

Ku-ring-gai Housing Strategy to 2036 – An Overview

The reason for a Housing Strategy:

Under the direction of the NSW government, Ku-ring-gai Council is required to deliver a local housing strategy that plans for future population increase in a timely manner.

Commencing in early 2019, significant research, analysis and early community and Council engagement has resulted in the *Draft Ku-ring-gai Housing Strategy to 2036*, currently on exhibition until 8th May 2020.

The timely delivery of 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 Ku-ring-gai 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 including protection of the area's key attributes at a time when pressures for development are likely to increase in areas with good public transport.

The draft Ku-ring-gai Housing Strategy in a nutshell

The Draft Housing Strategy is not a rezoning plan. It does not provide any mapping or site specific outcomes. Further rounds of community engagement will occur as part of future Planning Proposals to determine what land will actually be rezoned and for what type of housing.

The Draft Housing Strategy is a high-level conceptual document based on key pieces of evidential research, analysis and early engagement with Council and community. It provides a guide on how housing provision can be managed over the next 20 years. The Housing Strategy provides the overall dwelling numbers, the preferred housing types and suitable locations.

The Housing Strategy presents the following three key guiding directions for future housing in Ku-ring-gai:

1. **Ku-ring-gai's Housing Vision** has been developed with input from the community:

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.

2. **Local Housing Priorities** have been established to guide future housing provision in Ku-ring-gai:

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

3. **Staging of Housing** in 5-year increments is proposed over the 2016-2036 period. Dwelling numbers have been issued by State Government (2016-2026) and Council's evidential investigation (2026-2036):

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 North District Plan target	3000 DPIE (Department of Planning, Industry and Environment) target	1800 Average from Local Centres Housing Capacity Study	1800 Average from Local Centres Housing Capacity Study	10,660 DPIE Implied Dwelling Projection to 2036
Dwelling Provision Type and Location	Under Council's existing planning controls	Apartments + medium density housing in Local Centres -Lindfield, Turramurra, Gordon	Apartments + medium density housing in Local Centres -Lindfield, Turramurra, Gordon + investigation of out-of-centre housing	Apartments + medium density housing in Local Centres -Lindfield, Turramurra, Gordon, St Ives (subject to priority bus infrastructure) + investigation of out-of-centre housing	

Note: Council's existing planning controls contain the capacity for approximately 1,600 additional dwellings. Any remaining capacity in these existing controls that are not taken up in the delivery of the 0-5 year target will be used to contribute to the 6-20 year targets. Monitoring of delivery will be undertaken prior to preparation of any planning proposal to avoid over supply or under supply in relation to the 20 year 10,660 dwelling number.