines coupled with financial penalties to ensure the integration of green roofs into the built environment.

Residential and non-residential (excluding industrial)
The green roof coverage requirement is graduated, depending on the size of the building. The table below shows how the requirement ranges from 20-60 percent of Available Roof Space for commercial, institutional and residential development.

Gross Floor Area* (Size of Building)	Coverage of Available Roof Space (Size of Green Roof)
2,000 - 4,999 m²	20%
5,000 - 9,999 m²	30%
10,000 - 14,999 m²	40%
15,000 - 19,999 m²	50%
20,000 m² or greater	60%

*Note: Any permit to build or alter a building less than 2 storeys in height are exempt from being required to have a green roof.

Reference: City of Toronto, 2018, City of Toronto Green Roof Bylaw, www.toronto.ca/city-government/planning-development/official-plan-guidelines/green-roofs/green-roof-bylaw/

Case Study 4:
Water Recycling at Vermont Estate – Pitt Town, NSW

The Vermont housing estate is a greenfield development in Pitt Town in Sydney's north west. Pitt Town Water is an independent water utility that provides wastewater and water recycling services to the estate through a local recycled water network. Household wastewater and recycled water pipe systems are kept separate from drinking water, allowing for recycled water to be reused within the home rather than going down the drain. Wastewater and recycled water is also returned to a local water centre from where it can be used in the wider community, such as in gardens and sports fields.

Pitt Town Water Recycling System

Reference: Pitt Town Water, 2020. [illegible]
www.pittstownwater.com.au/how-it-works.html

Case Study 5:
Pulaski Park - City of Chicago

Pulaski Park in Chicago has integrated water sensitive urban design. Bio swales that treat, retain and move stormwater from one place to the other through long narrow vegetated spaces can be used in precincts and parks to deliver ecosystem services. Introducing biowalk natural processes, such as natural water filtration, supports ecological processes by facilitating natural functions.

Pulaski Park Bioswale

Reference: www.asla.org/2018awards/455278-Re-Envisioning_Pulaski_Park.html

Sustainable mobility

We already support the use of electric vehicles and the provision of charging stations around the LGA. Initiatives targeting sustainable mobility in other cities have also included restrictions and incentives to discourage the provision of parking spaces in new developments.

While car dependence is high in the Northern Beaches LGA, car ownership and use by younger people is declining, following the potential phenomenon of 'peak car' observed elsewhere in the world.[17] Congestion is significant and, while public transport is constrained, it makes sense to push for less car use and more contained living, where access to a permanent vehicle is less important, to meet a growing market for car-less living.

Requiring maximum parking rates, rather than minimums, or providing for modest contributions in lieu of parking for dedicated, offsite parking in areas away from a building can then decouple the demand for both parking and housing. For residents in new buildings with reduced or only visitor or car share parking, restrictions on on-street parking permits would be necessary.

Case Study 6:
Nightingale development approved with no car parking

The Nightingale Model was developed by Nightingale Housing in Melbourne. Under this model, investors commit to financing an apartment project with capped profit margins, which are lower than the margins usually used by developers. Minimal marketing is used and buyers are engaged throughout the design and development process.

Apartments are designed to minimise ongoing maintenance and operational cost – and importantly do not have car parking. The first project developed under the model was approved to have no car parking as the site had excellent access to public transport. This encourages sustainable mobility, while also delivering housing that is environmentally and socially sustainable.

Nightingale Development approved with no car parking

References: www.nightingalehousing.org/nightingale-2

[17] Lee-Williams and Falconer. 2019. 'Peak car – what is it, and so what?' www.thefifthestate.com.au/urban-sense/infrastructure/peak-car-what-is-it-and-so-what/

Case Study 7:
City Climate Innovation District – Leeds, UK

City Group is developing a Climate Innovation District in Leeds, which is aiming to be energy, water and waste efficient, while encouraging sustainable mobility and high amenity. The first release of housing has integrated green roofs, passive solar design and rain gardens, with 100 per cent renewed household energy. Other design initiatives mean that household energy and water consumption can be better monitored and controlled.

The district's location means that most residents will be able to walk or cycle to work. However, as an additional incentive to decrease car usage, to obtain a parking space residents are required to pay a fee of £10,000. Charging infrastructure will also be provided to support electric vehicles.

Leeds Climate Innovation District Development by City

References: City. 2020. www.city.co.uk/city-home

Public domain improvements

Urban renewal creates opportunities to bring about improvements to public areas as new buildings are developed. This can include water sensitive urban design to support natural ecological processes, programs to foster urban greening, and master planning at the precinct level to integrate local environmental and social benefits.

Case Study 8:
Kensington and Kingsford town centres strategy

The Kensington and Kingsford Town Centres Strategy shaped the transition of Kensington and Kingsford to take advantage of better access and public domain improvements created by the South-East Light Rail.

An analysis of the public domain identified opportunities for 'urban repair' with the introduction of rear lanes, mid-block parks, and new street extensions to encourage street activity, walking and cycling around apartment buildings as part of a wider network of green infrastructure.

Public domain and open space analysis for Kensington to Kingsford

Reference: Hill Thalis (Arch, Environ and Planning), Kensington to Kingsford Design Competition, see www.hillthalis.com.au/projects/63
2016 Government Architect, 2017 Greener Places: www.governmentarchitect.nsw.gov.au/resources/-/media/gaonline/design/discussion-papers/greener-places-discussion-draft-2017-11.pdf

Financial implications

Financial implications associated with these types of initiatives could be costs to Council and/or costs to developers who may be required to incorporate additional features.

The implications of additional costs and their impact on the viability of development will need to be considered during detailed planning phases. We will aim to establish a platform for innovation and seek external funding and assistance to achieve ambitious sustainability outcomes.

Grove Street, Hurstville

Section 7: Future Planning

Allocation of housing type

The approach to planning for new housing on the Northern Beaches will focus on:

- concentrated medium and higher density urban renewal around accessible centres along the B-Line corridor
- opportunities for low to medium density housing around local centres within a one kilometre radius, subject to environmental and other constraints
- Locating boarding houses and seniors housing around centres and in accessible areas, subject to conditions.

Spatial approach

The spatial approach to planning for new housing across the LGA is based on:

- the Centre Investigation Areas
- low-rise housing diversity areas within 400m of local centres
- R2 Low Density Residential zones outside of centres
- E4 Environmental Living and R5 Large Lot Residential zones

Planning for new housing under this framework will require a staged approach, focusing on selected centres over time.

Allocation of typologies

Different housing typologies are promoted in these four areas across the LGA.

Low density typologies, such as single and secondary dwellings, will be limited to existing low density and environmentally sensitive residential areas – E4 Environmental Living and R5 Large Lot Residential and R2 Low Density Residential zones outside of centres.

Low-medium density typologies, such as attached dual occupancies, will be investigated within one kilometre of local centres (excluding absolute constraints), and in Influence Area precincts within Centre Investigation Areas (to be defined through future planning) around the B-Line centres.

Medium density housing types, including those targeted by the Low Rise Housing Diversity Code, will be concentrated in influence areas and mixed housing areas around the B-Line centres (to be defined through future planning).

Higher density **residential flat buildings** will be focused on Mixed Housing and Centre Core precincts (to be defined through future planning) around the B-Line centres.

Special (SEPP) housing types
Seniors accommodation will be limited to areas within 400m of local centres and in Centre Investigation Areas, with some facilities potentially permitted on R2-zoned sites subject to certain conditions.

Boarding houses will be limited to Centre Investigation Areas, and within 400 metres of local centres if delivered by social and community housing providers subject to certain conditions.

The matrix included overleaf illustrates the spectrum of dwelling types and where new housing will be located. This compares the approach of the LHS to the typologies identified in the Low Rise Housing Diversity Code to illustrate how these types of dwellings will be provided under the LHS.

Map 11
Spatial framework for net new housing in the Northern Beaches LGA

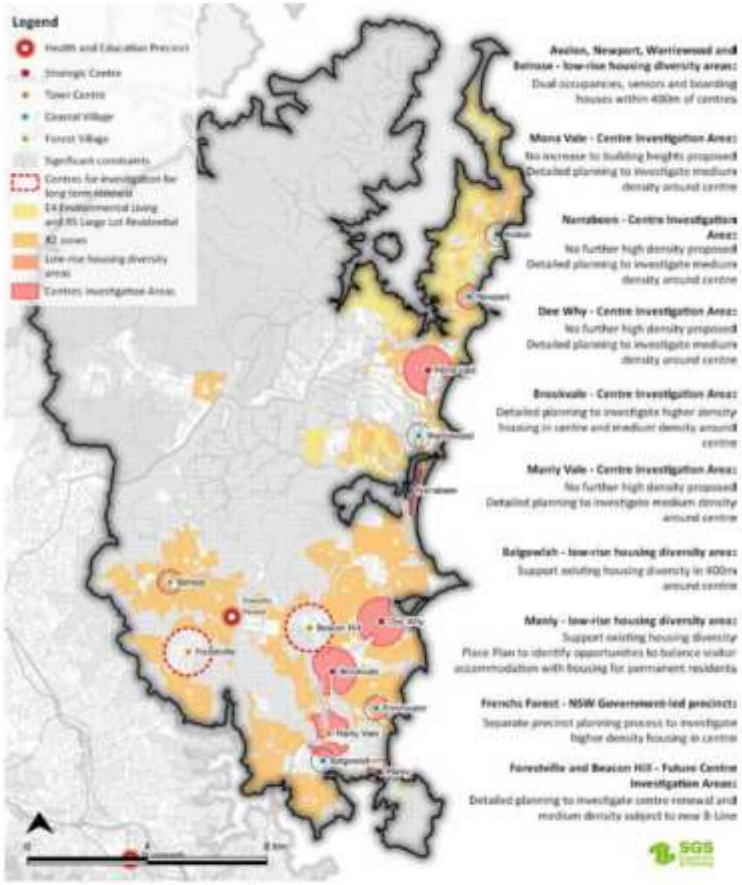
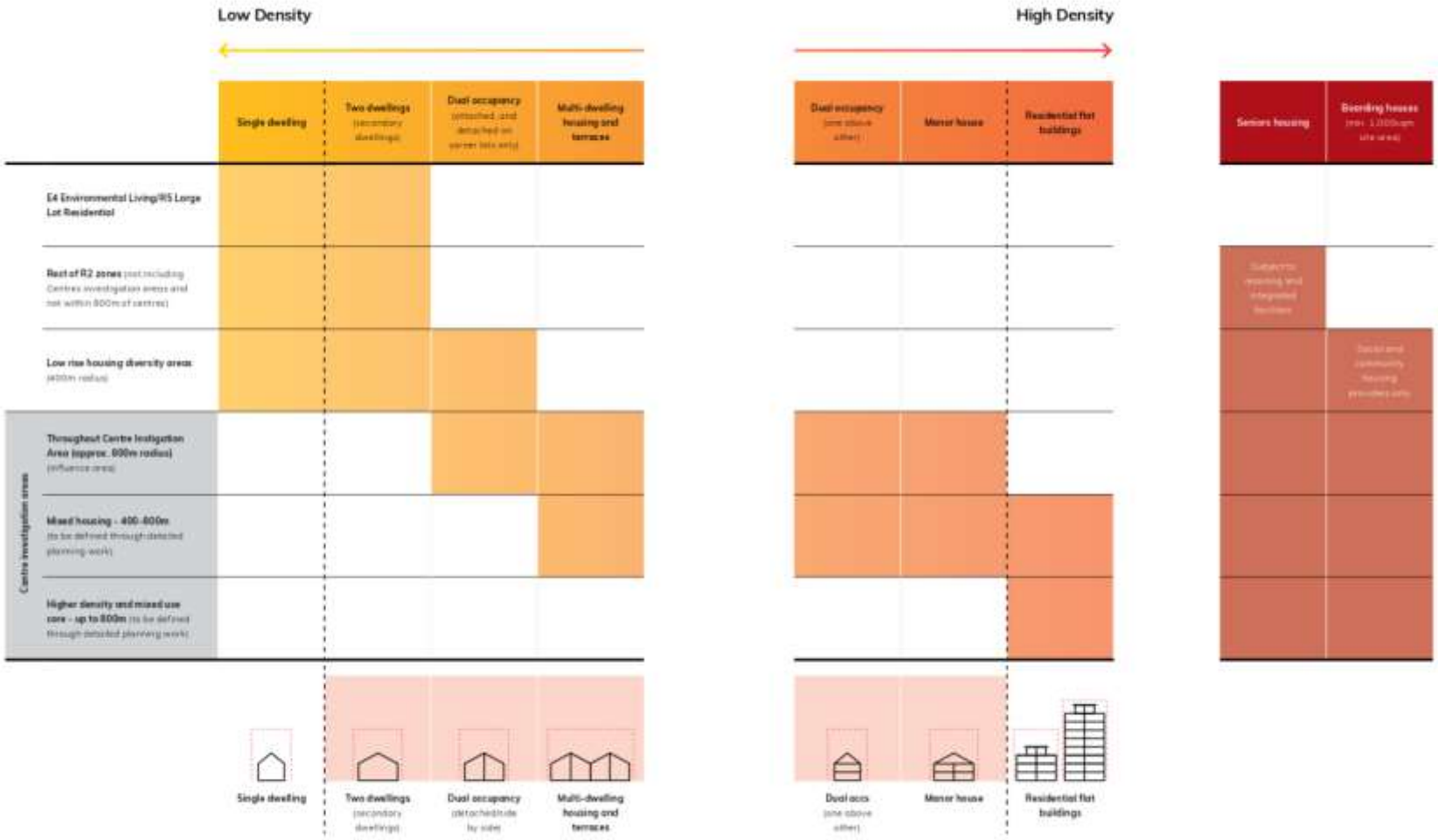


Figure 18
Framework for net new housing in the Northern Beaches LGA



Centre investigation areas include land that is:

- within 800-metre radius of a centre
- free of natural hazards or constraints such as ecological, hydrological, geological and bushfire constraints
- of a topography suited to intensification.

Council and NSW Government data has informed absolute and potential risks, which in turn informed the Centre Investigation Area boundaries.

Significant constraints
Areas subject to significant constraints include high risk flooding areas, bushfire-prone land, land with Class 1 acid sulphate soils, areas with existing vegetation and wetlands, and coastal risk areas. These are not suitable for development.

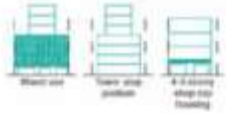
Manageable constraints
Manageable constraints may constrain but do not absolutely preclude development - risks can be managed to allow for new housing. This includes areas subject to low to medium flooding risk, land that contains Class 2 to Class 5 acid sulphate soils, coastal environmental areas or land identified as having landslip risks.

Centre investigation area boundaries
Different development precincts (centre core, mixed housing and influence areas) in centre investigation areas are subject to different opportunities and constraints, including topography, walkable distances, heritage items, strata properties, open space and lot size.

1. Centre core
Centre cores can include larger sites suitable for major redevelopment, or areas that have potential for site amalgamations. Targeting new centre core development in areas that already have existing affordable housing should be avoided.

Centre cores are suited to mixed use and the more intensive housing, such as apartments.

Figure 19:
Centre Core Typologies



Source: Architectus, 2019

Detailed planning for each of the Centre Investigation Areas will be undertaken to determine the appropriate level of new development that can be accommodated.

The Centre Investigation Areas will be considered individually to reflect their unique character and circumstances. This means that what is planned in lower-density locations such a Mona Vale will not be the same typologies or scale of development as larger and higher density centres like Dee Why or Brookvale.

2. Mixed housing
Mixed housing is suited to relatively larger lot sizes, typically sites of over 600 square metres, and ready for redevelopment without the need for site amalgamations.

Housing typologies in should include intermediate and medium density housing forms, such as townhouses and small scale apartments of two to four storeys.

Figure 20:
Mixed Housing Precinct Typologies

Source: Architectus, 2019

3. Influence area
Influence area precincts should accommodate compact infill housing suited to the character of existing detached housing areas, such as dual occupancies, terraces, semi-detached dwellings, and manor homes. Ideally, these areas are Torrens titled.

Figure 21:
Influence Area Typologies

Source: Architectus, 2019

Applying the Framework

The Centres Renewal Framework will be applied to each centre via a structure plan and/or place planning process to optimise each centre's unique characteristics.

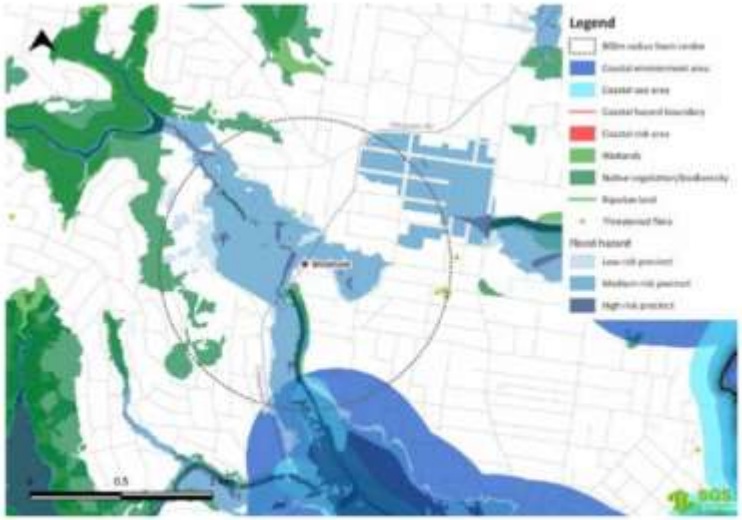
The process of identifying the centre boundary is illustrated for each centre.

The sequence of detailed future planning may change, but is likely to begin with Brookvale, Dee Why and Mona Vale. Brookvale may be the first centre to be investigated, to complement and integrate with the Brookvale Structure Plan with the Brookvale Structure Plan and the Draft Northern Beaches Employment Strategy.

Brookvale

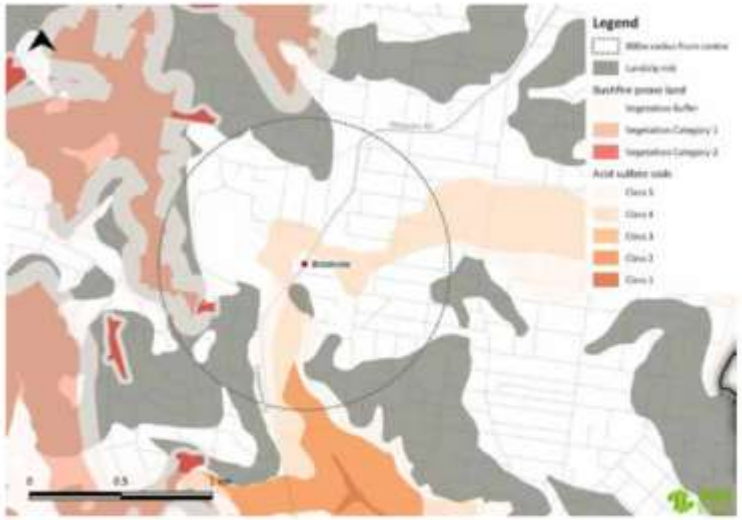
Brookvale is subject to some flooding risks, and its west is constrained by native vegetation. There are also some coastal inundation risks to the south.

Figure 22:
Brookvale Coastal and Ecological Constraints



Aligned with the native vegetation, there are bushfire and landslip risks to the west, as well as acid sulphate soils and landslip risks in some other areas. The constraints exclude a lot of the western side of the area from consideration.

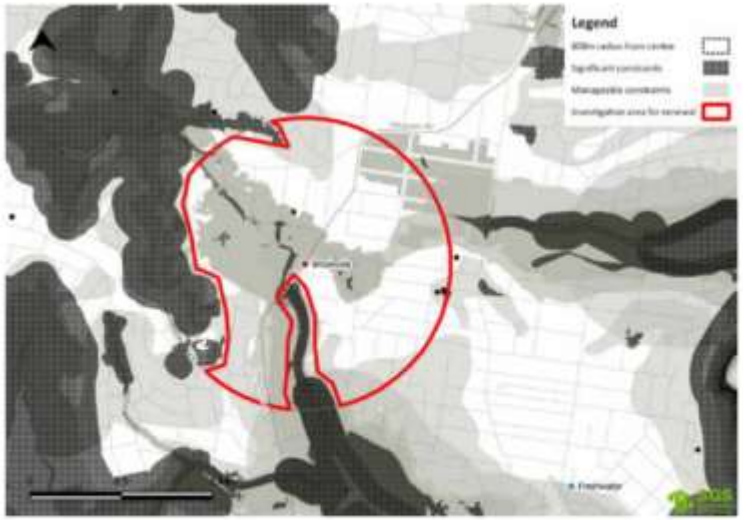
Figure 23:
Brookvale Geological and Bushfire Risks



There are around 2,030 dwellings within the wider renewal area, with remaining capacity for around 740 dwellings under current planning controls.

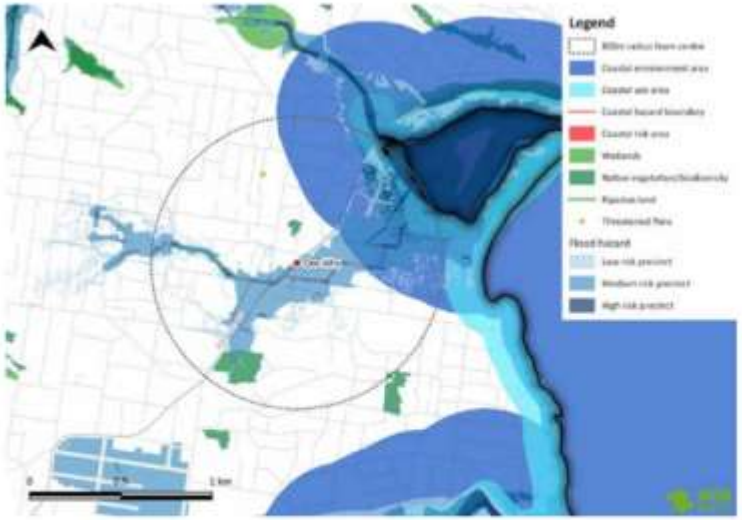
Employment land must be retained in Brookvale. Separate studies will be considered in planning for Brookvale's future so that any new housing complements Brookvale as the LGA's main employment centre. Traffic congestion is another issue, as is the need for open space and community facilities.

Figure 24:
Brookvale Development Investigation Area



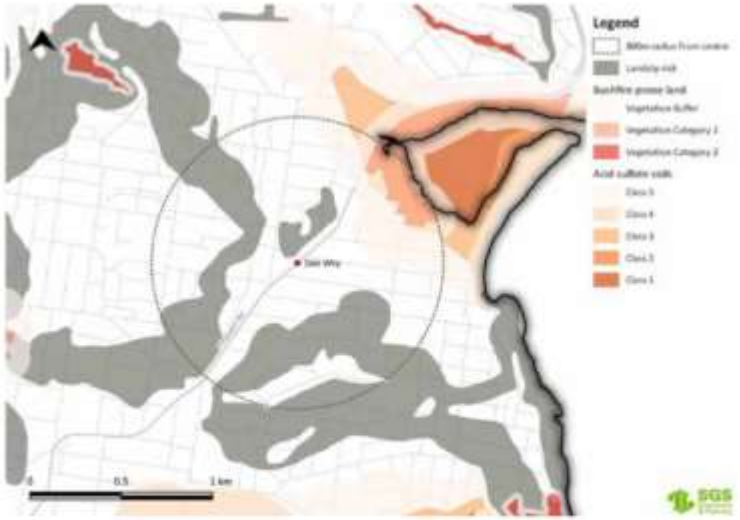
Dee Why
Dee Why includes some areas of flooding risk, coastal environment areas, and some patches of existing vegetation.

Figure 25:
Dee Why Coastal and Ecological Constraints



There are some acid sulphate soil areas on the periphery of the 800 metre radius and some sloping areas which have a risk of landslips.

Figure 26:
Dee Why Geological And Bushfire Risks

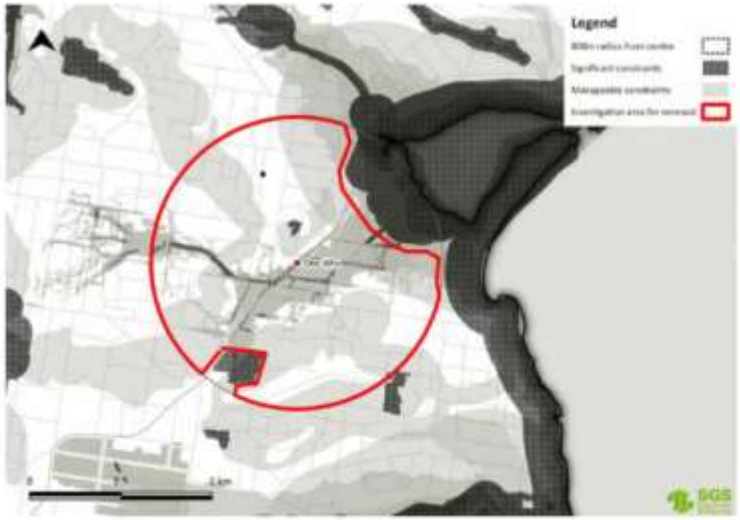


This excludes some areas to the north-east and patches to the south from consideration. Across this broad area there is around 10,040 dwellings, with capacity for another 1,340 under current planning controls.

Planning in Dee Why must retain and restore its character given the substantial development in recent years. Its proximity and relationship to other centres, including the corridor between Dee Why and Brookvale, and smaller centre of Narraweena to the west, should be optimised and congestion managed. Other constraints and issues include:

- the high number of walk-up flats to the east of Pittwater Road, unlikely to redevelop and already providing good quality and relatively affordable medium density housing in an attractive location
- steep inclines to the west of the centre that may not encourage people to walk
- minimising conflicts between employment uses along Pittwater Road and residential development.

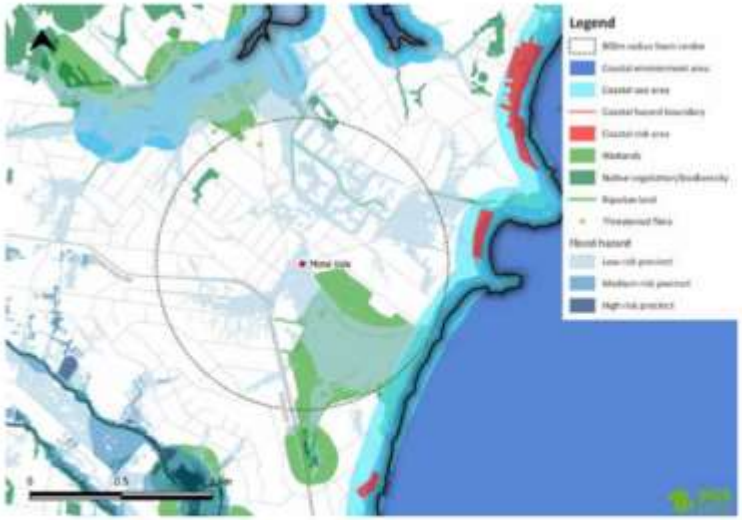
Figure 27:
Dee Why Development Investigation Area



Mona Vale

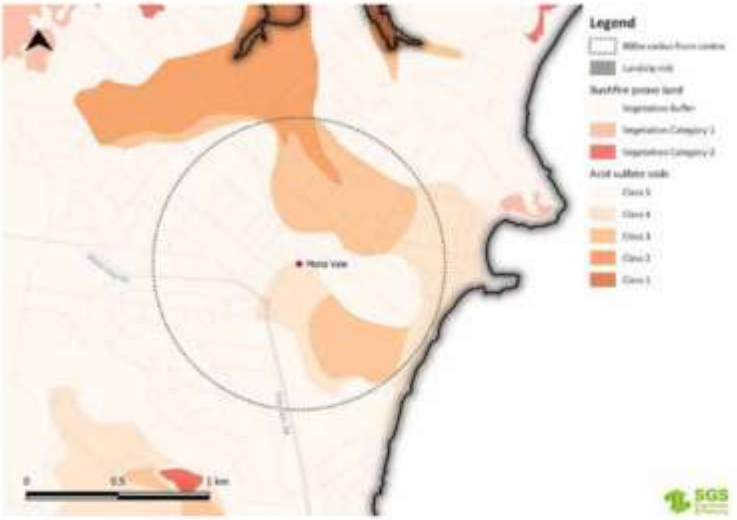
Mona Vale has some low level flooding risks at its core and more constraints, including coastal and higher risk flooding, at its edge. It offers large open space areas.

Figure 28:
Mona Vale Coastal And Ecological Constraints



There are acid sulphate soils across the area, though mostly not in the highest risk category.

Figure 29:
Mona Vale Geological And Bushfire Risks



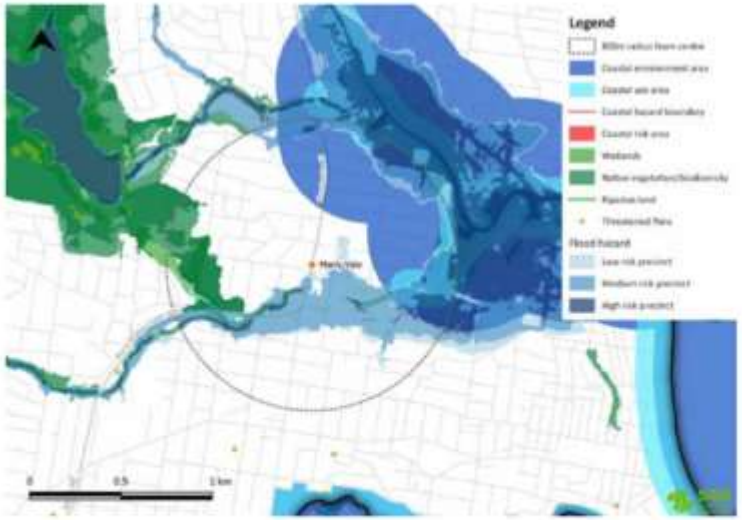
The above constraints exclude some areas to the south east from consideration. The area contains around 3,240 dwellings, with capacity for approximately 880 under the existing planning controls. Building height increases are not proposed for Mona Vale.

Mona Vale is subject to traffic congestion, given existing pressure points around schools and intersections on Pittwater Road. Retaining employment uses around Mona Vale is essential as it is the major centre for the northern part of the LGA. Appropriate infrastructure to support new housing development should be considered.

Figure 30:
Mona Vale Development Investigation Area

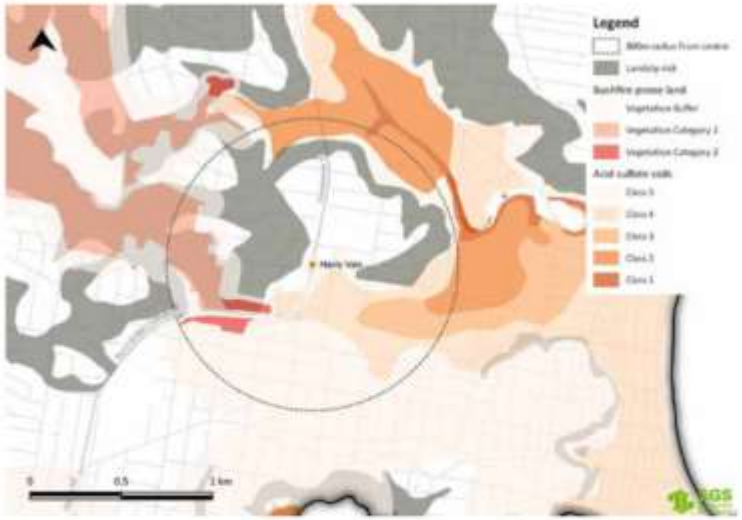
Manly Vale
Manly Vale is surrounded by flooding and coastal risks and is constrained in the west by vegetation.

Figure 31:
Manly Vale Coastal And Ecological Constraints



Similarly, there are bushfire risks to the west, and some landslip and acid sulphate risks elsewhere.

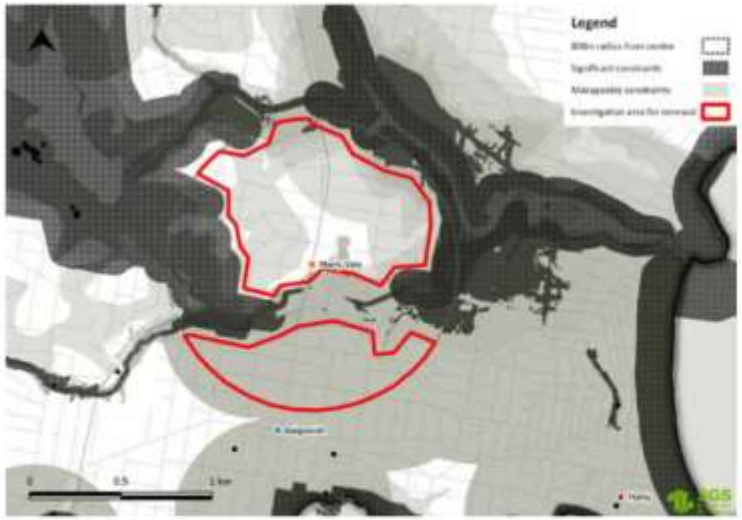
Figure 32:
Manly Vale Geological and Bushfire Risks



Significant constraints exclude several areas. Within this broad area there are around 3,640 existing dwellings, with capacity for a further 220 under existing planning controls.

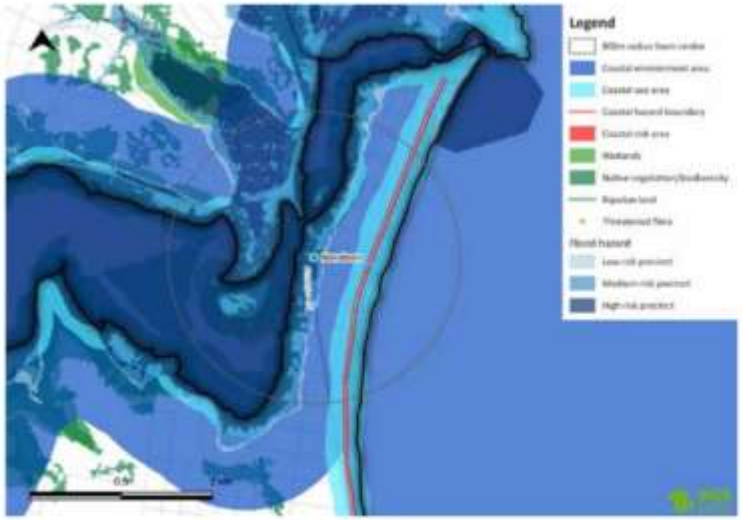
Future planning for Manly Vale should consider relationships and connections with nearby Balgowlah, which is not served by the B-Line. Other issues include congestion and the potential additional impact that could be generated from the Western Harbour Tunnel and Beaches Link. The location of supermarkets alongside big box retail and other commercial uses around the core generates traffic, and will need to be considered, as will the potential for supporting community and other infrastructure.

Figure 33:
Manly Vale Development Investigation Area



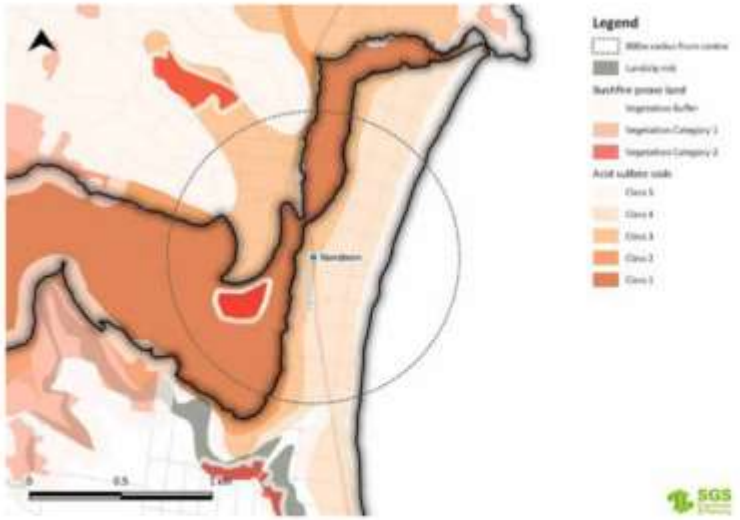
Narrabeen
Narrabeen is constrained by coastal and flooding risks

Figure 34:
Narrabeen Coastal And Ecological Constraints



There are some areas of acid sulphate soils within the 800 metre radius.

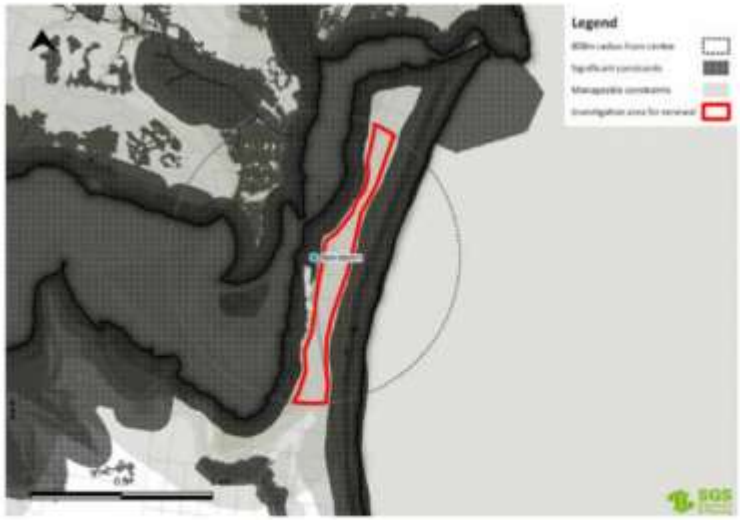
Figure 35:
Narrabeen Geological And Bushfire Risks



These risks exclude a lot of the land in the area from consideration, though there may still be some opportunities for renewal. Within the identified boundary there are around 1,140 existing dwellings, with capacity for a further 210 under existing controls.

The key issue for the future planning for Narrabeen is its coastal risks, particularly over the longer term with climate change and associated sea level rise. Adding to these constraints is traffic congestion and the high number of strata properties, particularly facing the beach, which may limit the ability for sites to be redeveloped due to financial feasibility. This would need to be investigated in future planning.

Figure 38:
Narrabeen Development Investigation Area



Potential future housing densities and capacities

A high level assessment of potential future dwelling densities and capacities considered the capacity analysis across the LGA and existing dwelling densities of unconstrained areas.

Potential future densities draw from increased density assumptions for different areas, and a comparison with similar areas. An ambitious scenario and then slightly more conservative scenario were tested. Different development take up rates were assumed for centre cores, mixed housing and influence area to reflect that higher density precincts are more likely to turn over than lower density precincts.

These assumptions will need to be tested and confirmed during future detailed design work in each centre, as they can impact the calculation of potential dwelling uplift.

The high level assessment suggests that applying the Centres Renewal Framework could increase housing capacity in the range of 1,550 to 2,930 dwellings. Though confirmation is subject to detailed planning, this range would allow Council to address the identified capacity gap of 275 while helping to meet projected future housing demand to 2036.

Table 17:
Potential future housing densities around centre for more detailed investigation

Centre	Current dwelling density across investigation area (excl. absolute risks)	Existing maximum dwelling density (under current controls)	Potential future density across investigation area (dwellings per hectare)	Potential additional dwelling capacity generated
Brookvale	17	23	30 – 35	840 – 1,240
Dee Why	70	80	81 – 84	260 – 570
Mona Vale	25	32	33 – 35	180 – 400
Manly Vale	38	41	44 – 48	240 – 440
Narrabeen	77	92	94 – 111	30 – 280
Total additional capacity				**1,550 – 2,930**

Source: SGS, 2020

Tailored application

Each centre would see different levels of development and housing typologies, reflective of their character and role. Brookvale may be able to accommodate some more high density residential and mixed use development. Dee Why and Mona Vale may see some more medium density development, whereas smaller centres like Narrabeen (or Forestville and Beacon Hill into the future) would only accommodate low rise, low to medium density development in mixed housing and influence areas. While it is currently a smaller centre, Manly Vale could also be considered for some medium density development given its accessibility to the B-Line and its role as a future centre in the LGA.

Future planning

The assessment of potential future densities and yields is undertaken at a high level and requires more detailed planning that applies the Centres Renewal Framework based on detailed built form and design analysis to identify core, mixed housing or influence areas.

This work must consider and respect existing local housing character and identify opportunities for a mix of housing, including new approaches to elements such as the public domain and parking provision. Other elements that will need to be explored include:

- opportunities for co-design with the community, allowing for meaningful engagement and input
- broader Towards 2040 targets, including in emissions reduction, reducing water use, increasing use of public and active travel, reducing space for car parking, provision of open space and overall liveability
- potential to engage with WaterNSW, Transport for NSW, and energy and other utility providers as partners in innovation
- how to generate a liveability dividend and associated local funding plans
- determining affordable housing contributions or the potential to provide affordable housing through voluntary planning agreements
- funding and implementation innovations, such as achieving other community benefits through housing uplift, or pooled development approaches.

Timing

In the short to medium term, the focus will be on Brookvale, Dee Why, Mona Vale, Manly Vale and Narrabeen – ideally focusing on the strategic centres first. If a second B-Line route is confirmed, additional detailed investigations for Forestville and Beacon Hill could also be undertaken.

Section 8: Strategy and Implementation

Overview

The vision for housing on the Northern Beaches – summarising the principles from Towards 2040 – is to

- meet the growing and changing housing needs and preferences of existing and new residents
- provide additional housing within the existing urban footprint and respect local heritage, environmental features and built form
- provide most new homes in and near centres with good access to public transport and where walking and cycling to shops and services is easy
- provide a mix of housing to enable young and older residents to stay in their communities on the Northern Beaches
- provide more affordable housing
- help to achieve lower energy and water use, less car dependency and new and enhanced open space.

The Strategy includes five priorities:

- **Priority 1: Housing target** - meet District Plan and 6-10 year housing target
- **Priority 2: Detailed planning for centres** - establish capacity to accommodate housing demand in centres
- **Priority 3: Social and affordable housing** - encourage more affordable housing and allow for boarding houses in appropriate and accessible locations
- **Priority 4: Precinct sustainability and housing** - investigate and support sustainable housing precincts and maintain the environmental qualities and other features of the Northern Beaches
- **Priority 5: Seniors housing** - incentivise seniors housing in accessible locations

Priority 1
Housing target

The 6-10 year housing target is based on the projected future demand for housing in the LGA derived from population projections. The target can be achieved within the current planning framework. It will be updated with the release of the next population projections, which will provide an indication of the short-term impact of COVID-19 and reduced migration.

A 20-year projection of future housing demand has also been identified.

The GSC has also set a 6-10 year target for the Northern Beaches LGA of 3,500-4,000 dwellings.

Table 18:
Housing target for Northern Beaches LGA

Timeframe	Gross target	Supply 2016-20*	Net target
2016-21 (District Plan)	3,400	2,835	565
2021-26 target** - from new DPIE projections	3,582	-	3,582
2026-36 projection of housing demand (based on DPIE projections)	8,949	-	8,949

Source: [illegible]

Table 19:
Actions - Reporting on housing target

Action	Indicative timing	Dependencies and responsibilities
Deliver the District Plan (3,400 dwellings) and 6-10 Year (3,582 dwellings) housing target **	2021, 2026	Council
Report annually on development to track yields and housing mix - by centre, LGA-wide, and for boarding houses and seniors living	Annually	Council

Source: [illegible]

* Based on DPIE Housing Monitor dwellings completions and Council data. Includes secondary dwellings, boarding houses and seniors living dwellings.

** Provisional 6-10 year target, to be updated following release of new DPIE population projections that show the short term impact of COVID-19 and reduced migration on Sydney's overall population growth.

*** The target for 2016-21 is included in the North District Plan, while the 2021-26 housing target is based on the projected future demand for housing in the LGA derived from DPIE's population projections.

Priority 2
Detailed planning for centres

Identifying opportunities for urban renewal will account for the unique circumstances, characteristics and constraints for housing in each relevant centre. This process will require collaboration with the community and NSW Government agencies.

This detailed planning will be based on the **Centres Renewal Framework**. It **must facilitate high quality design and supporting infrastructure** such as open space, community facilities and transport, and how this can be funded and provided. This may require statutory planning changes to mandate design standards or the provision of certain facilities alongside new development in certain areas, as well as further engagement with NSW Government agencies to plan and facilitate larger infrastructure upgrades.

This work could be undertaken initially in one centre in the next year – likely Brookvale to align with the completion of the Brookvale Structure Plan. Proposed timing for the next stages of planning are noted below.

As each of these investigations is completed, LEP controls will be updated and number of new dwellings reported.

This action includes the proposed exemption from the Low Rise Housing Diversity Code.

For some low-rise housing diversity areas, Council may explore implementing these within the new LEP scheduled for commencement mid-2023. This would mean new dual occupancies, seniors housing and boarding houses could contribute to the 6-10 year housing target.

Table 20:
Actions - Detailed planning for centres

Action	Indicative timing	Dependencies and responsibilities
Complete structure plan and update LEP for Brookvale	2021-25	Council, DPIE, Transport for NSW, NSW OEH, Water NSW, Essential Energy, Infrastructure NSW
Undertake planning analysis and update LEP controls for Dee Why	2025-36	
Undertake planning analysis and update LEP controls for Mona Vale	2025-36	
Undertake planning analysis and update LEP controls for Manly Vale	2026-36	
Undertake planning analysis and update LEP controls for Narrabeen	2026-36	
Report against capacity gap	Ongoing as each investigation/LEP update is completed	Council
Use LHS to inform review of development contributions plans to fund infrastructure upgrades from new development	Ongoing	Council, DPIE
Report annually on development by centre to track yields and housing mix	Annually	Council
Seek exemption from the Low Rise Housing Diversity Code and implement proposed LHS alternatives	2021-22	Council, DPIE
Comprehensive LEP to implement low rise housing diversity areas where appropriate	2023	Council

Priority 3
Social and affordable housing

A comprehensive strategy
Formally adopting a social and affordable housing target that matches the 1,880 projected additional dwellings needed by 2036 (or around 95 dwellings per year) is one way to address the shortfall in social and affordable housing.

We will also implement Council's endorsed target of 10 per cent of dwellings in new planning proposals to be affordable rental housing.

In addition to affordable housing contributions we will investigate:

- contributions negotiated through planning agreements
- wider adoption of inclusionary zoning
- redeveloping underutilised or surplus Council-owned sites or community-owned sites (not including open or green space)
- direct cash contributions
- joint ventures with community or private partners.

Boarding houses
Boarding houses, with the right controls in place, can provide an affordable housing option. The following proposed planning provisions could facilitate the supply of boarding houses:

- allow boarding houses only in locations close to public transport and services, recognising that new generation boarding houses can provide a smaller unit option, and look to reduce parking requirements to minimise traffic impacts and reduce the cost of construction
- create opportunities for traditional boarding houses for low income households in the R2 zone only when they are within a kilometre of a local centre and when they are developed by a social or community housing provider.

This broad approach is also in line with what is being proposed through the Housing Diversity SEPP.

Table 21:
Actions - Social and affordable housing

Action	Indicative timing	Dependencies and responsibilities
Adopt social and affordable housing target (e.g. minimum 1,884 new dwellings between 2016 and 2036)	2021	Council
Prepare and implement affordable housing contribution scheme	Ongoing	Council, CHPs, LAHC
Develop comprehensive Affordable Housing Action Plan, which considers additional measures to help achieve SAH target	2021-22	
Seek exemption from the State Environmental Planning Policy (Affordable Rental Housing) 2009 regarding the provision of boarding houses	Ongoing	Council, DPIE
Amend LEP to provide local controls for the provision of boarding houses.	After exemption is granted	Council, DPIE
Comprehensive LEP to implement low rise housing diversity areas including boarding houses where appropriate	2023	Council
Review and seek lower parking requirements for boarding houses for R3, R4 [19] and B4 sites in centre investigation areas	After the exemption is granted	Council, DPIE

[19] As above, an integrated Northern Beaches LEP may incorporate an R4 zone.

Priority 4
Precinct sustainability and housing

Targets to improve and maintain the sustainability and liveability of the Northern Beaches can be achieved if we leverage the opportunities that new housing development provides.

We will investigate and understand how different approaches and initiatives may be able to be incorporated into urban renewal opportunities in the LGA. This will include a framework for development proponents to consider and work within, prepared in parallel with and as an input to the first detailed centres planning exercise.

LEPs and DCPs will reflect these targets and be utilised to enforce sustainability requirements.

We will undertake hazard studies and develop a Resilience Plan for the Northern Beaches. These studies may identify that some centres are unsuitable for further development (such as Narrabeen which is heavily constrained).

Table 22:
Actions - Sustainability

Action	Indicative timing	Dependencies and responsibilities
Develop a framework to integrate sustainable development and new housing at a precinct level to inform detailed centres planning (linked to Priority 2 actions), including updating LEP/DCP controls	In conjunction with Priority 2	Council, DPIE, Transport for NSW, NSW OEH, Water NSW, Essential Energy, Infrastructure NSW
Establish baseline sustainability metrics (e.g. energy, water, waste, car use, walking etc) for each centre as part of detailed centres planning and report on achievements and performance	In conjunction with Priority 2	
Update LGA wide controls through LEPs/DCPs to achieve sustainable development outcomes consistent with Towards 2040, including consideration of financing sustainability initiatives through developer contributions.	In conjunction with Northern Beaches DCP/LEP preparation	Council, DPIE
Undertake hazard studies and develop a Resilience Plan for the Northern Beaches.	In conjunction with Northern Beaches DCP/LEP preparation	Council

Priority 5
Seniors housing

Planning should encourage seniors housing in accessible locations, enable the industry trend of the 'continuum of care' approach on larger sites, and provide incentives for seniors housing that meets the needs of the community.

A Northern Beaches-specific approach will:

- allow for the redevelopment and upgrade of older and larger seniors housing sites to increase the supply of all-inclusive seniors housing including residential care facilities
- incentivise the provision of seniors housing in accessible locations in Centre Investigation Areas, within multi-level developments
- limit developments in inaccessible locations that will not meet the need of older people, including avoiding areas of high risk natural hazards or with evacuation constraints.

The approach will be reflected in LEPs and DCPs.

Table 23:
Actions - Planning for seniors housing

Action	Indicative timing	Dependencies and responsibilities
Seek exemption from State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 regarding the provision of seniors housing	Ongoing	Council, DPIE
Amend LEP to provide local controls for the provision of seniors housing	After the exemption is granted	Council, DPIE
Comprehensive LEP to implement low rise housing diversity areas with seniors housing where appropriate	2023	Council

Potential statutory implementation pathways

Planning controls and development standards are encoded in LEPs, SEPPs and DCPs. These will need to be amended to implement the LHS. This process will be determined through further study, potential pathways are noted on the following pages.

Staged approach to implementation

Implementation will occur in several stages:

1. More detailed investigations and masterplans for centres to identify precincts within centre investigation area boundaries and any centre-specific design controls.
2. LEP, SEPP and DCP amendment to create a framework consistent with this land use planning approach, including permissible development in each zone.
3. Staged LEP and DCP amendments to implement masterplans for each centre.

Potential land use zones, dwelling permissibility and other amendments are noted in the next table.

Table 24:
A potential framework for statutory implementation of the LHS approach in LEPs

Area	Current land zone	Suggested land zone	Permitted residential land uses	Additional amendments needed	Timing for implementation
Environmental Living/ Large Lot Residential	E4 or R5	E4 or R5	Single dwellings and secondary dwellings		TBC
Rest of R2 zones (not including Centre Investigation Areas and not within 1km of centres)	R2	R2	Single dwellings and secondary dwellings	An additional LEP clause will be needed to restrict dual occupancy development in the R2 zone to the areas around local centres	TBC
Within 1km of local centres (Residential areas)	R2	R2	Single dwellings, secondary dwellings and dual occupancies		TBC
Within 1km of local centres (Centres outside of centre investigation areas)	B1 or B2	B1 or B2	Lower density shop-top housing	The scale of development will be restricted through building height and FSR controls	TBC
Influence area	Mostly R2	R3	Dual occupancies, multi dwelling housing, manor houses, attached dwellings	An additional LEP clause will be needed to restrict dual occupancy development in the R2 zone to the 1km area around investigation areas	Later amendments
Mixed housing	Mostly R2 or R3	R3	Multi dwelling housing, manor houses, lower density residential flat buildings	The scale of development to be restricted through height of building and FSR controls. Development outcomes to be tailored through detailed DCP controls	Later amendments
Centre Core	Varies	R4** or B4	Higher density residential flat buildings and shop-top housing		Later amendments

** As noted above, the planned consolidated LEP for the LGA may need to include an R4 zone to better represent housing character in the Northern Beaches, and allow for some higher density housing forms in appropriate locations without the need to provide ground floor commercial space (as is the case with the current B4 zone).

SEPP amendments

Amendments to SEPPs will also be needed to implement this housing strategy. Potential pathways to achieve this are listed in the table below.

SEPPs are created by the NSW Government. Councils can amend SEPPs through planning proposals, which must be approved by the Planning Minister. Pathways to achieve this are noted in the next table.

The core planning proposal to implement this strategy's land use planning framework will include LEP amendments as well as SEPP amendments applying only to the Northern Beaches LGA. These amendments will need to be discussed with DPIE.

Table 25:
Potential SEPP amendments

SEPP	Reason for amendment	Potential amendment mechanism
State Environmental Planning Policy (Affordable Rental Housing) 2009	To restrict boarding houses to appropriate locations – higher density zones and new identified centres	Additional clause in the SEPP applying only to the Northern Beaches restricting permissibility of Boarding Houses using a set of spatial criteria
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	To restrict seniors housing from occurring in inaccessible locations on the urban fringe, instead encouraging it in highly accessible areas	Additional clause in the SEPP applying only to the Northern Beaches restricting permissibility of seniors housing using a set of spatial and property size criteria
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	To exempt the Northern Beaches LGA from the application of the Low Rise Housing Diversity Code, as capacity for new low rise medium density housing is being created through local planning controls	Additional schedule to the SEPP specifying that low rise medium density housing in the Northern Beaches cannot be approved through complying development

Appendix 1
Proposed Housing Diversity SEPP

The proposed Housing Diversity SEPP will provide definitions and planning provisions for build-to-rent, purpose-built student housing and co-living.

Affordable rental housing provisions
The following changes are proposed to the Affordable Rental Housing SEPP:

- All boarding houses need to be affordable and managed by a registered not-for-profit community housing provider
- The requirement for boarding houses to be mandated in the R2 Low Density Residential zone will be removed (LAHC will still be able to develop in the R2 zone, regardless of whether an LEP allows or prohibits boarding houses in that zone)
- The (FSR) bonus for new boarding houses to a maximum 20 per cent will be removed
- There will be a simplified process to allow for an existing dwelling to be used as a group home.
- The provisions of Part 3 will be updated so that councils can mitigate the loss of affordable housing by levying monetary contributions.
- Councils will be able to set the maximum size for a secondary dwelling in a rural zone.

Seniors housing provisions
Prior to the introduction of the proposed Housing Diversity SEPP, two recent changes were made to the Seniors SEPP:

- New proposals for seniors housing on land within the Metropolitan Rural Area (MRA) are prohibited.
- The Heritage Conservation Area moratorium (the Seniors Housing SEPP did not apply in Heritage Conservation Areas in Greater Sydney) is extended to 1 July 2021.

The following changes are proposed to the Seniors SEPP (under the Housing Diversity SEPP):

- update the provisions of Schedule 1 - Environmentally Sensitive Land to align with current legislative and planning conditions
- extend the validity of a site compatibility certificate (SCC) to five years, provided a development application is lodged within 12 months of the date on which the SCC is issued
- clarify how the SEPP applies to land being used for the purposes of a registered club
- amend the 'location and access to facilities' provisions so that point-to-point transport such as taxis, hire cars and ride share services cannot be used for the purpose of meeting the accessibility requirements
- clarify that development standards in a local environmental plan prevail to the extent of any inconsistency with the SEPP.

Appendix 2
Options Considered

Concentrated urban renewal in and around strategic centres

- Housing growth and a diversified dwelling mix concentrated around Dee Why, Brookvale, Manly, Mona Vale, and Frenchs Forest
- Additional housing for people to live near jobs, services and transport.
- Higher densities could be included in mixed use zones and around centre cores, and medium density within walking catchment.
- In Mona Vale, housing must respect the village character of the centre.

Dispersed urban renewal in and around all centres

- Increased medium density development around centres
- Future housing in Manly Vale and Forestville with access to current and proposed B-Line routes. Height limits of four to six storeys around centre core, and medium density within walkable catchment.
- Avalon, Newport, Narrabeen, Balgowlah and Freshwater could see medium density integrated with existing character.
- Opportunities for more medium density and diversity around Terrey Hills, Belrose and Beacon Hill could be investigated, subject to environmental constraints.
- This option has a focus on increasing housing diversity and choice in more locations.

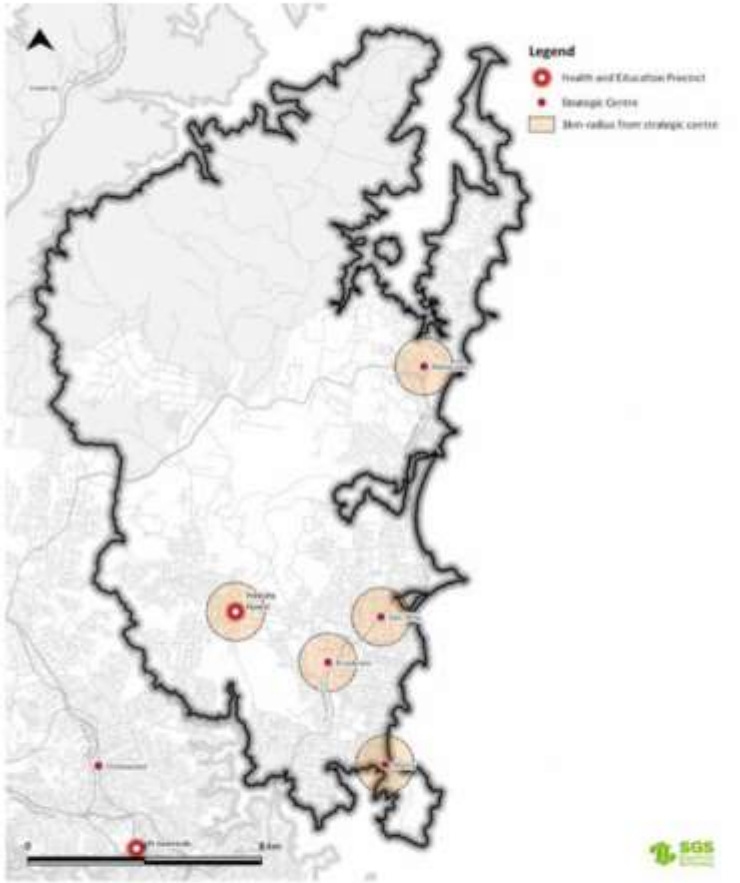
Transport-centric renewal

- Renewal focused around current and future public transport stops and corridors.
- Opportunities for additional housing could be considered around:
- potential B-Line stops (such as Beacon Hill) and current B-Line stops (such as Warriewood)
- centres identified in the dispersed urban renewal option (such as Manly Vale and Forestville).

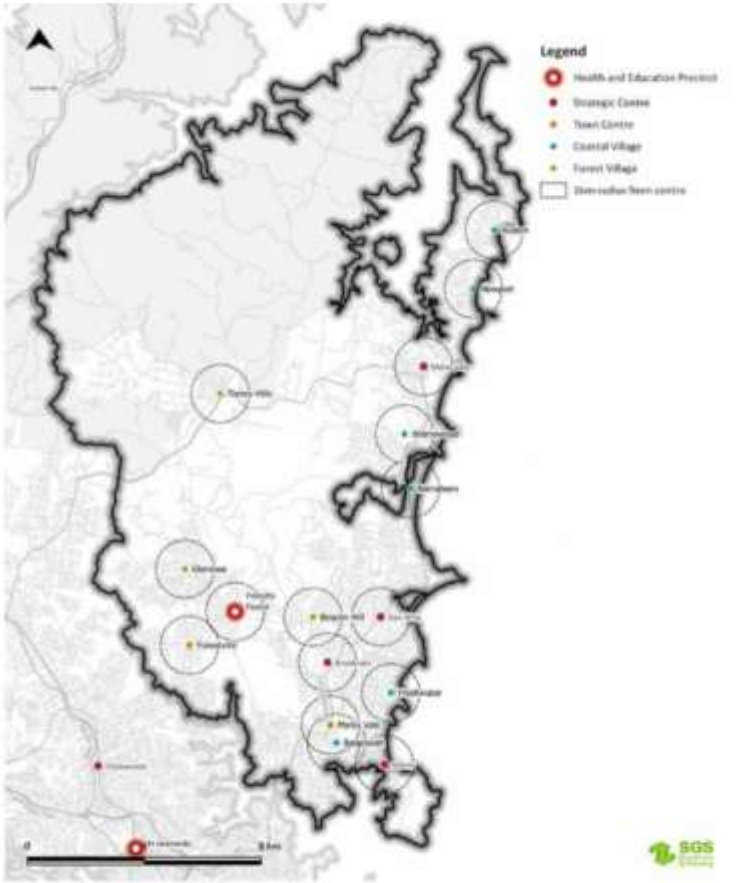
'Missing middle' housing diversity

- Allows for attached and detached dual occupancies in residential low density zones across the LGA, with a minimum lot size of 450sqm.
- Some areas could see attached and multi-unit housing as infill development on sites with a minimum lot size of 600sqm.
- Environmental living areas could be applied to areas where infill development should be limited due to environment/character, and development standards to mandate minimum deep soil zones and vegetation.
- This option would work well with the dispersed urban renewal option that would also promote medium density housing around local centres.

Map 12
Concentrated Urban Renewal Option



Map 13
Dispersed Urban Renewal Option



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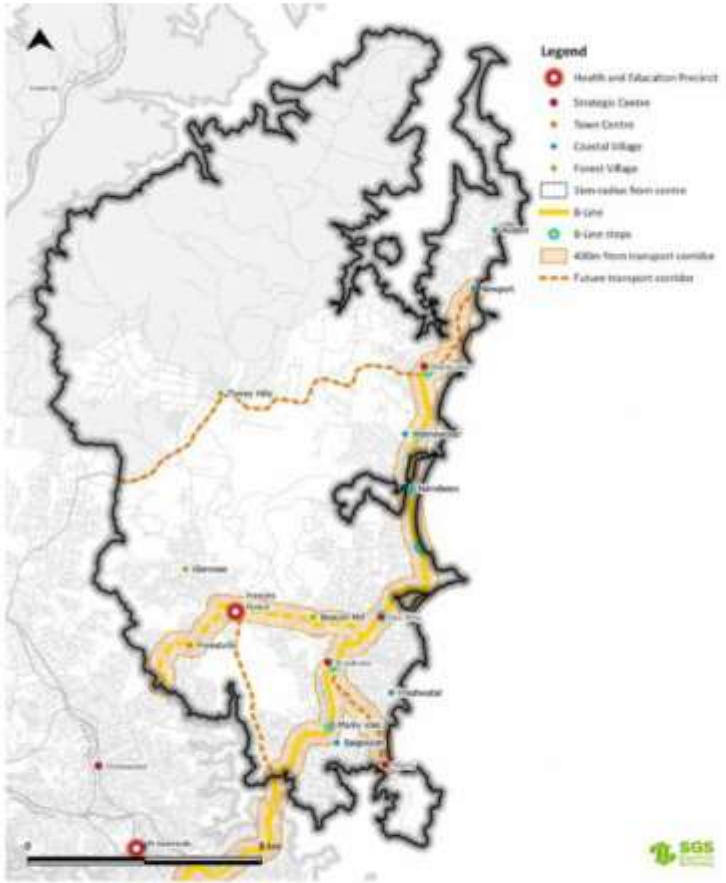
Map 14
Transport-Centre Urban Renewal Option



Draft Northern Beaches Local Housing Strategy

Map 15
Missing Middle Housing Diversity Option

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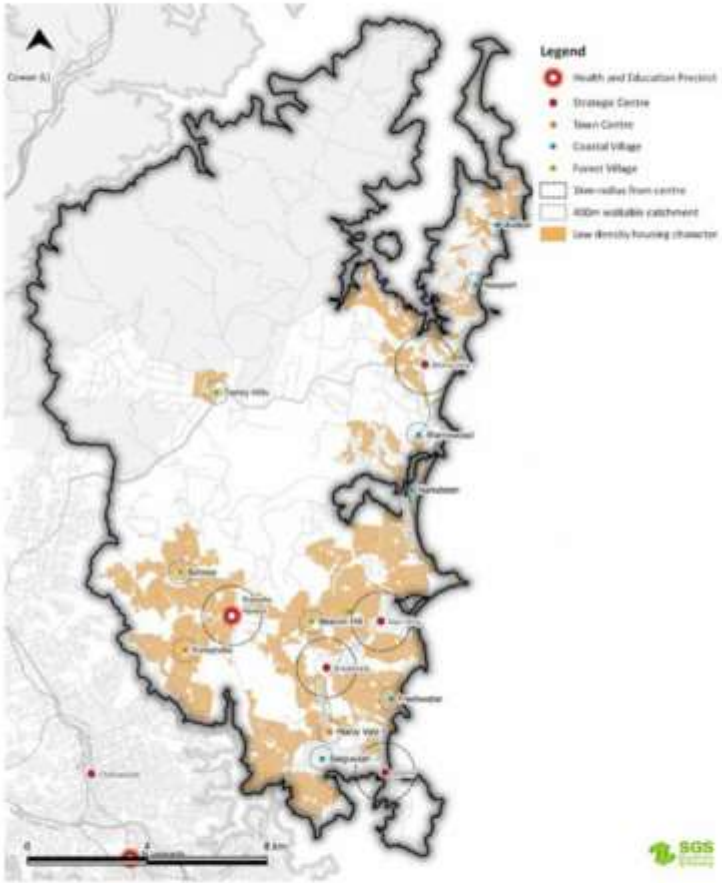

Final Draft April 2021

Appendix 3
Summary of potential uplift by centre

Table 26:
Summary of potential uplift by centre

Centre	Approx. land area (ha) of investigation area	Existing number of dwellings	Estimated remaining capacity under current controls	Potential additional capacity range applying Centres Renewal Framework
Brookvale	122	1,033	739	940 – 1,240
Dee Why	143	10,035	1,338	260 – 570
Mona Vale	129	3,240	879	180 – 400
Manly Vale	94	3,635	217	240 – 440
Narrabeen	15	1,140	210	30 – 280
Total	**503**	**20,083**	**3,383**	**1,550 – 2,930**

Source: ABS, 2016

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Outcome of Community Consultation - Draft Northern Beaches Local Housing Strategy

SRG - 5 May 2021

Briefing outline

- Local Housing Strategy recap
- Community engagement snapshot
- Review of submissions
- Proposed Local Housing Strategy Amendments
- Next Steps

Local Housing Strategy Recap

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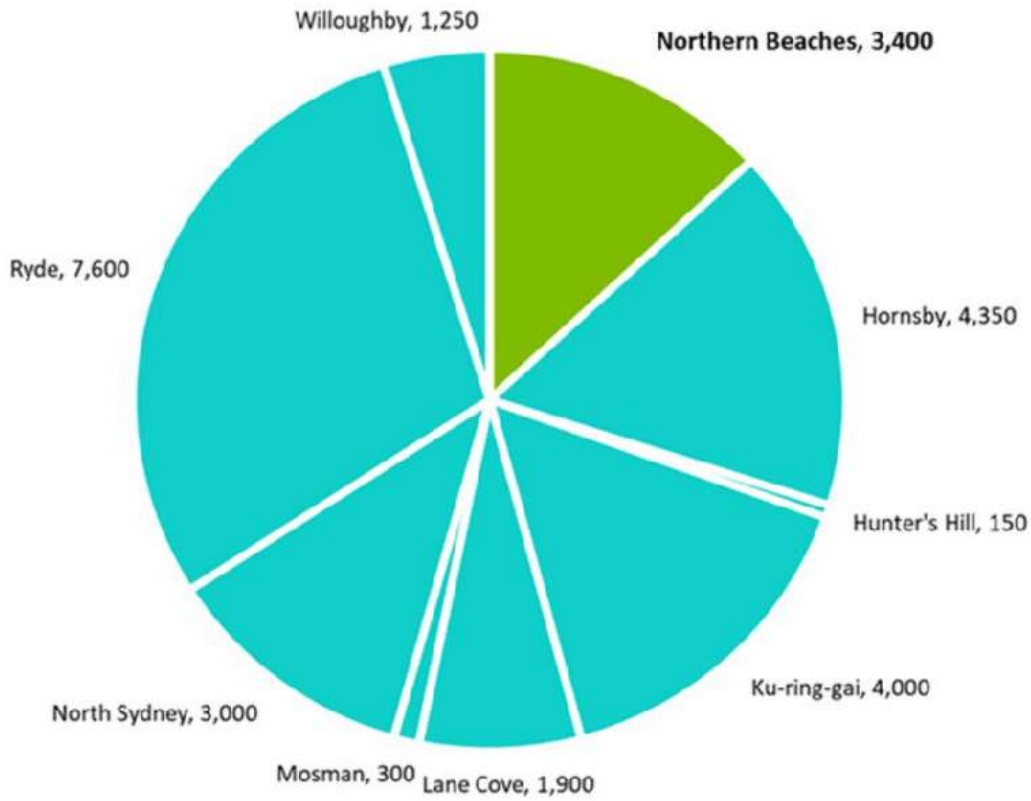
Introduction

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

2016-2021 Dwelling Target Comparison



Background

- 12,000 new homes needed to accommodate a population increase of around 23,000 people.
- Existing capacity (land already zoned) to provide around 10,750 dwellings, including Frenchs Forest.

Background

- Demand for greater housing diversity, including terraces, townhouses, seniors housing, boarding houses and dual occupancies, to meet the needs of a changing and aging population and to address housing affordability.

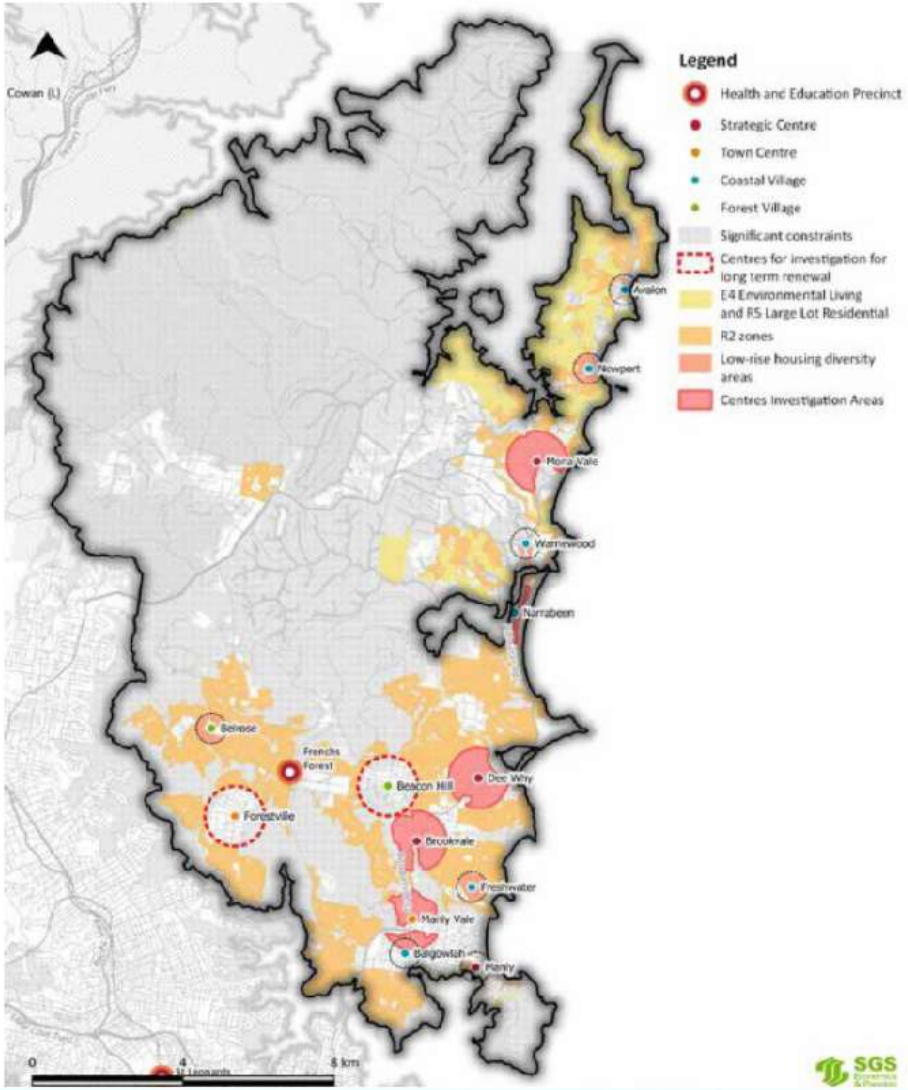
- Current shortfall of 8,000 social and affordable housing dwellings which is set to increase by another 1,880 dwellings by 2036.

- Specific action required to address the above issues, over and above meeting its general housing demand targets.

Draft Strategy as exhibited

- Master-planning of growth around five accessible centres (Brookvale, Dee Why, Mona Vale, Manly Vale & Narrabeen) along the B-line corridor.
- Focus greater housing diversity (dual occupancy, boarding houses, seniors housing) around local centres.
- Forestville and Beacon Hill potentially a focus for medium to higher density renewal if a second B-Line to Chatswood goes ahead.
- Establish a social and affordable housing target of 1880 dwellings to 2036 and develop a detailed strategy to deliver these dwellings.
- Seek exemption from housing-related State Environment Planning Policies which have in the past resulted in poor environmental planning outcomes (e.g. boarding houses, seniors living).

Strategy approach



Summary of proposed approach

Community Engagement Snapshot

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Public exhibition

- Council resolved to publicly exhibit for a minimum of 28 days
- Public exhibition ran for an extended period of 52 days from 15 January 2021 to 7 March 2021
- Due to COVID-19, Council was restricted to online community engagement mechanisms

Engagement snapshot

Have Your Say

Visitors: 17,386
Unique visits: 12,822

Video / Animation

Informative: 1

Views 2,278

Social media

Posts: 2

Reach: 13,791
Link clicks: 576

Print media and collateral

Pittwater Life: 1 editorial
Peninsula Living: 1 editorial
Peninsula Living (south ed.): 1 editorial
Manly Daily: 1 editorial and 1 article

Digital signs at Service Centres and Libraries

Engagement snapshot

Electronic Direct Mail

Community Engagement (fortnightly) newsletter: 4 — Distribution: 20,000 subscribers

Council (weekly) E-News: 4 — Distribution: 150,000 subscribers

Stakeholder email: 6 — Distribution: 190

On-line community /resident group briefings

Briefing sessions: 2
Attendance: 24

Stakeholder briefing

Stakeholder briefing: 1
Attendance: 22

Review of Submissions

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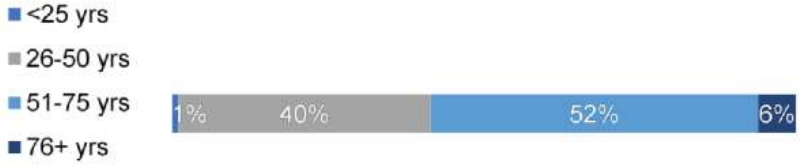
Submissions

- 622 submissions were received:
  - 516 online
  - 106 written
- 32 submissions were received after the close of the exhibition period.

Who responded

Gender

Age group(s)



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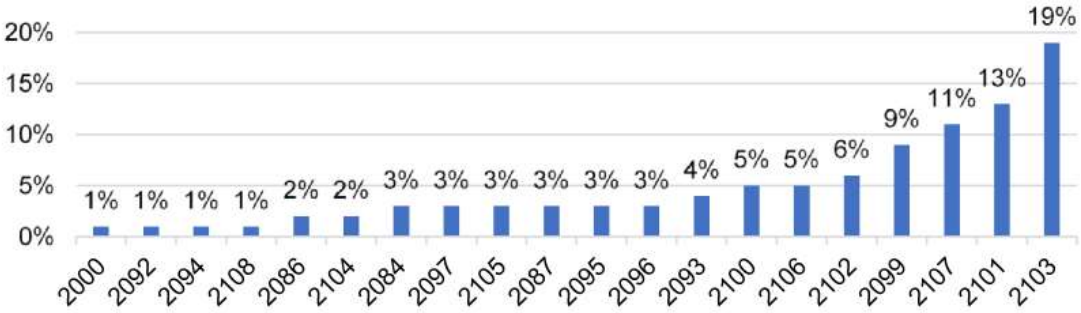

Key issues

- The impacts of new housing – local infrastructure.
- The selection of the centres.
- Impacts of social and affordable housing, boarding houses and seniors living.
- State Government population growth and dwelling targets.
- Design quality outcomes.
- Status of Frenchs Forest and Ingleside planned precincts.

Concerns with the impact of additional housing on local infrastructure

- The LSPS contains priorities to ensure the provision of infrastructure accompanies growth in housing.
- Detailed planning for each centre investigation area will determine the appropriate level of new development that can be accommodated.
- The development of an LGA-wide (land use) infrastructure implementation plan will also look to align all types of infrastructure planning with growth, based on housing, employment and social infrastructure studies.
- Council will also need to work with the State Government to deliver any more significant upgrades to regional infrastructure.

Concerns with the selection of some centres

- Suggestions for additional centres to be included such as Forestville, Beacon Hill, Belrose & Terrey Hills.
- A key principle of the District Plan, LSPS and LHS is to ensure new housing is in proximity to existing or planned amenities and services.
- Each of the 5 selected centres for future master-planning have a B-line stop and access to a range of existing amenities and services.
- Much of the projected population growth can be accommodated in areas already zoned for growth, or existing planned precincts.
- No proposed increase in existing heights of buildings in Mona Vale.
- Terrey Hills removed as an area for consideration.
- Support for the draft LHS approach, to concentrate growth and increase housing densities in key centres along transport corridors.

Concerns regarding social & affordable housing

- The Northern Beaches has a significant housing affordability problem.
- The problem is not just related to the undersupply of social housing, but affordable housing for low to moderate income families including key workers and younger adults.
- The LHS proposes a target and action plan which will develop a range of approaches and mechanisms to help deliver additional affordable housing.
- Support also received for the SAH target, wider mix of housing and recognition that SAH is important for a diverse population.

Concerns regarding boarding houses & seniors housing

- Additional locations for seniors required.
- Applications for boarding houses and seniors housing can currently be made through State government policies.
- The LHS seeks to ensure these developments are located within proximity to nominated centres and the amenities and services that they provide.
- New developments will not be permitted in low density residential areas outside of these areas.
- Council will seek an exemption from the State government policies based on the LHS approach.

Concerns regarding population growth

- The population projections adopted in the LHS are the official projections used by DPIE.
- New projections to reflect COVID-19 impacts have not yet been released.
- Advice from DPIE is to continue to plan for the long term and not short term impacts on population growth.
- Council's focus remains strategic planning of housing for the long term needs of the community.

Concerns regarding building design

- A principle of the LSPS is for centres to be designed to reflect local character, lifestyle and demographic changes.
- Detailed master-planning work will be undertaken for the 5 centre investigation areas, which will include finer grain discussion around built form outcomes.
- An Urban Design Study has been commissioned to provide recommendations for built form controls for residential, commercial and industrial development.
- A Local Character Study has been commissioned to assess the existing local character and important scenic and cultural landscapes across the LGA and capture community aspirations for local places.

Concerns regarding Planned Precincts

- Phase 1 of The Frenchs Forest Hospital Precinct Structure Plan is awaiting rezoning plans to be released by the Minister for Planning and Public Spaces
- Progression to phases 2 and 3 is reliant on the delivery of significant State infrastructure i.e. Beaches Link Tunnel and/or an east-west bus rapid transit (BRT) system
- The planned number of dwellings (4,360) has been included within the LHS dwelling capacity analysis
- A draft Explanation of Intended Effect (EIE) and Place Strategy for Ingleside is scheduled for potential public consultation in the first half of 2021
- The EIE proposes a maximum dwelling yield of approximately 1,000 dwellings, which has been included within the LHS dwelling capacity analysis

Proposed Strategy Amendments

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Key Amendments

- Inclusion of proposed 1,000 dwellings for the Ingleside Planned Precinct.

- Revisions to catchment for Centre Investigation Area and Local Centre (low rise housing diversity) areas:
  - Centre investigation area – was 1km now **800m**
  - Local centres (low rise housing diversity area – was 1 km now **400m**
- Consequent changes to dwelling capacity gap:
  - deficit was 1,244 dwellings (in exhibited draft strategy)
  - deficit now **275** dwellings

Key Amendments

- Revised projected dwelling yield analysis for the 5 investigation areas:
  - Brookvale = was 840-1,240 dwgs - remains unchanged
  - Dee Why = was 360-870 now 260-570 dwgs
  - Mona Vale = was 240-520 now 180-400 dwgs
  - Many Vale = was 240-440 dwgs - remains unchanged
  - Narrabeen = was 50-320 now 30-280 dwgs (reduced)

  Total = was 1,730-3,390 dwgs now **1,550-2,930** dwgs (overall reduction in dwelling numbers)

- Terrey Hills removed as an area for consideration

Next Steps

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Next Steps

- Recommendation is for the amended draft LHS to be endorsed by Council and forwarded to the Department of Planning, Industry and Environment for approval. Report to be presented to 27 April Council meeting.

ITEM 6.2	**COMMUNITY DEVELOPMENT AND ARTS & CREATIVITY GRANT PROGRAMS**
REPORTING OFFICER	**MANAGER YOUTH AND COMMUNITY DEVELOPMENT**
TRIM FILE REF	**2021/291785**
ATTACHMENTS	**1 ⇩Community Development and Arts & Creativity Grants Program**

EXECUTIVE SUMMARY

PURPOSE

To consult the Partnerships and Participation Strategic Reference Group on suggested changes to the Guidelines for the 2021/22 Community Development and Arts & Creativity Grants Programs and provide opportunity for feedback.

REPORT

In 2018 Northern Beaches Council implemented a Community Grants program across four streams;

- Sport and Recreational Infrastructure
- Events
- Eco Schools
- Community and Cultural Development, incorporating the Community Development and Arts and Creativity Grants

The Community Grants & Partnership Policy was adopted by Council in June 2019 to provide overarching strategic direction for Council across all grants programs. In 2020 an additional Environmental Grants Program was introduced.

This report is regarding the Community Development and Arts & Creativity Grants only.

The 2020/21 Arts & Creativity Grants, originally included in the Community and Cultural Development stream, were separated out for their own promotion, application and assessment process. The grant amount ($240,000) remained as one pool, with final allocation to be based on the merit of applications.

In 2020/21 a total of 231 applications were received between the two streams. These were reviewed and scored via SmartyGrants by Assessment Panels, which included members of the Community and Belonging Strategic Reference Group.

PROGRAM PURPOSE

Community Development Grant Overview

The Community Development grant stream supports community development projects that focus on improving equality in the local area and reducing disadvantage. This grant stream assists organisations to empower community members to create stronger and more connected communities.

Community development models recognise community members to be experts in their lives and communities, valuing community knowledge and wisdom. Projects and programs that follow these principles strive to involve community members throughout the project.

Community Development Principles

Empowerment	Supports the personal growth and confidence of community groups or individuals to be connected in the community and better address their needs and interests
Human Rights	Respecting the intrinsic value of each person, regardless of background, where we live, what we look like, what we think or what we believe
Inclusion	Ensures that opportunities for participation are available for all people in the community with an emphasis on addressing any obstacles for inclusion
Social Justice	Efforts towards a more equitable distribution of power, wealth, opportunities, and privileges within a society
Self-Determination	Processes by which individuals and groups have agency and control to make choices and have opportunities for their wellbeing
Collective Action	Values the strength of a group or community's ability to share resources, knowledge and efforts to reach a shared goal

Arts and Creativity Grants Overview

The Arts and Creativity grants stream supports the growth of creativity on the Northern Beaches by funding a range of projects, programs and activities that provide opportunities for individual artists, groups or arts organisations to connect with the communities of the Northern Beaches.

Initiatives may include:

- The production and presentation of new work
- Research and development of new techniques/creative art forms
- The incubation of new creative, arts and design-based organisations
- Projects that provide opportunities for all members of the Northern Beaches community to participate in arts and cultural activities

Arts and Creativity Grants Key Objectives

- Foster innovation and contribute to the growth of the local arts and creative sector through collaboration and partnerships
- Connect with and celebrate Aboriginal and Torres Strait Islander heritage and cultures
- Develop the skills of local creative professionals and arts workers across all arts disciplines
- Increase access and community participation in arts, culture and creativity
- Animate public spaces with creative initiatives, including in unexpected and unique urban environments
- Tell diverse stories authentic to the Northern Beaches

2020-21 Program Review:

Applications Received

Grant Stream	Applications Received	Eligible Applications	Eligible Applications Amount Requested	Amount Available
Arts and Creativity	**135**	**121**	**$808,815.17**	**$192,816** ($240,000 total - remaining funds were pre-allocated to 3-year recurrent grants from previous years)
Community Development	**96**	**91**	**$750,546.72**	
Total	**231**	**212**	**$1,559,361.89**	**$192,816**

Approved Applications

Grant Stream	Applications Recommended for Funding	Partial Funding	Full Funding	Amount Recommended (ex GST)
Arts and Creativity	**26**	**18**	**8**	**$95,150**
Community Development	**17**	**13**	**4**	**$97,566**
Total	**43**	**31**	**12**	**$192,716**

Following an evaluation of the 2020/21 Grant Round a range of revisions to further improve the Community Development and Arts & Creativity Grants Programs for 2021/22 were developed.

The following key changes are proposed:

1. Defined funding allocation for Arts & Creativity Grants and Community Development Grants ($120,000 each)
2. Improve requirement for program evaluation based on Social Outcomes Measurement Principles (e.g. Survey templates)
3. Community Development Grants to target identified priority areas from the draft Better Together Social Sustainability Strategy 2021-2041
4. Arts & Creativity grants to address the goals/priorities of the adopted Arts and Creativity Strategy – Connected through Creativity 2029
5. Introduction of a Community Development Small Grants Program (10 x $1000 – additional funding to current grant budget)
6. Introduction of a Youth Small Grants Program (10 x $1000 – additional funding to current grant budget)
7. Cessation of the Multi-Year Grant (3 year) program

8. Increased governance in regard to Assessment Panel configuration, Conflict of Interest and Code of Conduct
9. Modifications to the process for scoring, ranking and selecting successful applicants during the Assessment Panel meeting
10. To allow a longer planning and delivery period for grant applicants, the recommended timeframe for the Grants Program is to open in June 2021, funding allocated in November 2021 with projects completed by end of December 2022.

Changes specific to Arts & Creativity Grants –

11. Eligibility:

- Applicants must be an artist/creative, a small to medium arts organisation or creative business

12. Assessment criteria:

- Less criteria, more streamlined
- Greater focus on evidence of appropriate cultural permissions / adherence to relevant cultural protocols and consultation e.g. with Aboriginal communities.

13. Applicant Support:

- Two Grants-focused workshops as part of 'Creative Toolkit' program (in addition to other grants info sessions)
- Presentation on Aboriginal Protocols and Indigenous Culture and Intellectual Property (ICIP) as part of 'Creative Toolkit' professional development program to encourage best practice and set new benchmarks.

These will be presented for discussion and any further ideas from the Strategic Reference Group considered.

RECOMMENDATION OF MANAGER YOUTH AND COMMUNITY DEVELOPMENT

That the Partnerships and Participation Strategic Reference Group note the information presented and provide further suggestions for improvement.

Community Development and Arts & Creativity Grants Program 2021-22

Program Objectives

Community Development

The Community Development grant stream supports community development projects that focus on improving equality in the local area and reducing disadvantage. This grant stream assists organisations to empower community members to create stronger and more connected communities.

Arts & Creativity

To support the growth of creativity and the development of an agile and sustainable creative sector by funding projects that provide opportunities for individual artists, cultural or creative workers, or arts organisations across all artforms to connect with the communities of the Northern Beaches.

2020-21 Program Overview

Applications Received

Grant Stream	Applications Received	Eligible Applications	Eligible Applications Amount Requested	Amount Available
Arts and Creativity	135	121	$808,815.17	$192,816 ($240,000 total - remaining funds were pre-allocated to recurrent grants)
Community Development	96	91	$750,546.72	
Total	231	212	$1,559,361.89	$192,816

Applications Approved

Grant Stream	Applications Recommended for Funding	Partial Funding	Full Funding	Amount Recommended (ex GST)
Arts and Creativity	26	18	8	$95,150
Community Development	17	13	4	$97,566
Total	43	31	12	$192,716

Suggested Changes 2021-22

1. Defined funding allocation for Arts & Creativity Grants and Community Development Grants ($120,000 each)

2. Improve requirement for program evaluation based on Social Outcomes Measurement Principals (eg. Survey templates)

Suggested Changes 2021/22 cont.

3. Community Development Grants to target identified priority areas from the draft Better Together Social Sustainability Strategy 2021-2041

4. Arts & Creativity grants to address the goals/priorities of the adopted Arts and Creativity Strategy – Connected through Creativity 2029

Suggested Changes 2021-22

5. Introduction of a Community Development Small Grants Program (10 x $1000 – additional funding to current grant budget)

6. Introduction of a Youth Small Grants Program (10 x $1000 – additional funding to current grant budget)

7. Cessation of the Multi-Year Grant program (3 yrs)

Suggested Changes 2021-22

8. Increased Governance in regard to Assessment Panel configuration, Conflict of Interest and Code of Conduct

9. Modifications to the process for scoring, ranking and selecting successful applicants during the Assessment Panel meeting

Suggested Changes 2021-22

10. To allow a longer planning and delivery period for grant applicants, the recommended timeframe for the Grants Program is to open in June 2021, funding allocated in November 2021 with projects completed by end December 2022.

Suggested Changes 2021-22

Arts & Creativity Grants –

11. **Eligibility:**
    - Applicants must be an artist/creative, a small to medium arts organisation or creative business

12. **Assessment criteria:**
    - Less criteria, more streamlined
    - Greater focus on evidence of appropriate cultural permissions / adherence to relevant cultural protocols and consultation eg with Aboriginal communities.

13. **Applicant Support:**
    - Two Grants-focused workshops as part of 'Creative Toolkit' program (in addition to other grants info sessions)
    - Presentation on Aboriginal Protocols and ICIP as part of 'Creative Toolkit' professional development program to encourage best practice and set new benchmarks

Recommendations -

That the Community and Belonging Strategic Reference Group:

A. Note the information presented and provide further suggestions for improvement.

B. **Consider participating as a member of the 2021/22 Grants Assessment Panels**

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ITEM 6.3	**24/7 LIBRARY PILOT**
REPORTING OFFICER	**ACTING BUSINESS SUPPORT COORDINATOR**
TRIM FILE REF	**2021/291328**
ATTACHMENTS	**1 ⇩Presentation - Forestville Library**

BACKGROUND

The Northern Beaches Library Service receives a lot of feedback from customers asking for longer opening hours and more distinct meeting and study spaces that are technologically enabled. In responding to customer feedback the library service considered various options and approaches. In its review Forestville Library was identified as the lowest utilised branch of the service.

Forestville Library has the lowest visitations and no meeting spaces. It largely operates during business hours Monday to Friday with a half day on a Saturday. For this reason, Forestville Library was selected as the pilot base to look at how the service could improve access and provide more space.

A survey was conducted in November 2020 with residents in the Frenchs Forest ward to identify what more they wanted from the library service in terms of opening hours and space. The 24-7 concept and the creation of increased space to increase usage and patronage were identified as key directions to pilot.

Work has commenced on improving the space at Forestville Library to make it more welcoming and linked with the Community Arts & Culture space. Plans for the future include testing a 24-7 facility that will be safe and easy to access along with the provision of more meeting spaces with technological capabilities. This will be assessed through a deeper community engagement process planned for the second half of 2021.

The objective of the work being undertaken at Forestville Library is to increase usage and futureproof increasing demand for library services as a whole.

DISCUSSION

Consider better international better practice opportunities.

Review the community engagement plan and ascertain from the SRG the best approach to engage a cross section of the Northern Beaches community on how library spaces are best utilised.

RECOMMENDATION OF SERVICE DEVELOPMENT MANAGER

That the Partnership & Participation SRG note the planned improvements for the library service starting with Forestville Library, and:

A. Contribute to improving the community engagement plan and process

B. Provide feedback on the improvement concepts.

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24/7 Library

Plan for Forestville (FV) and better practice research

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Forestville Library

- Current state

Memberships & Loans

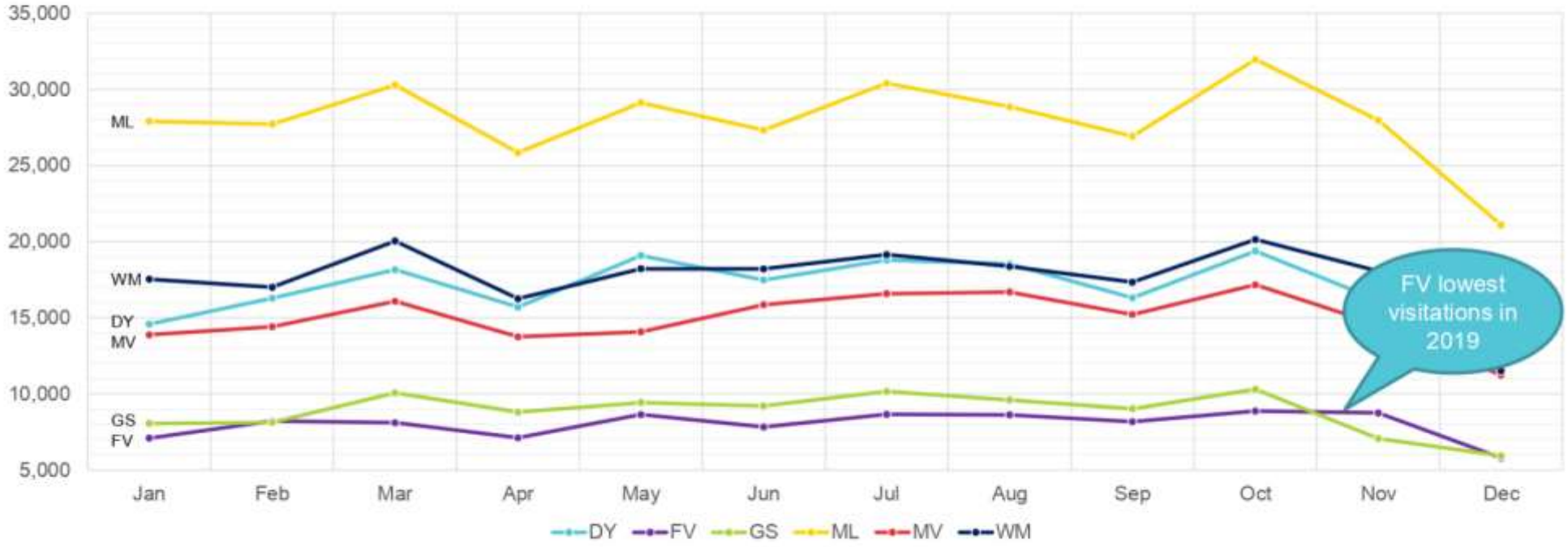
Memberships

Calendar Year	FV Memberships	Library All	FV % of Total Memberships
2019	13,526	188,343	7.18
2020	14,069	193,921	7.26

Physical Loans

Calendar Year	FV Loans	Library All	FV % of Total Loans
2019	96,621	1,172,767	8.24
2020	74,520	950,131	7.84

Library Visits by Branch – 2019



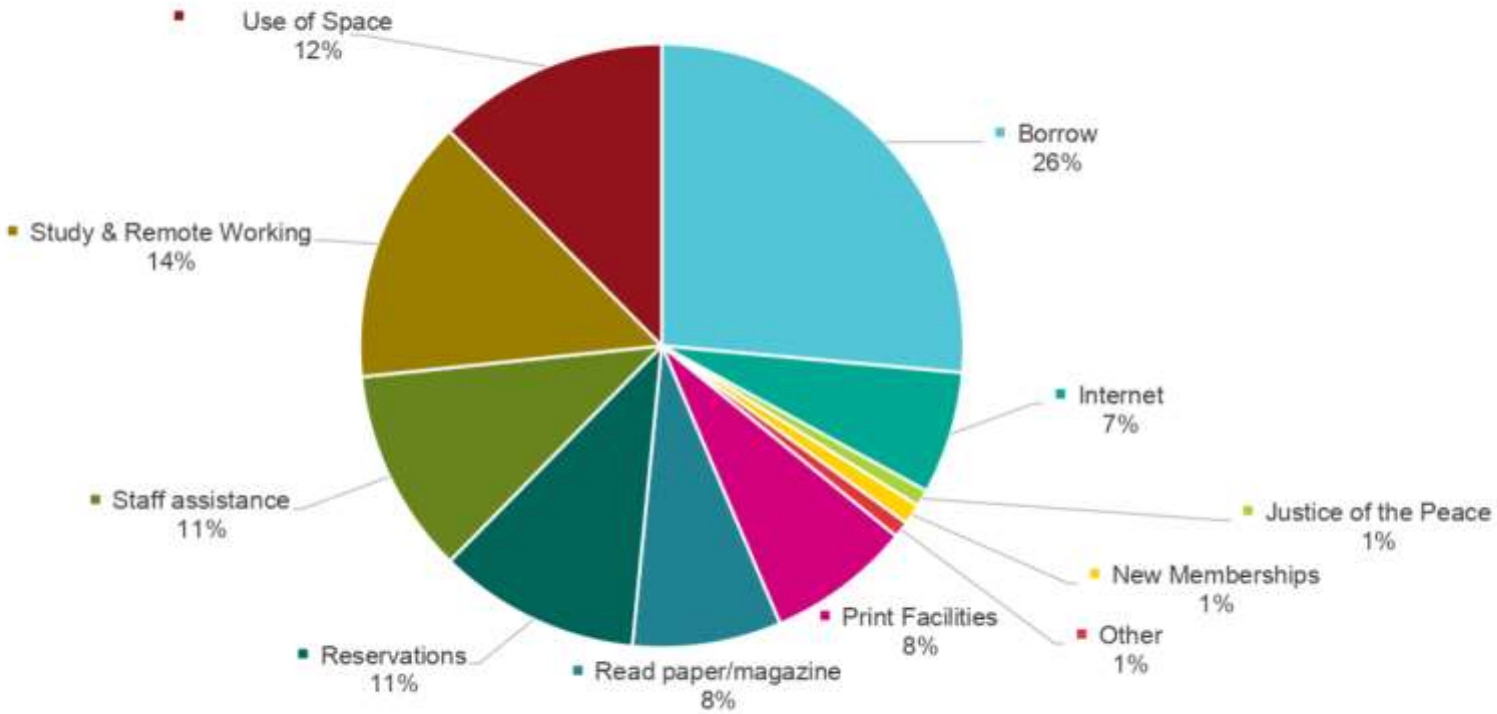
FV Library conversion Community Engagement

- Purpose of Visit
- Forestville Library Survey
- Technology Survey

Purpose of Visit

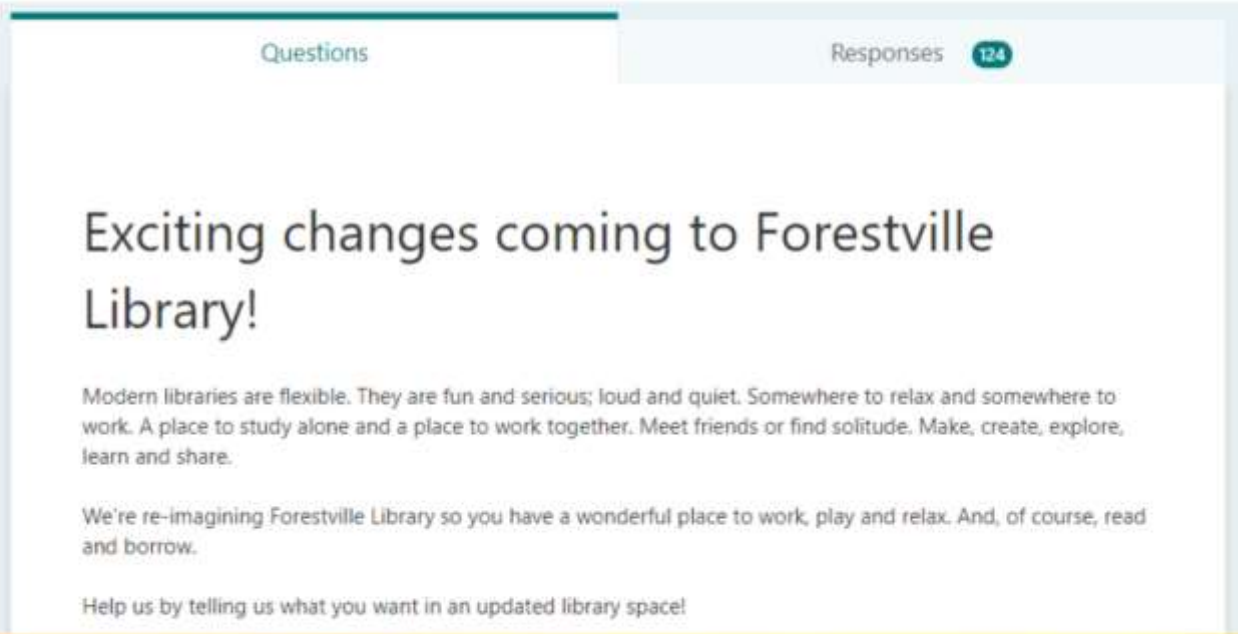
- Staff Tally from August to December 2020
- 12,635 observations
- High demand of space for multiple uses (34%) for reading, studying and entertainment.

Purpose of Visit – Detailed breakdown

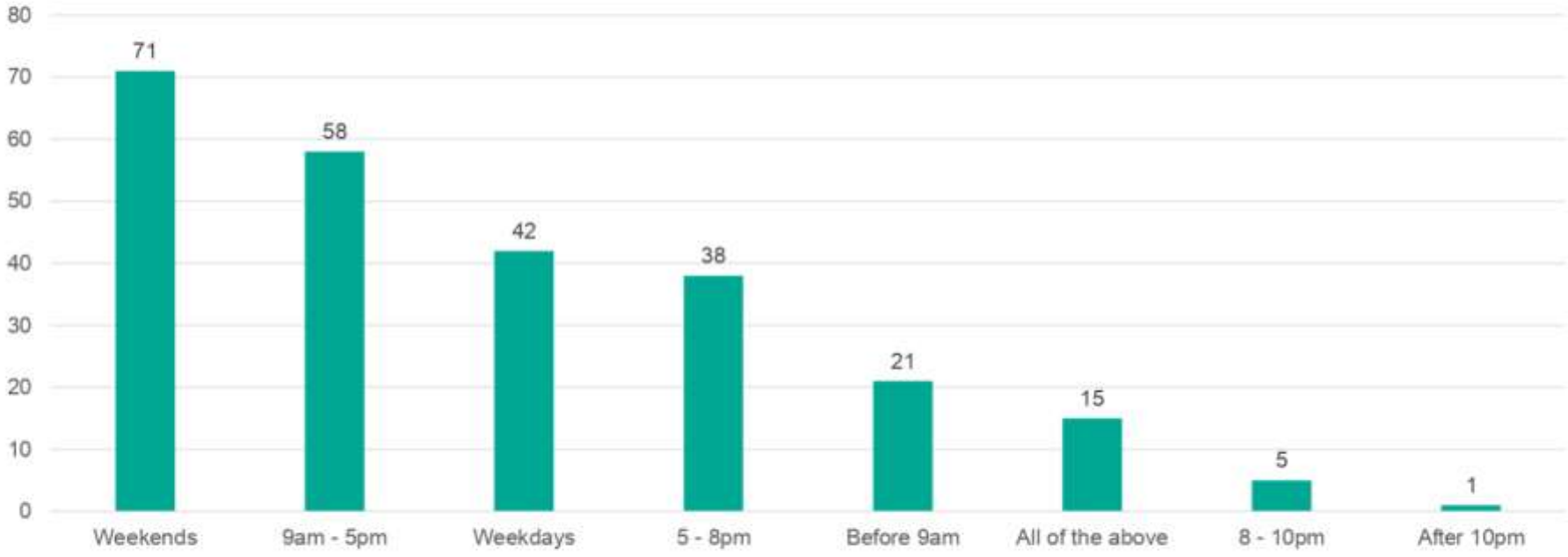


Forestville Library Survey

- Online survey in November 2020
- 124 responses
  (109 live in postcode 2086 or 2087)
- 84 (68%) like to visit outside current opening hours



When would you like to be able to use FV Library?

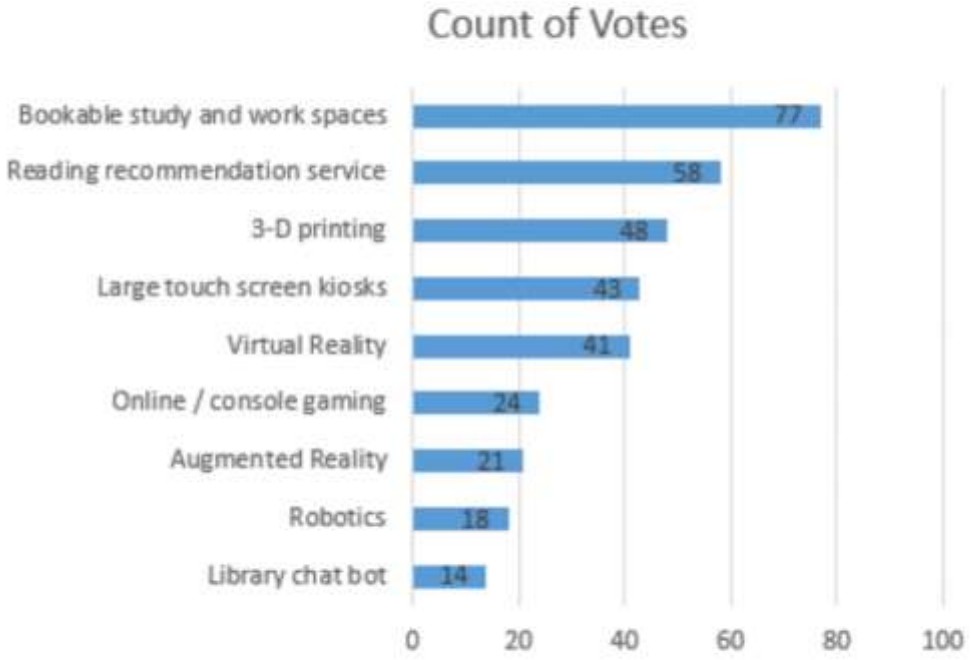


What are people asking for in the space?

- Study space
  Incl. (bookable) rooms, quiet spaces & rooms, study desks/pods, more power points and just more space.
- Refreshed kids' area
  Incl. book nooks, bean bags, furnishings, JNF to align with school assignments and spaces for breastfeeding.
- Zoned areas
  Incl. quieter reading areas and spaces for entertainment.
- General aesthetic updates
  Incl. fresh paint, modernised furnishings, clean, bright, modern and lower shelving.

Technology Survey

- Online survey in January 2021
- N = 163
- High demand for flexible spaces and increased technology.



24-7 Access Libraries

- Around the world

Hamilton Public Library – Freelton, Canada

Open access from 2017

Increased hours from 17 to 60 hours

Success measures:

- 100% increase in library usage
- 37% accessed branch outside staffed hours
- 40% increase in computer usage
- 300% increase in program attendance

Hamilton Public Library – Freelton, Canada

- Members to opt-in
  - Higher level of accountability
- Library card to access branch
- Security cameras and sensors (e.g. time spend in restroom)
- Video connection with Central branch to provide support (rarely used)

Nordic Public Libraries – Silkeborg, Denmark

- Open access from 2004
- Response from community extremely positive
  - Increase in flexibility and openness for the community
  - Sense of ownership of the library
- Significant increase in loans (Gjern Library >50% after hours)
- Concept has given staff the opportunity to redefine their work (e.g. more time to organise events)

Nordic Public Libraries – Silkeborg, Denmark

Access

- Library card with RFID chip
- Age limit: 16 years (children need to be accompanied)

Security

- 4-digit pin code and member validation in LMS
- Membership #, time of entry and photo of library member recorded on external hard drive
- Possibility to video call staff member at another branch or a nationwide call centre

Nordic Public Libraries – Vodskov, Denmark

- Open access from 2008
- Access
  - National Health medical card (without validation in LMS)
  - Member needs to be a resident
  - No age limit
- Open access since introduced in 3 other branches

Nordic Public Libraries – Garaget, Sweden

- Established in 2009
- Library in empty factory

Flexible and at the same time homely and inviting

- Bookshelves on wheels
- Movable furniture
- Floors of sprung parquet for dancing, gymnastics and other physical activities
- Movable walls (movable screens, flexible curtain walls) to create rooms with rooms
- Antique furniture to create a cosy feeling and meet the requirements for sustainable development

Foster Library - Victoria

Open access from 2019 (first public library in VIC)

Access
- Swipe key
- Members required to undertake a short occupational, health and safety induction

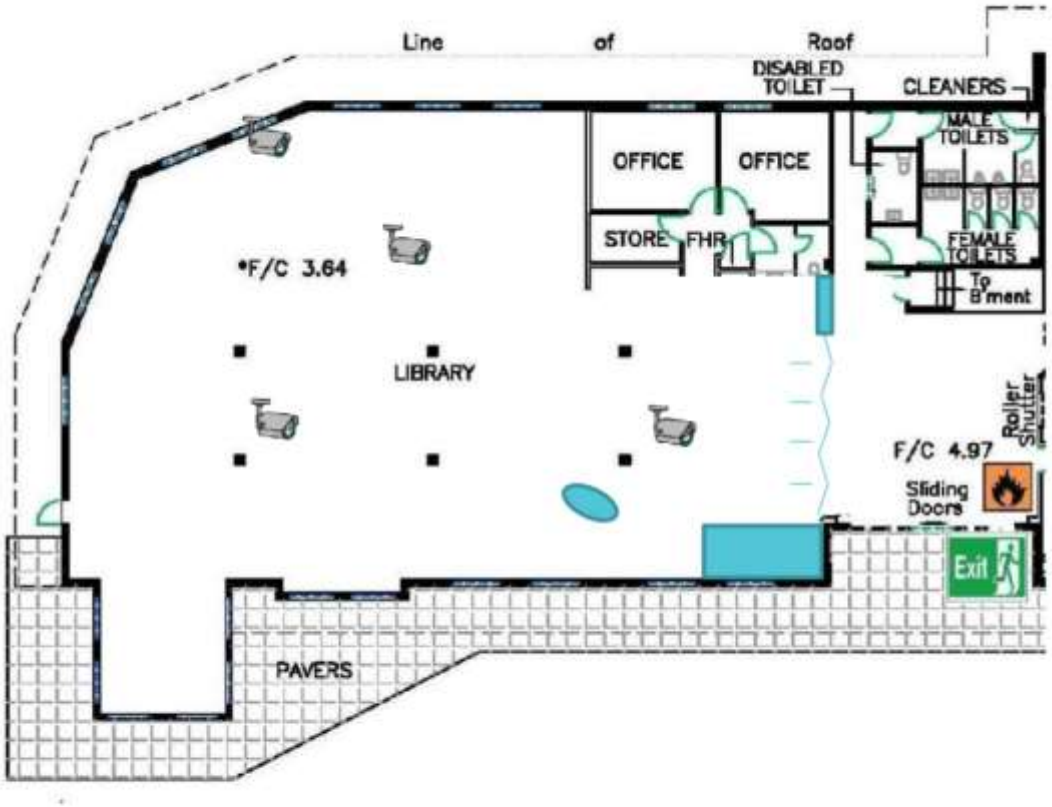
Success measures
- Almost 50 people have signed up in the first month
- Attract visitors of all ages.
- Users indicate that it is very handy to come in and help themselves
- Better suits the community as most people work >35 hours a week

24-7 Access FV Library

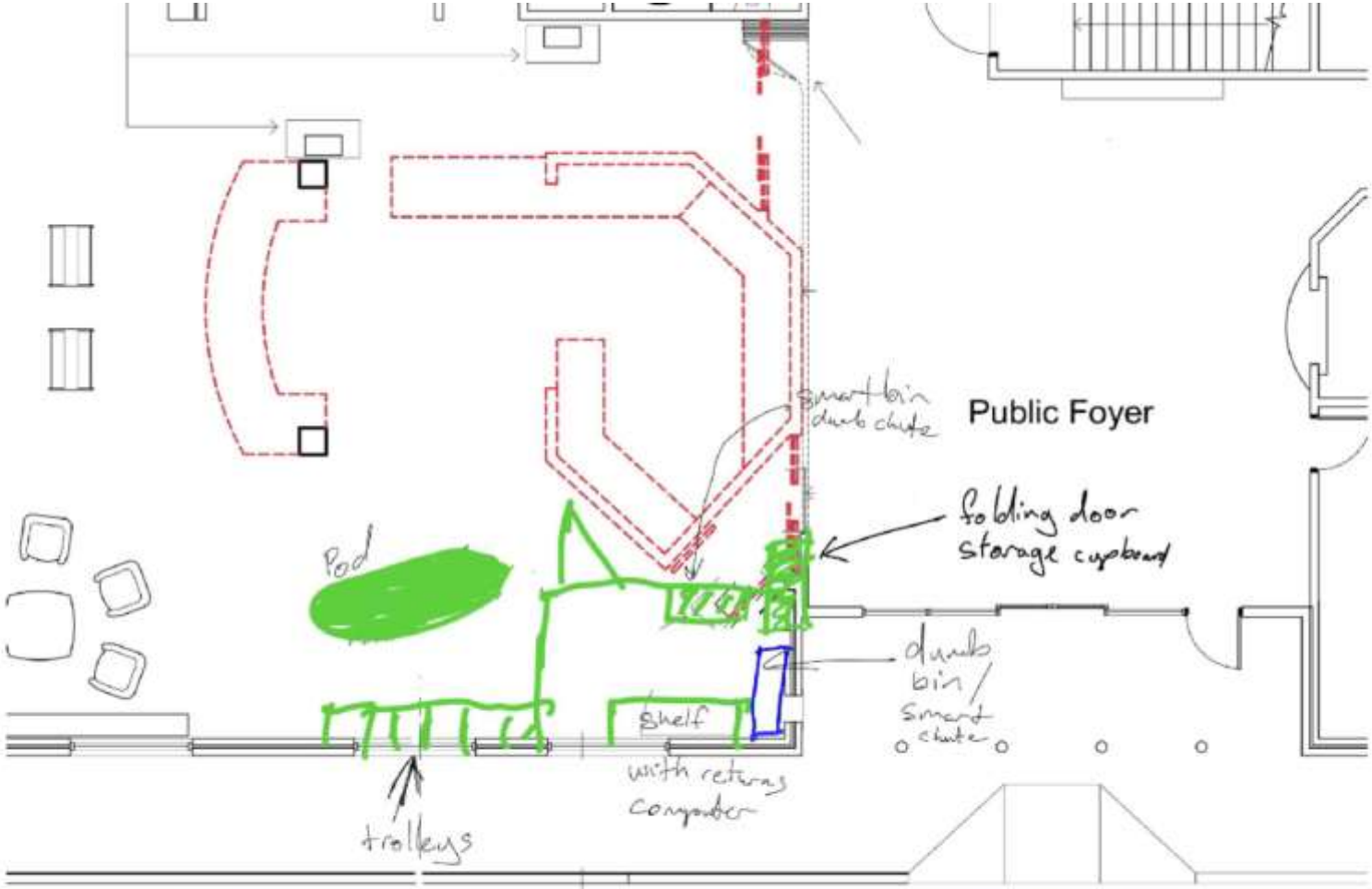
- Stage 1 Works
- Stage 2 Community Engagement

Stage 1a – Works

- Removal of existing service desk and installation of one new service pod
- Removal of the wall that currently separates the library from the foyer and CAC centre
- Installation of concertina door
- Reconfiguration of existing security gates (x4) from FV & WM
- Installation of security cameras
- Creation of a lockable returns area in SE corner – incl. smart- and returns bin, shelf with PC & RFID pad and cupboard to house courier crates (x4)
- New carpet at previous desk area, paint, data and power points

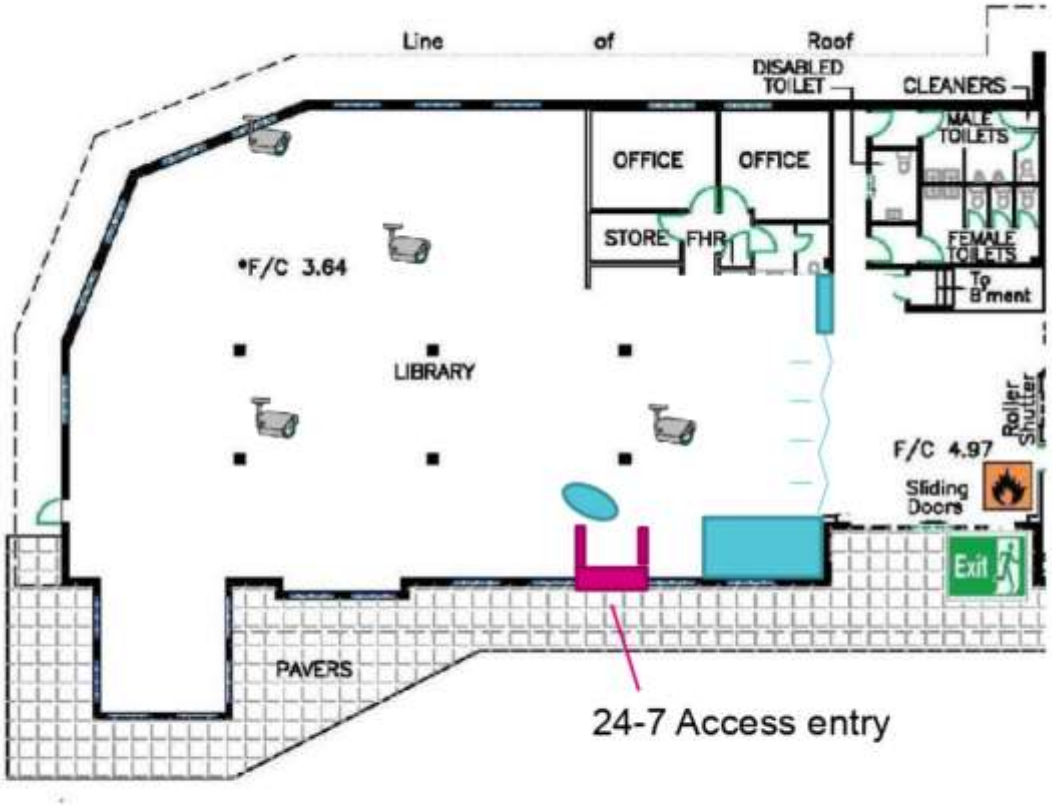

Line of Roof
DISABLED TOILET
CLEANERS
MALE TOILETS
OFFICE
OFFICE
STORE
FHR
FEMALE TOILETS
To B'ment
*F/C 3.64
LIBRARY
Roller Shutter
F/C 4.97
Sliding Doors
Exit
PAVERS

rebel


Public Foyer
smart bin
dumb chute
folding door
storage cupboard
Pod
dumb
bin /
smart
chute
shelf
with returns
computer
trolleys

Stage 1b – Works

- Creation of an additional entry point to FV library (requires DA)
  - Access to library is independent of CAC centre
  - Restrict access to library when CAC centre open but library closed
  - Staff toilets available after hours
- Installation of 'AccessMate' equipment of FE Technologies
- Installation of 2 new security gates by FE Technologies


Line of Roof
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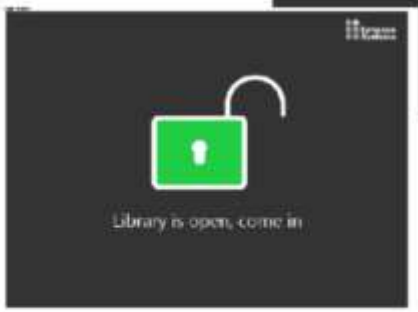
*F/C 3.64
LIBRARY
Roller Shutter
F/C 4.97
Sliding Doors
Exit
PAVERS
24-7 Access entry

Place your card or enter patron number
0 characters entered
1 2 3
4 5 6
7 8 9
CLEAR 0


Library is open, come in

Stage 1b – Operations

- Works to be completed by November 2021 (exact date dependent on DA)
- Maximum one week of works
- Library will remain open with construction area cordoned off with dust screens

Stage 2 – Community Engagement high level plan

- **Jul-21 -** Survey with concepts (e.g. flexible spaces, media labs, lounge room) and EOI for design workshop
- **Sep-21 -** Design workshop with community members who nominated themselves
- **Oct-21 -** Staff design workshop to pull everything together and produce final design
- **Dec-21 -** Public exhibition of final design

ITEM 6.4	**SOCIAL SUSTAINABILITY STRATEGY DEVELOPMENT UPDATE**
REPORTING OFFICER	**SOCIAL PLANNING & STRATEGY COORDINATOR**
TRIM FILE REF	**2021/291112**
ATTACHMENTS	**1 ⇩SRG Workshop Report - Better Together** **2 ⇩Updated Strategic Framework**

REPORT

PURPOSE

To report back on the outcomes of the Strategic Reference Group workshop held in February and provide an update to the Strategic Reference Group on the status of the draft Better Together – Social Sustainability Strategy 2041.

REPORT

Better Together Joint Strategic Reference Group Workshop

A workshop was held on 10th February 2021 with members of the Community and Belonging, Partnerships and Participation Strategic Reference Groups and several representatives from the other Strategic Reference Groups.

The workshop was integral to the development of the draft Strategic Framework that underpins the draft Better Together, Social Sustainability Strategy 2041.

Appendix 1 provides a summary of the activities and input provided during the session. Key feedback received in the session led to the following actions in the development of Better Together:

- Re-design of the Strategic Direction Framework (Appendix 2) into a circle to show the interconnected and interdependent nature of the objectives, outcomes and action under each of the three Strategic Direction's.
- Incorporation of the Healthy and Action and Safe Participation outcome under the Safe Strategic Direction within "Safe Places" and "Safe People".
- Key opportunities where integrated into wider Action Planning priorities ahead of Co-design day and strategy finalisation.
- Inclusion of young people in the Co-Design workshop to ensure the voices of that priority population were included.

Update on draft Better Together strategy development and consultation

Consultation for the development of Better Together concluded in February 2021 with over 1000 participants contributing.

A wide range of in person, digital, online and collaboration methods and tools were used throughout the engagement program, including;

- Harvesting of 208 interested Community Members;
- Have your Say Project page, outlining project and asking for feedback;
- 2 Better Together Internal Working Group workshops;

- 8 Strategic Reference Group Workshops;
- 2 Partner Workshops with the social services sector to identify the key impacts of Better Together;
- Workshop in a Box resources that supported community partners to conduct workshops;
- Online Survey of community members;
- 29 Creativity Challenge submissions in response to asking community members to share what safe, inclusive and connected looks like to them;
- Better Together Discussion Paper and Community Conversations that identified key community strengths, challenges and priority groups and spoke with 30 community members; and
- A Co-Design Day bringing together 69 participants from Council, the social services sector and those with lived experience to complete collaborative action planning.

All feedback received was collated and analysed. Five key themes emerged during engagement which align to the five core principles of socially sustainable communities:

- Accessing information is critical for people to be safe, included and connected, however there are significant barriers for some priority population groups.
- All people want to feel welcome, included and valued within the community.
- People who are experiencing mental health or social isolation need services and supports.
- Priority populations face barriers to finding employment and education opportunities that allow them to feel safe, connected and contribute to community life.
- Events, activities and facilities are essential for connection and need to be universally accessible.

The key themes informed the development of 10 outcomes, 3 aspirational targets and over 50 actions to drive implementation. The outcomes represent broad areas of importance to the community and allow for flexibility over time as new areas of focus emerge. The actions support implementation of the Strategy, providing an overall direction for the next 5 years. These will be implemented within Council's Delivery Program and Operational Plan.

Next Steps

The draft Better Together Strategy will be presented to Council at the May Council Meeting seeking approval to publicly exhibit the draft for 28 days.

Following public exhibition all submissions will be reviewed and any necessary changes made to the draft Better Together Strategy.

It is anticipated that the submissions and the final Better Together Strategy will be reported to Council for adoption in July 2021.

RECOMMENDATION OF SOCIAL PLANNING & STRATEGY COORDINATOR

That members:

A. Review and note the outcomes from the February Strategic Reference Group joint workshop.

B. Note the status update for the draft Better Together Strategy and the intended public exhibition timeframe.

WORKSHOP SUMMARY

Level 13, 255 Pitt Street
Sydney NSW 2000
T +61 2 8099 3200

Reference:	*Better Together*: Northern Beaches Council Social Sustainability Strategy 2041
Meeting Name:	NBC *Better Together* workshop #2 Updating and confirming directions for *Better Together*
Meeting date:	SRG: Wednesday 10 February, 6:15-8:45pm
Meeting location:	Via Teams

Workshop purpose	• Provide an update on how Council is developing the *Better Together* Social Sustainability Strategy • Test top outcomes under each Strategic Direction (from survey responses) • Confirm and expand outcomes • Introduce priority areas and confirm grouping • Test Vision stories • Identify potential partnerships Emphasise that everyone in the room has an important role to play because they bring a different perspective on how Council serves the community.
Report	This report was authored by Laura Fayers-Pooley, Associate Director at RPS. 22 February 2021

rps MAKING COMPLEX EASY

WORKSHOP SUMMARY

Level 13, 255 Pitt Street
Sydney NSW 2000
T +61 2 8099 3200

Activity	Discussion	Outcome, action or insight that informed the Better Together Strategic Framework and Action Plan
Project update	Update from NBC regarding wide engagement program for *Better Together*, including survey, Creative Challenge and Workshop in a Box.	NA
Testing Outcome priorities under each Strategic Direction *(NOTE: breakout but then plenary due to technical issues)*	For each Strategic Direction we: A) Reviewed survey results outlining top three priorities plus word cloud B) Reviewed original Strategic Directions • Share revised Strategic Direction Outcomes • Seek consensus about Outcomes, identify any gaps C) Reviewed and grouped priority areas under appropriate outcome. Each breakout facilitator presents back – 15 mins	SAFE - Council removed the **Healthy and Active** Outcome - Council removed the **Safe Participation** Outcome OVERALL: Discussion in all break out groups about about blending of areas / cross over / matrix structure. *"I think there is a lot of overlap between the 3 areas and some rationalisation could be useful ... or greater distinction between what we are trying to achieve in each area."* Council responded by re-designing the Strategic Directions into a circle to show the interconnected and interdependent nature of the objectives, outcomes and action areas under each of the three Strategic Direction heading areas.

WORKSHOP REPORT

Activity	Discussion	Outcome, action or insight that informed the Better Together Strategic Framework and Action Plan
Vision Story	In three breakout groups – grouped as per the first Direction they worked on Each group will review the vision for Strategic Direction: • A) Review the vision story in light of the Strategic Directions, above keeping in mind Creative Challenge contributions • B) Refine vision story statement / add bullets Each group to present back to wider group	Refer to comments following on Mural pages. Vision stories were revised to include themes such as: SAFE: **individual** and collective feelings of safety. INCLUSIVE: recognised the importance of including **young people** to enable them to speak in their own words – invited three schools to send a total of six representatives to the Co-Design day. CONNECTED: felt safe communal spaces should live there, and Strategy also needs to mention connection across localities – a web of connections.
Partnerships	What key opportunities are there for partnerships to make shared outcomes happen? Each Strategic Direction	Captured on Mural as per the attached and used to inform Action Plan prioritising ahead of Co-Design and strategy finalisation.
Final questions and close	• Next steps • Point people to Briana as contact point • Record any final questions	Overall, this SRG was a crucial step in re-connecting, sense-checking and confirming our refined direction of the Better Together Framework with key internal and external champions, advocates, partners and bridge-connectors for social sustainability in the Northern Beaches. From our experience and perspective as engagement professionals, we both commend and are encouraged by NBC for their commitment to involving stakeholders from the inception of the Better Together Engagement process. We have seen their genuine dedication to keeping them updating, involving the broader community, and also ensuring partnership and transparency are key tenants of the ongoing approach. These values should be reflected in the final refinement and early implementation stages of the Framework, and provide crucial cornerstones for both its effective, sustainable and impact on the fabric of life in a community these SRG members are clearly so passionate about.

WORKSHOP REPORT

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WORKSHOP REPORT

Appendix A: digital whiteboard outputs

Mural PDF reports from workshop sessions as per above, specifically:

- NBC SRG workshop 2 - Safe Direction
- NBC SRG workshop 2 - Connected Direction
- NBC SRG workshop 2 - Inclusive Direction
- NBC SRG 2 - Vision stories
- NBC SRG 2 - partnership opportunities

What key opportunities are there for partnerships to make shared outcomes happen?

1) A safe community

Vision for a Safe Northern Beaches
The Northern Beaches is a safe and resilient place to live, work and visit where there is a collective feeling of comfort and security.

Sporting Clubs

Collab with organisations that talk to specific groups ie youth, over 65 etc

shop owners/ service providers in towns & villages

police

Women's Shelters

DV services

child rotection services

Neighbourhood watch houses and shops

children's commissioner

Safety improvements at bus stops (lighting, shelter, cctv.

Partner with the fire brigade and their Community Fire Units in regard to safety

2) An inclusive community

Vision for an Inclusive Northern Beaches
The Northern Beaches is a place where diversity is valued and celebrated. The community harnesses the power of diverse thoughts, actions and experiences to make sure everyone feels welcomed.

Partnerships with businesses to better support young people into employment pathways

CALD Groups

interagcney

education

disability sports

Partnering with non traditional disability services to be inclusive and encourage greater participation and access

Partner with the education providers to include the students in the programs and activities

3) A connected community

Vision for a Connected Northern Beaches
The people of the Northern Beaches are connected across generations, through their relationships with their family, culture, groups, and the broader community.

P&Cs - but most parents are flat chat. Needs more thought

The new Lionel Watts could be used for novice a month picnic to build community

using a variety of modes to connect

Get students to set up something based on social media

strengthen relationships with print media

support for local media & stories

post covid outdoor events/concerts many beachfront summer series. partnership with local venues.

Churchs and other orgnisations

Review the vision stories, reflecting on what we have heard.

A connected community

The people of the Northern Beaches are connected across generations, through their relationships with their family, culture, groups, and the broader community.

A: CONNECTED: What we heard

B: CONNECTED: How we responded

As a group, discuss updated Strategic Direction Outcomes and identify any gaps

Have we got it right?

Any gaps?

spaces and areas for young people to just hang out and be together

Opportunities available for people to participate in activities that suit their interests and skills - SW

C: CONNECTED: Putting it into action

Review and group priority areas under appropriate outcome

A safe community

1) The Northern Beaches is a safe and resilient place to live, work and visit where there is a collective feeling of comfort and security.

A: SAFETY: What we heard

B: SAFETY: How we responded

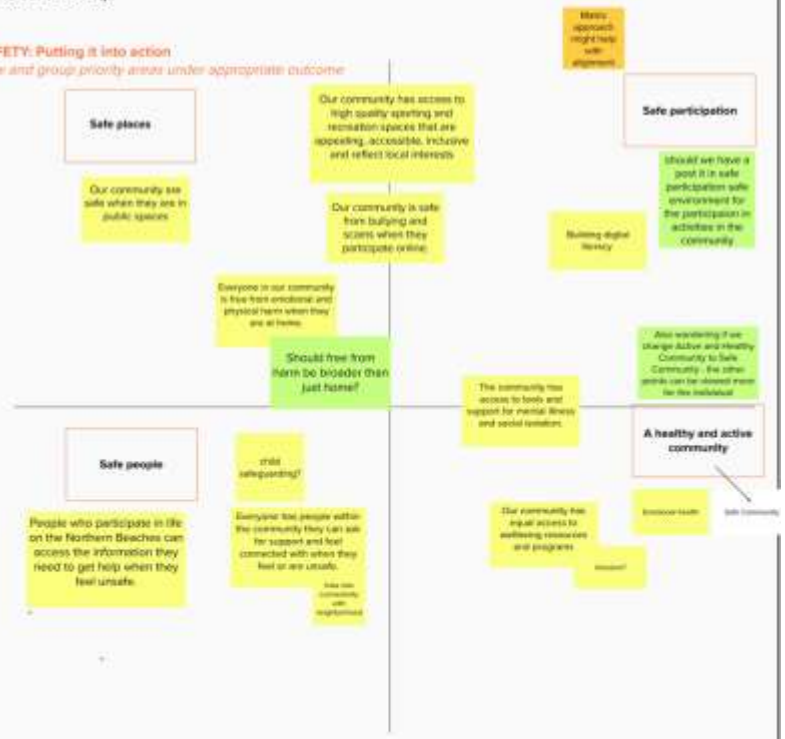
As a group, discuss updated Strategic Direction Outcomes and identify any gaps

Have we got it right?

Any gaps?

C: SAFETY: Putting it into action

Review and group priority areas under appropriate outcome



An inclusive community

The Northern Beaches is a place where diversity is valued and celebrated. The community harnesses the power of diverse thoughts, actions and experiences to make sure everyone feels welcomed.

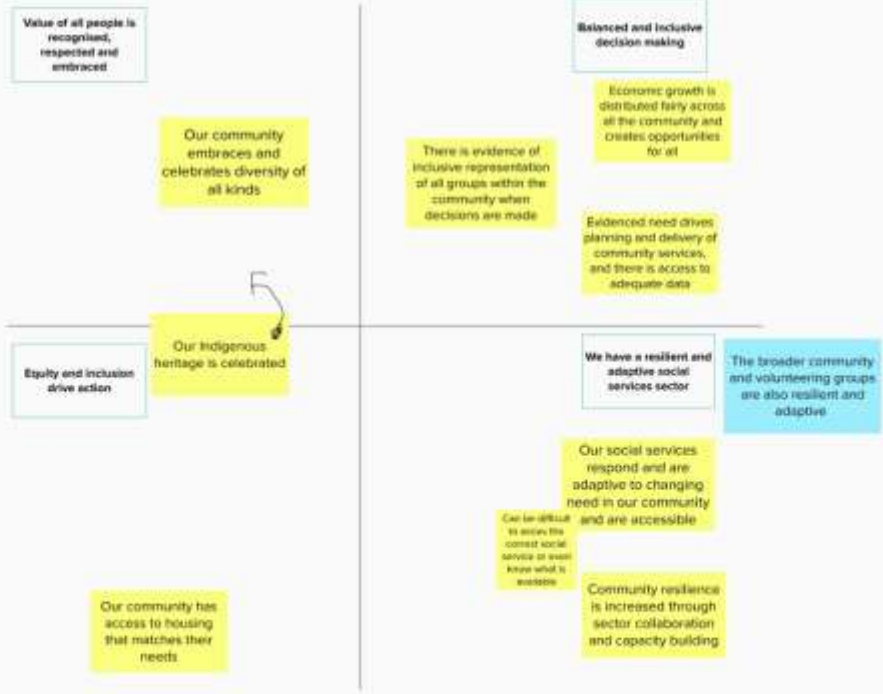
A: INCLUSIVE: What we heard

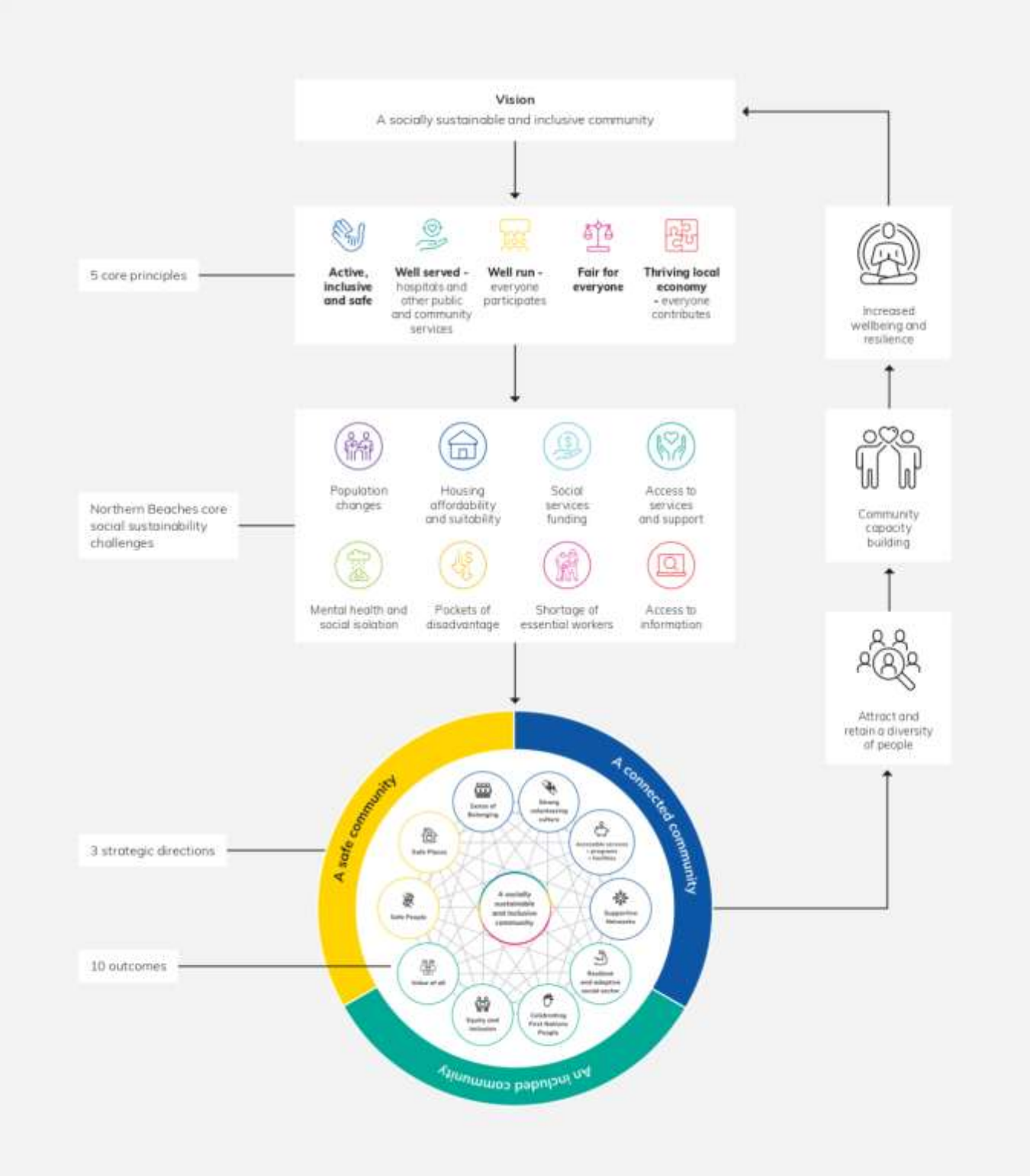
B: INCLUSIVE: How we responded

As a group discuss updated Strategic Direction Outcomes and identify any gaps

C: INCLUSIVE: Putting it into action

Review and group priority areas under appropriate outcome




Vision
A socially sustainable and inclusive community
5 core principles
Active, inclusive and safe
Well served - hospitals and other public and community services
Well run - everyone participates
Fair for everyone
Thriving local economy - everyone contributes
Northern Beaches core social sustainability challenges
Population changes
Housing affordability and suitability
Social services funding
Access to services and support
Mental health and social isolation
Pockets of disadvantage
Shortage of essential workers
Access to information
3 strategic directions
A safe community
A connected community
An included community
10 outcomes
Increased wellbeing and resilience
Community capacity building
Attract and retain a diversity of people