
KU-RING-GAI DRAFT HOUSING STRATEGY

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To have Council consider the draft *Ku-ring-gai Local Housing Strategy* for public exhibition.

BACKGROUND:

The *North District Plan* and Council's *Local Strategic Planning Statement* require a Local Housing Strategy to be prepared to accommodate the changing needs of existing and future local population through appropriate type and supply of housing to 2036.

COMMENTS:

The draft Local Housing Strategy has been prepared with extensive evidence based research and early community and Council engagement.

The draft Strategy responds to a range of future housing needs and provides a locally relevant response to *the Greater Sydney Region Plan, A Metropolis of Three Cities*, and to the *North District Plan*, and aligns with Council's *Community Strategic Plan* and draft *Local Strategic Planning Statement*.

The draft Local Housing Strategy sets out the orderly delivery of housing that supports the character of Ku-ring-gai and the growth of sustainable communities in and around the existing Local Centres and aligns with transport and infrastructure provision.

RECOMMENDATION:

That Council endorses the attached draft *Ku-ring-gai Housing Strategy to 2036* (**Attachment A1**) and draft *Ku-ring-gai Housing Strategy Technical Document* (**Attachments A2 and A3**) for public exhibition.

PURPOSE OF REPORT

To have Council consider the draft *Ku-ring-gai Local Housing Strategy* for public exhibition.

BACKGROUND

As part of the Greater Sydney Commission's (GSC) regional plan for Sydney, *A Metropolis of Three Cities* and the *North District Plan*, all Sydney Councils are required to prepare:

1. A Local Environmental Plan (LEP) Review completed 2018.
2. A Local Strategic Planning Statement (Reported to Council 11 June & 19 November 2019).
3. A Local Housing Strategy for the period 2016-2036 (subject of this Report)

The District Plan assigns a 20 year (2016-2036) strategic combined housing target of 92,000 dwellings across the North District's nine council areas. It divides the 20 year delivery period into 5-year segments each with housing delivery expectations as follows:

- *0-5 year period (2016-2021)*

The North District Plan allocates a combined housing target of 25,950 dwellings for the 0-5 year (2016-2021). It also stipulates the 0-5 year housing target for each council area with Ku-ring-gai required to deliver 4000 dwellings by 2021.

- *6-10 year period (2021-2026)*

The North District Plan requires each council to develop 6-10 year (2021-2025) housing targets specific to the local area through a local housing strategy. The strategy is to demonstrate evidence-based capacity for steady housing supply into the medium term and contribution to the district housing target. The Greater Sydney Region Plan prescribes that councils are to work with GSC to establish agreed 6-10 year housing targets.

- *11-15 (2026-2031) and 15-20 year targets (2031-2036)*

The North District Plan expects each council to adopt a long term outlook and stipulate the capacity to contribute to the longer term 20-year strategic housing target for the District to 2036 with consideration to strategies beyond 2036

Preparation of a local housing strategy enables councils to provide a considered local approach to managing the location, type and quantum of housing to meet the changing needs of the growing community over the next 20 years. Once endorsed, the housing strategy will form the strategic framework for housing delivery in the Ku-ring-gai local government area (LGA) and must be considered in the preparation of LEPs and DCPs. It will also support Council's consideration and determination of any owner initiated proposed changes to the KLEP (Planning Proposals).

COMMENTS

Preparation of the draft *Ku-ring-gai Housing Strategy to 2036* (draft Strategy) commenced in early 2019 with evidence based research and analysis, and early community and Council engagement.

The draft Strategy comprises the following documents:

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1. Draft *Ku-ring-gai Housing Strategy to 2036* - Refer to **Attachment A1**
This provides the key information regarding housing provision in the local area to 2036, with an overview of investigation outcomes, and lists the priorities, actions and timing of future housing delivery in Ku-ring-gai.
2. Draft *Ku-ring-gai Housing Strategy Technical Document* - Refer to **Attachment A2**
This has been prepared in accordance with the NSW Department of Planning, Industry and Environment's *Local Housing Strategy Guideline and Template*, and provides a detailed evidence base and analysis that underpins the *Ku-ring-gai Housing Strategy to 2036*.

In addition three pieces of investigation, as listed below, have been conducted to inform the direction of the draft Strategy. They form the *Appendices 1, 2, 3* to the *draft Ku-ring-gai Housing Strategy Technical Document*. Refer to **Attachment A3**.

- Appendix 1 - *Ku-ring-gai Council Housing Strategy: Communications and Engagement Outcomes Report*
- Appendix 2 - *Ku-ring-gai Council Housing Needs Study*
- Appendix 3 - *Ku-ring-gai Primary Local Centres Housing Capacity Study*

Overview

The draft Strategy provides a locally relevant response to *the Greater Sydney Region Plan, A Metropolis of Three Cities*, and to the *North District Plan*, and aligns with Council's *Community Strategic Plan* and draft *Local Strategic Planning Statement*.

The draft Strategy is important because it:

- enables Council to pro-actively deal with the projected increase in local population and ensure the provision of suitable housing at appropriate locations within the local government area;
- sets out a framework to ensure that the Ku-ring-gai local government area is able to accommodate existing and future populations and at the same time maintain the valued character and amenity of the area; and
- provides a defensible strategic direction for future housing provision in Ku-ring-gai and the protection of the area's key attributes at a time when the pressures for development are likely to increase in areas with good public transport.

Preparation of the draft Strategy has involved key pieces of evidential research, analysis and engagement with relevant stakeholders.

Community and Stakeholder Engagement

Council has undertaken considerable community engagement to inform the Housing Strategy including the services of a specialised team of facilitators from Elton Consulting experienced in engagement on complex planning issues. Elton's detailed *Communications and Engagement Outcomes Report* may be viewed at **Attachment A3**.

Engagement of residents, key stakeholders and housing providers was sought to understand the type of housing the community will likely want and need over the next 20 years.

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Community and stakeholder engagement on the draft Strategy was undertaken between October 2019 and February 2020 with multiple tools and techniques utilized to gather feedback from a wide cross section of the Ku-ring-gai community. The tools and techniques are listed below:

- *Online and hard copy surveys*

An online survey was available via Council's project web page between 15 October and 11 November 2019, printed surveys were also provided in local libraries, Council Chambers and key community facilities. 472 responses were received during this time. Four issue-specific online discussion forums were also open during this time, with 273 visitors and 13 contributions. The survey was open to all community members and publicised extensively via Council's website, postcards handed out at major public transport hubs and available at key Council locations, posters installed at key Council locations, social media, e-news articles and advertising.

- *Community Sounding Board*

A Community Sounding Board was established to provide a forum in which Council's project team could test and receive feedback on inputs to the Housing Strategy. There have been three meetings of the 12-person Sounding Board, with a final one to provide feedback to the Community Sounding Board to occur post this report. The group comprised of nine community members and six stakeholders representing key demographics in the LGA or housing providers.

- *Focus groups*

Three focus groups were held between November and December 2019 – two location-focused sessions; and one targeted youth session. The focus groups, attended by 39 people, were held to delve into specific demographic and geographic issues relevant to the Housing Strategy.

- *Stakeholder interviews*

8 stakeholder telephone interviews have been conducted. These stakeholders came from the aged care, property development, architecture, real estate and transport sectors. A further interview is scheduled with NSW Schools Infrastructure to discuss school capacity which has emerged as a concern among engagement participants.

- *Community Workshops*

Six community workshops have been held attend by 111 people. Four of the workshops were focused on a geographical area, one workshop gathered resident action groups representatives and the sixth workshop targeted youth in the Council area.

- *Project webpages*

A number of dedicated project webpages were provided on Council's website to provide an overview of strategy development, easy access to engagement opportunities and answer

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key questions. The pages attracted over 2,331 views between 15 October 2019 and 27 February 2020.

- *Advertisements*

Advertisements were placed in the North Shore Times, Hornsby Advocate, The Vision China Times, The Vision China Times WeChat channel, the Sydney Observer Magazine and Facebook. The advertisements encouraged people to visit Council's website, complete the survey and attend community workshops.

- *Emails and e-news articles*

Those who made a submission on Council's LSPS were emailed details of the Housing Strategy and how they could provide input. Articles were also placed in three of Council's e-newsletters, encouraging people to visit the website and complete the survey. These emails and e-news articles reached over 30,000 people.

- *Social media*

Posts on Council's Facebook channel encouraged people to complete the survey and find out more about the Housing Strategy. The posts reached 16,233 people. 4 Facebook posts were distributed. An additional Facebook advertisement was utilised to recruit people for the workshops.

- *Postcards, posters and newsletters*

To encourage people to visit the project website and complete the survey 3,900 postcards were distributed at key Council locations and transport hubs. Further, 20 posters were installed at key Council locations and 500 English, 300 Chinese and 200 Korean newsletters were distributed.

Along with the detailed demographic and housing analysis and the comprehensive local capacity studies conducted, the outcomes of this community and stakeholder engagement has provided key input to Council's housing strategy.

Housing Vision and Priorities

Based on the community feedback, the draft Strategy establishes Council's long term housing vision for the Ku-ring-gai area. The housing vision is aligned with Council's existing visions as stated in Council's community strategic plan and local strategic planning statement. The housing vision is as follows:

*Ku-ring-gai's Housing Future: liveable for life
Housing in Ku-ring-gai will support connected communities by providing sustainable, diverse, and well-designed homes to accommodate a changing community, close to key infrastructure and aligned with the local character.*

The following *Housing Priorities* have been established to guide housing provision in Ku-ring-gai over the next 20 years:

Housing Priorities

- Priority H1 - Facilitating the supply of homes in the right locations
- Priority H2 - Increasing diversity and choice of housing
- Priority H3 - Increasing liveability, sustainability and local character through high-quality design

The Priorities have associated Objectives and Actions with timeline delineated in the draft Strategy document at **Attachments A1, A2, A3**.

Key Findings

The key findings are stated below. Detailed evidence and discussion may be seen in the Draft Strategy documents at **Attachments A1, A2, A3**.

- *Stakeholder and community views and priorities*

An extensive community and stakeholder engagement program was applied with details provided in the *Ku-ring-gai Council Housing Strategy: Communications and Engagement Outcomes Report (Attachment A3)* prepared by Elton Consulting, engaged to facilitate the engagement program. Feedback includes the following points:

- a strong desire for townhouse/villa/terrace style housing and a recognition of the existing lack of supply;
- opportunities to make better use of existing housing stock through subdividing larger lots and/or houses;
- protection of the area's tree canopy, biodiversity and heritage character;
- preference for additional housing in locations with access to public transport, shops, facilities and open space;
- recognition that the local centres are in need of revitalization to improve functionality;
- concerns regarding existing pressure on infrastructure, such as traffic congestion, school capacity and open space provision; and
- that the preferred scenario for the local centres would be one with more townhouse type provision with some height in the centre to enable revitalisation.

- *Demographic and housing data*

An in-depth and detailed demographic and housing analysis was conducted to underpin the draft Strategy. The *Ku-ring-gai Council Housing Needs Study (Attachment A3)* prepared by Elton Consulting presents data analysis indicating that:

- by 2036, Ku-ring-gai is forecasted to have 25,337 additional residents making up 10,427 additional households. The local population profile is forecasted to continue to see a dominance couples with children (45%) followed by lone person and couple only households (42%);
- the majority of lone person and couple only households are expected to be in the older age cohorts. This may result in a larger proportion of households looking to downsize to apartment or townhouses, or age in place in existing separate dwellings; and

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- the *Housing Needs Study* tests and confirms the Department of Planning, Industry and Environment's (DPIE) implied dwelling projection, and indicates a future housing need of 10,704 dwellings to meet local needs to 2036.

- *Housing provision potential*

Mapping across the Ku-ring-gai LGA and more detailed capacity investigation of the four Primary Local Centres at Turramurra, Lindfield, Gordon, St Ives (detailed in the *Ku-ring-gai Primary Local Centres Housing Capacity Study* at **Attachment A3**) indicates that:

- delivery of the North District Plan target of 4,000 dwellings for the 5-year 2016-2021 period is highly likely under the existing KLEP planning controls;
- high-level LGA-wide mapping indicates that Ku-ring-gai has relatively limited potential for housing provision that would meet the State Government's 30-minute city principles;
- Ku-ring-gai's Primary Local Centres in Turramurra, Lindfield, Gordon and St Ives are best placed to provide additional housing as they have the necessary frequency/reliability of public transport and bus provision, plus investment of hub projects with associated community facilities and upgrades to current provision;
- housing scenarios for the four Centres were tested in workshops with the community and indicated preference for townhouse provision with Centre revitalisation; and
- the four Primary Local Centres have capacity to deliver approximately 6,539-6,897 dwellings over the 15-year 2021-2036 period, thus able to meet (with the 4000 dwellings under current planning controls) the Department of Planning, Industry and Environment's (DPIE) implied dwelling projection of 10,704 dwellings over 20 years to 2036.

Indicative Dwelling Numbers

- Department of Planning, Industry & Environment Implied Dwelling Projections (2016-2036) - 10,660
- Housing Needs Study (2016-2036) - 10,704
- Housing Capacity Study (2021-2036) - 6,539 - 6,897

Housing provision staging

The key outcomes are stated below. Detailed evidence and discussion may be seen in the Draft Strategy documents at **Attachments A1, A2, A3**.

The analysis of the evidence, investigations and community feedback support the following staged housing provision in Ku-ring-gai over the 20 year period 2016-2036 and as illustrated in the below table:

- *Stage 1 - 2016-2021*

Delivery of housing will continue under Council's existing planning controls.

- It is highly likely that Ku-ring-gai will meet the 4,000 dwelling target set in the North District Plan for the 2016-2021 period under the existing planning controls with

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2,922 dwellings already delivered since 2016 and a remaining capacity of 2,680 dwellings (dependant on market take-up on viable sites).

- Monitoring of dwelling delivery at every 5-year period will ensure that where an excess or deficit of dwellings has been delivered in the previous period, the following 5-year period makes adjustment to the dwelling numbers to remain within the parameters of the 20-year delivery number to avoid over or under supply of housing.

- *Stage 2 - 2021-2026*

- Selected or priority mixed use sites (B2 Local centre zone) in Turramurra, Lindfield and Gordon Local Centres – not all of B2 zone.
- Apartments and medium density in Lindfield, Turramurra and Gordon Local Centres (partial extent as per scenario 1 or 2).
- Medium density in “out of local centre” location (location TBC, may include neighbourhood centres, subject to investigation and Council approval) – small area as test.

- *Stage 3 - 2026 – 2031*

- Remainder of B2 Local centre zones in Lindfield, Turramurra and Gordon Local Centres
- Apartments and medium density in Lindfield, Turramurra and Gordon Local Centres (partial extent as per scenario 1 or 2).
- Medium density in “out of local centre” location (location TBC, may include neighbourhood centres, subject to investigation and Council approval) – expanded area – subject to provision of improved transport infrastructure.

- *Stage 4 - 2031-2036*

- B2 Local centre zones in St Ives and apartments and medium density in St Ives (partial extent) – subject to provision of priority bus infrastructure from Mona Vale to Macquarie Park.
- Apartments and medium density in Lindfield, Turramurra and Gordon Local Centres (completion).
- Medium density in “out of local centre” location (location TBC, may include neighbourhood centres, subject to investigation and Council approval) – subject to provision of improved transport infrastructure.

Delivery Period	STAGE 1 2016 to 2021 0-5 year target	STAGE 2 2021 to 2026 6-10 year target	STAGE 3 2026 to 2031 11-15 year contribution	STAGE 4 2031 to 2036 15-20 year contribution	Total at 2036
Total Dwelling Number	4000 Under existing planning controls	2,200 Average from Local Centres Housing Capacity Study	2,200 Average from Local Centres Housing Capacity Study	2,200 Average from Local Centres Housing Capacity Study	10,660 DPIE Implied Dwelling Projection to 2036

Housing Provision Targets, Ku-ring-gai LGA, 2016-2036.

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Staging housing delivery on a 5 yearly basis is considered preferable to providing for 15 years of housing supply within a single LEP update, as this approach allows Council and State agencies to review and analyse changes in housing demand, demographic projections, state government priorities and also ensure infrastructure commitments to support increased housing can be planned and delivered. Previous experience in Ku-ring-gai has shown that releasing 10 years of housing supply at one time can result in rapid uptake, cherry picking of sites, and the inability to meet the long term housing needs of our existing community.

Proposed land use planning approaches

The proposed land use planning approach to deliver housing supply in Ku-ring-gai is:

1. Continue Council's long-term housing approach of concentrating residential density in and around existing centres, and investigate potential for out of centre provision.
2. Manage housing delivery in the Primary Local Centres at Turramurra, Lindfield, Gordon, with St Ives being considered subject to upgrades to key transport infrastructure.
3. Continue Council's approach of place-based strategic planning with detailed research and consultation to seek the best planning outcomes and integration into the valued local character.

Planning for Infrastructure Provision

A consistent issue raised throughout the preparation of the Housing strategy is that any increased housing supply must demonstrate sufficient infrastructure is available to support it. The delivery of housing in Ku-ring-gai is contingent on infrastructure improvements to accommodate new populations to meet demand generated across a range of infrastructure categories such as transport, education, health, utilities, community facilities, arts cultural, indoor recreation and open space.

The need for infrastructure to support new development and to align with forecast population growth is key component of the *Greater Sydney Region Plan: A Metropolis of Three Cities* and the *North District Plan*. These plans have been prepared concurrently with the NSW Government's *Future Transport Strategy 2056* and Infrastructure NSW's *State Infrastructure Strategy 2018-2038* to ensure that land use, transport and infrastructure planning is integrated across Sydney, and the North District.

Numerous studies underpin the planning for work for these plans at the state, regional and local level and they have been ongoing and refined over many years. The housing strategy provides the broad planning objectives, strategies and actions and will trigger additional detailed studies. Collaboration between local and State governments and across State agencies is essential for coordinating infrastructure planning and delivery with housing provision in Ku-ring-gai and across the North District, particularly with regards to health, education and transport.

As part of the preparation of future planning proposals to implement the housing strategy, ongoing collaboration and statutory consultation will occur with key state infrastructure agencies such as Transport for NSW, Department of Education, Sydney Water and Ausgrid which may also trigger further studies. The planning proposals and supporting studies will also be subject to statutory community consultation.

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The *Ku-ring-gai Local Strategic Planning Statement* also highlights the essential requirement for the alignment of the provision of infrastructure and new development to support the projected growth in population, and changing demographics within Ku-ring-gai. The LSPS also outlines that the delivery of community facilities, open space and local infrastructure is required.

The LSPS includes the following Local Planning Priority:

- *K1: Providing well-planned and sustainable local infrastructure to support growth and change;*
- *K2: To collaborate with State Government Agencies and the community to deliver infrastructure projects.*

Council will seek to collaborate across all levels of government, as well as with the community and stakeholders to deliver long term and sustainable infrastructure; ensure the best use of resources; and deliver the best outcomes for the community

Next Steps - Process in developing housing options from here

The draft Strategy sets out the strategic direction for housing in the Ku-ring-gai LGA, providing the high level priorities, actions, indicative numbers and staging of housing provision over the next 20 years to 2036.

The implementation of the draft Strategy will require the preparation of a series of planning proposals over the 20 year period. These planning proposals will require more detailed place-based design and technical considerations for each 5-year period including:

- Development of final delivery mapping and finite dwelling numbers and types, including delivery under current planning controls.
- Numerous detailed technical studies to verify locations, numbers, impacts and infrastructure provision. Studies that will be required may include:
 - Urban Design Study
 - Traffic and Transport Study
 - Economic Impact Assessment
 - Heritage Impact Assessment
 - Ecological Study and Contamination Report
 - Water Management Report
 - Bushfire Protection Assessment
 - Social Impact Statement
- Engagement with key stakeholders and with State agencies to test and validate proposed directions. State Agencies that would be consulted may include:

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- Heritage NSW
- Transport for NSW
- NSW Rural Fire Service and State Emergency Service
- Sydney Water and Ausgrid
- NSW National Parks and Wildlife Service
- NSW Police
- Department of Education
- Health NSW

HOUSING STRATEGY – Guide to housing provision over 20 years (2016-2036)

- high level priorities - actions – locations - indicative dwelling numbers - staging of delivery



PLANNING PROPOSALS - Implementation of Housing Strategy over 20 years in 5-year periods

- Staged detailed investigation, consultation, verification of locations, numbers, typologies

1. 2021 – 2025 – Planning Proposal 1
2. 2027 – 2031 – Planning Proposal 2
3. 2032 – 2036 – Planning Proposal 3

Subject to Council endorsement, the draft Strategy will be placed on public exhibition for a minimum of six weeks through March/April/May. Following public exhibition all submissions will be considered and advice provided to Council regarding any recommended changes.

Following adoption by Council, the draft Strategy will then be sent to the Department of Planning, Industry and Environment to be formally approved. The draft Strategy will be subject to a 10-year review with 5-yearly reviews of the evidence base and housing stock, and annual monitoring of housing delivery and supply against the implementation and delivery plan. Once approved, the draft Strategy will also directly assist and be a matter for formal consideration in the preparation of any amendments to Council’s planning controls, and support Council’s consideration and determination of any private landowner initiated planning proposals.

INTEGRATED PLANNING AND REPORTING

Places, Spaces and Infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
P2.1 A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai..	P2.1.1. Land Use Strategies, plans and processes are in place to effectively manage the impact of new development.	P2.1.1.1 Commence development of plans and strategies as required by the Grater Sydney Commission’s North Distract Plan

GOVERNANCE MATTERS

The draft Strategy has been prepared in accordance with the *Local Housing Strategy Guideline - A step-by-step process for producing a local housing strategy NSW Department of Planning & Environment 2018*.

The draft Strategy is aligned with and provides a locally relevant response to *the Greater Sydney Region Plan, A Metropolis of Three Cities*, and to the *North District Plan*, and aligns with Council's *Community Strategic Plan* and draft *Local Strategic Planning Statement*.

RISK MANAGEMENT

Council has been required to prepare a local housing strategy under the *North District Plan*. Preparation of a local housing strategy has been identified as a planning priority and action under Council's local strategic planning statement. Planning to accommodate the changing housing needs of the Ku-ring-gai community including the forecasted increase of local population through appropriate type and supply of housing to 2036 is essential to the stability of our community. In addition, the adoption of a housing strategy enables future housing provision to be managed so that the area's key attributes, including heritage, biodiversity and tree canopy, are well-considered and conserved in any proposal. It will also support Council's consideration and determination of any owner initiated proposed changes to the KLEP (Planning Proposals).

If Council fails to plan for future housing provision in accordance with State Government guidelines, the community could be at a significant disadvantage in terms of housing choice, affordability, revitalisation of Centres and protection of the area's attributes. Additionally, State Government intervention in local planning within Ku-ring-gai is a potential risk to Council in not meeting the required timeframes to implement the *North District Plan*.

FINANCIAL CONSIDERATIONS

The cost of preparing the Draft Ku-ring-gai Housing Strategy and the associated community engagement component has been funded via the Urban Planning & Heritage - Local Strategic Planning Statement budget funding. A series of studies to implement the local strategic planning statement have been already been funded and as it is a staged implementation, further funding will be sought via Councils annual budget process.

SOCIAL CONSIDERATIONS

The draft *Ku-ring-gai Housing Strategy* addresses social considerations for the future planning of Ku-ring-gai under the 'liveability' theme, in particular through the provision of additional housing, diverse housing choices and affordable housing;

ENVIRONMENTAL CONSIDERATIONS

The draft Ku-ring-gai LSPS specifically addresses environmental considerations for the future planning of Ku-ring-gai under the 'sustainability' theme including managing growth in a way that improves and protects bushland and biodiversity and reducing greenhouse gas emissions through applying the principles of sustainability in location and design of new housing.

COMMUNITY CONSULTATION

A number of consultation and engagement methods have been utilised to inform the community and gain feedback. These included online and hard copy survey and forum, project webpages,

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emails and newsletter, social media, advertisements, postcards, posters, three focus groups, six workshops, community sounding board meetings and stakeholder interviews. The community's feedback informed the preparation of housing scenarios utilised for further consultation in workshops. Final outcomes from the community engagement process are detailed in the Housing Strategy and have been factored in to the setting of priorities and actions for housing delivery in Ku-ring-gai. Further detailed information can be found in the *Community and Stakeholder Engagement* section at the front of this report.

Subject to Council endorsement, the draft Housing Strategy will be placed on public exhibition for a minimum of six weeks through March/April/May. It is proposed that community information and consultation sessions will be held to provide the community an opportunity to comment and learn more. Copies of the draft Housing Strategy will be placed at Council's Chambers and libraries with access to online versions on Council's website. Submissions will be able to be received online, by email or post. Following public exhibition, all submissions will be considered and advice provided to Council regarding any recommended changes to the draft housing strategy.

INTERNAL CONSULTATION

Regular meetings have been held with the Housing Strategy Staff Project Group. This group comprised Council staff from various sections including Community, Communications, Integrated Planning, Sustainability, and Development Assessment and was created to gain feedback and ensure aligned outcomes across the various disciplines.

Three Councillor Workshops were held on 8/10/19, 6/2/20 and 25/2/20. These sessions discussed the framework for the Housing Strategy, its requirements, process and timing, information regarding key outcomes of community consultation and engagement, demographic analysis findings and capacity studies for the area.

SUMMARY

As part of the Greater Sydney Commission's (GSC) regional plan for Sydney, *A Metropolis of Three Cities* and the *North District Plan*, all Sydney Councils are required to prepare a local housing strategy for the period 2016-2036.

Numerous studies underpin the planning for work for these plans at the state, regional and local level and they have been ongoing and refined over many years. The housing strategy provides the broad planning objectives, strategies and actions and will trigger additional detailed studies. As part of the preparation of future planning proposals to implement the housing strategy, ongoing collaboration and statutory consultation will occur with key state infrastructure agencies such as Transport for NSW, Department of Education, Sydney Water and Ausgrid, which may also trigger further studies. The planning proposals and supporting studies will also be subject to statutory community consultation.

Preparation of the draft *Ku-ring-gai Housing Strategy to 2036* commenced in early 2019 with evidence based research and analysis, and early community and Council engagement. Three key pieces of investigation underpin the *draft Ku-ring-gai Housing Strategy to 2036* to provide a strategic direction for housing provision.

The draft Strategy sets out the strategic direction for housing in the Ku-ring-gai LGA, providing the high level priorities, actions, indicative numbers and staging of housing provision over the next 20 years to 2036.

The implementation of the draft Strategy will require the preparation of a series of planning proposals over the 20 year period. These planning proposals will require more detailed place-based design and technical considerations for each 5-year period.

Endorsement of a local housing strategy will enable Ku-ring-gai Council to provide a considered local approach to managing the location, type and quantum of housing to meet the changing needs of the growing community over the next 20 years. The housing strategy will form the strategic framework for housing delivery in the Ku-ring-gai Local Government Area and must be considered in the preparation of LEPs and DCPs. It will also support Council’s consideration and determination of any owner initiated proposed changes to the KLEP (Planning Proposals).

Subject to Council endorsement, the draft Strategy will be placed on formal public exhibition for a minimum of six weeks through March/April/May. Following public exhibition all submissions will be considered and advice provided to Council regarding any recommended changes.

RECOMMENDATION:






- A. That Council endorses the draft *Ku-ring-gai Housing Strategy to 2036* (**Attachment A1**) and draft *Ku-ring-gai Housing Strategy Technical Document* (**Attachments A2 and A3**).
- B. That the draft *Local Housing Strategy* and *Draft Ku-ring-gai Housing Strategy Technical Document* be placed on public exhibition for a period of six weeks (a minimum of 42 days).
- C. That following exhibition, a report be brought back to Council detailing the outcomes of the exhibition.
- D. That delegation be given to the Director, Strategy and Environment to correct any minor amendments or errors and inconsistencies to the draft Local Housing Strategy documents prior to public exhibition.

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Attachments:	A1 	Draft Ku-ring-gai Housing Strategy to 2036	Excluded	2020/057512
	 A2 	Draft Ku-ring-gai Housing Strategy Technical Document	Excluded	2020/057513
	 A3 	Technical Document Appendix 1, 2, 3	Excluded	2020/057467

