Liveability

8-12 Nola Road, Roseville
2 - Liveability

Housing

Ku-ring-gai Local Planning Priorities

K3. Providing housing close to transport, services and facilities to meet the existing and future requirements of a growing and changing community
K4. Providing a range of diverse housing to accommodate the changing structure of families and households and enable ageing in place
K5. Providing affordable housing that retains and strengthens the local residential and business community

BACKGROUND

Ku-ring-gai has historically been a predominantly low density residential area comprising detached dwellings on sizeable lots and limited numbers of medium and high density housing types concentrated in areas with high transport and service provision. This pattern of development has been a fundamental element in the establishment of the area’s prevailing character of buildings within garden settings including tall canopy trees.

Following a period of slow growth prior to 2006, Ku-ring-gai experienced a significant 18% (+19,050 people) population growth during the 2006-2016 decade, bringing the estimated resident population to a total of 123,500 residents. Currently, Ku-ring-gai’s estimated resident population is 126,04610.

During 2006-2016, Ku-ring-gai saw an increase in medium and high density dwelling provision with apartment and townhouse dwellings continuing to be clustered around existing centres of retail activity, and at locations along the train line (T1 North Shore) and major roads (Pacific Highway and Mona Vale Road).

The 2016 Census showed that even with the growth that has occurred within Ku-ring-gai, low density detached dwellings remain the dominant housing type, comprising nearly three quarters of homes, and medium and high density dwellings forming a combined quarter of the area’s housing.

<table>
<thead>
<tr>
<th>Dwellings by housing type</th>
<th>Dwellings</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>High density</td>
<td>6,197</td>
<td>14.63%</td>
</tr>
<tr>
<td>- apartments with four or more storeys</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medium density</td>
<td>5,403</td>
<td>12.75%</td>
</tr>
<tr>
<td>- terraces, townhouses and apartments up to three storeys</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low density</td>
<td>30,721</td>
<td>72.51%</td>
</tr>
<tr>
<td>- detached house</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>46</td>
<td>0.11%</td>
</tr>
<tr>
<td>- caravans, cabins, houseboats, improvised homes, tents, sleepers out, house or flat attached to shop, office or house</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Dwellings</td>
<td>42,321</td>
<td></td>
</tr>
</tbody>
</table>


Note: ABS counts listed as ‘not stated’ and ‘not applicable’ have not been included in this data display.

Figure 2-1 Composition of Dwelling Type – Ku-ring-gai 2016

10 Australian Bureau of Statistics, Estimated Resident Population, 2018
Ku-ring-gai’s demographic data displays the following key housing characteristics:

- A predominance of family households with school age children.
  - 55% of households in Ku-ring-gai are family households with children. (Figure 2-2)
- Children aged 0-14 years make up 20.3% of the population. (Figure 2-3)
- Low numbers of 25-39 year olds. (Figure 2-3)
  - People aged 25-39 make up only 13% of the Ku-ring-gai population, a lower proportion than the North District (21%) and Greater Sydney (24%).

**Figure 2-2 Ku-ring-gai Household Composition 2016**

**Figure 2-3 Ku-ring-gai Age Structure (2016)**
• A high active 65+ and frail 85+ ageing population as compared to the North District and Greater Sydney Region. (Figure 2-4)
  - People aged 65 years and over make up 18% of the Ku-ring-gai population, a higher proportion than the North District (16%) and Greater Sydney (13%).
  - People aged 85 years and over make up 3.2% of the population, a higher proportion than the North District (2.7%) and Greater Sydney (1.8%).
• Increasing rentals and decreasing home ownership. (Figure 2-5)
  - Over the 2006-2016 decade, home ownership has decreased whilst properties with a mortgage and rental properties have increased.
HOUSING PROFILE (CONT.)

- Increasing vacancy rates. (Figure 2-6)
  - The number of unoccupied private dwellings in 2011 was 2,718 (1,649 of these properties were separate houses and 930 of these properties were flats or apartments).
  - Comparatively, the number of unoccupied private dwellings in 2016 was 2,789 (1,814 of these properties were separate houses and 839 of these properties were flats or apartments).
  - Note: Unoccupied private dwellings include vacant houses, holiday homes, newly completed dwellings not yet occupied, dwellings which are vacant because they are due for demolition or repair, and dwellings to let. (ABS Census Dictionary, 2016)

- Predominantly high income households with increasing numbers experiencing housing stress. (Figure 2-7 and 2-8)
  - Housing stress affects very low, low and moderate income households, and occurs when these 3 types of households pay more than 30% of their gross income towards rental or mortgage payments, leaving inadequate funds for other living expenses.
  - 68% of households have an annual household income higher than the Greater Sydney median income of $91,000 and 32% earn below the Greater Sydney median.
  - 38% of households in Ku-ring-gai are prone to housing stress. Of these, 4,358 households are experiencing housing stress.
  - The number of households experiencing housing stress in Ku-ring-gai has increased by 73%, since 2006. This equates to an increase of 1,836 households.
- Low numbers of social housing and low numbers of homeless people across Ku-ring-gai when compared to the North District. (Figure 2-9)

- In 2016, Ku-ring-gai had the lowest number (29) of social housing dwellings rented under Housing NSW when compared to other North District council areas.

- In 2016, the homeless population in Ku-ring-gai was estimated at around 95 people. This figure has remained relatively consistent since 2001.

Figure 2-8 Ku-ring-gai Household Stress

Figure 2-9 Housing NSW Dwellings within the North District and Estimated Homeless Population North District
Although there has been a downturn in the housing market since 2017, sale and rental properties in Ku-ring-gai still command the highest prices in the North District. (Figure 2-10)

- Between March 2006 and March 2018, Ku-ring-gai’s median rent rose from $500 to $650 per week; however, the median weekly rent ranged between the lowest at $495.00 (June 2006) and highest at $720.00 (September 2016).

- Between March 2006 and March 2018, Ku-ring-gai’s median sale prices rose from $826,000 to $1,845,000; however, the median sale prices ranged from the lowest at $790,000 (June 2009) and highest at $2,057,000 (June 2017).

- When compared with other North District local government areas, Ku-ring-gai has had the smallest (6%) percentage increase in weekly rents, but commands the highest rentals out of all the areas. (Figure 2-11)

- When compared with other local government areas, Ku-ring-gai has had the greatest (86%) percentage increase in sales prices and, with Hunters Hill, has the highest property prices in the North District. (Figure 2-11)
HOUSING PROVISION

The Community Strategic Plan - Our Ku-ring-gai 2038, expressing the key values and concerns of local residents, includes comment on the issue of housing diversity and choice, housing affordability, and housing accessibility and adaptability. This plan speaks to the local population's desire for equitable provision of housing and the establishment of long term accommodation enabling continuing residency through changing life cycles. These concerns from the local community are a key driver for a pro-active approach to housing consideration and provision in Ku-ring-gai, and will be investigated further through the Housing Strategy to be undertaken in 2019-2020.

It is noted that Ku-ring-gai has little, to no, social housing provision. Social housing is different and separate to affordable housing, the key difference being:

- **Social Housing** is housing provided for people that have no, or very limited, financial means to enable accommodation choice; or, are in a crisis situation and require immediate rehousing. People that access social housing usually have complex issues making them dependent both physically and financially on the government. This group is predominantly accommodated through subsidised agreements around the leasing of their homes.

- **Affordable Housing** is housing that enables certain people to live within a geographical area which would normally be inaccessible to them due to the high cost of property rental or purchase. These groups of people have regular incomes and are able to fund their homes. They have a vested interest in the area (work, family or friends) and are generally seen as an asset, contributing to the stability of the local community and economy. Affordable housing is also seen as an important means of addressing the shift in life stages and circumstances of local residents, enabling them to remain in an area with established networks and support through that change.

HOUSING PROJECTIONS

The Department of Planning and Environment estimates that by 2036, Ku-ring-gai’s resident population will reach 154,500 people, increasing by 25% or 31,000 new residents from 2016. The Greater Sydney Region Plan states dwelling targets for all the Sydney districts and has the following housing supply targets allocated to the North District:

<table>
<thead>
<tr>
<th>GREATER SYDNEY REGION PLAN – HOUSING SUPPLY TARGETS</th>
</tr>
</thead>
<tbody>
<tr>
<td>North District</td>
</tr>
<tr>
<td>0-5 year – 2016 to 2021</td>
</tr>
<tr>
<td>25,950 dwellings</td>
</tr>
<tr>
<td>20 year – 2016 to 2036</td>
</tr>
<tr>
<td>92,000 dwellings</td>
</tr>
</tbody>
</table>

The Greater Sydney Region Plan has identified a combined 0-5 year housing supply target of 25,950 for the North District councils based on existing dwelling needs and opportunities to deliver supply. Under the North District Plan, Ku-ring-gai is to deliver 4,000 new dwellings during 2016 to 2021 which is consistent with delivery potential under existing planning controls. Each council is also to determine, in conjunction with the Greater Sydney Commission, what portion of housing it will contribute to the 92,000 target over the 20 year period, 2016 to 2036.

The key challenge in the provision of additional housing in Ku-ring-gai, is its integration into the established fabric of the area and the retention of the dominant large lot low density, garden and tree canopy character. This point has also been raised by the local community in the Community Strategic Plan – Our Ku-ring-gai 2038, where concern is expressed regarding the loss of quality built and natural areas and associated local character through increased development.
STRATEGIC RESPONSE

The North District Plan requires Council to prepare a housing strategy to meet future housing demands over the next 10 and 20 years. The preparation of a Ku-ring-gai Housing Strategy presents an opportunity to:

- consider the appropriate method and mechanism to deliver local housing aligned with the strategic principles of the Greater Sydney Region Plan, the North District Plan, and preferences expressed in the Community Strategic Plan – Our Ku-ring-gai 2038 and by the local community;
- clarify issues around conflicting land uses and values to formulate actual housing capacity potentials and identify constraints to provision, including the development of agreed housing supply numerics with the Greater Sydney Commission;
- forward plan to deliver dwellings in a way that supports the area’s intrinsic character and growth of sustainable communities through examining opportunities and challenges to provision in, and around, existing centres across the local government area, including alignment with transport and infrastructure.

In accordance with the North District Plan, Council’s Housing Strategy will provide evidential demonstration of how Ku-ring-gai will accommodate its existing and future population through appropriate type and supply of housing over the next 20 years to 2036. This will include investigation into how housing affordability within Ku-ring-gai can be addressed and accommodated as per the requirements of the Greater Sydney Region Plan and the North District Plan.

In addition, the North District Plan requires consideration of housing supply in 5 year increments from 2016 to 2036 as delineated below.

0-5 YEAR HOUSING SUPPLY (2016 TO 2021)

The North District Plan stipulates delivery of 4,000 new dwellings within Ku-ring-gai during the 5 year period 2016 to 2021.

Since 2016, more than half of the required housing supply quota has been constructed, with the remaining half fully deliverable through current development approvals and through land zoned for higher densities. This means that the 0-5 year housing supply target is achievable under Council’s existing planning policies, as tabulated in Figure 2-13, and no immediate amendment to the Ku-ring-gai Local Environmental Plan is necessary.

<table>
<thead>
<tr>
<th>POTENTIAL HOUSING SUPPLY (2016-2021) - KU-RING-GAI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delivery Method</td>
</tr>
<tr>
<td>Construction completed</td>
</tr>
<tr>
<td>DA approvals issued and not yet constructed</td>
</tr>
<tr>
<td>Potential R4 and R3 sites within the Local Centres at 80% take-up rate</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Note:
Delivery is in excess of North District Plan 4,000 dwelling requirement for the 2016-2021 period.
As new water connections are used as a proxy for completions, certain secondary dwellings are not counted.
Calculations do not include potential dwellings:
- on R3 and R4 sites outside existing Local Centre boundary;
- within mixed use sites on B2 and B4 lands;
- under consideration at Land and Environment Court.

Figure 2-13 Potential Housing Supply (2016-2021), Ku-ring-gai
6-20 YEAR HOUSING SUPPLY
(2021 TO 2026), (2026 TO 2031), (2031 TO 2036)

Beyond the 0-5 year period, amendment to the Ku-ring-gai Local Environmental Plan will be required to facilitate additional housing provision in Ku-ring-gai, with the amendments being informed by the findings and directions of the Ku-ring-gai Housing Strategy.

The Housing Strategy will examine the three key aspects regarding housing provision. These are:

- **housing location** - enabling good proximity to amenity such as transport, employment, services and alignment of built form typology with existing and future local character;
- **housing diversity** - enabling housing choice that supports the variety of household structures and life cycle changes for existing and future residents;
- **housing affordability** - enabling local residents and workers to live within the area close to family, established networks and places of employment.

Ku-ring-gai’s 6-10 year housing target will be developed iteratively through the Housing Strategy. The Strategy will inform numbers, location and typology of dwellings deliverable within Ku-ring-gai plus address the growing issue of housing affordability at the local level. It will also clarify how the additional housing provision will retain, enhance and develop the current and future local character and factor into the liveability of neighbourhoods as stipulated in the regional and district plans.

In the first instance, the Housing Strategy will explore the historical local approach of consolidating housing density around railway and bus routes, and centres of service and economic activity.

Ku-ring-gai has a number of centres of varying hierarchy with good rail or bus transport links as illustrated in Figure 2-15 Housing Supply. As listed in Figure 2-14 Ku-ring-gai Centres – Suitability for Additional Housing, many of these centres meet the fundamental criteria of the Greater Sydney Region Plan and the North District Plan for the suitable location of additional housing as they already provide retail and other services and meet the criteria of the 30 minute city with frequent and fast public transport within 400m or 800m distances from dwellings. The Housing Strategy will explore these centres and determine their ability to provide additional numbers and types of housing to meet the needs of current and future Ku-ring-gai residents.

Consolidating additional housing around these centres will assist in minimising the subdivision and redevelopment of the majority of residential land across Ku-ring-gai, and assist in the retention of the dominant local character including large lot low density single dwelling areas, established gardens, associated landscaping, natural areas and canopy trees within both the private and public domain. It will also enable the consideration of a future character for the centres that can integrate Ku-ring-gai’s prevailing landscape character into the public domain; and, ensure the successful interfacing of new built forms and densities within the area’s existing urban and landscape fabric.
## KU-RING-GAI CENTRES – POTENTIAL SUITABILITY FOR ADDITIONAL HOUSING
*(based on criteria of Greater Sydney Region Plan and North District Plan)*

<table>
<thead>
<tr>
<th>Centre Hierarchy and Suitability</th>
<th>Centre and Capacity Investigation Area</th>
<th>Investigation Radius</th>
<th>Housing Supply Timing*</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Primary Local Centres</strong></td>
<td>- Gordon</td>
<td>800m</td>
<td>6-10 year (2021 to 2026)</td>
</tr>
<tr>
<td></td>
<td>- Lindfield</td>
<td></td>
<td>11-15 year (2026 to 2031)</td>
</tr>
<tr>
<td></td>
<td>- Turramurra</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- St Ives</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Secondary Local Centres</strong></td>
<td>- Roseville</td>
<td>800m</td>
<td>16-20 year (2031 to 2036)</td>
</tr>
<tr>
<td></td>
<td>- Killara</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Pymble</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Wahroonga</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Neighbourhood Centres</strong></td>
<td>- Roseville Chase</td>
<td>400m</td>
<td>16-20 year (2031 to 2036)</td>
</tr>
<tr>
<td></td>
<td>- West Gordon</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- North St Ives</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Centres for future investigation</strong></td>
<td>- North Wahroonga</td>
<td>400m</td>
<td>Subject to infrastructure improvements</td>
</tr>
<tr>
<td></td>
<td>- Princes Street (Turramurra)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Eastern Road (Turramurra)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- South Turramurra</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- West Pymble</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- East Lindfield</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- West Lindfield</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- St Ives Chase</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Centres where additional housing cannot be located</strong></td>
<td>- North Turramurra</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>- East Killara</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- South Wahroonga (Fox Valley Road)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Note – Housing supply timing is subject to further detailed analysis to be undertaken in 2019-2020 through the Housing Strategy.*

Figure 2-14 Ku-ring-gai Centres – Suitability for Additional Housing
PRINCIPLES FOR HOUSING

Future housing supply in Ku-ring-gai will be based on the following principles:

- Protect and conserve the prevailing Ku-ring-gai character of large lot low density housing within garden settings, including tall canopy trees.

- Consolidate housing around centres of retail and economic activity that are serviced by the North Shore railway line or major bus routes along arterial roads, including provision of housing diversity, affordability and accessibility.

- Locate high density housing types within a 10 minute walk (800 metre radius) of Primary and Secondary Local Centres: Gordon, Lindfield, Turramurra, St Ives, Roseville, Killara, Pymble and Wahroonga.

- Locate medium density housing types within a 5 minute walk (400 metre radius) of Neighbourhood Centres serviced by major bus routes along arterial roads: Roseville Chase, West Gordon, North St Ives.

- Locate medium density built forms and other housing types on interface and transition areas where they function as a buffer between differing scales of building or differing land use types.

- In considering areas for future medium and high density housing forms, the following areas are to be avoided:
  - heritage conservation areas;
  - areas of visual and aesthetic quality and character;
  - areas within or affecting scenic and cultural landscapes;
  - areas of intact tree canopy where the built form does not sit under the canopy;
  - areas with multiple constraints including steep topography;
  - areas with environmental values;
  - areas that are bush fire prone and with evacuation risk;
  - centres with limited transport and service access until improvements are implemented.
# Housing - Ku-ring-gai Local Planning Priorities and Actions

## Ku-ring-gai Local Planning Priorities

### K3. Providing housing close to transport, services and facilities to meet the existing and future requirements of a growing and changing community

**Actions**

- Undertake a Housing Strategy to inform a long term strategy for delivery of housing across Ku-ring-gai (short term).
- Investigate the capacity of Ku-ring-gai’s Primary and Secondary Local Centres and Neighbourhood Centres to meet housing supply requirements to 2036, as identified in figure 2-15 Housing Supply (short, medium and long term).
- Implement planning responses in Turramurra, Lindfield, St Ives and Gordon Local Centres to facilitate delivery of the 6-10 year (2021-2026) and 11-15 year (2026 to 2031) housing supply (short term).
- Identify future planning responses to deliver the outcomes of the Housing Strategy across Ku-ring-gai to 2036 (ongoing).

### K4. Providing a range of diverse housing to accommodate the changing structure of families and households and enable ageing in place

**Actions**

- Conduct research including a Housing Needs Study to determine housing types that will meet the changing needs of the local community and enable ageing in place (short term).
- Investigate appropriate locations for, and models of, medium density housing including a medium density complying development model able to integrate into the prevailing local character (short-medium term).

### K5. Providing affordable housing that retains and strengthens the local residential and business community

**Actions**

- Undertake a Housing Affordability Study to determine the profile of local residents and essential workers in need of affordable housing, and the appropriate location for viable provision (short term).
- Prepare a SEPP 70 Affordable Housing Contribution Scheme for Ku-ring-gai to enable a mechanism for the delivery of local affordable housing (short-medium term).

## North District Plan

**Planning Priority N6**

Creating and renewing great places and local centres, and respecting the District’s heritage.

## Greater Sydney Region Plan

**Objective 12**

Great places that bring people together.
Figure 2-15 Housing Supply