

# **Attachment D**

**Housing for All: Draft City of Sydney Local  
Housing Strategy**



# Housing for All

## Draft City of Sydney Local Housing Strategy









# Contents

<b>01</b>	Acknowledgement	4
<b>02</b>	Lord Mayor's message	5
<b>03</b>	About this Local Housing Strategy	6
<b>04</b>	The City's role	8
<b>05</b>	Population and housing snapshot	10
<b>06</b>	The City's vision	12
<b>07</b>	Housing to 2036	13
<b>08</b>	Housing priorities, objectives and actions	17
<b>09</b>	Implementation	50
<b>10</b>	Monitoring	51

# 01

# Acknowledgement

**The Council of the City of Sydney acknowledges Aboriginal and Torres Strait Islander peoples as the traditional custodians of our land – Australia. The City acknowledges the Gadigal of the Eora Nation as the traditional custodians of this place we now call Sydney.**

In 1788, the British established a convict outpost on the shores of Sydney Harbour. This had far reaching and devastating impacts on the Eora Nation, including the occupation and appropriation of their traditional lands.

Today, Sydney is of prime importance as the first place in which longstanding ways of life were disrupted by invasion, as well as an ongoing centre for Aboriginal and Torres Strait Islander communities, cultures, traditions and histories.

Despite the destructive impact of this invasion, Aboriginal culture endured and are now globally recognised as one of the world's oldest living cultures. Aboriginal peoples have shown, and continue to show, enormous resilience coupled with generosity of spirit towards other peoples with whom they now share their land.

The Council of the City of Sydney recognises that, by acknowledging our shared past, we are laying the groundwork for a future which embraces all Australians, a future based on mutual respect and shared responsibility for our land. The ongoing custodianship of the Gadigal of the Eora Nation is an essential part of this future, as is Sydney's continuing place as centre of Aboriginal and Torres Strait Islander cultures and communities.

There are many sites across our local government area with historical and cultural significance for Aboriginal and Torres Strait Islander communities. The City has documented many of these in Barani / Barrabagu (Yesterday / Tomorrow) as its first expression of the Eora Journey project.

The City works with, and has achieved much with, Aboriginal and Torres Strait Islander people and the City's Aboriginal and Torres Strait Islander Advisory Panel, consistent with the Principles of Cooperation signed between the City of Sydney and the Metropolitan Aboriginal Land Council in 2006. The City is deeply committed to Reconciliation in partnership with its Aboriginal and Torres Strait Islander peoples and in 2015 adopted our inaugural Innovate Reconciliation Action Plan. In 2016, the Eora Journey Economic Development Plan was adopted. These actions and others will help to ensure their political, economic, social and cultural rights are embedded in subsequent economic, social, environmental and cultural change.

Sustainable Sydney 2030 recognises Sydney's Aboriginal heritage and contemporary Aboriginal and Torres Strait Islander cultures. Aboriginal and Torres Strait Islander communities in the City were extensively consulted for Sustainable Sydney 2030 and this consultation continues today. The City of Sydney is committed to acknowledging, sharing and celebrating a living culture in the heart of our city.

# 01

## Lord Mayor's Message

This Local Housing Strategy is the City's plan for housing over the next 20 years.

The City has grown rapidly over the last 15 years, providing more than 40 per cent of the housing in the Eastern City District. This growth will continue and we need to accommodate our share of the 157,500 new homes required in the District by 2036.

This housing strategy will ensure we can continue to provide new homes and contribute to a growing Sydney in a sustainable way. It balances the demand for new housing with maintaining the high quality of life and economic attractiveness of the City. It also sets our plan to deliver housing that meets the diverse and changing needs of our community, including encouraging more social and affordable housing in the city.

The strategy draws on our own extensive research base to independently assess the need for new housing, what types of housing will be required in the future, and how much capacity our City has to deliver new housing.

The research shows the City has room to accommodate an additional 56,000 new homes (including student housing) to 2036, accommodating some 115,000 people. We will work with the NSW Government to ensure these homes are located close to the infrastructure, jobs, open space and public transport needed to support high density living.

This strategy ensures these new homes can be delivered without compromising the land uses critical to the prominent economic role the City of Sydney plays in the nation, or the fundamental place-making principles required to deliver a sustainable and liveable city.

The City's historic residential neighbourhoods contain the terraces and cottages that are home to so many of our residents. However, newly built homes will be mostly apartments, and by 2036 we expect 80 per cent of the population to be living in an apartment. To support this shift to high density inner city living, we will continue to invest in high quality public domain, excellent parks and open space, and in libraries, community centres and the other shared public facilities that are so vital.

This housing strategy sets seven priorities to ensure housing contributes to our vision of a diverse, connected and resilient city. They underline the importance of getting the location right for new housing, delivering greater housing choice and achieving excellence in urban design.

We will consult with the community about the planning priorities and actions outlined in this housing strategy to ensure we are reflecting a housing vision for all of Sydney. This strategy will be exhibited together with the Local Strategic Planning Statement so that it is clear how Sydney's housing outcomes fit together with related future planning for infrastructure, employment, productivity, culture, heritage, recreation and sustainability.

New, well designed and diverse housing, delivered in the right locations and in the right way, will help sustain Sydney as a global city.

We will continue to work to ensure Sydney continues to be one of the world's most liveable cities. It is critical that any growth is matched with the amenity that communities need to thrive, so our city is accessible to people of all ages and incomes.

# About this Local Housing Strategy

## What is the Local Housing Strategy?

In March 2018, the Greater Sydney Commission released the *Greater Sydney Region Plan: A Metropolis of Three Cities* and its Eastern City District Plan. The District Plan directs all councils to prepare a local housing strategy, a 20-year plan to guide the quantity, location and types of future housing in their local government areas.

In October 2018, the NSW Department of Planning, Industry and Environment released its Local Housing Strategy Guideline. The guideline includes a template prescribing how councils must undertake a housing analysis and develop local housing targets to guide growth to 2036. The requirements have a strong focus on facilitating housing supply to meet forecast demand.

*Housing for All: City of Sydney's Local Housing Strategy* (this Strategy) details how the City will meet the housing related priorities in the District Plan. It also establishes the City's priorities, objectives and actions for future housing delivery, guiding the design and development of all forms of housing in the area to 2036. This includes private market housing, social housing, affordable rental housing and non-private housing, such as student accommodation and boarding houses.

This Strategy is accompanied by a technical report that has been prepared in accordance with the Department's guideline. The technical report provides a detailed evidence base for the priorities, objectives and actions identified in this Strategy.

## Why do we need a strategy for housing?

Sydney is widely recognised as one of the world's most liveable cities. It is renowned for its cultural diversity and economic competitiveness, as well as the high quality of life it offers its residents.

However, in the last decade, Sydney's liveability has been challenged by the decreasing affordability of its housing. This problem has become particularly acute in the inner city. Responding to the affordability crisis is a critical issue for all levels of government.

Housing growth continues in the City, with an additional 56,000 dwellings to be built by 2036 as the capacity available under the current planning controls is built.

This growth also needs to be balanced with the important economic role of the City's business, innovation and urban services precincts. Growth will bring challenges and we need to begin planning today for the city we want tomorrow.

This Strategy establishes an overarching housing vision and sets the course for housing delivery over the next 20 years. It identifies the housing challenges and community needs and establishes the City's land use planning priorities, objectives and actions to respond to key issues and manage growth and change in the city.

## What is the scope of this Strategy?

This Strategy primarily focuses on the land use planning implications of managing housing growth and change in the city. It is an extension of the City's Local Strategic Planning Statement, in particular its liveability chapter, providing more detailed priorities, objectives and actions to deliver homes in the right locations and improve the quality, diversity and sustainability of housing for all residents.

This Strategy provides a framework for government and the community to identify and address the multiple factors that influence housing supply and demand. It also considers the planning and policy levers for housing delivery, provides an equitable approach to housing for current and future residents, and includes a program of regular monitoring and review of actions and outcomes.

There are a number of other policies and action plans adopted by Council that also speak to housing-related issues, including:

- *Sustainable Sydney 2030*, which strives for a green, global and connected city. Direction 8 of Sustainable Sydney 2030 speaks to the need for a city that offers diverse housing. It also establishes the City's targets for social and affordable housing.
- *City for All: Social Sustainability Policy and Action Plan*, which addresses important issues of tenant wellbeing and community building, and the wider social aspects of housing and urban renewal.

This Strategy also addresses homelessness in inner Sydney which will primarily be managed through the City's review of its Homelessness Action Plan.

## What has informed this Strategy?

The process of developing this Strategy began with a comprehensive analysis of existing policy, including a broad review of successful approaches to complex housing challenges, both locally and internationally. A detailed evidence-based analysis, documented in the technical report appended to this Strategy, was also completed, providing insights about the current and future housing needs in the city.

Views from residents, businesses, government, visitors and other stakeholder groups have also informed the development of this Strategy. In March 2015, at the height of the housing boom, the City hosted 140 experts from wideranging sectors at the Housing Diversity Summit to discuss the issues impacting housing diversity and affordability in Sydney. The summit informed the development of the Housing Issues Paper, released for public comment in 2015, which laid out a range of key housing issues and broad considerations for action.

While there was broad support expressed for the paper, submissions identified three areas for more consideration: the impact of housing affordability; the specific housing needs of vulnerable groups in the community; and the quality and design of housing. Stakeholders also reinforced the need for all sectors to work together on new approaches to delivering a diverse supply of housing.

Housing affordability was also a prominent theme in submissions received during the extensive community engagement process undertaken in early 2016 for the City's Social Sustainability Policy and Action Plan. The community talked about how much they value living in a neighbourhood that is home to people from all walks of life, and expressed concerns about being priced out of the market and losing their deep connections to place.

The City also looked to its past discussions with the community about changes that have been made to planning controls. Around 50 amendments have been made to the *Sydney Local Environmental Plan (LEP) 2012* since its introduction, with thousands of public submissions made by residents, landowners, business owners and interest groups.

Submissions range from concerns about decreasing housing affordability, land use conflicts; the need for new housing to be supported by appropriate infrastructure; facilities and services.

Similar issues have also been raised by stakeholders in early consultation on the update to the City's community strategic plan.



# The City's role

In Australia, housing policy has not been the traditional domain of local government. While councils have a strong role in setting and implementing planning controls, they have not typically been involved in broader aspects of housing policy, which has been the responsibility of the Australian and state Governments.

In practice, however, the City has been responding to housing and homelessness challenges for many years, through direct action, collaboration and advocacy.

The City understands the importance of quality private market housing and affordable rental housing to support social sustainability, economic competitiveness, creative expression and environmental performance. We understand that communities, businesses and stakeholders expect us to take a leadership role in addressing Sydney's housing needs.

## Facilitating more homes and ensuring housing diversity through the planning framework

The Sydney LEP 2012 sets out residential development capacity through zoning and density, while the Sydney Development Control Plan (DCP) 2012 guides dwelling mix, sizes and design considerations.

The City uses its planning controls to deliver a diverse mix of dwelling types and sizes in market housing, and to ensure design quality.

## Delivering affordable rental housing through the planning framework and direct action

The City uses its planning powers to facilitate the delivery of affordable rental housing. Three affordable rental housing contribution schemes currently operate in the city, including at:

- Ultimo/Pyrmont, introduced in 1996, which requires that 0.8 percent of residential floor area and 1.1 percent of commercial floor area be provided as affordable rental housing
- Green Square, introduced in 1999, which requires that 3 per cent of residential floor area and 1 per cent of commercial floor area be provided as affordable rental housing
- Southern Enterprise Area (called the Southern Employment Lands in the Sydney LEP 2012), introduced in 2015, which requires that 3 per cent of residential floor area and 1 per cent of commercial floor area be provided as affordable rental housing.

In September 2018, Council approved a contribution scheme across the local government area that will affect land not already affected in Green Square, Ultimo and Pyrmont or the Southern Employment Lands. The scheme will facilitate over 1,000 additional affordable rental dwellings if approved by the NSW Government. It will require 3 per cent of residential floor area and 1 per cent of commercial floor area to be provided as affordable rental housing.

The City also introduced preferential zoning for affordable rental housing on land zoned B7 – Business Park, where residential development is not otherwise permitted. This keeps land affordable for community housing providers and government who are seeking to purchase land in these areas to develop affordable rental housing.

The City uses planning agreements for affordable rental housing outcomes when changes are being made to planning controls, for example in Harold Park when it was rezoned in 2009 and for Bay Street, Glebe in 2014.

In addition to using the planning framework to encourage affordable rental housing, the City also materially supports the provision of affordable rental housing and has contributed approximately \$24 million over the last 10 years. This has included grants to non-government organisations, as well as granting or selling land below cost to community housing providers.

~~As at October 2018, the following affordable rental housing and diverse housing dwellings are built or projected to be built:~~

- ~~• 854 affordable housing dwellings, of which 685 are owned and managed by City West Housing~~
- ~~• 423 affordable rental housing dwellings in the pipeline: developments where a DA has been lodged, a DA has been approved or the development is under construction~~
- ~~• 533 mooted affordable rental housing dwellings: developments of which the City is aware, but have not yet reached development application stage~~
- ~~• 1925 affordable rental housing dwellings projected under planning controls currently under consideration by the NSW Government~~
- ~~• 42 diverse housing dwellings: those dwellings built with a contribution from the City's Affordable and Diverse Housing Fund.~~

~~Altogether 3,735 affordable rental housing dwellings and 42 diverse housing dwellings are built or are being planned.~~

~~As at October 2019, the following affordable rental dwellings are built or projected to be built:~~

- ~~• 896 affordable housing dwellings have been built, of which 685 are owned and managed by City West Housing~~
- ~~• 761 affordable rental housing dwellings are in the pipeline, including developments where a DA has been lodged, a DA has been approved or the development is under construction~~
- ~~• 208 affordable rental housing dwellings are mooted, including developments of which the City~~

~~is aware, but have not yet reached development application stage~~

- ~~• 1925 affordable rental housing dwellings are projected under exiting planning controls or planning controls currently under consideration by the NSW Government~~

~~Altogether 3,790 affordable rental dwellings are built or are being planned.~~

## Collaborating with councils, government and other partners

Housing issues are not contained within local government boundaries. Neighbouring councils share many of the same concerns as the City, particularly about infrastructure provision to support growth, as well as the high cost of housing and the impact it is having on the community.

The City recognises the importance of working with government at all levels to address these issues. Current collaborations include:

- partnerships with academic institutions to research key issues affecting housing in the city
- partnerships with non-government organisations to deliver supported housing in the city for those experiencing or at risk of homelessness.

The City also advocates on key housing issues to the Australian and NSW Governments, including through submissions to planning policy reviews, inquiries and urban renewal master planning processes.

## Working to address homelessness

The City's commitment to addressing homelessness is demonstrated in its operation of the first council-run Homelessness Unit in Australia. The City acts to help reduce levels of homelessness through facilitating the delivery of targeted housing solutions, monitoring trends in inner city homelessness, supporting and engaging people who are sleeping rough, and driving collaboration across sectors and services to ensure a coordinated and effective response.

The City currently invests over \$2 million each year to reduce homelessness and its impacts in Sydney, including investing \$3.5 million over three years to fund specialist homelessness services in the inner city.

The City works in partnership with government, non-profit organisations and the corporate sector to provide and coordinate responses to homelessness and to develop the capacity of the sector and the community.



# Population and housing snapshot

## The city today



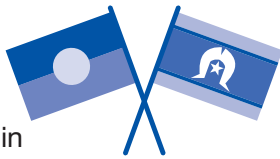
Densest local government area in NSW

**9,000** persons/kilometre  
(30 June 2018)

**6<sup>th</sup> largest** LGA in Sydney metropolitan area

**6<sup>th</sup> largest**

Urban Aboriginal and Torres Strait Islander community in Sydney Metropolitan area



## More housing to come



**56,000** dwellings to 2036

Mostly in Green Square

Most housing will be in high density apartments.

**75%** households live in high density today

By 2036, it will increase to **80%**



**14,000+** affordable and social housing dwellings needed to 2036

## We've changed a lot

One of the fastest growing LGAs in Australia



**67,000** more people over last 10 years



**30,000** homes built over last 10 years



## A unique city

Over 50% of population **15–34yrs** (2016)



**66% more children** (under 15 years) living in the City in 2036

A growing proportion of older people.



Population of 65+ years old set to increase by

**16,000+** people by 2036

**15,000** more lone person households by 2036









# The City's vision

Sustainable Sydney 2030 expresses the community's vision and the City's commitment to a green, global and connected city. The Sustainable Sydney 2030 vision is the cornerstone of everything the City does, and how we do it.

Sustainable Sydney 2030 guides the City's vision for housing. The City's housing supports a city that is:

## Green

with a modest environmental impact, green with trees, green by example and green by reputation.

- ▶ A city that is resilient in the face of climate change and environmental challenges.
- ▶ A city internationally recognised as a leader with outstanding environmental performance and new green industries driving economic growth.
- ▶ A city where new housing opportunities are integrated with vital transport, facilities, infrastructure and open space that supports high-density living.
- ▶ A city that fosters resilience in our communities, where there is access to well-designed, adaptable and sustainable housing, and where communal spaces are used for entertainment, play and relaxation in high-density environments.
- ▶ A thriving city that can be handed down to the next generation of Sydneysiders.

## Global

in economic orientation and open-minded in outlook and attitude.

- ▶ A city with a resilient economy.
- ▶ A city where housing supply helps sustain Sydney as a global city – where businesses can attract and retain talent, and key workers, artists and creative workers can afford to live close to work.
- ▶ A city which remains one of the most liveable in the world.
- ▶ A city where housing supports the health, wellbeing, creativity and cultural differences of the community.
- ▶ A city where economic competitiveness is supported and where the need for space for productive uses is not ignored in the face of the high demand for housing.

## Connected

physically by walking, cycling and high-quality public transport, connected communities through a sense of belonging and social well-being, and connected to each other with a shared interest in making the city a better place.

- ▶ A city with a resilient community.
- ▶ A city where housing is understood to be a basic human right.
- ▶ A city in which diverse housing types and tenures provide the foundation for an inclusive city.
- ▶ A city where people can live, work and play locally.
- ▶ A city where people with low incomes and people who are vulnerable have access to a secure, affordable and safe place to call home.
- ▶ A city where there is unprecedented collaboration between the public, private and non-profit sectors to test new ideas and deliver better housing outcomes.

# Housing to 2036

The City attracts people, business, visitors and investment for the amenity and opportunities it provides. More housing is required to accommodate growth and change in the city.

The District Plan requires councils to develop housing targets to guide short term (0–5 year), medium term (6–10 year) and long term (11–20 year) housing growth.

Specifically it requires the City to:

- demonstrate how it will deliver a given 0–5 year dwelling target of 18,300 (2016–2021)
- develop a 6–10 year dwelling target (2022–2026)
- identify the capacity to contribute to an 11–20 year dwelling target of 157,500 for the Eastern City District (2027–2036).

The City's targets balance the need for more homes with the need for more jobs, space for infrastructure, sustainable economic growth and the creation of great places. The City's housing targets are provided in the table below.

**Table 1: Housing provision to 2036<sup>±</sup>**

Housing	Total 2016	2016–2021 (0–5 year) target	2022–2026 (6–10 year) target	2027–2036 (11–20 year) contribution	Total 2036
Total private dwellings*	<del>110,138</del> <u>105,860</u>	+18,300	+14,000	+17,700	<del>160,138</del> <u>155,860</u>
private market	<del>99,587</del> <u>95,309</u>	<del>+14,933</del> <u>15,092</u>	<del>+10,633</del> <u>10,792</u>	<del>+10,965</del> <u>11,285</u>	<del>136,118</del> <u>132,480</u>
affordable <sup>++</sup>	835	<del>+2,794</del> <u>2,714</u>	<del>+2,794</del> <u>2,714</u>	<del>+5,588</del> <u>5,428</u>	<del>12,010</del> <u>11,690</u>
social <sup>++</sup>	9,716	<del>+574</del> <u>494</u>	<del>+574</del> <u>494</u>	<del>+1,147</del> <u>987</u>	<del>12,010</del> <u>11,690</u>
Non-private dwellings**	<del>15,682</del> <u>11,569</u>	+2,575	+3,033	+392	<del>21,682</del> <u>17,569</u>
Total dwellings	<del>125,820</del> <u>117,429</u>	+ <del>20,875</del> <u>20,875</u>	+ 17,033	+ 18,092	<del>181,820</del> <u>173,429</u>

<sup>±</sup> Data compiled and monitored using the City of Sydney Housing Audit

\* 'Private dwellings' comprise 'market housing', generally represented by homes in private ownership or being rented, 'affordable rental housing' and 'social housing'.

<sup>±±</sup> This reflects the City's target that of all housing, 7.5 per cent will be affordable housing and 7.5 per cent will be social housing. Despite this, it is acknowledged the City has limited influence over how much housing is provided as affordable or social housing.

\*\* 'Non-private' dwellings are those dwellings that typically comprise shared spaces, such as student housing, boarding houses, group homes, seniors and co-housing housing.



## Capacity Study

The City's housing targets are based on its [analysis of housing demand and supply](#), the capacity study and accompanying feasibility analysis. The 2019 Capacity Study considers the land use opportunities and constraints of the city, and measures the additional floor space that can be developed between what is built and what is allowed under the planning controls. It measured over 10 million square metres of floor space available under the City's current planning controls, the draft Central Sydney Planning Strategy and on NSW Government ~~controlled~~ sites.

The study demonstrates sufficient development opportunity under the City's current planning controls to provide an additional 50,000 private dwellings, and 6,000 non-private dwellings in addition to parks, urban services and economic and employment growth.

## Private dwellings

Increasing the supply of private dwellings is a key priority of the District Plan. 'Private dwellings' comprise three categories of housing, including:

- private market housing, generally represented by homes in private ownership or being rented
- affordable rental housing, which includes housing managed exclusively for households with very low to moderate incomes
- social housing, which includes public, community and Aboriginal housing and government-owned crisis accommodation.

There is substantial housing development opportunity already available under the City's current planning controls. The City's housing targets can be achieved with no change to current densities (floor space ratios).

Much of the growth in private market housing will occur in the Green Square Urban Renewal Area as well as on NSW Government ~~controlled~~ sites. Areas such as Chinatown and CBD South village and Redfern village will also see significant amounts of development.

While there is capacity under the current planning controls to achieve the target for the total quantity of dwellings, it is noted the City has limited ability to influence how much private housing is provided as affordable or social housing.

## Affordable and social and housing

[Affordable rental housing and social housing is critical social infrastructure necessary to support a diverse and well-functioning city.](#) Based on the City's housing targets, this means an increase of ~~almost~~ 11,000 affordable rental housing dwellings and ~~around~~ almost 2,300 social housing dwellings to 2036.

The affordable and social housing targets are based on the Sustainable Sydney 2030 target that states in 2030, 7.5 per cent of all housing will be affordable rental housing and 7.5 per cent of all housing will be social housing.

A substantial increase in the number of affordable housing dwellings is also required. Only a modest increase in the number of affordable housing dwellings has been achieved since 2009, but this represents a proportional decrease. The District Plan includes a target that 5 to 10 per cent of all new floor space in the District be provided as affordable rental housing. Delivering only 10 per cent of new floor space as affordable housing will not sustain the City's target that 7.5 per cent of the total housing stock be affordable housing.

Since the target for social housing was established in 2008, its proportion has decreased from almost 11.7 per cent ~~of private dwelling stock in 2006~~ to about ~~8.28-5~~ per cent in ~~2019~~ 2016, with only a small net increase of dwellings being added to the city's social housing stock since ~~2008~~ 2007. This proportion will continue to decline as the number of homes in the city increases to over ~~155,000~~ 160,000 dwellings. The NSW Government must do more to increase the supply of social housing in the city.

This Strategy includes actions for more affordable rental housing and social housing with a particular focus on encouraging greater engagement from the Australian and NSW Governments to address this critical issue.

## Non-private dwellings

Local government housing targets have historically focused on the delivery of 'private dwellings'. 'Non-private dwellings', providing communal accommodation such as boarding house rooms, student accommodation rooms, and residential care services (including group homes), have traditionally not been counted as dwelling stock.

When compared to other local government areas in the District, the City of Sydney has a disproportionately high number of non-private dwellings, comprising 11 per cent of the city's total housing stock in 2019 ~~10.6 per cent of the city's total housing stock in 2018~~. This is partly attributed to the city traditionally having a high concentration of boarding houses which accommodates people on lower incomes.

More recently, the city has experienced substantial growth in student accommodation, increasing by over 2,800 ~~2,500~~ rooms between 2015 ~~2016~~ and 2019 ~~2018~~. With significant increases in the student population projected, the market will continue to respond by providing various student accommodation options.

Assuming favourable development conditions continue for student accommodation, such as exclusions from the Apartment Design Guide and bonus floor space provisions available under the *State Environmental Planning Policy (Affordable Rental Housing) 2009*, the share of student accommodation is estimated to increase ~~from 7.5 per cent~~ to around 13 per cent of total housing stock in the city ~~between 2019~~ ~~and by~~ 2029. Boarding houses, which also accommodate a significant number of the city's students, as well as other lower income earners, also benefit from these favourable planning conditions and are also likely to increase in number over time. Nearly a fifth of all residents in the city are tertiary students, where an estimated 10,000 students are living in student accommodation.

It is critical the contribution of non-private dwellings to total housing stock is recognised in this Strategy. To exclude them would be to ignore a significant cohort of the City's population and result in a failure to adequately plan for the infrastructure and services needed to support them.

Non-private dwellings have therefore been incorporated into the City's housing targets.







# 08

## Housing priorities, objectives and actions

This section describes the City's seven local housing priorities. It includes supporting objectives and actions which describe the City's strategic direction for housing over the next 20 years.

The priorities, objectives and actions align with and give effect to the priorities, objectives and actions of the Region Plan and District Plan, and are informed by the evidence-based analysis included in the technical report that supports this Strategy.

## Priority **H1**

### Facilitating more homes in the right locations

In giving effect to *A Metropolis of Three Cities* and the Eastern City District Plan, this Local Priority delivers on the following planning priorities:

- ▶ Priority E5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport
- ▶ Priority E6 – Creating and renewing great places and local centres, and respecting the District's heritage
- ▶ Priority E10 – Delivering integrated land use and transport planning and a 30-minute city

In giving effect to Sustainable Sydney 2030, this Local Priority delivers on the following directions:

- ▶ Direction 6 – Vibrant local communities and economies
- ▶ Direction 8 – Housing for a diverse population

#### Objectives

- ▶ The demand for more homes is balanced with the need for more jobs, sustainable economic growth and the creation of great places
- ▶ Homes are located close to infrastructure, jobs, services and reliable public transport

Planning for sustainable urban development is one of the key responsibilities of councils in New South Wales. The City's Local Strategic Planning Statement provides the City's long-term vision for how the local area will grow and change over the next 20 years. The District Plan recognises the importance of increasing housing supply in a sustainable way and in the right places.

Over a five-year period to 2018, over 22,000 dwellings have been approved and over 19,000 dwellings have been built. This represents almost 40 per cent of dwellings delivered in the Eastern City District and is the highest number of additional homes built in a local government area in Greater Sydney over the same period. This mostly owes to the substantial development that has occurred in urban renewal areas, such as Green Square, Ashmore and Harold Park. More recently, there has been significant growth of student accommodation developments.

This growth trajectory is set to continue over the next 10 years, with a number of new homes to be delivered in the Green Square Urban Renewal Area, as well as NSW Government ~~controlled~~ sites such as Waterloo. As at 30 June ~~2019-2018~~, there were around ~~27,000~~20,525 dwellings (including ~~23,194~~17,831 private and ~~3,662~~2,694 non-private dwellings) in the pipeline which include development under construction, approved development and lodged development applications. The City's forecast shows it is in the position to meet its aggregated 0–10 year dwelling targets by 2026.

Residential development opportunities will become more constrained in the 11–20 year period. There will be less opportunity to develop sites without compromising the District Plan's priorities and objectives for great urban places which provide high-quality housing that is supported by infrastructure, robust local economies and jobs creation.



## Balancing housing and jobs

Sydney is recognised as Australia's global city and plays a prominent role in the nation's economic fortunes. The City generates more than \$130 billion of economic activity each year, representing over 7 per cent of Australia's economy. It accommodates over 500,000 jobs across all skill levels, which contributes to maintaining and enhancing the diverse socio-economic community in the city and the economic success of the entire Sydney region.

In planning for housing growth, one of the greatest challenges is ensuring the economy can continue to grow, jobs can be created, and inner city communities can access the businesses and services they need. However, new businesses and new workers need space, and this demand can compete with housing for development opportunities.

The District Plan recognises this inherent conflict in the inner city, and has included objectives and actions that prioritise land uses for jobs growth in some locations and protect land for jobs and urban services.

The City's housing and job targets balance the need to increase the supply of housing with the need to plan for and protect land for ongoing economic and jobs growth.

## Planning for more homes

The City's local environmental and development control plans establish where and how the city will grow over the next 20 years. The City's 2019 Capacity Study demonstrates sufficient opportunity under the current planning controls to achieve the City's housing target of 50,000 private dwellings and 6,000 non-private dwellings to 2036. No changes to the City's planning controls are required to achieve the housing targets.

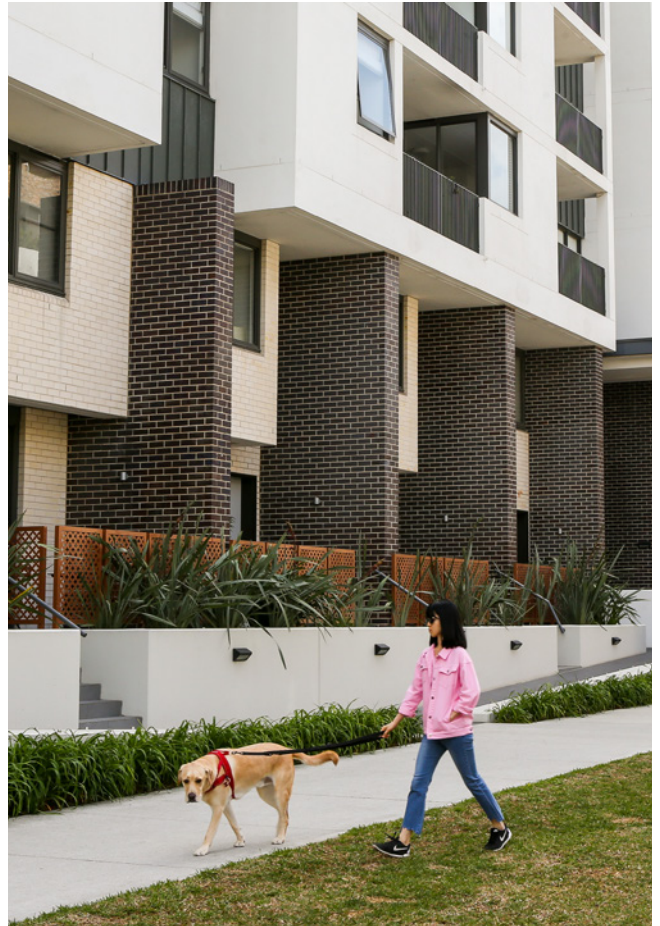
However, there are circumstances where changing the planning controls is needed to facilitate the realisation of housing capacity and achieve better planning outcomes. Site-specific or precinct planning proposals that allow for more housing can create opportunities for the delivery of public benefits, such as publicly accessible open space or affordable rental housing. In other cases, changes to the planning controls will enable an improved built form that responds better to the surrounding context and creates a better urban environment. Adjusting height and built form planning controls may also enable a development to proceed, which will help realise all the capacity.

The City's Local Strategic Planning Statement establishes 'Principles for Growth' to guide the City in its consideration of residential and non-residential planning proposals. The purpose of the Principles is to ensure that proposals are considered holistically and are appropriately balanced in the decision-making process.

## Homes in the right locations

The District Plan emphasises the importance of actively supporting and investing in established and emerging centres. It requires new housing to be located close to centres that offer a high standard of public domain including retail, cultural and creative offerings, are well-served by good public transport, and are co-located with public facilities and social infrastructure like schools, parks and libraries.

Over half of the residential development opportunities under the City's current planning controls are within a walkable distance of an existing or emerging centre with reliable public transport options. As more homes are built in the city, and the urban environment gets denser, it is critical we strengthen centres by investing in high-quality public domain and infrastructure to support them. This will ensure the City's residents, both present and future, enjoy a high quality of life, that community health and social connectivity is promoted, that people are connected to jobs, services and community facilities and that dependency on cars is reduced.



How will we do it?		When will it happen?		
		2019–2021	2022–2026	2027–2036
<b>1.1</b>	Continue to facilitate housing development utilising capacity available under current planning controls.	●	●	●
<b>1.2</b>	Ensure planning proposal requests are consistent with the 'Principles for Growth' in the City's Local Strategic Planning Statement, so that proposals: <ul style="list-style-type: none"> <li>a) are of public benefit, for example they contribute to addressing the critical undersupply of affordable rental housing or public open space</li> <li>b) are located close to facilities, services, open space and public transport</li> <li>c) support the City's jobs targets</li> <li>d) make a positive contribution to the built environment and result in an overall better urban design outcome on the site.</li> </ul>	●	●	●



## Priority **H2**

### Coordinating housing growth with the delivery of infrastructure

In giving effect to *A Metropolis of Three Cities* and the Eastern City District Plan, this Local Priority delivers on the following planning priorities:

- ▶ Priority E1 – Planning for a city supported by infrastructure
- ▶ Priority E3 – Providing services and social infrastructure to meet people’s changing needs
- ▶ Priority E5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport

In giving effect to Sustainable Sydney 2030, this Local Priority delivers on the following directions:

- ▶ Direction 3 – Integrated transport for a connected city
- ▶ Direction 4 – A city for pedestrians and cyclists

#### **Objectives**

- ▶ Homes are located close to infrastructure, jobs, services and reliable public transport

There is broad agreement between government, communities and the development industry that early delivery of infrastructure is vital to support city growth. Funding and delivering infrastructure at the right time sustains a resilient city with high standards of living and strong social cohesion.

The provision of infrastructure is particularly important to achieving liveable high-density environments. People who live in high-density neighbourhoods require access to reliable public transport, walking and cycling infrastructure, public open space, facilities and services. Higher density living also creates a need for cultural and social infrastructure to maintain liveability and quality of life.

All levels of government and industry need to work together to sustain adequate levels of services and infrastructure during times of rapid population growth and increasing demand.

More sophisticated approaches are needed to maximise the use of existing infrastructure so everyone can benefit. A better understanding is needed for how we may respond to community needs and aspirations as the population grows and changes.

#### **Transport and access**

Sydney is a successful and growing city, but its transport systems need significant improvement. Some public transport corridors have significant overcrowding during peak periods. Some city roads perform poorly because there is insufficient priority for public transport, walking and cycling. As an example, peak-period bus services from Green Square to the city’s centre are generally overcrowded, unreliable and often operate slower than walking speeds along extended sections of their routes.

For the city to become more green, global and connected it will need new and improved transport infrastructure and services. These must serve the right places as growth occurs. With existing transport capacity constraints, projects should be delivered rapidly where funding and appropriate planning allows.

## Schools, hospitals and other essential services

The NSW Government is responsible for the provision of a range of essential service infrastructure, which include schools, TAFE, health and welfare services, emergency services and civil infrastructure (including stormwater and drainage).

In order to cater for the needs of growth and change in the city, existing NSW Government infrastructure needs review to ensure it is fit-for-purpose. This will identify whether existing infrastructure can accommodate any new growth, or if upgrades need to be carried out before further growth occurs. Such upgrades should respond to new technologies and trends ensuring service provision is suitable and supports the resilience of communities and industries.

NSW Government agencies should align their asset management plans with the city's future growth to ensure adequate infrastructure and services are delivered in a coordinated and timely way. Management plans should also consider how state assets could be used for other community and cultural infrastructure needs.

### Green Square and education

Early in the redevelopment of Green Square the City identified a number of social, built environment and transport needs for its future community. Increasing the student capacity of local schools was identified as a high priority because the vast majority of new Green Square residents expect to stay in the area, which means, over time, the proportion of families with children will increase.

The NSW Department of Education also identified that the number of students in New South Wales schools was set to increase by 21 per cent by 2031, with 80 per cent of this growth to occur in metropolitan Sydney.

In August 2017, the City entered into a Memorandum of Understanding with the NSW Department of Education to investigate potential joint use projects. The Green Square Town Centre Integrated School and Community Facility is a product of this collaboration. Ready for enrolments in 2022, the school – on the former South Sydney Hospital site — will provide educational facilities by day while by night and on weekends, it will open up to the community for other activities and functions.

The agreement delivers a new primary school for 600 children and additional facilities designed for both school and community use including a multipurpose hall, rehearsal and meeting rooms, after school care, sports courts and open space.

The NSW Government is also investing in schools in Surry Hills, Alexandria and Millers Point and has existing land and infrastructure at Green Square, Mascot and Rosebery school sites that could be increased in student capacity.

## Community and cultural

A city exists first and foremost for its people. This means that as it grows, community and cultural infrastructure must adapt or grow with it to create an environment that is inclusive, vibrant and healthy.

A city should encourage social life with well-functioning community services such as libraries, and cultural and creative spaces. A person living, working or visiting the city should be able to satisfy their everyday needs within a reasonable walking distance not matter where they are in the city.

Significant investment is required to manage, optimise, adapt and grow this infrastructure, and government and industry must work together to achieve it. High-quality community and cultural infrastructure, some of which may be co-located, are vital to Sydney's identity and reputation as a liveable and dynamic global city. This liveability in turn supports the city's ongoing competitiveness in the global economy, attracting and retaining talent, business and investment.

## Open space and recreation

Open space is essential infrastructure needed to achieve great places, and provides extensive social, environmental and economic benefits for the community. There is growing evidence of the relationship between green spaces and improved physical and mental health outcomes.

The City's Open Space, Sport and Recreation Needs Study 2016 identified demographic and recreation trends, and established strategic directions and an action plan to meet open space and recreation needs, based on the City's growth forecasts to 2036. This study is the primary document to guide open space planning and management for lands planned by the City.

NSW Government ~~controlled~~ sites must align their planned growth with open space and recreation facility provision with at least 15 per cent of the site area as public open space.

## Green Square Urban Renewal Area – key learnings for Greater Sydney

The process of urban renewal is complex and is not as simple as rezoning land and urban renewal will happen. There is a lot involved in this process, and skills and perseverance are required from government and private stakeholders.

Integrated land use and infrastructure planning must address all levels of physical and social infrastructure. A thorough understanding of existing infrastructure (i.e. how it can be optimised or adapted) is needed as well as of the community's current and future needs, including everything from open space requirements of today, to the digital requirements of tomorrow.

Urban renewal is costly and requires most of the investment upfront to enable public infrastructure like public transport, drainage and electricity. In a development environment of high land values, pegged rates, scarcity of available land and caps on developer contributions, innovative funding sources for council's should be supported across all levels of government.

Almost a third of Green Square's \$1.3 billion capital works will be delivered via value-capture planning mechanisms, including community infrastructure contributions and planning agreements. To ensure the City and NSW Government have adequate resources to achieve the planned outcomes, the NSW Government must consider a holistic review of infrastructure funding and servicing. This will maintain long-term financial sustainability and provide maximum value to the community.



How will we do it?	When will it happen?		
	2019–2021	2022–2026	2027–2036
<b>2.1</b> Advocate and work with NSW Government agencies to align their asset management plans with planned housing growth to ensure delivery of adequate state infrastructure and services.	●	●	●
<b>2.2</b> Ensure the council provided community infrastructure support planned population growth.	●	●	●

## Priority **H3**

### Increasing diversity and choice in housing

In giving effect to *A Metropolis of Three Cities*, the Eastern City District, this Local Priority delivers on the following planning priority:

- ▶ **Priority E5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport**

In giving effect to Sustainable Sydney 2030, this Local Priority delivers on the following direction:

- ▶ **Direction 6 - Vibrant local communities and economies**
- ▶ **Direction 8 - Housing for a diverse population**

#### **Objectives**

- ▶ **There is a mix of dwelling types, tenures and sizes to support a diverse community**

A sustainable global city must offer a mix of housing to meet the needs of a diverse population. The city's population is becoming more diverse with more residents from various social and cultural backgrounds. The proportion of residents born overseas in the Green Square Urban Renewal Area, for example, grew from 53 per cent in 2011 to 60 per cent in 2016.

~~There is a correlation between~~ Green Square ~~has having~~ a high number of people born overseas, ~~and a high number of people~~ living in high-density dwellings. As of 2016, 91 per cent of residents in Green Square live in high-density dwellings (up from 81.6 per cent in 2011), compared to the City of Sydney council area at 75.1 per cent (up from 70.7 per cent in 2011). This ~~may~~ indicates different housing preferences of people born overseas, including a greater cultural acceptance of apartment living.

In planning for the types of new homes residents will need in the future, the challenge for the City is to support social and cultural diversity through increasing housing diversity and choice. This includes retaining and attracting residents on lower incomes, those who identify as part of the Aboriginal and Torres Strait Islander community, families with children, people with disability, older people, long-term renters, students, people living alone, shared households, and more. All these people should be able to find a suitable home in the city.

The city has a rich supply of medium density, standalone, detached, semi-detached and terrace houses, mostly in heritage conservation and residential zoned areas. Each of these local areas has a distinct local character and a range of housing types that contribute towards the city's diversity. It is crucial that the local character and housing diversity in these areas is preserved as future housing growth will consist almost entirely of apartments in medium- to high-density development. By 2036, it is expected that over 80 per cent of people living in the city will live in apartments.

As more people are living in higher density developments, greater focus is needed to facilitate greater diversity and choice of housing that is fit-for-purpose and addresses the social and cultural needs of specific groups. This is essential to support and foster social cohesion which in turn contributes to a sense of belonging and the health and wellbeing of all residents. It also provides the opportunity for a greater social cohort to have representation and participation in the City's communities.

## The impact of the high cost of housing

One of the biggest challenges to community diversity is the cost of housing. In the last decade, Sydney's liveability has been increasingly challenged by the affordability of its housing. While recent market conditions have seen a slowdown in the increase of housing prices and rents, or even a moderate decrease in some areas of Sydney, housing is still too expensive for most people. In the city, this results in pushing low and moderate income workers out of the area, leaving behind relatively wealthy households and very low- income households in the city's social housing.

Housing affordability, which is a measure of the cost of housing relative to incomes, is outside the control of local government policy. Addressing the issue requires a national approach. There is potential for the Australian Government to play a greater role to improve housing affordability, including an expansive review of the effectiveness of current tax expenditures, such as negative gearing and capital gains tax concessions, and their impacts.

*“Affordability and supply are not the same thing. In big, mature metropolitan areas ... affordability has to be produced through active housing market policy. That means directly targeting affordability and access for every group and every mix of housing.”*

Professor Michael Storper  
London School of Economics

## Diverse housing areas

The city's heritage conservation areas contain almost 90 per cent of the area's standalone, detached, semi-detached and terrace homes. With most of the future housing growth in the city coming from apartments, the heritage conservation areas will play an increasingly important role in maintaining diversity of housing stock and providing homes for families and larger households.

Heritage conservation areas also provide opportunities for secondary dwellings. Secondary dwellings are allowed under the current planning controls. With improved design and layout guidance, flexible housing solutions can be provided in a way that manages impacts on heritage, surrounding properties and the public domain.

Residential zoned areas that are not within heritage conservation areas also make an important contribution to housing diversity. As these areas change over time, it is important their unique local character is maintained for existing and future residents.

### Medium density housing

Medium density housing, such as dual occupancies, manor houses and terraces are important to facilitate housing choice in the city. However, it is critical that new development respects the existing neighbourhood character and provides high levels of amenity for both the new residents and the existing community.

The Low Rise Medium Density Housing Code forms part of the NSW Government's State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Its purpose is to deliver on the NSW Government's commitment to facilitate more diverse housing and faster housing approvals. The Minister for Planning and Public Place has deferred the Code until 1 July 2020 for 45 Sydney councils to allow them to progress their strategic planning initiatives and demonstrate how they intend to meet their local housing needs.

The City will use this time to investigate how it's planning controls can best facilitate medium density housing.



## Housing for Aboriginal and Torres Strait Islander communities

The City recognises the Aboriginal and Torres Strait Islander peoples as Australia's First Peoples – the original custodians of the land we now call Sydney. We acknowledge the unique contribution of 60,000 years of Aboriginal and Torres Strait Islander living cultures by respecting our shared past and future.

Inner Sydney has strong historical and place associations relating to the patterns of urban migration of First Nations peoples and Redfern's legacy of fighting for Aboriginal and Torres Strait Islander self-determination and human rights. Redfern and Waterloo are home to Aboriginal medical, health, employment, media, aged care and legal services.

However, the number of Aboriginal and Torres Strait Islander people living in inner Sydney continues to decline. It now stands at just 3,509 individuals in the local area. Aboriginal and Torres Strait Islander communities have expressed concern that gentrification and a lack of social and affordable housing are causing further displacement. They want to make sure that Aboriginal and Torres Strait Islander people with ties to the local community can maintain those links and stay in the area.

Aboriginal and Torres Strait Islander people's experience of mainstreamed housing services is characterised by higher incidences of overcrowding, homelessness and housing insecurity. Aboriginal and Torres Strait Islander people are 14 times more likely to experience homelessness than the wider community. To meet the needs of First Nations communities, housing must be culturally appropriate and designed to meet the specific needs of Aboriginal households. It should be provided by Aboriginal community housing providers and led by Aboriginal people and organisations as a continued expression of self-determination.

When the Redfern-Waterloo development area was established in 2004, one of the objects of the legislation was to promote, support and respect the Aboriginal community in Redfern–Waterloo having regard to the importance of the area to the Aboriginal people.

This Strategy is an opportunity to start a process of *bringing the people back across the local area* by partnering with the community to advocate the provision of culturally-appropriate affordable and social housing dedicated to Aboriginal and Torres Strait Islander communities.

## Renters

A combination of economic, social and demographic trends are changing traditional attitudes to home ownership in Australia. Australia's high home ownership rate is falling dramatically among younger cohorts: 'generation rent' has arrived.

While renting may be more affordable than buying, renters can face longer-term insecurity of tenure. Legislative improvements and institutional investment in private rental, including by major employers, have the potential to make long-term renting a more attractive and secure option.

A range of rental reforms can be explored to address renter uncertainty, such as permitting longer leases, [reform of 'no-grounds' evictions](#), limiting rental increases and reviews, and better renter– owner mediation processes. This will ensure renting is an attractive option for residents living in the area.

It is equally important to ensure a strong supply of rental accommodation is maintained to cater for private rental demand. Global cities have faced the challenge of losing supply to short-term accommodation, such as Airbnb. A balanced approach is needed that distinguishes occasional short-term letting from commercial tourist accommodation, and allows short-term letting under circumstances that do not impact detrimentally on the supply of rental accommodation.

Non-private dwellings, such as student accommodation and boarding houses, provide additional diversity in the rental market. While often absorbing more than 30 per cent of lower income renters, and therefore not considered an 'affordable housing' product, these rentals continue to meet an important need in the inner city and ease pressure on the wider market. Further investigation is needed to understand how these housing types can be improved and promoted.

## What is build-to-rent?

Build-to-rent residential is an emerging asset class in Australia. The development type generally reflects a typical residential flat building, but is designed and built specifically to be rented over the long-term by institutional or private owners. These may include Australia's \$2 trillion superannuation industry, community housing providers (as owners or head lessors), and others.

While unlikely to result in an 'affordable' housing type, build-to-rent residential may offer a range of benefits to the long-term renter. While maintaining lease flexibility, it is more secure for the long-term renter who is not subject to the immediate needs of individual investors.

There is also incentive to provide a better-designed and more durable product when it is intended for long-term renting. As build-to-rent residential expands and matures, other advantages may emerge as they have in other countries. For example, large institutional providers can offer flexibility within their portfolio across the lifecycle needs of a tenant.

Build-to-rent residential still faces a number of challenges in Australia, among them taxation barriers and time limitations to rental leases. There is potential for this product to add to the City's rental stock should these issues be addressed by the NSW Government; however, the product should not be incentivised over other forms of housing in the planning framework.

## Different approaches to housing delivery

The City will continue to encourage and facilitate new ideas for housing such as creative tenancy arrangements like shared co-operative living and new funding or delivery models.

Co-operative living is a people-centred approach where housing is designed and developed for specific needs. It ensures choice and control in the housing market. There are many benefits from co-operative living such as catering for diverse household types at different stages of life, security of tenure, reduced living costs and self-management. It also provides the opportunity for innovative design focusing on vibrant communities, environmental sustainability and the productive use of shared spaces.

To promote different approaches to housing delivery, the City launched *The Alternative Housing Ideas Challenge*. This aims to boost the diversity of housing across the city, with a focus on identifying and developing new models to increase affordable housing supply.

## Accessible and adaptable housing for everyone

The supply of accessible and adaptable housing in the inner city is becoming more important. With an ageing population and approximately 20 per cent of the Australian population living with disability, the need for universally designed, accessible and adaptable housing in the city is expected to grow.

Accessible and adaptable housing enables people with disability and older people to live with independence and dignity, and age in place. Housing that is universally designed is more versatile and can better meet the changing needs of occupants, including families, over their lifetimes.

The City requires larger-scale housing developments to incorporate adaptable dwellings and satisfy the NSW Apartment Design Guideline benchmark universal design features.

## Housing for older people at risk

There is a growing cohort of older people living in the city that has implications for the types of housing required to meet their needs. Seniors housing and aged care facilities are generally a market-driven product and there are no impediments in the City's planning controls to develop this housing type in appropriate locations.

The City has encouraged housing for older people through granting funds towards the Holdsworth Community pilot, a HomeShare program which provides the opportunity for older people to connect with people in the community and assist them to age in place.

The City has also granted \$1.5 million to the HammondCare Darlinghurst Project that is due to open in 2020. It will be a permanent home for older people with complex health needs who are homeless or at risk of homelessness. The purpose-built, 42-bed HammondCare facility will combine aged care with specialist health support. HammondCare will develop partnerships with local service providers and develop strong functional links in the local aged care and homelessness sectors. The City's support will allow HammondCare to test and refine the service, with a view to providing similar facilities in the future.

The actions in this document aim to increase housing diversity, universally designed dwellings, co-operative housing models and supported housing to assist people to age in place.

## What is universal housing design?

Universal housing design means designing Australian homes to meet the changing needs of home occupants across their lifetime.

The concept of universal housing design is captured within the *Livable Housing Design Guidelines*. The guidelines recommend the inclusion of features that make homes easier and safer for all occupants, particularly including people with disability, older Australians, people with temporary injuries, and families with young children.

Universal housing design features enable key living spaces to be more easily and cost-effectively adapted to meet the changing needs of home occupants across their lifetime.

The guidelines outline three performance levels, ranging from basic requirements through to best practice:

- **Silver level** – focuses on the core structural and spatial elements that are critical to ensure future flexibility and adaptability of the home.
- **Gold level** – includes these core elements, as well as more generous dimensions and additional elements in areas such as the kitchen and bathroom
- **Platinum level** – includes further requirements to better accommodate ageing in place and people with higher mobility needs, such as more generous dimensions and additional elements for the living room and flooring.



## How will we do it?

## When will it happen?

		2019–2021	2022–2026	2027–2036
<b>3.1</b>	Investigate opportunities in the planning controls to increase the amount and improve the standard of housing that is universally designed. This includes encouraging the delivery of larger apartments on the ground floor with usable external space to ensure people of all ages, people with disability, and families with children can find suitable housing in the city.	●		
<b>3.2</b>	Support innovative approaches to housing delivery to promote housing diversity and affordability.	●	●	●
<b>3.3</b>	Continue to deliver a mix of studio, one, two and three or more bedroom dwellings through the planning controls.	●	●	●
<b>3.4</b>	Investigate controls to ensure secondary dwellings are well designed and respect the character of heritage areas.			
<b>3.5</b>	<del>Work with Advocate to</del> the NSW Government <del>to facilitate medium density housing that is for improvements to the Low Rise Medium Density Housing planning framework and that the community can have their say to ensure medium density developments are</del> designed and built to respect the established local character <del>and amenity of future residents and the existing community.</del>	●		
<b>3.6</b>	Advocate to the Australian and NSW governments for action to reduce upward pressure on housing prices and rents and improve housing affordability.	●	●	●
<b>3.7</b>	Continue to support people who rent in the city by: <ol style="list-style-type: none"> <li>advocating to the NSW Government for more secure and longer-term private rental tenancies to improve rental security</li> <li>continuing to respond to complaints of unsafe conditions and overcrowding in the rental market</li> <li>working with other partners to strengthen the information available to tenants about their housing rights.</li> </ol>	●	●	●
<b>3.8</b>	Advocate to the NSW Government to mitigate the displacement of private rental housing from the market by short-term rental accommodation, such as Airbnb.	●	●	●
<b>3.9</b>	Work with Aboriginal and Torres Strait Islander communities, housing providers, the NSW Government and others to ensure development in Redfern, <del>and Waterloo</del> <u>and other areas in the city</u> provides <u>culturally appropriate</u> affordable and social housing for Aboriginal and Torres Strait Islander peoples to prevent their <del>ongoing</del> displacement from the area.	●	●	●

## Priority **H4**

### Increasing the diversity and number of homes available for lower-income households

In giving effect to *A Metropolis of Three Cities* and the Eastern City District Plan, this Local Priority delivers on the following planning priorities:

- ▶ **Priority E4 – Fostering healthy, creative, culturally rich and socially connected communities**
- ▶ **Priority E5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport**

In giving effect to Sustainable Sydney 2030, this Local Priority delivers on the following directions:

- ▶ **Direction 6 – Vibrant local communities and economies**
- ▶ **Direction 8 – Housing for a diverse population**

#### **Objectives**

- ▶ **Of all housing in the City to 2036, 7.5 per cent will be subsidised affordable rental housing for very low to moderate income earners**
- ▶ **There are more diverse affordable housing options in the City**

The high cost of housing is an important economic and social issue in Sydney, particularly within the city where housing prices are among the highest in Australia. The inability to access affordable housing pushes lower income households to the city fringes. The majority of lower income households who remain in the private housing market are increasingly in housing stress or crisis and will eventually be forced to move out as housing costs continue to escalate ahead of wage growth.

The decline in housing affordability, and the inability of everyday people to access housing that is affordable, is having an increasingly detrimental impact on socio-economic diversity, which underpins the city's rich social fabric. The ongoing loss of key workers is also a concern. It is increasingly difficult for essential employment sectors to fill employment vacancies and staff shifts. This hampers business productivity and by extension the wider economic growth of Sydney.

For people on lower incomes, affordable rental housing provides a critical alternative to private market housing, providing some opportunity to live in the city. It also acts as a release valve to social housing, easing the pressure on demand for an already massively undersupplied system. For some, affordable rental housing is simply a stepping stone to private rental or ownership, but for others it may be longer term.

[Affordable rental housing is critical social and economic infrastructure necessary to support a diverse and well-functioning city.](#) Increasing the amount of affordable rental housing available for lower income households is an urgent priority for the City. Sustainable Sydney 2030 establishes an ambitious target that, in 2030, 7.5 per cent of all housing will be affordable rental housing. This proportion is to be maintained over time as the total housing supply grows.

Less than one per cent of housing in the city is affordable rental housing managed by community housing providers for lower income households. ~~Over~~ [Almost](#) 11,000 additional affordable homes are required to 2036 to reach the City's target.

## What is affordable housing?

Housing is considered affordable where the cost of rent or paying the mortgage does not absorb more than 30 per cent of the gross income of a very low to moderate income household. Very low, low and moderate income households are defined in legislation, with the income ranges published annually.

In the inner city, where the median cost of housing is very high, the terms 'affordable housing' and 'affordable rental housing' are used to describe housing that is owned by government or a registered community housing provider, and rented to a mix of very low to moderate income households (collectively referred to in this Strategy as 'lower income households') for no more than 30 per cent of household income.

This Strategy also makes reference to 'key workers' or 'essential workers'. These terms encompass a range of professions that make a positive contribution to the city – child care workers, cleaners, nurses, artists, administration staff, tradespersons, retail workers, wait staff, police and tour guides – all these workers, and many more not listed, are essential to the efficient functioning and the vibrancy of the city. Where these terms are used, they refer to those households that typically fall inside the definition of low or moderate incomes households, being households that are not eligible for social housing.

There is a difference between government priorities and actions that seek to "increase housing affordability" versus seeking an "increase in the amount of affordable housing". The former is a reference to reducing the overall cost of buying or renting a home relative to income or capacity to pay for housing. The latter is a reference to providing targeted housing solutions for those with the highest identified need.

All levels of government are increasingly looking to the community housing sector to increase the supply of affordable rental housing in cities.

Registered eCommunity housing providers are a growing part of the social housing system, with the capacity to leverage their portfolio to fund new affordable rental housing. They are key partners with the City, developers and other agencies in developing and managing affordable housing in the city.

The City's affordable rental housing levy schemes have supported the work of City West Housing, which develops and manages affordable rental housing across the local government area. A range of other community housing providers operate within the city and can be expected to play a greater role with the support of NSW Government.

## The City's role

The City uses its planning powers to facilitate the delivery of affordable rental housing. Three affordable rental housing contribution schemes currently operate in the city, including at:

- Ultimo/Pymont, introduced in 1996, which requires that 0.8 percent of residential floor area and 1.1 percent of commercial floor area be provided as affordable rental housing
- Green Square, introduced in 1999, which requires that 3 per cent of residential floor area and 1 per cent of commercial floor area be provided as affordable rental housing
- Southern Enterprise Area (called the Southern Employment Lands in the Sydney LEP 2012), introduced in 2015, which requires that 3 per cent of residential floor area and 1 per cent of commercial floor area be provided as affordable rental housing

In September 2018, Council approved a contribution scheme across the local government area that will affect land ~~not in~~ outside Green Square, Ultimo/Pymont ~~or and~~ the Southern Employment Lands. If approved by the NSW Government, it will require 3 percent of residential floor area and 1 percent of commercial floor area to be provided as affordable rental housing. The proposal is consistent with the Region and District Plans and does not impact on development viability.

The City also introduced preferential zoning for affordable rental housing on land zoned B7 – Business Park, where residential development is not otherwise permitted. This keeps land affordable for community housing providers and government who are seeking to purchase land in these areas to develop affordable rental housing.

The City uses planning agreements for affordable rental housing outcomes when changes are being made to planning controls, for example in Harold Park when it was rezoned in 2009 and for Bay Street, Glebe in 2014.



In addition to using the planning framework to encourage affordable rental housing, the City also materially supports the provision of affordable rental housing and has contributed approximately \$24 million over the last 10 years. This has included grants to non-government organisations, as well as granting or selling land below cost to community housing providers.

~~As at October 2018, the following affordable rental housing and diverse housing dwellings are built or projected to be built:~~

- ~~• 854 affordable housing dwellings, of which 685 are owned and managed by City West Housing~~
- ~~• 423 affordable rental housing dwellings in the pipeline: developments where a DA has been lodged, approved or is under construction~~
- ~~• 533 mooted affordable rental housing dwellings: developments of which the City is aware, but have not yet reached development application stage~~
- ~~• 1,925 affordable rental housing dwellings projected under planning controls under consideration by the NSW Government~~
- ~~• 42 diverse housing dwellings: these dwellings built with a contribution from City's Affordable and Diverse Housing Fund.~~

~~Altogether 3,735 affordable rental housing dwellings and 42 diverse housing dwellings are built or are being planned.~~

As at October 2019, the following affordable rental dwellings are built or projected to be built:

- 896 affordable housing dwellings have been built, of which 685 are owned and managed by City West Housing
- 761 affordable rental housing dwellings are in the pipeline, including developments where a DA has been lodged, a DA has been approved or the development is under construction
- 208 affordable rental housing dwellings are mooted, including developments of which the City is aware, but have not yet reached development application stage
- 1925 affordable rental housing dwellings are

projected under exiting planning controls or planning controls currently under consideration by the NSW Government

Altogether 3,790 affordable rental dwellings are built or are being planned.

Contributions for affordable rental housing were also collected in the Redfern–Waterloo area and from the redevelopment of Central Park. The contributions have been collected by the NSW Government and are still to be spent.

## Better planning for affordable housing

While there is no one solution for the increase of affordable rental housing, there is potential for the NSW Government to improve how the planning framework supports and encourages the provision of affordable rental housing.

The Region and District Plans include an affordable housing target of 5 to 10 per cent of new residential floor space, subject to viability. While welcome, this target should be increased substantially for government-owned land. It also excludes key workers from eligibility and doesn't require that any affordable housing resulting from the target be held in perpetuity for the benefit of lower income households.

The NSW Government's State Environmental Planning Policy (Affordable Housing) 2009 also requires a review to ensure it delivers genuine affordable housing outcomes for lower income earners.

More can be done. The City will continue to work with the NSW Government and advocate for the improvement of existing policies, and also new and innovative approaches in the planning framework to deliver more affordable rental housing for lower income earners.

## Increasing diversity in affordable housing

Standard approaches to delivering affordable housing will only continue to deliver the inadequate outcomes of the past. There is a need for governments to look beyond the way things have always been done and embrace new, innovative and internationally successful approaches to deliver affordable housing in the inner city, where it is most needed.

There is potential for the Australian Government to play a greater role in facilitating affordable housing or housing that is more attainable for lower income earners. Innovative financing and delivery mechanisms to incentivise private investment, including loan guarantees, trusts and lower income housing tax credits are all models with potential. These innovations are most effective when delivered at a national level.

In addition, there is potential for taxation settings, such as negative gearing of residential property investment and capital gains tax concessions, to be targeted to increase the new supply of affordable housing. As well as building a platform for private investment, such reforms will enable the community housing sector to attract institutional investors and financiers. This will both boost the supply of affordable rental housing and increase the scale and capacity of the sector.

It is important that national initiatives are sufficiently flexible to reflect local housing market characteristics. For example, subsidies calculated for average markets may be ineffective in high-cost markets such as the city. The unintended consequence is that subsidised housing is only built where it is already relatively affordable.

The City will continue to explore different ways for delivering affordable housing and work with the Australian and NSW Governments to share knowledge and encourage more diverse affordable housing outcomes in the city.

## Affordable and Diverse Housing Fund

¶The City's Affordable and Diverse Housing Fund promotes the development of affordable and diverse rental housing in the city by community housing providers, not-for-profit providers, and for-profit organisations. It is part of the City's commitment to overcome financial barriers to affordable and diverse housing development aligned with the directions of Sustainable Sydney 2030.

To date, \$4.5 million in grants have been approved to support projects that provide housing for vulnerable groups and those with little capacity to enter the private housing market.

An example of a successful grant outcome is the HammondCare Darlinghurst Project that is due to open in mid 2019. It will be a permanent home for people with complex health needs who are homeless or at risk of homelessness. Research shows an increasing incidence of homelessness, and that the problem is serious and worsening.

The purpose built, 42 bed HammondCare facility will combine aged care with specialist health support. HammondCare will develop partnerships with local service providers and develop strong functional links in the local aged care and homelessness sectors. The City's support will allow HammondCare to test and refine the service, with a view to providing similar facilities in the future.

An example of a successful grant outcome is the \$3 million in funding the City provided to St George Community Housing for its Foyer51 project on City Road, Chippendale.

When completed, about 53 boarding houses rooms and 19 affordable rental dwellings will be made available for mostly young people at risk of homelessness.







## How will we do it?

## When will it happen?

		2019–2021	2022–2026	2027–2036
4.1	Implement Planning Proposal: Affordable Housing Review to increase the amount of affordable rental housing.	●		
4.2	Work with other councils in the District to jointly advocate for more affordable rental housing.	●	●	●
4.3	Advocate to the NSW Government for changes to <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> ensuring boarding houses with floor space bonuses results in genuine affordable rental housing outcomes.	●	●	●
4.4	Advocate to the NSW Government to deliver a minimum 25 per cent of floor space as affordable rental housing in perpetuity on all NSW Government <del>controlled</del> sites, including on social housing sites.	●	●	●
4.5	<u>Advocate to the NSW Government to deliver 100% affordable housing to the Liveable Housing Guideline's gold level on all NSW Government sites, in accordance with the target set by the National Dialogue on universal housing design.</u>	●		
4.54.6	Advocate to the NSW Government to amend the Region and District Plans and <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> to ensure affordable rental housing is provided in perpetuity and supports keyworkers.	●	●	●
4.64.7	Advocate to the Australian and NSW governments for targeted programs and policy interventions that respond to inner city housing market conditions and increases the supply of affordable rental housing.	●	●	●
4.74.8	Work with the NSW Government to use the affordable housing funds from the Redfern-Waterloo Affordable Housing Contributions Plan and redevelopment of Central Park to provide an increased proportion of affordable rental housing, in addition to the District Plan's affordable housing targets, on the Waterloo Estate.			

## Priority **H5**

### Increasing the amount of social and supported housing

In giving effect to *A Metropolis of Three Cities* and the Eastern City District Plan, this Local Priority delivers on the following planning priorities:

- ▶ Priority E4 – Fostering healthy, creative, culturally rich and socially connected communities
- ▶ Priority E5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport

In giving effect to Sustainable Sydney 2030, this Local Priority delivers on the following directions:

- ▶ Direction 6 – Vibrant local communities and economies
- ▶ Direction 8 – Housing for a diverse population

#### Objectives

- ▶ Of all housing in the city to 2036, 7.5 per cent will be social housing
- ▶ Access to supported housing is increased for vulnerable people

Addressing the housing needs of all, including very low income earners and vulnerable people, is a key challenge in sustaining a socially just, inclusive and diverse city. [Social housing, like affordable housing, is critical social infrastructure necessary to support a diverse and well-functioning city.](#) Ensuring there is sufficient social housing is a key priority for the City.

The NSW Government is primarily responsible for delivering social housing, either directly as public housing, or through funding, administering and regulating the community housing sector. At 30 June 2018, almost 53,000 people were on the social housing waiting list in New South Wales, of which around 3,000 are waiting for housing in the city.

Sustainable Sydney 2030 establishes a target that in 2030, 7.5 per cent of all housing will be social housing. Since this target was established in ~~2009~~2008, the proportion of social housing in the city has decreased from about 11.72 per cent ~~of~~ [private dwelling stock](#) to about 8.25 per cent in ~~2016~~2019, with only a small net increase of dwellings being added to the city's social housing stock since ~~2007~~2008.

The NSW Government must do more to increase the supply of social housing in the city.

#### The loss of social housing

Over the past decades, there has been a decline in investment in social housing by both the Australian and NSW Governments and an increasingly narrow targeting of the provision of housing to the most vulnerable and at-risk cohorts on the waiting list.

It is estimated that the current social housing stock only meets 44 per cent of the need in New South Wales, with an increasing shortfall between the supply and demand for social housing. Funding for social housing has fallen in the last 20 years, yet the demand for social and affordable rental housing is increasing.

To achieve this goal, the Australian and NSW Governments will need to commit to greater investment in this important social infrastructure.

## **NSW Government Social and Affordable Housing Fund**

The \$1.1 billion Social and Affordable Housing Fund is a NSW Government initiative allowing for an innovative approach to the way social and affordable housing is delivered in New South Wales. It forms part of the NSW Government's 10-year plan for social housing, and is expected to deliver 27,000 social housing, 500 affordable housing and 40,000 private housing dwellings.

The fund not only provides a roof over people's heads, each tenant is linked to tenancy management services as well as job, training and medical support services. The homes are fit-for-purpose, contemporary and well-designed, and close to schools, employment and key services so people can be connected to their community.

More innovative and collaborative NSW Government initiatives like the Social and Affordable Housing Fund are required to meet the city's demand for social and affordable rental housing.

## **Renewing social housing sites**

The NSW Government currently renews social housing sites under its Communities Plus program, which fast-tracks the redevelopment of sites owned by the NSW Land and Housing Corporation. It aims to renew social housing at no cost to the government by targeting a split of 70 per cent private and 30 per cent social housing through redevelopment. Effectively, this requires that sites need to more than triple in density to maintain the same number of social housing dwellings.

The city contains a number of significant social housing sites. The housing stock in these sites range from small 1920s apartment blocks, through three and four-storey walk-ups from the 1950s and 1960s, and larger tower blocks mainly from the 1970s and 1980s. In many cases, the housing stock has been poorly maintained and is in need of significant improvements.

These sites often comprise large consolidated land holdings and are well-located for access to transport and jobs, allowing social housing tenants good access to employment and other opportunities.

These sites tend to have a relatively high dwelling density compared to social housing sites elsewhere in Sydney and New South Wales. It is difficult to apply the Communities Plus program to these sites, as the resultant tripling of density is rarely consistent with creating good places.

When renewing housing sites, the Communities Plus program can be a useful guide; however, the priority should be to create better places for residents and to increase the number of social housing dwellings on land that has good access to employment and services.



## Supported housing

A diverse range of supported housing models caters for the needs of people who are vulnerable and or disadvantaged in the community.

'Supported housing' is an umbrella term that describes various approaches to providing (affordable) housing with support services. Supported housing can benefit people with disability who seek support to live independently or in a group setting, as well as older people who require support to "age in place" and continue living in their neighbourhood where they maintain community connections. It also benefits people ~~with who are living with mental illness a mental health issue~~ or people who have experienced or are at risk of homelessness who need support to maintain their tenancy.

Models include residential aged care, group housing models for people with disability, and supported housing for people who have experienced homelessness or are at risk of homelessness.

The availability of a diverse range of supported housing models in the area contributes to a diverse community. The city is also home to numerous health and community services, providing an ideal location for supported housing models and, in turn, better opportunities for those who live there.

## Addressing homelessness

Homelessness policy in Australia is generally driven by the federal, and state and territory governments. They are also jointly responsible for funding and delivering housing, health, homelessness services and other social services around the country. Homelessness is a complex issue that cannot be solved by any one organisation.

The City is committed to addressing homelessness and works collaboratively with other levels of government, non-government services, peak bodies and the community on a number of strategies to reduce it. The focus is on innovative 'housing first' approaches which combine long-term tenancies with targeted support services.

The City helps reduce homelessness by facilitating the delivery of targeted housing solutions, investing in services that prevent homelessness and assist people to exit homelessness, supporting and engaging people who are sleeping rough, monitoring trends in the inner city, ~~supporting and engaging people who are sleeping rough~~ and driving collaboration across sectors and services to ensure a coordinated and effective response.

The City currently invests over \$2 million each year to reduce homelessness and its impacts in Sydney, including investing \$3.5 million over three years to fund specialist homelessness services in the inner city.

The City will continue to work in partnership with government, non-profit organisations and the corporate sector to provide and coordinate responses to homelessness and to develop the capacity of the sector and the community.

## How will we do it?

## When will it happen?

	2019–2021	2022–2026	2027–2036
<p><b>5.1</b> Advocate to the NSW Government to ensure the City's 7.5 per cent target for social housing for very low income households is maintained to 2036 by:</p> <p>a) increasing the number and quality of social <u>and supported</u> housing dwellings in the city</p> <p>b) significantly increasing the proportion of social <u>and supported</u> housing on NSW Government sites that are being renewed</p> <p>c) ensuring social housing that is sold within the city is replaced in the city.</p>	●	●	●
<p><b>5.2</b> <u>Advocate to the NSW Government to deliver 100% social housing to Liveable Housing Guidelines gold level on all NSW Government sites, in accordance with the target set by the National Dialogue on universal housing design</u></p>	●	●	●
<p><b>5.25.3</b> Advocate to the Australian Government to allocate funding for the renewal of social housing sites and an increase of social housing dwellings <u>and supported housing</u>.</p>	●	●	●
<p><b>5.35.4</b> Advocate to the NSW Government to ensure social housing <u>and supported housing</u> <del>is</del>are well maintained and tenants are supported.</p>	●	●	●
<p><b>5.45.5</b> Work with the NSW Government to adapt the Communities Plus model to include retention, adaption and improvement of existing social housing <u>and supported housing</u> stock.</p>	●		
<p><b>5.55.6</b> Review the City's Homelessness Action Plan to reduce homelessness and its impacts in the city.</p>			

## Priority **H6**

### Improving NSW Government ~~controlled~~ site outcomes

In giving effect to *A Metropolis of Three Cities* and the Eastern City District Plan, this Local Priority delivers on the following planning priorities:

- ▶ **Priority E2 – Working through collaboration**
- ▶ **Priority E3 – Providing services and social infrastructure to meet people’s changing needs**
- ▶ **Priority E4 – Fostering healthy, creative, culturally rich and socially connected communities**
- ▶ **Priority E5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport**
- ▶ **Priority E6 – Creating and renewing great places and local centres, and respecting the District’s heritage**

In giving effect to Sustainable Sydney 2030, this Local Priority delivers on the following directions:

- ▶ **Direction 6 – Vibrant local communities and economies**
- ▶ **Direction 8 – Housing for a diverse population**
- ▶ **Direction 9 – Sustainable development, renewal and design**
- ▶ **Direction 10 – Implementation through effective partnerships**

#### Objectives

- ▶ NSW Government ~~projects urban renewal sites~~ create great places for existing and future communities

A large part of the City’s forecast housing delivery to 2036 will be delivered on large urban renewal sites, many of which will be either owned or under the planning authority of the NSW Government. As much as 10 per cent of the city’s area is under the planning control of the NSW Government rather than the City.

Outcomes on these NSW Government ~~controlled~~ sites will play a significant role in determining if the City can achieve the goals of this Strategy. ~~Without direct control over the planning outcomes of these major urban renewal sites,~~ creating great places on these major urban renewal sites will be largely dependent on successful collaboration between the City and the NSW Government. A strong collaborative approach between them will help enable meeting objectives shared between the City and NSW Government for housing diversity, sustainability and great places.

#### Community trust in urban renewal

When urban renewal is poorly conceived and implemented it erodes community trust in the planning system and jeopardises the strategic objectives of the District Plan and Sustainable Sydney 2030.

The meaningful involvement of the community in decisions about development and change in their local area is critical to delivering successful places. Too often, ~~NSW State~~ Government urban renewal projects are criticised because they are imposed on the community with little understanding of community aspirations or the local context.

Early and ongoing community participation in renewal sites will allow the public to understand why major change is taking place and to shape outcomes to reflect broader community aspirations. Transparent governance, which includes the City as a genuine partner in all stages of the projects, will aid in building community trust.







## NSW Government ~~projects-sites~~ can set an example

NSW Government ~~projects-sites~~ are an opportunity for the City and the NSW Government to work together to deliver on the District Plan objectives requiring great places that bring people together. Together, we can showcase best practice for the right level of density to ensure the best liveability, and in producing tangible and measurable public benefit outcomes.

Great places will be people-focused with high-quality public spaces as the central organising design principle. They will have a mix of residential and supporting non-residential uses that allow residents to meet the majority of their daily needs within easy walking distance. They will enable active lifestyles alongside reliable and accessible transport options. They will support a path towards low-carbon, high-performance sustainable precincts, designed to minimise costs such as cooling, heating and lighting for residents.

Great places will have a diversity of housing to meet varying household sizes, types, incomes and tenure preferences. This will include market housing, social housing, and affordable rental housing. The diversity of housing in these renewal sites should be benchmarked against comparable global cities to understand different meanings of and approaches to delivering housing diversity. NSW Government ~~projects-urban renewal sites~~ should be viewed as an opportunity to reduce the deficit of social housing and affordable rental properties in the city. They should exceed the District Plan target of 10 per cent of all new residential floor space as affordable rental housing.

Recognition of the local context will be an important factor in delivering successful renewal outcomes on NSW Government ~~controlled-sites~~. The City is characterised by areas with significant heritage character which are highly valued, productive and have the flexibility to adapt to changing urban needs over time. To ensure context is considered properly, design excellence processes should be a requirement of all city renewal precincts.

## Delivering infrastructure

Major renewal sites that increase residential density create significant additional demand on infrastructure, including transport, open space, streets, and community and cultural facilities. Each renewal precinct must deliver the necessary infrastructure to support the new community and be accompanied by an infrastructure schedule identifying all state and local infrastructure with identified funding sources, responsibilities and delivery timeframes. Local infrastructure will need to meet the City's standards for delivery, maintenance and flexibility over time.

How will we do it?	When will it happen?		
	2019–2021	2022–2026	2027–2036
<p><b>6.1</b> Work with the NSW Government to deliver housing in great places that:</p> <ul style="list-style-type: none"> <li>a) are shaped by genuine early engagement with existing communities</li> <li>b) have appropriate and timely investment in and delivery of infrastructure, with clear and ongoing funding and management models</li> <li>c) prioritise walkable neighbourhoods with high-quality public spaces as the central organising design principle</li> <li>d) ensure an appropriate mix of residential and non-residential uses</li> <li>e) have a built form and character that respond to the local context</li> <li>f) deliver on and exceed District Plan targets for sustainability</li> <li>g) deliver on and exceed District Plan targets for social housing and affordable rental housing</li> <li>h) deliver a mix of residential dwelling types</li> <li>i) facilitate strong communities.</li> </ul>	●	●	●
<p><b>6.2</b> Work with the NSW Government to investigate models to ensure the retention of public land in public ownership.</p>	●	●	●



## Priority **H7**

### Increasing liveability, sustainability and accessibility through high-quality residential design

In giving effect to *A Metropolis of Three Cities* and the Eastern City District Plan, this Local Priority delivers on the following planning priorities:

- ▶ Priority E6 – Creating and renewing great places and local centres, and respecting the District's heritage
- ▶ Priority E15- Protecting and enhancing bushland and biodiversity
- ▶ Priority E17- Increasing urban tree canopy cover and delivering Green Grid connections.
- ▶ Priority E19 – Reducing carbon emissions and managing energy, water and waste efficiently
- ▶ Priority E20 – Adapting to the impacts of urban and natural hazards and climate change

In giving effect to Sustainable Sydney 2030, this Local Priority delivers on the following directions:

- ▶ Direction 2 – A leading environmental performer
- ▶ Direction 9 – Sustainable development, renewal and design

#### **Objectives**

- ▶ Housing contributes to beautiful and active neighbourhoods
- ▶ Housing promotes resilience and meets high-sustainability performance targets
- ▶ Housing has a high level of amenity and supports people's health and wellbeing

Good planning, well-designed buildings and public domain are essential for enhancing the liveability, sustainability and accessibility of the city. The City's land-use planning controls recognise the importance of high-quality urban design and architecture and their role in enhancing the function and enjoyment of the home and of public places. Concepts such as liveability, sustainability and place-making have in common the goal of creating happier, healthier and safer communities within neighbourhoods.

Most of the housing growth the city will experience over the next 20 years will be apartments in high-density developments. Maintaining a high level of design quality for apartment buildings is critical to ensuring that as the city grows, residents, workers and visitors continue to enjoy a high level of amenity.

Good design is a contributing factor to the resilience of buildings and places which are able to adapt to as well as mitigate against the effects of climate change and other urban hazards. Decisions about the quality of design within the city impact not only the current population but generations to come.

#### **Raising the design bar**

The City is a leader in the field of design excellence with its design excellence provisions held up across the country as a leading example of how the planning system can support and promote exceptional architectural and urban design outcomes for high-density residential development.

The City's requirement for a competitive design process for all major development facilitates variety in the built environment and achieves the highest quality urban design outcomes, improving the overall architectural quality of the city. This sometimes results in an iconic or landmark building, but more typically ends in a well-designed building that provides a high level of amenity and sustainability for its residents, fits sensitively into the streetscape and responds to and improves the public domain. Since design excellence provisions were introduced in the city in 2012, over 83 competitive design processes have been completed.

In addition to its innovative design excellence approach, the City's planning controls, and other important design requirements contained in the NSW Government's *State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development* and accompanying Apartment Design Guide, provide the essential amenity standards for medium- to high-density residential development. The City continually reviews and improves its own planning controls as well as advocates for the retention of policies related to housing design and their ongoing improvement.

## Building resilience

The likelihood of exposure and the ability of housing to respond to natural and urban hazards are determined by the quality of the design. Communities can be exposed to flooding, sea level rise, storms, droughts, air pollution, noise, soil contamination and excessive heat unless housing is sensitively located, optimally oriented and well designed.

Good housing design can lessen the impact of new housing on the environment. This can be achieved through the use of locally sourced sustainable building materials, use and re-use of recycled materials, the embedding of passive design strategies and incorporating energy, water and waste management initiatives and systems. It can also provide support for efficient and active modes of transport, for example by providing space for bicycle storage and shared vehicles and the ability to charge electric vehicles.

The surrounding urban environment, green space and amount of tree canopy cover can also mitigate the hazards of flash flooding and urban heat. The City's challenge will be to balance the needs of housing supply with the provision of sufficient areas of permeable surface and greenery.

The City is committed to achieving net zero greenhouse gas emissions by 2050, a zero increase in potable water use from a 2006 baseline, and a long term goal of zero waste. These goals are to be implemented as part of the City's Environmental Action 2016–2021: Strategy and Action Plan and the Leave Nothing to Waste Strategy and Action Plan 2017–2030.

We will also continue to advocate to the NSW Government for an increase in minimum BASIX requirements in new developments to reduce greenhouse gas emissions and water consumption, as well as improve the local area's resilience to climate change. Site-specific Local Environment Plan clauses for higher BASIX Energy and BASIX water scores have been implemented where there are increased height or floor space ratio incentives. The City is also collaborating with key industry and NSW Government stakeholders to develop a performance standard pathway for multi-unit residential developments. The performance standard pathway will identify suitable targets and timeframes to transition to multi-unit residential new developments with net zero energy.

Protecting and enhancing the city's surrounding natural environment further increases the city's resilience to natural hazards. The city's green spaces including urban bushland, biodiversity, canopy cover and waterways help cool the environment, improve the health of the ecosystem, mitigate urban heat and flash flooding and provide liveability benefits. Managing the city's impact on the environment and improving the local area's resilience to climate change while balancing the needs of housing supply will be a challenge.

These actions will bring significant social, cultural and economic benefits to the city and community. Managing the city's impact on the environment and adapting to climate change is a crucial part of making the city more resilient.

## Housing for health and wellbeing

There is a growing body of evidence that the built environment influences people's health and wellbeing.

Homes which are energy-efficient and climate-responsive promote health and provide comfort for their occupants by ensuring good solar access, cross-ventilation, shading, insulation and thermal mass. They are also more affordable to run, reducing the stress of high household costs.

A key issue for the City is the impact of noise and air quality associated both with the high traffic volumes on many of the roads in the local area and with other activities, such as late night venues. Where noise levels are high, occupants often need to close their windows, resulting in poor natural ventilation and the need for air-conditioning. Good ventilation is important to provide fresh air, prevent mould and damp and mitigate against respiratory disease, while excessive noise, particularly at night has been shown to be detrimental to both physical and mental health.

The shape of the urban landscape also affects the prevalence of many lifestyle and chronic diseases, including obesity, type 2 diabetes and heart disease, and can also influence the mental health of residents through opportunities for social interaction.

Good access to safe, connected streets linked to services, green open spaces and shared community spaces facilitate both individual and community wellbeing. This increases walking and cycling, and also generates positive mental health outcomes enabling social interaction and increasing exposure to nature. The City works hard to deliver public spaces which are active, safe, varied and vibrant.

The City will continue to strive for well-designed residences with higher densities, good street connectivity, an appropriate mix of land uses and high-quality transport infrastructure, which can all have a positive effect on the health outcomes of residents.

The increased demand for housing must be delivered in a way that is both well-planned and well-managed to secure a healthy and liveable city.

## Liveable Green Network

The City's Liveable Green Network is a pedestrian and cycle network connecting people with the city and village centres as well as major transport hubs, cultural precincts, and public open spaces. It will improve the biodiversity of city streets by increasing canopy coverage throughout the network, and reducing reliance on cars.

There is growing evidence that green open space has benefits for the mental and physical health of people. Housing that is connected to a wide network of open space improves community building by encouraging social participation and interaction.

The City is aiming for all residents to be within easy walking distance of the Liveable Green Network and other public open spaces and key community facilities. The delivery of a 200-kilometre bike network is underway. This will improve access to connected green space for the wellbeing of individuals and communities.

Opportunities exist in the planning framework to facilitate the implementation of quality public open space and green, active travel networks such as the City's Liveable Green Network.

How will we do it?	When will it happen?		
	2019–2021	2022–2026	2027–2036
<p><b>7.1</b> Investigate opportunities in the planning framework to:</p> <ul style="list-style-type: none"> <li>a) incorporate principles and provisions to facilitate climate change adaptation and build resilience to natural and urban hazards</li> <li>b) facilitate the use of recycled water systems to reduce the use of potable water in housing</li> <li>c) implement the performance standard pathways to net zero energy for multi-unit residential buildings</li> <li>d) support innovative waste management approaches</li> <li>e) encourage local food production through edible and community gardens in new developments</li> <li>f) ensure new housing development creates opportunities to expand the City’s green cover and tree canopy</li> <li>g) implement passive design measures to lower energy demand, increase comfort in the home and reduce household running costs</li> <li>h) deliver activity and services at ground (and first) floors in mixed-use areas.</li> </ul>	●	●	
<p><b>7.2</b> Develop best practice design guidance for housing that promotes community and facilitates social interaction.</p>	●		
<p><b>7.3</b> Continue to enforce design excellence principles and use of competition and design review processes.</p>	●	●	●
<p><b>7.4</b> Implement the ‘agent of change’ principle for new residential development in close proximity to existing developments that generate entertainment sound.</p>	●		
<p><b>7.5</b> Advocate to the NSW Government to review BASIX to increase minimum requirements and to improve the effectiveness of the tool.</p>	●	●	●
<p><b>7.6</b> Advocate to the NSW Government for the continued application and ongoing improvement of residential amenity standards in all NSW Government policies that impact on housing.</p>	●	●	●



# 9

# Implementation

The City's priorities and objectives will be implemented through:

## Leadership

The City will lead by example by supporting innovative and collaborative approaches to the delivery of diverse housing supply in the right locations.

## Strategic advocacy

The City will advocate for legislative and policy change at the Australian and NSW Government levels, encouraging interagency engagement and promoting sector networking.

## Policy development

The City will develop policies, strategies and action plans that draw on evidence-based research and analysis, best practice and innovative approaches to address housing issues in the city.

## Strategic planning

The City will work with the NSW Government to ensure its planning controls are able to deliver diverse housing options and quality design.

## Funding and finance

The City will facilitate and channel funding to help finance and leverage social and affordable rental housing in the city.

## Social programs and services

The City will ensure its social programs and services support individuals and families facing housing and homelessness issues in the city.

## Community engagement

The City will provide information, customer service, community consultation and stakeholder engagement to raise awareness and encourage community involvement in local housing issues.

## Capacity-building

The City will provide information, education and resources to develop internal capacity and to support capacity-building in the community sector.

## Collaboration

The City will collaborate with neighbouring councils, government agencies, business and community organisations through formal and informal partnerships to deliver initiatives and advocate for change.

# 10

## Monitoring

To ensure the stated priorities, objectives and actions of this Strategy are being delivered, ongoing monitoring of its development and a review process are required.

### The monitoring of this Strategy will involve:

- annual reviews of housing delivery and supply through the City's housing audit and residential monitor against the actions to ensure this Strategy and the City's planning controls are delivering the priorities in a timely manner
- five-yearly reviews of the evidence base and housing stock against the aims in the Region and District Plans to ensure this Strategy aligns with community housing needs
- a 10-year review of this Strategy to ensure the 20 year vision, the evidence base and planning contexts align with the actions, community views and aims in the Region and District Plans



