

Our Future Willoughby



DRAFT WILLOUGHBY HOUSING STRATEGY TO 2036

February 2019



Acknowledgement of Country

We acknowledge the traditional inhabitants of the land on which we stand, the Aboriginal People, their spirits and ancestors. We acknowledge the vital contribution that indigenous people and cultures have made and still make to the nation that we share, Australia.

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Disclaimer: This Strategy does not amend or change the zoning or planning controls of any land or property in Willoughby Council. It provides the strategic vision for the long term growth of Willoughby City, in line with the Sydney Region Plan and North District Plan of the Greater Sydney Commission.

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SECTION 1 EXECUTIVE SUMMARY

SECTION 1 – EXECUTIVE SUMMARY

Housing in Willoughby is diverse and high value, being located in an extremely accessible and well-serviced part of Metropolitan Sydney. The current housing stock ranges from high rise apartments in our Strategic centres of Chatswood and St Leonards to modest and historic single storey cottages in one of the 12 Conservation Areas and imposing waterfront homes on our eastern peninsulas. Conservation areas make up 16% of the Willoughby City Council area and invest it with the character for which it is widely known. With expected growth resulting in a population of 91,848 by 2036 (from The Population Experts), Council needs to plan for the needs of both current and future residents.

The Willoughby Draft Housing Strategy is a step towards a 20 year plan to guide future housing in Willoughby City over this period. The draft Strategy guides the quantity, location and type of future residential development within Willoughby City and has been developed through community engagement and analysis of various factors that will influence residential development including:

- The current planning policy and context.
- Current and projected population - scale and composition.
- Current supply and demand for housing - including affordable housing.
- Recent history of dwelling production, approvals and uptake.
- Planned future growth for Chatswood Central Business District (CBD) and a number of local centres.
- Development challenges for new housing in Willoughby.

The Housing Strategy builds on the Willoughby Housing Position Statement document which was released for public exhibition in 2017.

It was concluded that in terms of strategic directions the additional 6,700 dwellings which the forecasting information estimates to 2036 can be accommodated by applying 3 focus areas as follows:

- **Focus area 1** to be on existing medium and high density zones, (R3 and R4) that have not as yet been developed to the full potential of the zone.
- **Focus area 2** to be on the proposed B4 Mixed Use zone which surround the B3 Commercial Core of the Central Business District as identified in The *Chatswood CBD Planning and Urban Design Strategy to 2036*.
- **Focus area 3** in the local centres identified in *Draft Local Centres Strategy* as per the zoning changes proposed for:
 - Artarmon
 - Northbridge
 - East Chatswood
 - Penshurst Street
 - Castlecrag
 - Naremburn
 - Willoughby South

Focussing growth in the above areas will protect the low density zones in order to ensure an ongoing mix of housing. It is considered that the resulting mix will provide a choice for families with dependents and enable growth in centres to provide different opportunities for singles and older residents to downsize within their community.



1.1 Planning Policy and context

A Metropolis of Three Cities

The Greater Sydney Region Plan - A Metropolis of Three Cities (The Region Plan) was released by the Greater Sydney Commission in March 2018. It provides a 40 year vision and actions for managing Greater Sydney's growth and advocates a 30 minute city where jobs, services and public spaces are within easy reach of people's homes. To meet the needs of the growing population, the vision seeks to transform Greater Sydney into a metropolis of three cities:

- The Western Parkland City
- The Central River City
- The Eastern Harbour City

Willoughby is located in the Eastern Harbour City. The population of the Eastern Harbour City is projected to grow from 2.4 million people in 2016 to 3.3 million people by 2036.

As well as providing a 40 year vision, the Plan also:

- establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters
- informs district and local plans and the assessment of planning proposals
- assists infrastructure agencies to plan and deliver for growth and change and to align their infrastructure plans to place-based outcomes
- informs the private sector and the wider community of the growth management and infrastructure investment intentions of government.

The Region Plan provides Directions and Objectives to deliver the Plan. The Directions relate to the following topics:

- Infrastructure and collaboration
- Liveability
- Productivity
- Sustainability
- Implementation

Regarding Liveability, there are 3 specific Directions:

1. A City for people – Celebrating diversity and putting people at the heart of planning
2. Housing the City – Giving people housing choices
3. A City of great places – Designing places for people

Summary of Actions that Council needs to address for housing:

- Prepare housing strategies
- Develop 6-10 year housing targets
- Implement affordable rental housing targets

Regarding these Actions councils are required to:

- Prepare local or district housing strategies that respond to the principles for housing strategies and housing targets published in the District Plans.
- Outline how housing growth is to be managed, identify the right locations for additional housing supply in each local government area and inform updates of local environmental plans.
- Update local environmental plans that respond to housing strategies and submit within three years of the finalisation of District Plans.

Housing strategies need to identify:

- Where in their local government area the 0–5 and 6–10 year housing targets (when agreed) would most appropriately be applied to align with existing and proposed improvements to local infrastructure and open space improvements
- The right locations for growth, including areas that are unsuitable for significant change in the short to medium term
- Capacity to contribute to the District’s 20 year strategic housing target of 92,000.

The North District Plan

The North District Plan was released in March 2018. Its purpose is to provide a guide for implementing The Region Plan. The District Plan informs local strategic planning statements and local environmental plans, the assessment of planning proposals as well as community strategic plans and policies. The District Plan provides planning priorities consistent with the Objectives from the Region Plan.

The Region Plan prescribes that councils to work with GSC to establish agreed 6-10 year housing targets.

The District Plan provides a Housing Supply target 2016-2021 of 1,250 for Willoughby Council. This target is discussed further in section below on Housing Targets.

State Environmental Planning Policies relating to Housing

There is a general rule that State Policies prevail over Council plans and policies. There are three main State policies that relate to housing delivery in NSW as follows:

State Environmental Planning Policy (Affordable Rental Housing) 2009 and State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes)

The *State Environmental Planning Policy (Affordable Rental Housing) 2009 (Affordable Housing SEPP)* was introduced by the NSW government on 31 July 2009. The policy’s intent is to increase the supply and diversity of affordable rental and social housing in the state and Willoughby Council is an active participant.

The *Affordable Housing SEPP* covers housing types including villas, townhouses and apartments that contain an affordable rental housing component, along with secondary dwellings (granny flats), new generation boarding houses, group homes, social housing and supportive accommodation.

State Environmental Planning Policy No 70 (SEPP 70) allows the imposition of conditions relating to the provision of affordable housing.

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65).

SEPP 65 aims to deliver better living environments for residents choosing apartment living and to enhance streetscapes and neighbourhoods. It establishes a consistent state wide approach to the design and assessment of apartments and the way they are assessed by councils. The Apartment Design Guide explains how to apply *SEPP 65* design principles to the design of new apartments.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP).

The *Codes SEPP* provides parameters for exempt and complying development. Exempt development is very low impact development that can be carried out on certain residential, commercial and industrial properties. Exempt development does not need any planning or building approval, but must comply with the *Building Code of Australia*.

Complying development generally includes larger building works than exempt development. Complying development applies to e.g. a construction of a new dwelling house and alterations / additions to a house.

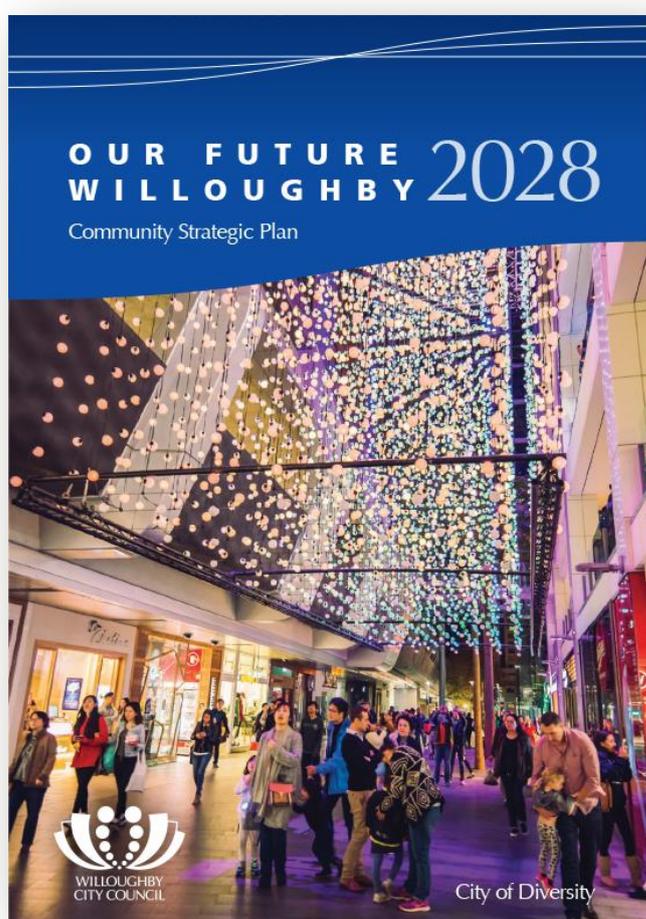
A Complying development can be determined through a fast track assessment by a council or private accredited certifier.

In July 2018, The NSW Department of Planning & Environment issued amendments to the *Codes SEPP* to increase options for low rise medium density housing to be built as complying development. Willoughby Council has been provided with a 12 month deferral from the Code until 1 July 2019, to assess the potential impacts of the new *Codes SEPP* on infrastructure and affordable rental housing provision.

Willoughby Community Strategic Plan - Our Future Willoughby 2028

Our Future Willoughby 2028 is the Council's long-term strategic plan directing for its wider operations. It identifies the aspirations and priorities of the community in the local government area for the next 10 years. The vision of Our Future Willoughby 2028 is,

"Willoughby's diversity underpins our liveable and prosperous City"



This vision is supported by 5 strategic outcomes as outlined below and supported by a number of priorities:

- A City that is green
- A City that is connected and inclusive
- A City that is liveable
- A City that is prosperous and vibrant
- A City that is effective and accountable

Under A City that is liveable are the following Community Priorities that need to be considered as part of the Housing Strategy. These Priorities are:

- Foster feelings of safety, security and cleanliness.
- Create recreation spaces for all.
- Promote an active and healthy lifestyle.
- Create desirable places to be and enjoy.
- Activate local spaces in creative ways.

Willoughby Housing Position Statement 2017

The Housing Strategy builds on the Willoughby Housing Position Statement document which was released for public exhibition in 2017. The Position Statement defined guiding principles for future housing in Willoughby and identified areas for further investigation. The areas of investigation are discussed later in this document. The underlying principles continue to guide this work, i.e.

- Provide sufficient and well-designed housing for the next 20 years.
- Provide for a mix of housing types to suit various community needs including affordable housing.
- Focus new housing growth in larger centres and areas of medium and high density with access to public transport to protect lower density neighbourhoods.
- Promote community health and wellbeing by locating new housing within walkable access (400m) to transport and other local services and amenities.
- Respect and promote the heritage and environmental qualities of WCC in planning for new housing.

Conclusions from an analysis of feedback received during the exhibition of The 2017 Housing Position Statement by Macquarie University are summarised at Appendix 1.

Willoughby Local Environmental Plan 2012

The current plan - Willoughby Local Environmental Plan 2012 (WLEP 2012) sets the direction for land uses in the City. WLEP 2012 consists of a written instrument and maps. Specifically, WLEP 2012 states whether development:

- is permissible on the land;
- is subject to specific restrictions, including controls on height, minimum land area and floor space;
- requires consent of Council.

The following zones allow residential accommodation:

ZONING	BROAD EXPLANATION
R2 Low Density Residential	Permits 2 storey dwellings
R3 Medium Density Residential	Permits town houses and flats up to 4 storeys
R4 High Density Residential	Permits high rise (4 storey+ apartments)
E4 Environmental Living	Permits 2 storey dwellings in environmentally sensitive areas such as bushfire prone land or foreshore areas

In addition, some Business zones allow residential in the form of shop top accommodation:

- B1 Neighbourhood Centre
- B2 Local Centre
- B4 Mixed Use
- B5 Business Development



Rezoning can be sought (planning proposals) and State Government will review decisions made at key stages of the process. In some circumstances the power of local government to determine the most appropriate location and scale of residential development may not stand and Council's decision can be overturned by the State Government.

WLEP 2012 makes requirements for the provision of Affordable Housing as part of new development of certain types. Before resolving to rezone land, Council considers the inclusion of the subject land as an Affordable Housing Precinct. *WLEP 2012* currently identifies a number of sites where affordable housing is required to be provided when the site is redeveloped. The affordable housing units are rented to people on low to moderate incomes at rents that do not exceed 30% of their income and are managed by a local community housing provider.

Willoughby Development Control Plan

Willoughby Development Control Plan (WDCP) compliments and supplements *WLEP 2012*.

WDCP specifies detailed guidelines and environmental standards for new development which needs to be considered in preparing a Development Application. The WDCP includes character statements and has specific controls for:

- Dwelling houses, dual occupancies and secondary dwellings
- Attached dwellings, multi dwelling housing and residential flat buildings
- Shop top housing

The WDCP provides performance criteria for these different types of development and specifies controls such as setbacks, landscaping, private open space, solar access and sustainable development.

The WDCP requires a proportion of new residential development to be constructed as adaptable housing. Adaptable housing is designed in such a way that it can be modified easily in the future to become accessible to both occupants and visitors with disabilities or progressive frailties. Council requires up to 50% of new residential units to be adaptable.

These requirements assist in meeting the housing needs and choice for Council's growing ageing population and the needs of people with disabilities, and to provide greater flexibility of housing stock to change to meet people's needs generally.



1.2 LGA Snapshot

Size and Location

Willoughby is a medium sized local government area occupying 23 square kilometres on the lower North Shore of Sydney, 8.5kms north of the Sydney Central Business District (CBD), with its own busy CBD of Chatswood. Willoughby enjoys the natural borders of the Lane Cove River to the west and the foreshores of Middle Harbour to the east and benefits from 300ha of bushland.



Our People

Willoughby has a population of about 78 000 people (.id August 2017) within an estimated 28 920 households (.id August 2017). Locals enjoy a diverse ethnic and cultural mix, resident's backgrounds include Chinese, Japanese, Italian, Armenian, Greek, Croatian and Korean. The majority of the Willoughby population is extremely well educated and skilled and its residents have higher than average household weekly incomes when compared with the Sydney metropolitan average.

Activities in Willoughby

A broad range of vibrant cultural events and programs and inclusive social activities provide communities and neighbourhoods a choice of social interaction and cultural experiences where they can develop a sense of belonging.

The City of Willoughby includes a blend of retail, commercial, industrial, residential, institutional and recreational districts. In addition to its varied employment opportunities, the City is close to other major employment areas such as Macquarie Park north Sydney and Sydney CBD and has access to a variety of quality public transport, retail, education and health facilities. It has excellent public libraries and The Concourse in Chatswood CBD is a major cultural precinct serving the entire lower North Shore.

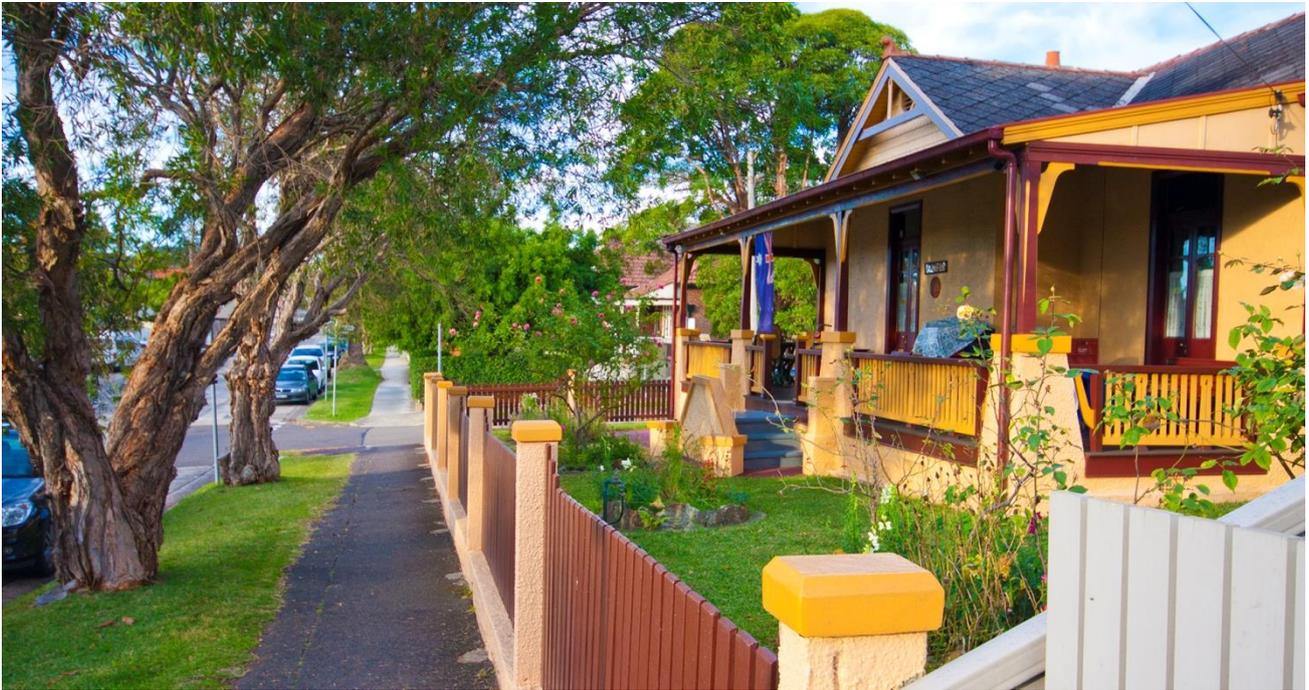
Heritage and Environmental Assets

The City's scenic waterways, bushland reserves, parks, playgrounds, stunning bush walks, combined art and environmental projects, green corridors and significant heritage items and conservation areas provide an inspiring and healthy environment for its communities and visitors.



1.3 Housing Vision

“A City that is Liveable” is one of the five Strategic Outcomes in *Our Future Willoughby 2028*. This outcome resulted from a community engagement process was concluded as a priority for the next 10 years, through an extensive engagement process.



This Strategic Outcome requires:

- We are a City that is safe, engaging, vibrant and supported by great urban design.
- Our City has lively village centres and a strong Central Business District (CBD) that we will celebrate and promote.
- Our community will have access to spaces that promote a healthy and active lifestyle.

It is important that these Priorities and this Outcome are reflected in this Draft Housing Strategy.

A draft vision that speaks for housing in Willoughby is suggested as:

- Willoughby values its natural environment within which it supports a wide diversity of housing to meet the needs of its residents.
- Chatswood is a confident, well designed, safe and healthy Central Business District, close to transport and open spaces providing higher density living around the commercial heart. This higher density housing has appeal for older residents who wish to be close to family and the services they need, but is also home for younger families and smaller households who also value convenience.
- St Leonards is a centre that provides a unique local character with a heritage conservation area, a bustling commercial centre, valued industrial area as well as a flourishing health and education hub all located around St Leonards Station.
- The many attractive local centres promote their distinctive characters and nurture strong communities with lower rise housing, jobs and local services. They have provided opportunities for older residents to downsize and be closer to what they need.
- The many low density heritage areas continue to contribute to Willoughby special residential character with a good supply of traditional single family homes with gardens.

SECTION 2 EVIDENCE

SECTION 2 – EVIDENCE

Evidence Base for future housing in Willoughby

To establish the identification of where housing supply is adequate and where new housing and housing type will be delivered, the following factors need to be considered:

- Demographic indicators of social and economic factors
- Housing demand trends and diversity
- Housing supply trends and diversity
- Land use opportunities and constraints

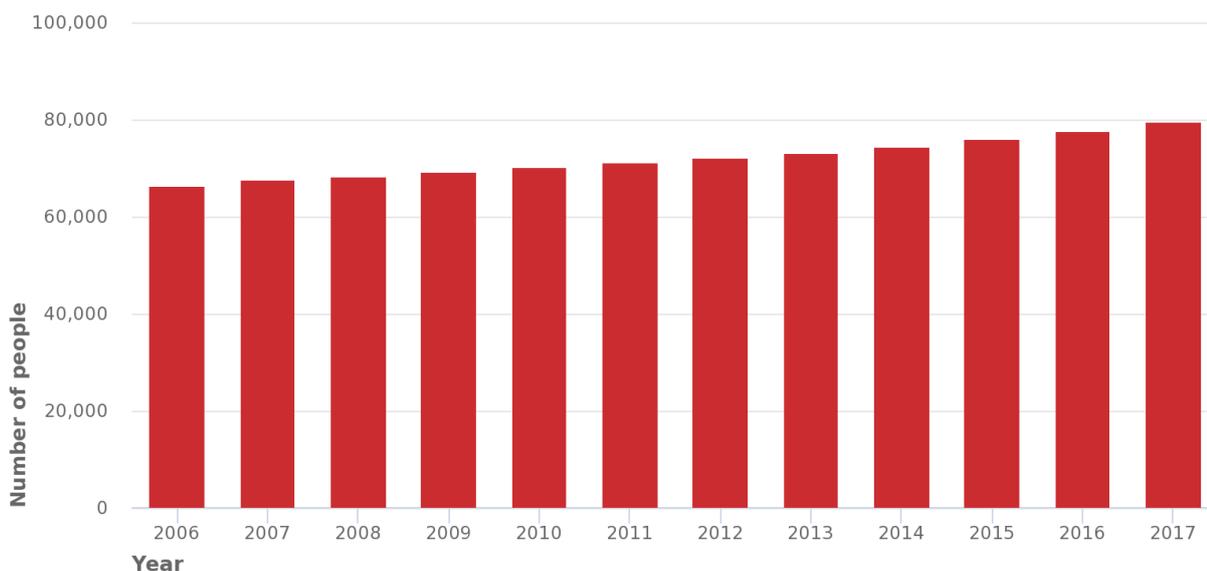
Analysis of demographic indicators and projections provides insights into current and future housing needs of Willoughby's population. Information on Willoughby's population change, age structure and household type over time will inform the future housing supply for Willoughby.

2.1 Population

Population Change to date

Estimated Resident Population (ERP)

Willoughby City



Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented by .id the population experts

.id the population experts

Willoughby's population has increased by 18% from 66,481 in 2006 to 79,681 in 2017. 48% of the population being males and 52% females which is in the normal range.

Change in Five Year Age Groups 2011 – 2016

Willoughby City - Total Persons (Usual residence)	2011			2016			Change
Five year age groups (years)	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2011 to 2016
0 to 4	4,868	7.2	6.8	4,896	6.6	6.4	+28
5 to 9	4,257	6.3	6.3	5,236	7.0	6.4	+979
10 to 14	3,735	5.5	6.1	4,274	5.8	5.8	+539
15 to 19	3,537	5.3	6.3	3,986	5.4	6.0	+449
20 to 24	4,255	6.3	7.0	4,472	6.0	7.1	+217
25 to 29	5,039	7.5	7.8	5,122	6.9	7.9	+83
30 to 34	5,657	8.4	7.7	6,201	8.3	8.1	+544
35 to 39	5,767	8.6	7.6	6,364	8.6	7.4	+597
40 to 44	5,470	8.1	7.3	6,005	8.1	7.1	+535
45 to 49	4,904	7.3	7.0	5,355	7.2	6.7	+451
50 to 54	4,232	6.3	6.5	4,694	6.3	6.3	+462
55 to 59	3,681	5.5	5.7	3,987	5.4	5.8	+306
60 to 64	3,453	5.1	5.1	3,527	4.7	5.0	+74
65 to 69	2,366	3.5	3.8	3,236	4.4	4.4	+870
70 to 74	1,796	2.7	2.9	2,190	2.9	3.3	+394
75 to 79	1,484	2.2	2.3	1,664	2.2	2.4	+180
80 to 84	1,342	2.0	1.9	1,357	1.8	1.8	+15
85 and over	1,512	2.2	1.8	1,731	2.3	2.0	+219
	67,355	100.0	100.0	74,297	100.0	100.0	+6,942

Source: .id, the population experts, November 2017.

From 2011 to 2016 Willoughby's population increased by 6,942 people (10.35%). This represents an average annual population change of just under 2% (1.98%) per year over the period. The largest changes in age structure between 2011 and 2016 were in the age groups:

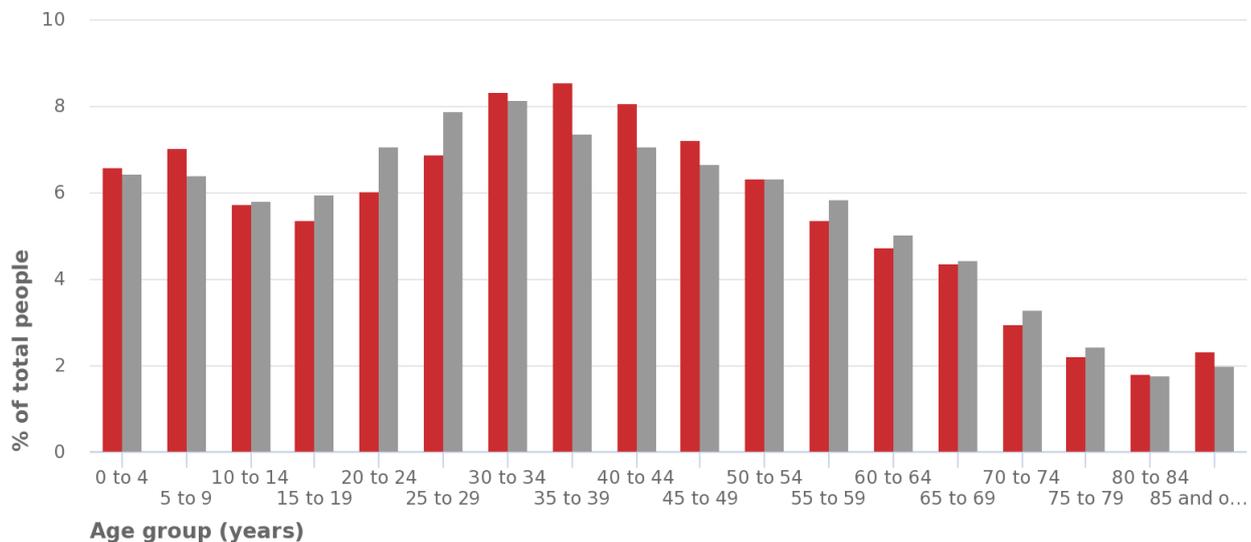
- 5 to 9 (+979 persons)
- 65 to 69 (+870 persons)
- 35 to 39 (+597 persons)
- 30 to 34 (+544 persons)

The Age Structure of Willoughby City provides key insights into the level of demand for age based services and facilities such as primary school, high school and child care. It is also an indicator of Willoughby City's residential role and function being favoured by families with school age children and how it is likely to change in the future, with significant groups of older people.

Age structure - five year age groups, 2016

Total persons

Willoughby City Greater Sydney



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Usual residence data). Compiled and presented in profile.id by .id, the population experts.

.id the population experts

The largest group for 2016 were the 35 to 39 year olds.



Analysis of the five year age groups of Willoughby City in 2016 compared to Greater Sydney shows that there was a higher proportion of people in the younger age groups (under 15) and a similar proportion of people in the older age groups (65+).

Overall, 19.4% of the population was aged between 0 and 15, and 13.7% were aged 65 years and over, compared with 18.7% and 13.9% respectively for Greater Sydney.

The major differences between the age structure of Willoughby City and Greater Sydney were:

- A *larger* percentage of persons aged 35 to 39 (8.6% compared to 7.4%)
- A *larger* percentage of persons aged 40 to 44 (8.1% compared to 7.1%)
- A *smaller* percentage of persons aged 20 to 24 (6.0% compared to 7.1%)
- A *smaller* percentage of persons aged 25 to 29 (6.9% compared to 7.9%)

Indicating a larger proportion of working age residents and fewer younger adults between 20-30 years.

Forecast Population Change

The following summary shows the forecast population for Willoughby. The period 2016 to 2026, as the short to medium term, is likely to be the most accurate and useful forecast information for immediate planning purposes.

Willoughby City	Forecast year				
Summary	2016	2021	2026	2031	2036
Population	78,018	82,753	86,399	89,266	91,848
Change in population (5yrs)		4,735	3,646	2,867	2,582
Average annual change		1.19%	0.87%	0.65%	0.57%

Source: .id , the population experts, November 2017.

The greatest population change for Willoughby is forecast for the period from 2017 to 2021 which is expected to have a net increase of 4,735 people.

Components of Population Change

Willoughby City					
Component	2012 to 2016	2017 to 2021	2022 to 2026	2027 to 2031	2032 to 2036
Births		5,134	5,239	5,367	5,507
Deaths		2,214	2,496	2,830	3,234
Natural increase/decrease		2,920	2,743	2,538	2,273
Net migration		1,759	903	214	255
Change in persons in non-private dwellings		56	0	115	55
Total population change		4,735	3,646	2,867	2,582

Source: .id , the population experts, November 2017.

Forecast Age Structure – 5 year age groups

Between 2016 and 2026, the age structure forecasts for Willoughby indicate a 0.9% increase in population under working age, a 27.8% increase in retirement age and 10.1% increase of working age. The largest increase in persons between 2016 and 2026 is forecast to be in the 15 to 19 age group.

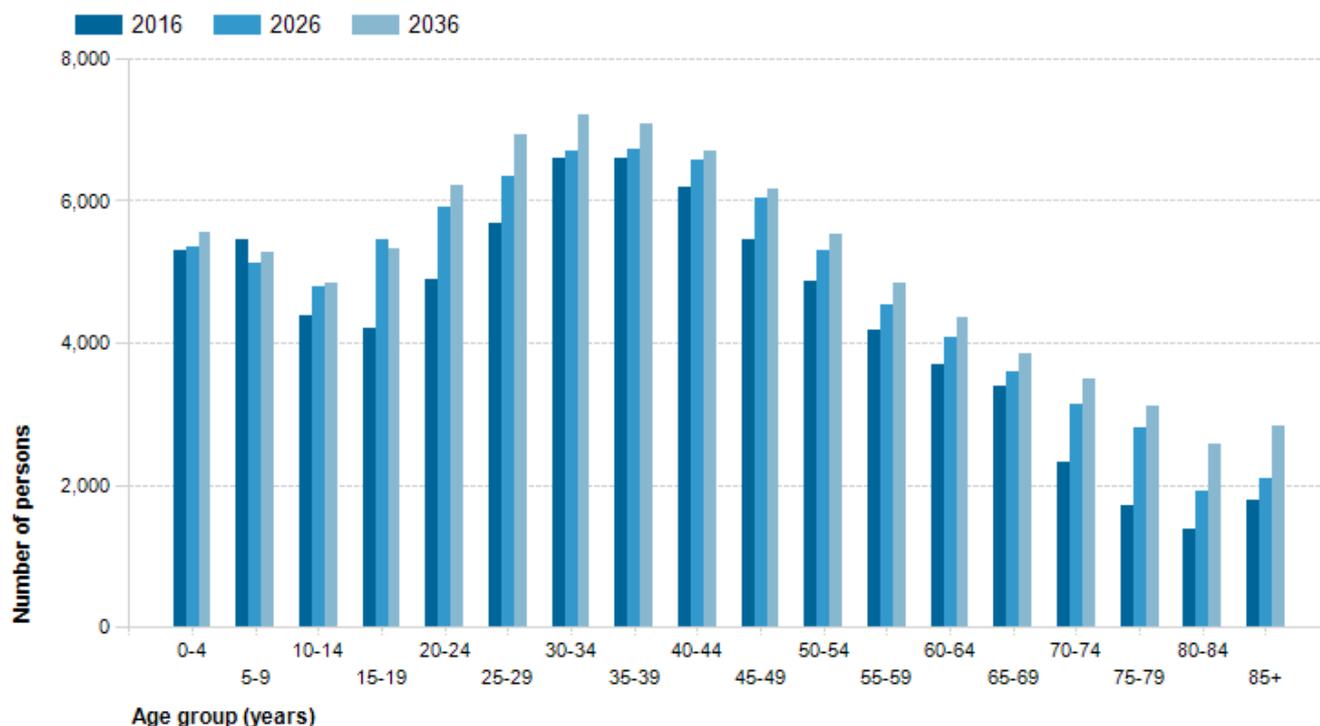
(Source: .id, the population experts).

Forecast Age Structure – 5 year age groups

It is also significant that births continue to be the largest component of population change consistently providing for a net increase of well over 2,000 persons, compared to a net migration figure of 1,759 in the period 2017-2021 which falls to several hundred from 2026.

Forecast age structure - 5 year age groups

Willoughby City - Total persons



Population and household forecasts, 2016 to 2036, prepared by .id the population experts, November 2017.

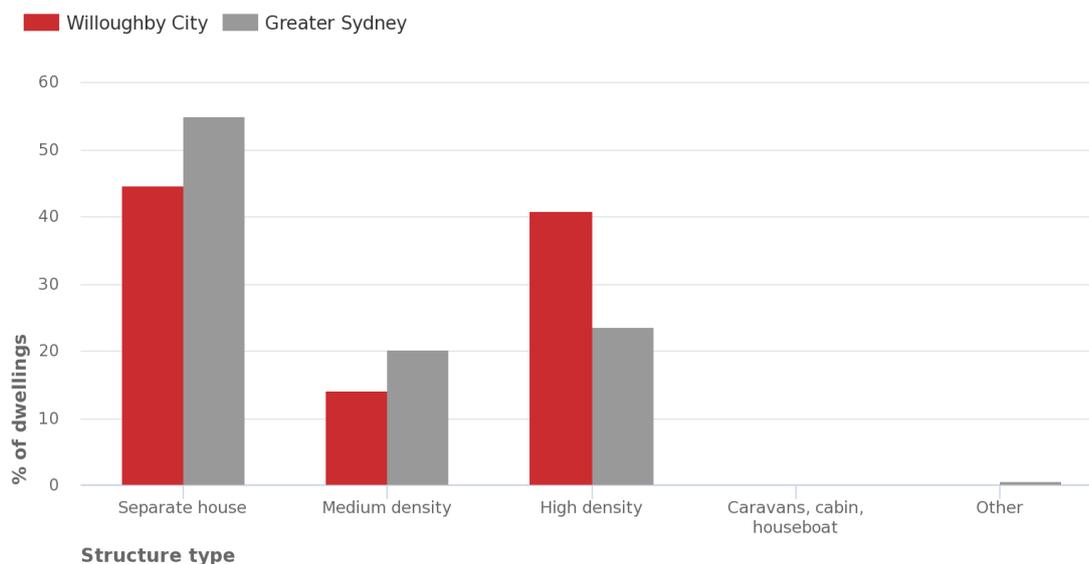


2.2 Dwellings

In Willoughby although the number has fallen in absolute terms, separate houses remain the most dominant housing form. There are 13,356 separate houses in the council area, 4,210 medium density dwellings, and 12,261 high density dwellings. (2016 Census)

Dwelling Structure

Dwelling structure, 2016



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Enumerated data). Compiled and presented in profile.id by .id, the population experts.



Analysis of the types of dwellings in Willoughby City in 2016 shows that 44.5% of all dwellings were separate houses; 14.0% were medium density dwellings, and 40.9% were in high density dwellings, compared with 55.0%, 20.3%, and 23.5% in the Greater Sydney respectively.

Historic Change in Dwelling Structure

Willoughby's dwelling structure has changed since 2011 with a trend towards higher density type dwellings

Willoughby City - Dwellings (Enumerated)	2011			2016			Change 2011 to 2016
	Number	%	Greater Sydney %	Number	%	Greater Sydney %	
Separate house	13,561	48.4	58.9	13,356	44.5	55.0	-205
Medium density	3,877	13.8	19.7	4,210	14.0	20.3	+333
High density	10,506	37.5	20.7	12,261	40.9	23.5	+1,755
Caravans, cabin, houseboat	3	0.0	0.2	3	0.0	0.2	0
Other	69	0.2	0.4	91	0.3	0.5	+22
Not stated	3	0.0	0.1	72	0.2	0.4	+69
Total Private Dwellings	28,019	100.0	100.0	29,993	100.0	100.0	+1,974

Source: .id, the population experts, November 2017.

Household Type

Household type, 2016



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Enumerated data). Compiled and presented in profile.id by .id, the population experts.



Analysis of the household/family types in Willoughby City in 2016 compared to Greater Sydney shows that there was a higher proportion of couple families with child(ren) as well as a lower proportion of one-parent families. Overall, 37.0% of total families were couple families with child(ren), and 8.4% were one-parent families, compared with 35.3% and 10.4% respectively for Greater Sydney.



There were a similar proportion of lone person households and a higher proportion of couples without children. Overall, the proportion of lone person households was 20.0% compared to 20.4% in Greater Sydney while the proportion of couples without children was 23.0% compared to 22.4% in Greater Sydney. Historically, the main change in household type from 2011 to 2016 showed a slight decrease in couples with children (-29) and a corresponding slight increase in one parent families (+21).

Forecast household types

Forecasting for household types show couple families with children are expected to continue to be the dominant household type by 2036. However, this follows with a corresponding increase in couples without dependents and lone person households.

Willoughby City Type	2016		2026		2036		Change between 2016 and 2036
	Number	%	Number	%	Number	%	
Couple families with dependents	10,551	36.5	11,248	34.3	11,707	32.8	+1,156
Couples without dependents	7,850	27.1	9,066	27.7	10,084	28.3	+2,234
Group households	1,594	5.5	1,783	5.4	1,955	5.5	+361
Lone person households	6,046	20.9	7,426	22.7	8,397	23.5	+2,351
One parent family	2,109	7.3	2,425	7.4	2,636	7.4	+527
Other families	770	2.7	837	2.6	912	2.6	+142

Source: .id , the population experts

Household size (persons per dwelling)

It is important to look at the relationship between population and average household size. If the average household size is falling, then there will need to be growth in the number of households (and dwellings for them to live in) to maintain or grow the population.

	2011	2016	2021	2026	2031	2036
Average household size	2.57	2.60	2.63	2.59	2.56	2.53

Source: .id , the population experts

Average Household size grew slightly between 2011 and 2016. The trend is expected to decline with a gradual decrease in average household size to 2.53 by 2036. The trend in recent years has demonstrated a reduction in separate dwellings with an associated increase partly in medium but mainly in high density. With a limited amount of land available for residential and taking into account the constraints identified in the previous section, this trend is likely to continue. It will therefore be necessary to protect lower density areas as they provide a particular choice of dwellings.

Single dwellings are currently favoured by couple households with dependents (the dominant household type for this area). Couple households with dependents is also forecast to be the dominant household type to 2036 and it is assumed that single dwellings will still be the preferred type of accommodation for that group.

Number of Bedrooms

Analysis of the number of bedrooms in dwellings in Willoughby City in 2016 compared to Greater Sydney shows a trend towards smaller homes with a higher proportion of dwellings with 2 bedrooms or less, and a lower proportion of dwellings with 4 or more bedrooms.

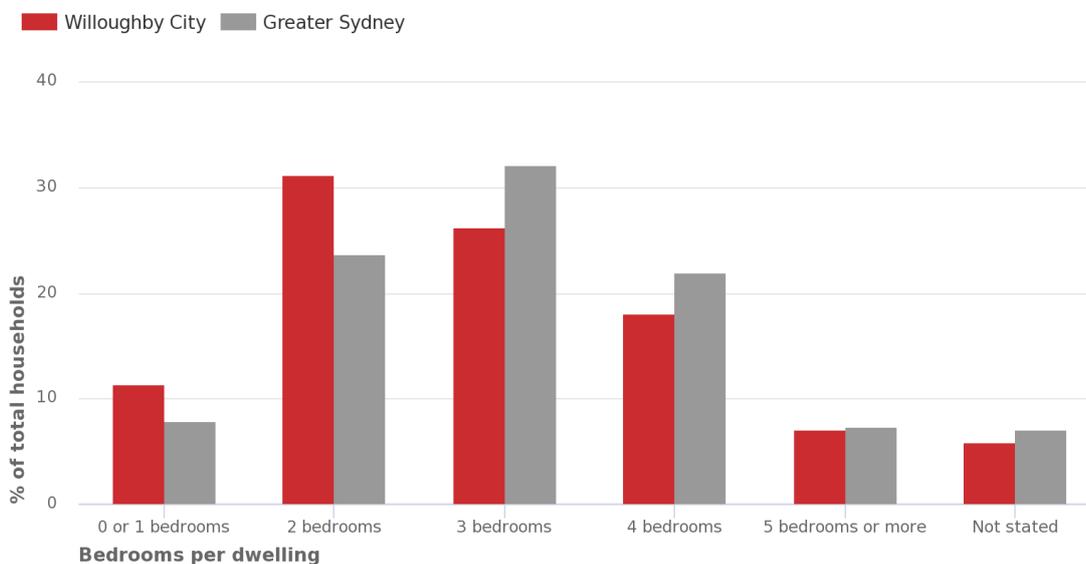
Overall, 42.6% of households were in dwellings with 2 bedrooms or less, and 25.3% of 4 or more bedroom dwellings, compared with 31.5% and 29.3% for Greater Sydney respectively, probably reflecting a trend towards larger homes in middle suburbs replacing other traditional homes and the size of homes being built in new growth areas.

Number of Bedrooms

Willoughby City - Households (Enumerated)	2011			2016			Change
	Number	%	Greater Sydney %	Number	%	Greater Sydney %	
0 or 1 bedrooms	2,641	10.2	7.3	3,161	11.4	7.8	+520
2 bedrooms	8,411	32.4	23.9	8,621	31.2	23.7	+210
3 bedrooms	7,521	28.9	35.2	7,269	26.3	32.1	-252
4 bedrooms	4,546	17.5	21.5	5,009	18.1	22.0	+463
5 bedrooms or more	1,620	6.2	6.2	1,978	7.2	7.3	+358
Not stated	1,258	4.8	5.9	1,624	5.9	7.1	+366
Total households	25,997	100.0	100.0	27,662	100.0	100.0	+1,665

Source: [.id](#), the population experts

Number of bedrooms per dwelling, 2016



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Enumerated data). Compiled and presented in profile.id by .id, the population experts.

.id the population experts

The largest changes in the number of bedrooms per dwelling between 2011 and 2016 were:

- 0 or 1 bedrooms (+520 dwellings)
- 4 bedrooms (+463 dwellings)
- 5 bedrooms or more (+358 dwellings)
- 3 bedrooms (-252 dwellings)

Housing Tenure

Tenure type	2011			2016			Change
	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2011 to 2016
Fully owned	8,436	32.4	29.1	8,402	30.4	27.7	-34
Mortgage	7,276	28.0	33.2	7,439	26.9	31.5	+163
Renting - Total	8,691	33.4	30.4	9,897	35.8	32.6	+1,206
Renting - Social housing	499	1.9	5.0	482	1.7	4.6	-17
Renting - Private	8,061	31.0	25.0	9,294	33.6	27.6	+1,233
Renting - Not stated	131	0.5	0.5	121	0.4	0.4	-10
Other tenure type	234	0.9	0.8	241	0.9	0.8	+7
Not stated	1,361	5.2	6.5	1,688	6.1	7.4	+327
Total households	25,998	100.0	100.0	27,667	100.0	100.0	+1,669

Source: .id, the population experts

For Willoughby, 57% of households were purchasing or fully owned their home. 33.6% were renting privately and 1.7% were in social housing in 2016.

The largest change in housing tenure between 2011 and 2016 were:

- Renting - Private (+1,233 persons)
- Mortgage (+163 persons)

Household income

Weekly household income, 2016



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (DTNAME) data. Compiled and presented in profile.id by .id, the population experts.

Household income

Analysis of household income levels in Willoughby City in 2016 compared to Greater Sydney shows that there was a larger proportion of high income households (those earning \$2,500 per week or more) and a lower proportion of low income households (those earning less than \$650 per week).

Overall, 39.8% of the households earned a high income and 12.2% were low income households, compared with 28.3% and 15.1% respectively for Greater Sydney.

The major differences between the household incomes of Willoughby City and Greater Sydney were:

- A *larger* percentage of households who earned \$6,000 - \$7,999 / week (6.5% compared to 2.5%)
- A *larger* percentage of households who earned \$3,500 - \$3,999 (8.1% / week compared to 5.3%)
- A *larger* percentage of households who earned \$5,000 - \$5,999 (5.1% / week compared to 2.7%)
- A *smaller* percentage of households who earned \$650 - \$799 / week (3.4% compared to 5.5%)

Population Forecasts – Data Sources

The NSW Department of Planning & Environment produce population and household projections to 2036.

.id also provide projections on behalf of Council. The methodologies are slightly different and result in a different 2036 figure. These differences are highlighted below:

	Department of Planning & Environment	.id The Population Experts
Population 2016	75,450	78,018
Population 2036	88,650	91,848
Dwellings 2016	30,950 (implied dwellings)	30,367
Dwellings 2036	37,400(implied dwellings)	37,125

The Department's forecasts a 13,200 increase in population and 6,450 increase in implied dwellings (2016-2036). .id forecasts a 13,830 increase in population and 6,758 increase in dwellings (2016-2036). Overall, taking both forecasts into account, between 6,000 - 6,700 dwellings will be required to meet population growth to 2036. .id provides further information on the breakdown of these projection as follows:

Forecast population, households and dwellings

Willoughby City	Forecast year				
	2016	2021	2026	2031	2036
Summary					
Population	78,018	82,753	86,399	89,266	91,848
Change in population (5yrs)		4,735	3,646	2,867	2,582
Average annual change		1.19%	0.87%	0.65%	0.57%
Households	28,920	30,906	32,785	34,306	35,688
Average household size	2.65	2.63	2.59	2.56	2.53
Population in non private dwellings	1,291	1,347	1,347	1,462	1,517
Dwellings	30,367	32,358	34,255	35,759	37,125
Dwelling occupancy rate	95.23	95.51	95.71	95.94	96.13

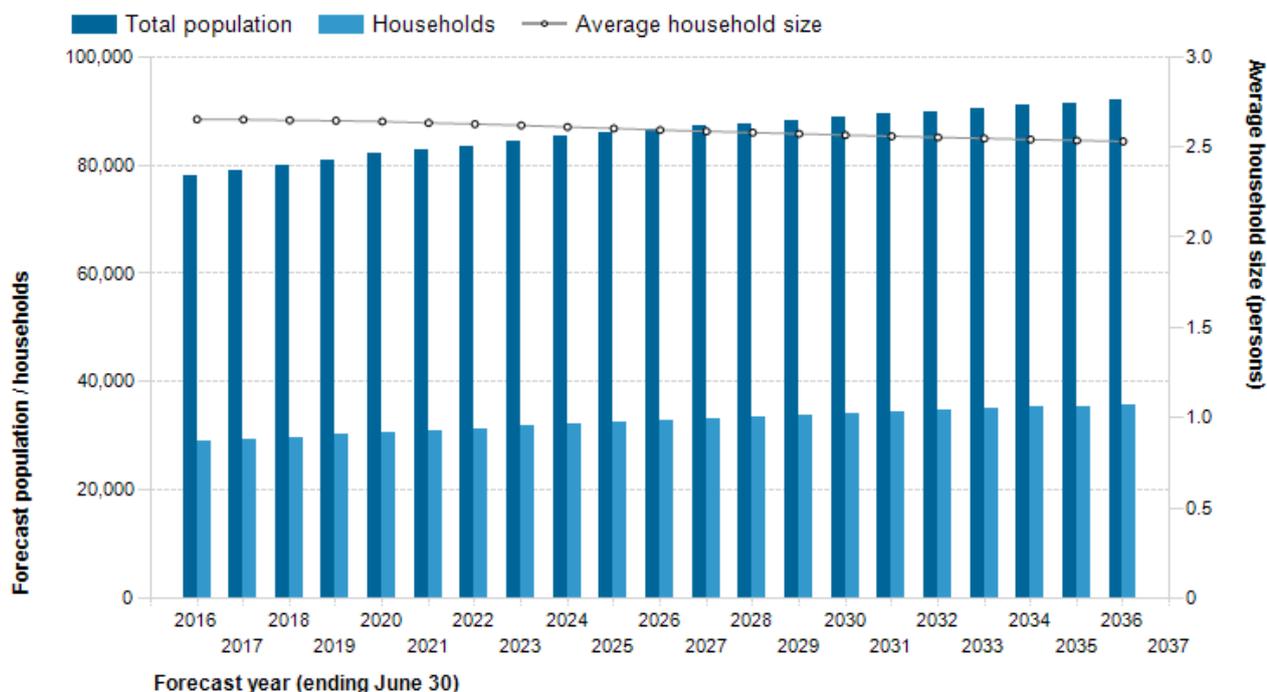
Population and household forecasts, 2016 to 2036, prepared by .id , the population experts, November 2017.

Forecast population, households and dwellings

It is important to look at the relationship between population and average household size. If the average household size is falling, then there will be a related growth in the number of households, and a need for dwellings for them to live in to support the population.

Forecast population, households and average household size

Willoughby City



Population and household forecasts, 2016 to 2036, prepared by .id the population experts, November 2017.



Between 2016 and 2026, the age structure forecasts for Willoughby City indicate a 0.9% increase in population under working age, a 27.8% increase in population of retirement age, and a 10.1% increase in population of working age.

Key Findings from Demographic Information

The population of Willoughby is expected to rise in 2036 from its current 78,017 to 91,848 (an increase of 13,830 .id Forecast). This increase in residents comprises families and older people who will have different housing needs, requiring a mix of housing types to be available. From a current figure of 30,367 dwellings an increase to 37,125 by 2036 is estimated amounting to approximately 6,758 additional dwellings.

Therefore an extra 6,758 dwellings will be required, comprising separate houses – (possibly in the form of secondary dwellings and dual occupancies), flats, terraces and townhouses.

Further considerations include:

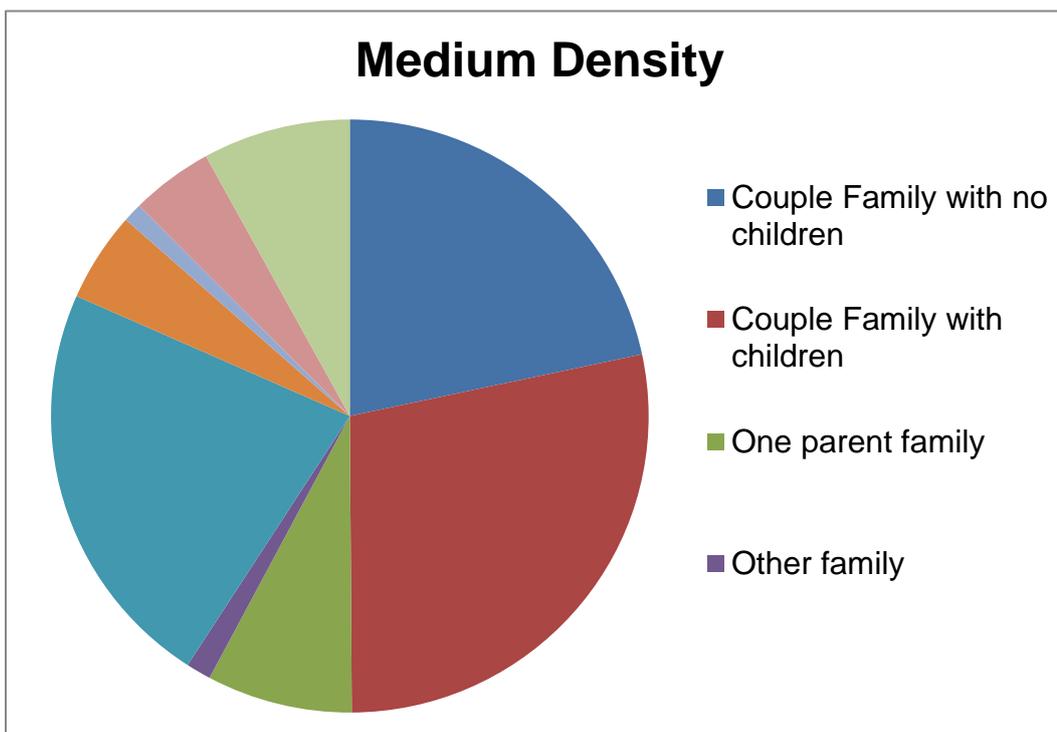
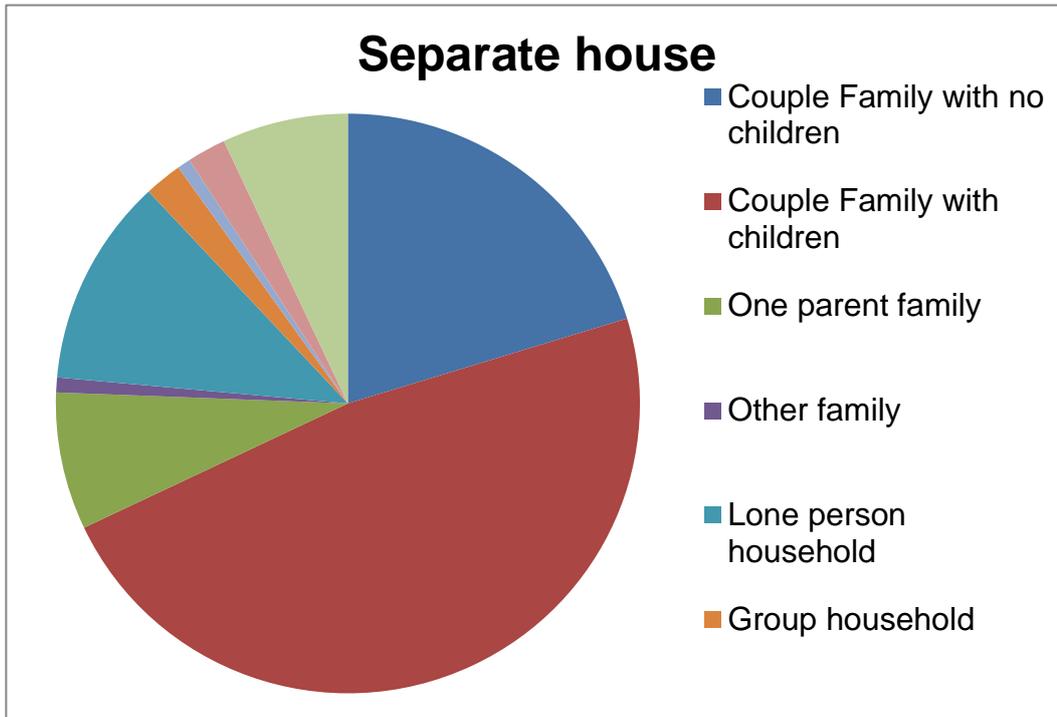
- Couple families with children the dominant household type by 2036
- Increase in couples without dependents
- Increase in lone person households
- Lower average household size
- Higher proportion of high income households (\$2500 per week or more) than greater Sydney.
- The greatest population change for Willoughby City is forecast for the current period from 2017 to 2021, which is expected to have a net increase of 4,735 people, therefore housing production will be required to deliver quickly in response.

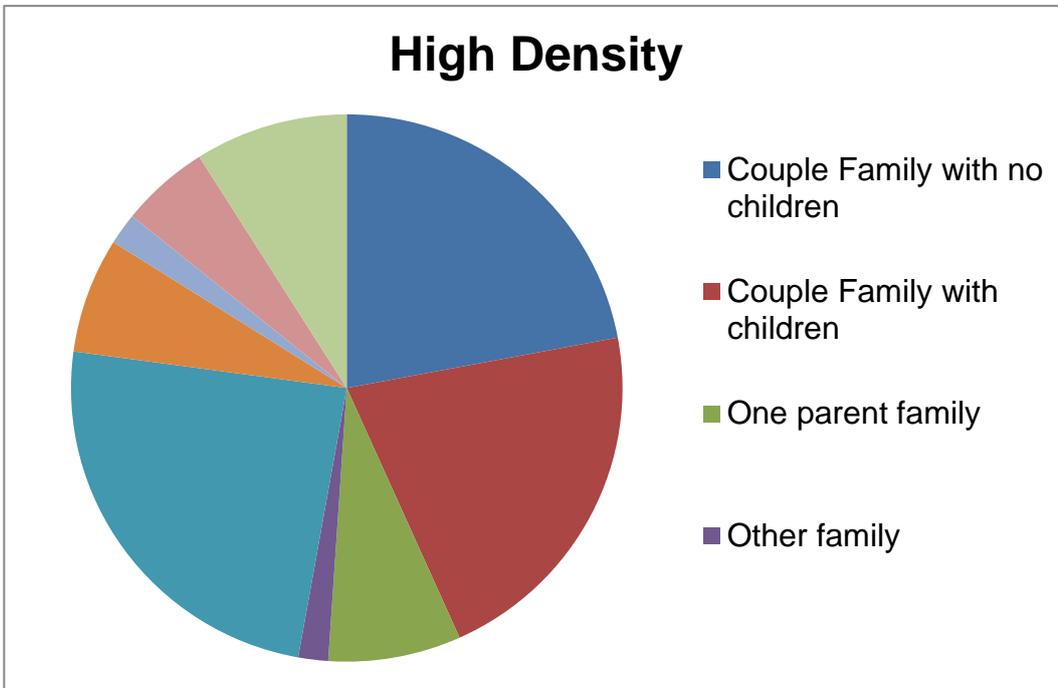
2.3 Housing for Particular Needs

Housing demand is influenced by factors in the broader housing market generally and by factors that influence demand for housing within local housing markets. These influences include household growth, infrastructure availability, local and regional amenity, employment opportunities, taxes, interest rates and immigration, many of which area outside the control of local government.

Type of Dwellings by Family Type

The following pie charts illustrate a breakdown of the type of dwellings currently occupied by family type:





The graphs illustrate a preference for:

- separate dwellings for couple family with children
- medium / high density for couple family with no children
- high / medium density for lone person households
- high / medium density for group households

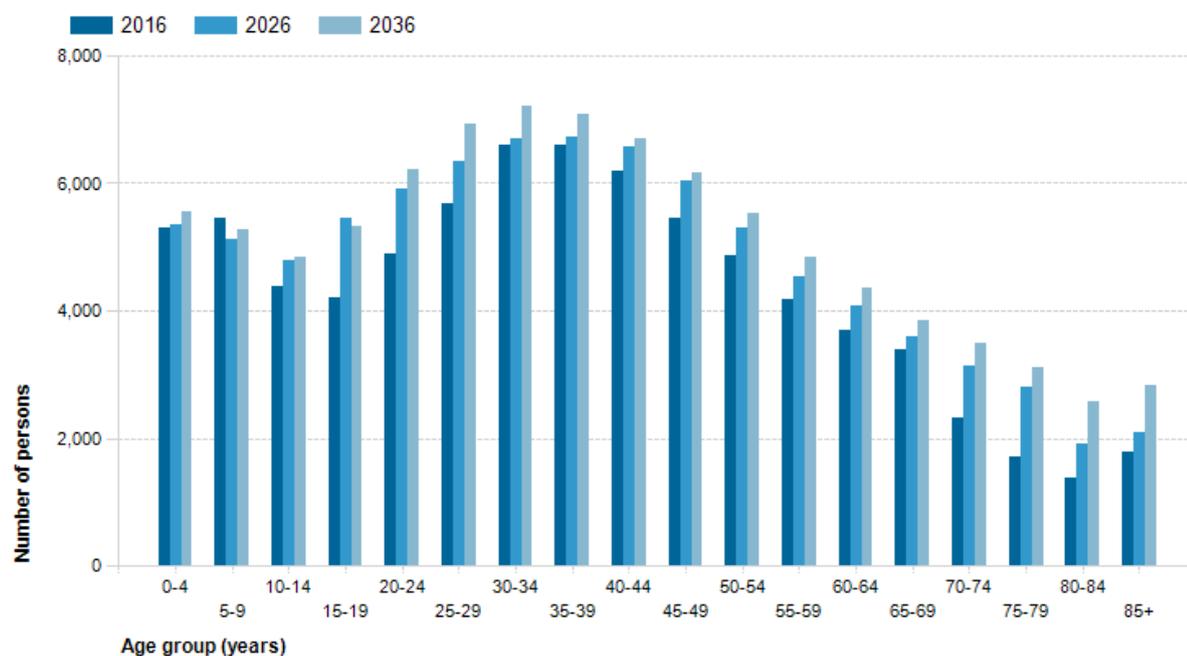
There is no particular stand out preference for one parent or other type family who occupy all housing types.

Seniors

As indicated in the Population section above, the population of Willoughby will increase from 2016 – 2036 by 13,830. 43% of this increase in population will be aged 60 and over.

Forecast age structure - 5 year age groups

Willoughby City - Total persons



Population and household forecasts, 2016 to 2036, prepared by .id the population experts, November 2017.



Forecast household types

Willoughby City	2016		2026		2036		Change between 2016 and 2036
	Number	%	Number	%	Number	%	Number
Couple families with dependents	10,551	36.5	11,248	34.3	11,707	32.8	+1,156
Couples without dependents	7,850	27.1	9,066	27.7	10,084	28.3	+2,234
Group households	1,594	5.5	1,783	5.4	1,955	5.5	+361
Lone person households	6,046	20.9	7,426	22.7	8,397	23.5	+2,351
One parent family	2,109	7.3	2,425	7.4	2,636	7.4	+527
Other families	770	2.7	837	2.6	912	2.6	+142

Feedback from previous consultations on Local Centres / Housing Position Statements has indicated a desire of older people to downsize but remain in the local area. Assuming the existing trend prevails, this will result in a demand for units / separate dwellings (e.g. 'granny flats'). As the predominant family type is expected to remain as couple families with children, this could result in allowing separate low density homes to be available for families while older residents move to more accessible and convenient housing close to transport and services.

With a limited supply of land, the location of these extra dwellings needs to be carefully considered. Dual occupancies and secondary dwellings being permissible in many residential zones across Willoughby allow for the ongoing delivery of lower scale housing in an incremental, piecemeal way. Trend analysis from approvals tells us we deliver around 15 new homes through this mechanism every year; however there will come a point where this supply is exhausted as no more suitable sites remain. For now that point is likely to be beyond the 20 year planning horizon of this Strategy. This type of housing is suitable for a wide range of residents, being single storey with some private open space however it may not be well located for public transport or walkable to other services, requiring residents to drive.

Medium density housing (townhouses and low rise apartments) should be planned in accessible locations close to transport and walkable to services and amenities including open space. Local centres are considered appropriate for this scale of development. Town house type development was not common in the local area for a number of years. However, recently there has been an upturn in the number of Development Applications proposing this type of accommodation. Currently (November 2018), there are proposals under consideration in Willoughby, Artarmon, Chatswood and Roseville which collectively if approved, would result in 80 new town house dwellings.

High density housing will be planned for the most accessible locations close to bus, train and Metro stations and walkable to all services, and will play an important role in contributing the majority of Willoughby's housing target over the next 20 years. As such, Chatswood and St Leonards Strategic Centres will be the focus of this style of housing.

Under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, a Site Compatibility Certificate application can be made to the Department of Planning & Environment to enable development for the purposes of seniors housing. A Site Compatibility Certificate enables a Seniors Housing development to be proposed on land that is used for the purposes of an existing registered club. This has its compromises as it can result in a loss of areas of private open space used by the community. A Site Compatibility Certificate has been approved by the Department of Planning & Environment for the Willoughby Legions Club, 26 Crabbes Avenue, North Willoughby for 36-72 residential aged care facility beds and approximately 99-125 self-contained units.

Another is being considered for the Chatswood Golf Club. This proposes 106 self-contained apartments with ancillary services and facilities. However, as with such urban issues, where different uses compete for limited land, a balance seeks to be achieved for the benefit of the community.

Affordable rental

Willoughby Council has had a long interest in affordable housing issues. Following the Report of the Ministerial Taskforce on Affordable Housing titled '*Affordable Housing in New South Wales: The Need for Action*' in July 1998, Council adopted the Willoughby City Housing Policy. This Policy recognised the loss and lack of low cost housing and the small number of public and community housing dwellings within the local government area.

If a household is spending more than 30% of income on housing costs it is described as being in housing stress. Housing stress impacts on quality of life and the ability to afford other living costs such as food, clothing, transport and utilities.

Willoughby Local Environmental Plan 1995 was amended in 1999 to require 4% of the total floor space of new dwellings within identified Willoughby Local Housing Precincts to be provided as affordable housing. These controls were subsequently validated by The Environmental Planning and Assessment Amendment (Affordable Housing) Act 2000 and State Environmental Planning Policy 70- Affordable Housing (Revised Schemes) in 2002. Between 1999 and 2005, 4 sites were identified as Affordable Housing Precincts and a total of 10 units and several monetary contributions were provided. These numbers may not have been significant in total but they reflect Willoughby's ability to make some impact on its housing affordability issue.

Willoughby Local Environmental Plan 2012 came into force in January 2013 and identified a number of new sites where affordable housing was required (indicated as Area 3 on the Special Provisions Area Map). Sites were selected for inclusion on the map where the zone had changed to allow a higher density, the height control had been substantially increased or the site had been newly zoned for residential use. Initially the Department of Planning and Infrastructure did not support the proposed extension of the existing affordable housing program to new sites under the draft LEP and Council spent several years contesting this issue, successfully achieving the inclusion of the additional sites/areas.

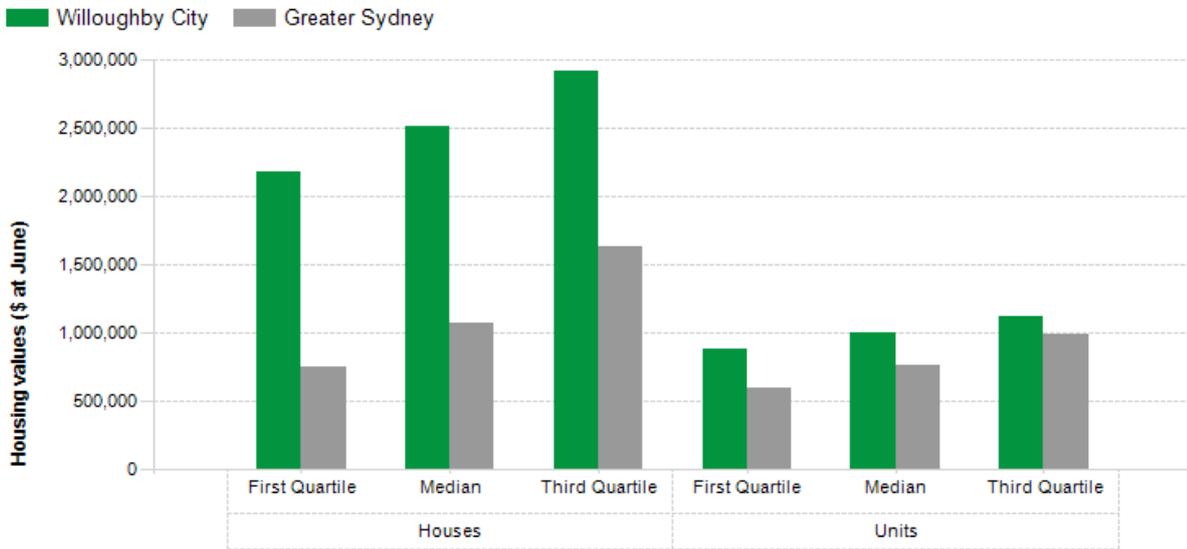
To date Council has provided 22 Affordable Housing units for Key Workers. Our Future Willoughby 2028 provides the following commitments to 2023:

- Increase Council provided affordable housing properties from 22 to 50.
- Increase to the LEP Affordable Housing requirement from 4% to 7% in line with the *North District Plan* Target.
- Monitor the supply of affordable housing particularly for low income workers who provide services for the residents and businesses of the Willoughby LGA.

And by 2026 to

- Increase Council provided affordable housing properties from 22 to 70.
- Increase to the LEP Affordable Housing requirement from 4% to 10% in line with the *Draft North District Plan* Target.
- Examples of 'model' affordable housing developments enabled by Council through joint ventures.

Housing values, 2017



Source: Hometrack 2011-2016, Housing Valuation System

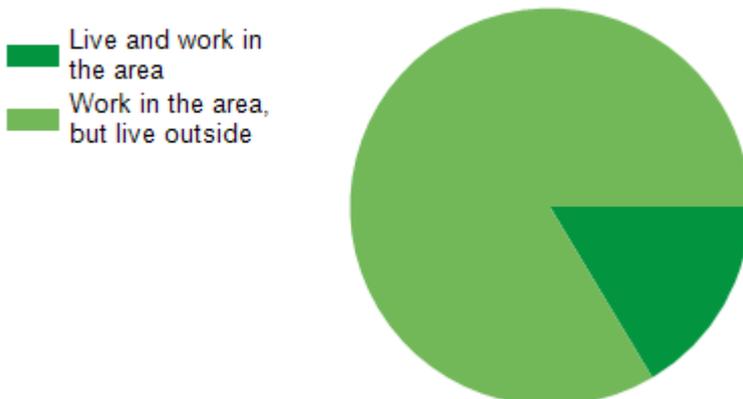


Property in Willoughby is at a premium in Sydney. At June 2017, Willoughby had a median house valuation of \$2,505,974 (\$1,435,380 higher than the median house valuation for Greater Sydney). At the same time period, the median valuation for a unit in Willoughby was \$993,109 (\$229, 634 higher than a median valuation for a unit in Greater Sydney).

At June 2017 the median house rental for Willoughby was \$1,000 (\$470 higher than the median house rental for Greater Sydney). For a unit the median rental was \$610 (\$90 higher than Greater Sydney). As discussed in the Household income section above, Willoughby residents (generally) have a higher average household income than that for Greater Sydney. However, the local government area demonstrates that there are a large amount of workers who come to the local government area to work but do not live here. Of a total of 59, 396 people who work in Willoughby local government area, only 16.5% also live in Willoughby. 83.5% travel from outside the local government area.

Residential location of local workers, 2016

Willoughby City - All industries



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Usual residence data)



Of all workers employed in Willoughby City, the top 3 fields are:

1. Health care and social assistance (18.1%)
2. Professional, scientific and technical services (12.1%)
3. Retail trade (10.8%)

45.9% of workers drive to work, 11.3% catch the train and 5.3% travel by bus.

Key workers

A key worker is an employee who provides a vital service in society, especially in the police, health or education sectors.

A study by the University of Sydney “Key worker housing affordability in Sydney” (January 2018) reviewed key worker income alongside rent and sales figures for greater Sydney. The findings found Willoughby (amongst other north shore councils) to be “very unaffordable” for key workers:

The study included the following table which provides the annual income of a number of key worker roles and demonstrates their affordability for accommodation (2016 statistics):

	Annual Income (\$)	Weekly Income (\$)	Affordable home purchase price (\$)	Affordable weekly rent (ie. 30% weekly income) (\$)
Teacher (mid level graduate)	86,570	1665	554,560	499
Senior Fire Fighter	83,654	1609	531,570	483
Constable (Level 5)	73,651	1416	452,710	425
Senior Constable (Level 6)	98,413	1893	641,750	568
Enrolled Nurse (Year 5)	57,031	1096	321,550	329
Registered Nurse (Year 5)	72,764	1399	445,720	420
Ambulance - Paramedic Specialist	79,997	1538	502,750	462
Key Workers (median)	78,866	1517	492,940	455

The study concluded that,

“... Sydney’s teachers, nurses, ambulance officers, fire/emergency workers, and police are integral to the city’s (Sydney’s) ongoing economic growth and community wellbeing. However, these essential professionals are facing increasing barriers to home ownership ad limited choices in the private rental market...”

At 2016, Health care and social assistance, at 18.1% was the largest employer in Willoughby (.id economic profile). Of the current 10,723 jobs in that industry 87.4% work outside Willoughby City.

Considering that the most dominant employment type in Willoughby is health care workers and that this figure is expected to increase by 6,000 jobs to 2031 (source SGS), it is considered appropriate that Council make provisions to increase its key worker housing stock to accommodate this particular housing need.

Given that the current 4% requirement for affordable housing has been in place since 1999 and that the North District Plan identifies 5-10% as an affordable rental housing target, (subject to viability), it is considered an appropriate time to revise the requirement to reflect the anticipated increases in resident and employee population to 2036.

It is therefore recommended, that Council’s affordable housing target should be increased in the short term to at least 7% to comply with the North District Plan rising to 10% by 2026 in line with the Community Strategic Plan. This higher end of the range is considered to be necessary given the increases in health workers required for the area by 2036. As per the existing method, the affordable housing % requirement would apply to any “up zoned” areas.

Adaptable housing

Willoughby Development Control Plan (WDCP) encourages housing to be adaptable.

Adaptable housing is housing that is designed with basic accessible features which can easily be complemented with further features to meet the individual’s needs over time. A dwelling can easily be adapted, if required, to cater for the changing needs and capabilities of an older or disabled occupant, and then be re-adapted to a conventional configuration if that person moves out. Adaptable housing has also been referred to as universal design, flexible housing, and inclusive design.

WDCP also has requirements for adaptable car spaces.

The following are the minimum requirements in WDCP for adaptable housing.

Development Type	Minimum Requirement
Single storey attached dwellings and multi dwelling housing (eg attached or detached villas)	10% of units to be adaptable.
Two storey attached dwellings, multi dwelling housing and residential flat buildings	25% of all dwellings to be adaptable.
Three storey attached dwellings, multi dwelling housing and residential flat buildings	33% of all dwellings to be adaptable.
Multi dwelling housing and residential flat buildings greater than 3 storeys.	50% of dwellings to be adaptable.
Shop top housing	If lift access is to be provided, 50% of all dwellings to be adaptable.
Secondary Dwellings	All dwellings to be adaptable

There is no current evidence to suggest that these controls need to be amended.



2.4 Housing supply

Constraints to expansion of housing supply

A desk top / site analysis was made of all land which is zoned for residential purposes. The aim was to assess available land for additional residential development and identify areas where take up has not occurred to date.

Generally, residential land availability considered the following information:

- All land zoned for residential under WLEP 2012
- Development controls under WDCP
- In addition, the following constraints were also taken into consideration:
- Bushfire prone land
- Heritage and conservation areas
- Topography
- Strata subdivision

The following principles were considered in identifying areas that may have potential to accommodate additional density:

- Capacity to offer a variety of housing types
- Located close to public transport, including train stations and major bus routes.
- Heritage significance is not compromised.
- The scenic qualities and ecological values of environmentally sensitive natural areas, including foreshores and bushland, are maintained.
- An intensification not to occur in areas of bushfire risk.
- Close proximity to existing educational, transport, health, social, cultural and employment services. New residential development needs to be adequately serviced by infrastructure.
- Adequate existing water supply, stormwater, drainage, open space and community facilities.
- Impacts of development on traffic movements and arterial road networks, and the improvement of public transport services need to be accommodated.
- New pedestrian and cycling linkages planned and provided to increase accessibility both for prospective and existing residents.
- Existing local centres to support local business as recommended in the Willoughby City Strategy.
- Matched by social planning considerations for increased child care, open space, schools, youth services and improved infrastructure.
- Quality of existing housing stock – potential for renewal

As stated earlier, the Housing Position Statement required the following underlying principles:

- Provide sufficient and well-designed housing for the next 20 years.
- Provide for a mix of housing types to suit various community needs including affordable housing.
- Focus new housing growth in larger centres and areas of medium and high density with access to public transport to protect lower density neighbourhoods.
- Promote community health and wellbeing by locating new housing within walkable access (400m) to transport and other local services and amenities.
- Respect and promote the heritage and environmental qualities of WCC in planning for new housing.

Regarding the final point, Council has 12 conservation areas and 244 heritage items throughout the local government area and these are not subject to any changes. Council has recently undertaken a Heritage Review and that seeks to provide additional heritage items and ensure conservation areas reflect contemporary community standards.

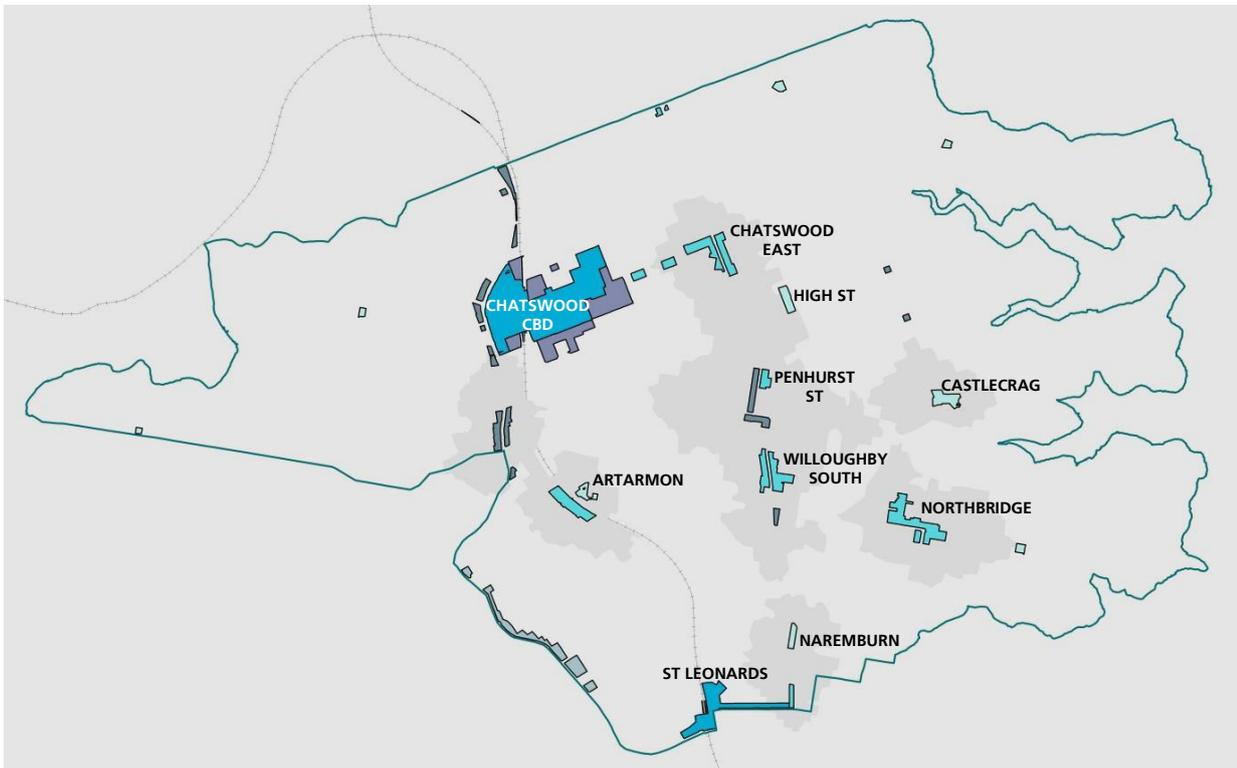
Planned supply of housing

Taking account of all of the above considerations regarding constraints of land supply, along with the population forecasts which demonstrated that between 6,000 – 6,700 dwellings will be required to meet population growth to 2036, an examination of where these extra dwelling should be located was assessed. It was concluded that in the interests of sustainability, any additional residential should be located close to business and service centres and public transport.

Chatswood CBD being a Strategic Centre with a train station will be the prime focus for additional residential located around (but not within) the commercial core. However, Chatswood cannot accommodate all the extra dwelling requirements. St Leonards, Willoughby's other Strategic Centre will also contribute to some extent but is only partly in the Willoughby Local Government Area.

In order to disperse growth across the local government area, Local centres have also been identified as a focus for extra dwellings close to services and transport.

The following map identifies centres within a walkable distance of 400 metres from a bus stop (not a train station):



The following Studies have recently been prepared / considered by Council to identify capacity to accommodate housing growth:

- Chatswood CBD Planning and Urban Design Strategy to 2036
- St Leonards and Crows Nest 2036
- Urban Design Study and Yield Analysis – Willoughby Local Centres

These studies have also been identified to accommodate employment growth. How they address and recommend additional housing is summarised in the following sections. Details can be viewed in full in the individual documents.

Chatswood CBD Planning and Urban Design Strategy to 2036

The focus of the Chatswood CBD Study is to retain the core central business district for commercial uses only (ie no new residential). This is to enable the Greater Sydney Commission (higher) employment target for Chatswood of an additional 8,300 jobs by 2036. Taking the number of CBD jobs to 33,000.

In order to maintain the employment protection, the Strategy has looked at areas around the “edge” of the CBD that could be considered for mixed use type development, where residential could be accommodated as part of an extended CBD boundary.

Chatswood CBD Strategy Proposed Zoning (B3 and B4)



Chatswood CBD Planning and Urban Design Strategy to 2036

Estimates of a new dwelling yield number of approximately 5,000 dwellings have been calculated. The Strategy was endorsed by Council in June 2017 and is currently waiting for further ratification by NSW Department of Planning and Environment.

Council's adoption of the CBD Strategy has resulted in development interest of the "edge" areas proposed for mixed use. As of November 2018, eight planning proposals were being assessed by Council which utilises the controls proposed in the Strategy. Should they proceed, this would result in an extra 980 dwellings. Of these dwellings, approximately 40 would be dedicated as affordable.

St Leonards and Crows Nest 2036

In July 2016, the then Minister for Planning announced the strategic planning investigation of the St Leonards and Crows Nest Precinct. The Precinct covers the three local government areas of Lane Cove, North Sydney and Willoughby.

St Leonards is identified as a Strategic Centre and a health and education precinct in the North District Plan prepared by the Greater Sydney Commission (GSC).

The Precinct is located five kilometres north-west of Sydney CBD and includes the established suburbs of St Leonards, Greenwich, Naremburn, Wollstonecraft, Crows Nest, and Artarmon. Strategic planning for the area will build upon a number of key assets and characteristics of the Precinct including heavy rail and future metro public transport services, a highly skilled workforce with a diverse range of industries, Royal North Shore Hospital, existing amenity and character, and proximity to major centres and education facilities.

An Interim Statement was released in August 2017 and a Draft Plan is on exhibition from October - December 2018. The Draft Plan provides the framework for future development in the area and includes (in draft form) a Character Statement, Green Plan and Special Infrastructure Contribution

The Draft 2036 Plan looks to accommodate growth in population and employment. There are currently 47,000 jobs in the Precinct and the area requires 16,500 new jobs to meet the high target of 63,500 in the North District Plan.

In addition, the Draft Plan provides capacity for 7,525 new dwellings in the area and suggests that 6,800 of these can be delivered to 2036. The majority of these dwellings will be located in North Sydney and Lane Cove Council areas. Whilst these extra dwellings may have an impact on the services used in the Willoughby area, they do not contribute to the gap in dwelling numbers required for Willoughby to 2036. The construction of these dwellings is likely to impact feasibility / timing of other new dwelling construction within the Council area.

As discussed in Affordable rental above, the increase in health related jobs in and around the Royal North Shore Hospital has impacts on the number of workers travelling to the area.

Urban Design and Yield Analysis – Willoughby Local Centres

In conjunction with this Housing Strategy, Council has also undertaken a Local Centres Strategy. The Local Centres Strategy looked at the function and character of 7 specific local centres in Willoughby having regard to opportunities for growth in housing and jobs. It is the main function of the Local Centre Strategy to focus on their revitalisation. The economic success of a local centre is assisted by the surrounding dwelling population and how they use the centre. The Housing Strategy should be read in conjunction with the Local Centres Strategy as it identifies centres that can accommodate growth in employment as well as dwellings.

The majority of these are in the form of shop top housing but recommendations are made to surrounding residential zones in some local centres.

The Priorities of Council's Housing Position Statement recommended to:

- Focus new housing growth in larger centres and areas of medium and high density with access to public transport to protect lower density neighbourhoods.
- Promote community health and wellbeing by locating new housing within walkable access (400m) to transport and other local services and amenities.

The Local Centres Strategy investigated for their future economic and dwelling potential were:

- Artarmon
- Northbridge
- East Chatswood
- Penshurst Street
- High Street
- Castlecrag
- Naremburn

The above Centres were subject to an initial public exhibition November 2017 – January 2018.

For that exhibition, consultants were engaged to provide design and planning advice in relation to the potential for future growth in each centre. The consultants produced a draft for each of the above centres incorporating:

- Local context
- Current planning controls and development
- Strengths of the centre
- Challenges of the centre
- Key ideas
- 3 possible development scenarios
- Commentary on potential future character

The studies included 3 possible scenarios for each centre to be tested through community consultation.

The scenario testing included:

- A complying scenario (under the current / existing planning controls)
- A mid-range scenario with some growth in density and height
- A more ambitious scenario showing more growth whilst retaining centre scale and character

Feedback from the exhibition was considered in the Local Centres Urban Design and Yield Analysis Interim Stage Submission Report (March 2018). Detailed aspects of the feedback can be viewed in the revised Local Centres Strategy.

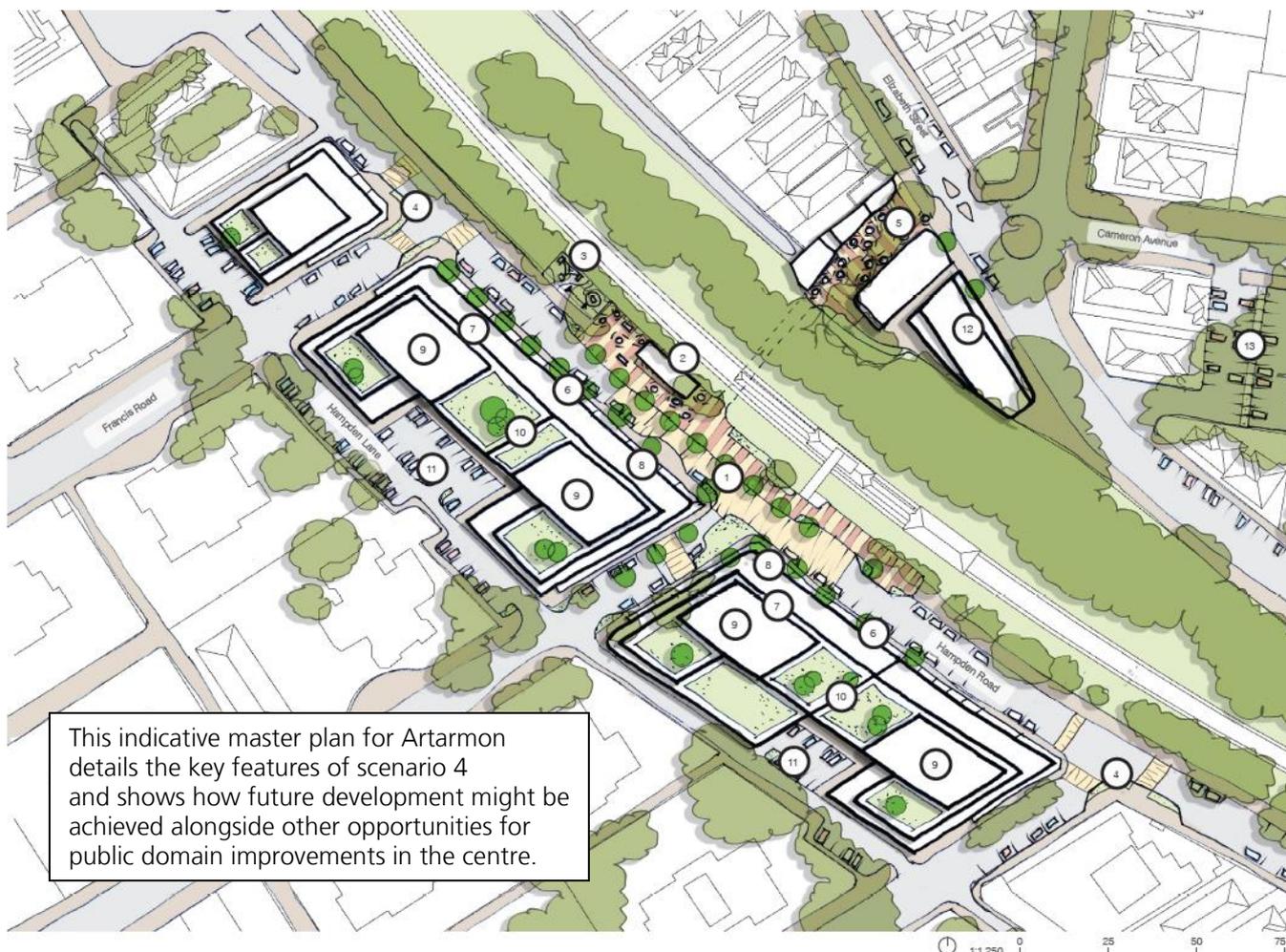
The aspects the Local Centres Strategy which related to potential housing growth is discussed in summary below and reference should also be made to *Urban Design Study Willoughby Local Centres Architectus October 2018* in how the process occurred which lead to the final recommended Scenarios.

The following are extracts from the Local Centres Strategy and provides a summary only of what is proposed for each centre. For the purposes of the Housing Strategy, this information provides an indication of the type and number of dwellings which will be included in a draft Local Centre Strategy for further public feedback for each centre.

Artarmon

The final Scenario proposed for discussion for Artarmon includes key recommendations (see draft Willoughby Local Centres Strategy) and an indicative Master Plan (see below).

Indicative Master Plan for Artarmon



This indicative master plan for Artarmon details the key features of scenario 4 and shows how future development might be achieved alongside other opportunities for public domain improvements in the centre.

Key features

1. Public domain and pedestrian improvements around the station entry on Hampden Road and Broughton Road.
2. Toilet, small cafe pavilion and cycle storage.
3. Small plaza and play space next to pavilion.
4. Improved pedestrian desire lines with kerb blisters and thresholds to slow traffic.
5. Public domain improvements to Wilkes Avenue.
6. Retention of fine grain shop fronts.
7. 2nd floor set back (8m) to minimise visual impact on Hampden Road
8. Lot amalgamation to allow for a supermarket close to the train station.
9. Residential towers 8-10 storeys with generous separation to maintain views and solar access.
10. Communal roof gardens/green roofs.
11. Additional at-grade parking and access to basement parking from Hampden Lane.
12. Redevelopment of the library site could include new community space/centre at ground floor.
13. Retention of at grade car parking.

Should this concept proceed, a potential yield of 194 dwellings in the form of shop top housing could occur.

Northbridge

The final Scenario proposed for discussion for Northbridge includes key recommendations (see draft Willoughby Local Centres Strategy) and an indicative Master Plan (see below).

Indicative Master Plan for Northbridge



Key features

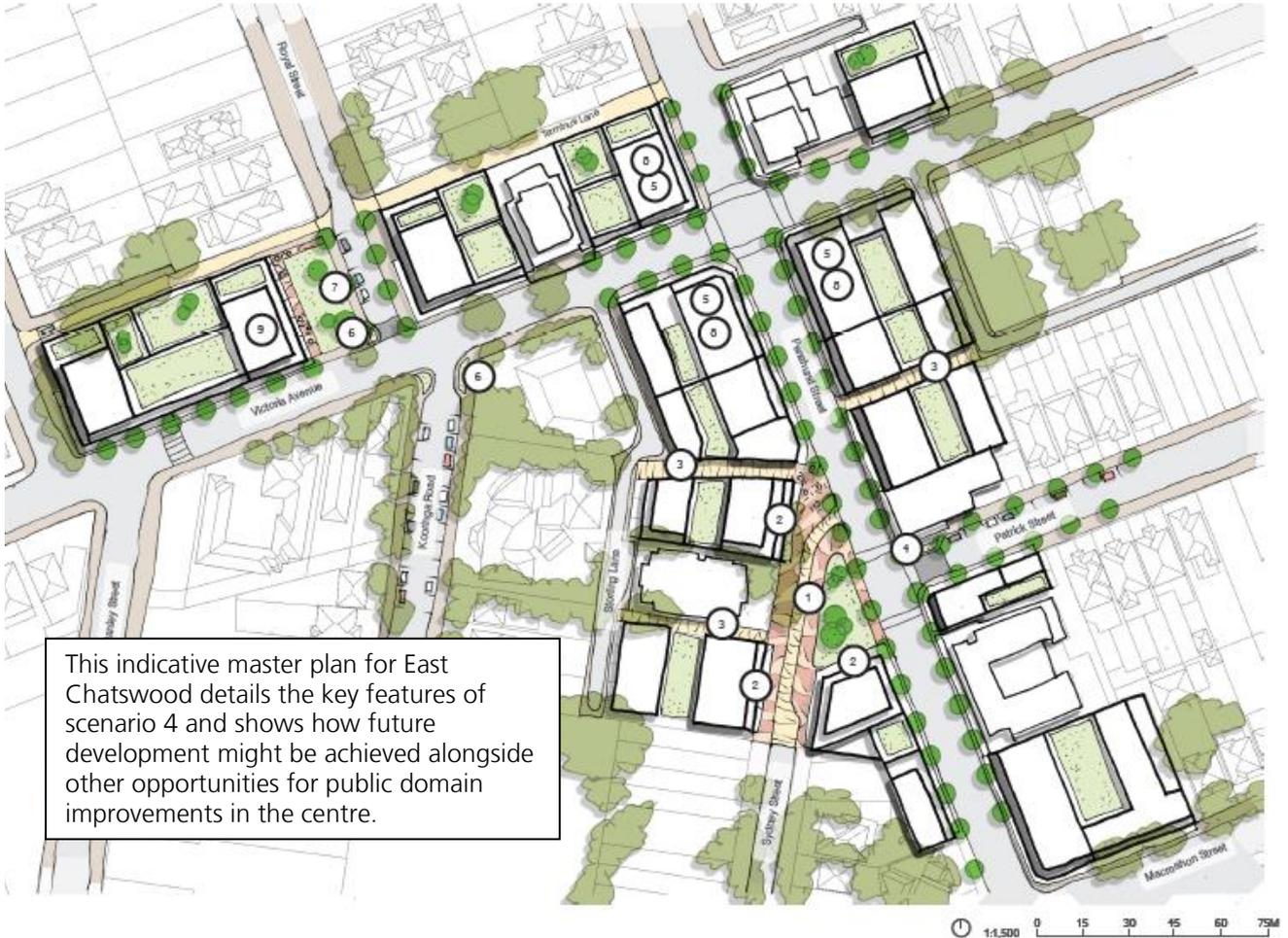
1. Significant new commercial floorspace fronting Sailors Bay Road up to 6 storeys.
2. New public open space surrounded by ground floor active frontage and above basement public parking (with improved capacity).
3. Activated pedestrian laneway link.
4. Mix of residential apartment blocks (3-5 storey) and medium density terrace housing.
5. Encourage amalgamation of lots between Sailors Bay Road and Baringa Road to facilitate improved vehicle and basement access from Baringa Road only (3-4 storeys).
6. Streetscape improvement to Sailors Bay Road and Strathallen Avenue.
7. Improved public domain and pedestrian amenity at the southern end of Belambi Street.
8. Encourage additional first floor commercial floorspace fronting the eastern end of Sailors Bay Road (4-5 storeys).
9. Improved laneway network for servicing and deliveries.
10. Investigate opportunities for additional pedestrian crossing arms at existing intersections.
11. Investigate opportunity for blisters or central refuge to provide a safer crossing location.

Should this concept proceed, there could be a potential yield of 485 dwellings in the form of shop top housing as well as a mix of 2-3 storey and 4 storey apartments.

East Chatswood

The final Scenario proposed for discussion for East Chatswood includes key recommendations (see draft Willoughby Local Centres Strategy) and an indicative Master Plan (see below).

Indicative Master Plan for East Chatswood



This indicative master plan for East Chatswood details the key features of scenario 4 and shows how future development might be achieved alongside other opportunities for public domain improvements in the centre.

Key features

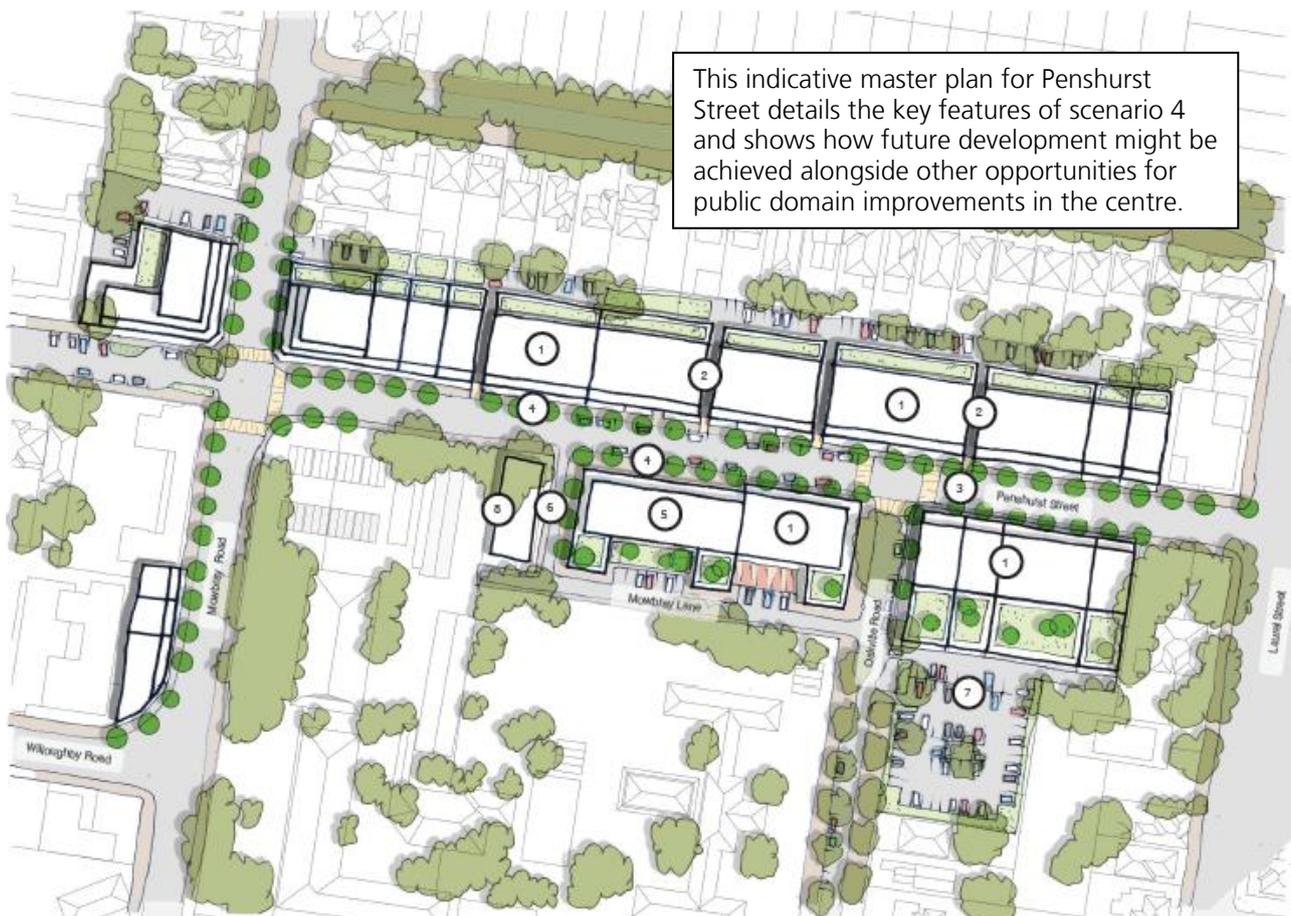
1. A new high quality public space (pedestrianised or traffic calmed) at the corner of Penshurst and Sydney Streets.
2. Increased density and heights up to 5 storeys with active ground floor frontages.
3. New through site pedestrian links to laneway network.
4. Improved pedestrian amenity/crossings and public domain at the intersection of Patrick and Penshurst Streets.
5. Increased building heights around intersection up to 6 storeys.
6. Kerb blisters to improve pedestrian amenity.
7. A new public open space at the corner of Royal and Victoria Avenue. Existing parking to be relocated to the basement.
8. Up to 6 storeys with shop top housing.
9. Up to 8 storeys with shop top housing.

Should this concept proceed, there could be a potential yield of 314 dwellings in the form of shop top housing.

Penshurst Street

The final Scenario proposed for discussion for Penshurst St includes key recommendations (see draft Willoughby Local Centres Strategy) and an indicative Master Plan (see below).

Indicative Master Plan for Penshurst Street



Key features

1. Up to 5 storeys with shop top housing on amalgamated lots fronting the western side of Willoughby Road.
2. Encourage shared access on lot boundaries to reduce driveways onto Penshurst Street.
3. Consider additional crossing arm at the intersection of Penshurst Street and Oakville Road.
4. Streetscape improvements and additional street tree planting to Penshurst Street.
5. Residential apartments up to 5 storeys accessible from Medway Lane.
6. Extension of Medway Lane to Penshurst Street.
7. Retain at grade public parking.
8. Future expansion of the Willoughby Girls High School

Should this concept proceed, there could be a potential yield of 359 dwellings in the form of shop top housing and residential flat buildings.

High Street

The final Scenario proposed for discussion for High St includes key recommendations (see draft Willoughby Local Centres Strategy) and an indicative Master Plan (see below).

Indicative Master Plan for High Street



Key features

1. Up to 3 storeys with shop top housing.
2. Maintain rear lane car parking.
3. Maintain through site/arcade links.
4. Consider relocating and new crossings to improve pedestrian amenity and align with through site links/arcades in both blocks.
5. Threshold treatment at intersections to improve pedestrian and visual amenity.
6. Threshold treatments to road to mark entry into the centre and assist with calming traffic speed.

Should this concept proceed, a potential yield of 21 dwellings could occur in the form of shop top housing (utilising existing controls).

Castlecrag

The final Scenario proposed for discussion for Castlecrag includes key recommendations (see draft Willoughby Local Centres Strategy) and an indicative Master Plan (see below).

Indicative Master Plan for Castlecrag



Key features

1. Retention of the Griffin Centre and ground floor facade, roof line and active frontage. Additional shop top housing above.
2. A new park/green space
3. Extension of the curved facade of the Griffin Centre to reinforce The Postern.
4. Pedestrian links through to the Quadrangle site.
5. Mature boundary trees retained
6. A new plaza as part of the Quadrangle development with good solar access and views south through the tree tops.
7. Up to 5 storeys with shop top housing at the Quadrangle site
8. Up to 3 storeys of shop top housing whilst maintaining small scale shop fronts to Edinburgh Road.
9. Retain surface car parking
10. Accommodate RMS intersection improvements
11. Opportunity for kerb blisters to improve mid-block crossing amenity
12. Threshold and kerb blister treatments to improve pedestrian amenity
13. Potential for terrace/row housing with laneway access
14. Potential access to Quadrangle basement
15. Potential for a new left-out (or service) access from the Quadrangle.

Should this concept proceed, a potential yield of 90 dwellings could occur in the form of shop top housing.

Naremburn

The final Scenario proposed for discussion for Naremburn includes key recommendations (see draft Willoughby Local Centres Strategy) and an indicative Master Plan (see below).

Indicative Master Plan for Naremburn



This indicative master plan for Naremburn details the key features of scenario 4 and shows how future development might be achieved alongside other opportunities for public domain improvements in the centre.

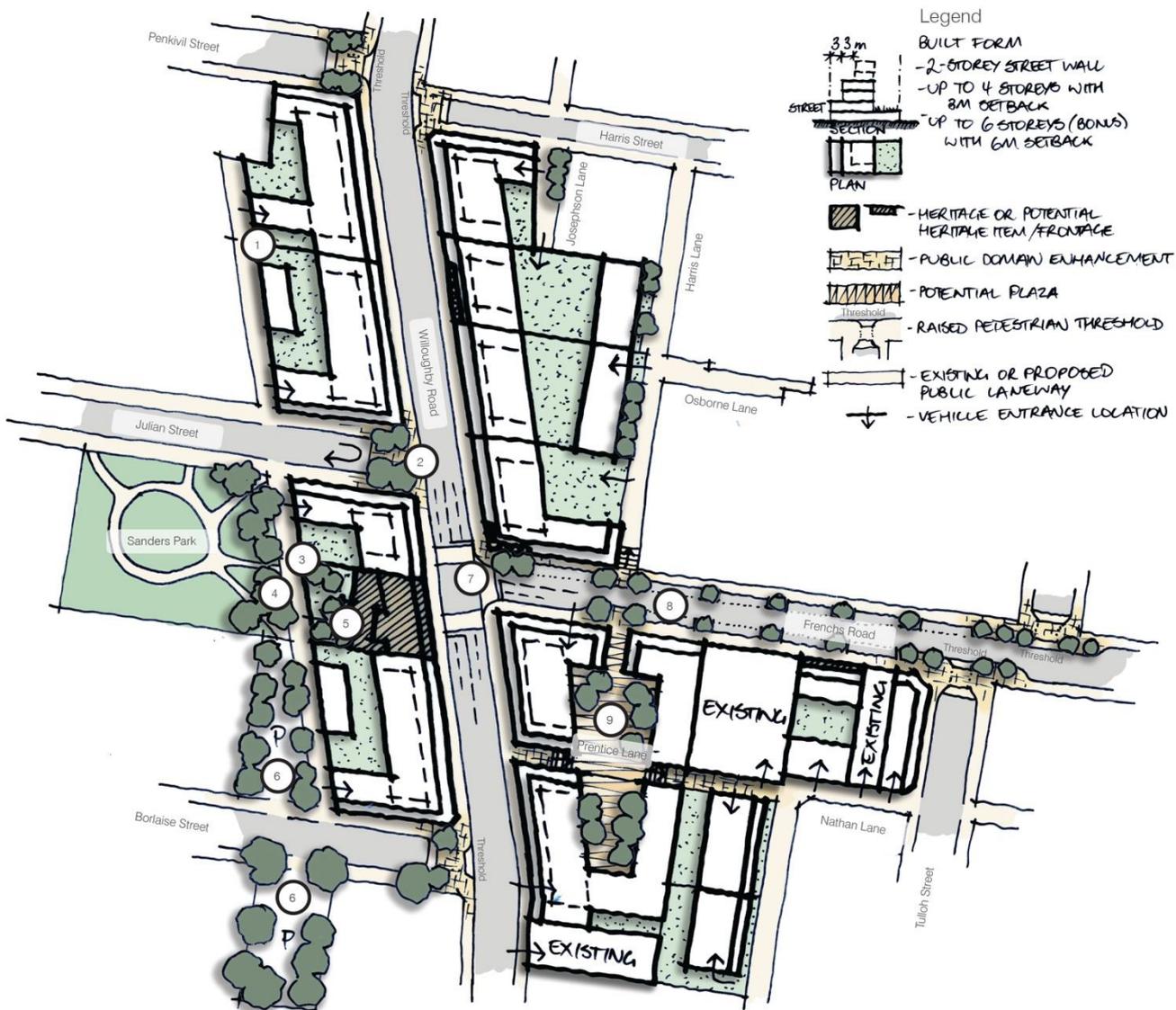
Key features

1. Retention of fine grain shop fronts/façades fronting Willoughby Road.
2. Up to 4-5 storeys with shop top housing on amalgamated lots fronting Willoughby Road.
3. Retention of heritage buildings/façades
4. Public parking and services access to the rear of lots fronting Willoughby Road.
5. A new public plaza and through site link.
6. Relocate some parking to rear laneway to create additional high quality public space fronting Willoughby Road.
7. Pedestrian arcade/through-site link
8. Residential apartments on amalgamated sites up to 4 storeys with ground floor retail fronting a new public space.
9. Residential apartments on amalgamated sites up to 4 storeys.
10. Through-site pedestrian link.
11. Potential small supermarket on larger site (could include basement parking)

Should this concept proceed, a potential yield of 128 dwellings could occur in the form of shop top housing and residential flat buildings. However, rezoning in Glenmore Street and at the southern end of the centre is suggested to be a longer term proposition more appropriate for a later stage beyond 20 years. This area is represented as shaded in the scenario above.

Willoughby South

A preliminary concept has been developed for Willoughby South:



This proposal will be exhibited as part of the *Draft Local Centres Strategy*. Once this has been formally exhibited, an assessment will be made regarding the number of extra dwellings that could result.

Low Rise Medium Density Housing Code

The *Low Rise Medium Density Housing Code (The Code)* was introduced into NSW in July 2018. Willoughby Council is one of 50 local government areas which have been deferred until 1 July 2019. The reason for the request was to assess the potential impacts of the implementation of the new Code on infrastructure and affordable rental housing provision.

Currently, Council permits dual occupancies in the R2 Low Density Residential zone. Subdivision of such dual occupancies is not permitted until 5 years after the issue of a final occupation certificate. The reason for this restriction is to provide a supply of local rental accommodation. Under complying development, a subdivision can be permitted at the time of consent and therefore this would clearly have the effect of reducing the supply of local rental accommodation. The impact of this loss of private rental needs to be further investigated. It is proposed that further research be carried out during the exhibition of the Housing Strategy in order to establish how this type of accommodation is being used in the 5 year period prior to subdivision being required.

Consultation with rental agencies will assist in this research and the findings will be included in the final Housing Strategy. An initial assessment of R2 zoned properties estimated that only 18% would have the relevant lot size to carry out dual occupancy complying development (some of which may have already been carried out by Council's controls). Taking out other requirements (e.g. setbacks etc) will reduce this number further.

In addition, *The Code* also permits smaller scale complying development in the R3 Medium Density zone. Currently in the R3 zone, Council controls encourage site amalgamation to create opportunities for improved housing outcomes. *The Code* would work to counter that by creating a fast track route for smaller sites at the expense of delivering the full potential of the zone. *The Code* allows terraced multi Dwelling Housing (Terraces) on a lot size as defined by Council. Therefore, a similar result (in terms of density) would result as under Council's controls. However, *The Code* also introduces "Manor Houses" which only requires 600m² to undertake that type of development. Manor houses are not currently permitted under *WLEP 2012* and it is this type of development which could potentially underutilise the development potential of the R3 zone.

A further assessment of the impacts of this revealed that of all lots in the R3 zone (greater than 600m²), approximately 40% would be able to carry out Manor House style development (based only on lot size). The necessity to meet other requirements within *The Code* will also reduce this number. The majority of R3 Medium Density Zoned land is located around local centres. The proposed planning controls as recommended in the Local Centres Strategy will provide the means to activate local centres and their surrounds and make the most efficient use of this important land for future local housing. It is anticipated that the impacts of this style of complying development will not be significant, however close monitoring of this needs to take place to re-assess any unforeseen issues.

Existing zone potential

The next step is to bring together the extra dwelling potential of all the above mentioned studies and conclude how they impact on the supply of land for dwellings.

The following summarises the number of potential dwellings from all of the above planning studies and also includes an assessment of the development potential of what can occur in the remainder of the residential zoned land (taking account of the issues listed in the section on constraints to expansion of housing supply).

Source	Potential no. of dwellings	Notes
Development potential in existing zones	1000	This figure is based on detailed land use surveys conducted of all land zoned for medium/ high density and is an estimate of development potential remaining in these areas.
Proposed rezonings- Chatswood CBD	5000	This is the number of potential dwellings for the sites proposed to be rezoned in CBD Strategy
Proposed rezonings Local Centres Strategy : <ul style="list-style-type: none"> • Artarmon 194 • Northbridge 485 • East Chatswood 314 • High Street (existing zoning) 21 • Peshurst Street 359 • Castlecrag 90 • Naremburn 128 Total 1591	(Rezoning in Glenmore St and at the southern end of Naremburn is suggested to be a longer term proposition more appropriate for a later stage beyond 20 years).	
Second occupancies	300	There may be some sites where dual occupancy is yet to be taken up. (based on previous approvals)
Total	7891	Note: assumes 100% take up
Completions 2016 - 2018	842	
	(8733)	

The population forecasts anticipated that between 6,000 – 6,700 dwellings will be required to meet population growth to 2036.

Whilst the capacity anticipates 7891 extra dwellings, this assumes 100% take up. A feasibility assessment suggests the market may only deliver 6,300 under current market conditions. However, this will ensure that Council can make its dwelling requirements to 2036.

Applying the above in the same proportion as Council's current supply of dwellings (from the 2016 Census) would result in:

Willoughby City - Dwellings (Enumerated)	2016		2036	
	Number	%	Number	%
Separate house	13,356	44.5	13,656	37.0
Medium density	4,210	14.0	5,210	14.1
High density	12,261	40.9	18,852	48.4
Caravans, cabin, houseboat	3	0.0	3	0.0
Other	91	0.3	94	0.2
Not stated	72	0.2	76	0.2
Total Private Dwellings	29,993	100.0	37,890	100.0

Other Proposals

In addition to the above, there are other proposals under consideration which are not concluded. These include a Planning Proposal for 200 units in Chatswood (non CBD) and another which proposes 194 units in Willoughby. In addition, a State Significant development has an approval for 400 dwellings at the Channel 9 site in Artarmon which has not been activated.

As mentioned in the Seniors Housing Section, Site Compatibility Certificates have been approved at Willoughby Legions Club, 26 Crabbes Avenue, North Willoughby for 36-72 residential aged care facility beds and approximately 99-125 self-contained units.

Another is being considered for the Chatswood Golf Club for 106 self-contained apartments with ancillary services and facilities.

Supply and Demand

The above projected additions will contribute to enable the following:

- Protection of the low rise density zone to meet the needs of households such as couples with dependents along with the ability to provide secondary dwellings for retirees looking to down size.
- Provide increase density close to centres and public transport. Again this will enable downsizing type accommodation close to centres.
- Retention of medium density zone to enable market requirements for town houses which has demonstrated an upturn in demand
- 450 affordable housing units (based on 10%)
- 231 self-contained seniors units (125 at Willoughby Legion and 106 at Chatswood Golf Club)

Supply and Demand

Therefore, in terms of strategic directions the additional 6,700 extra dwellings which the forecasting information estimates to 2036 can be accommodated by applying 3 focus areas as follows:

- **F1** - on existing medium and high density zones, (R3 and R4) that have not as yet been developed to the full potential of the zone
- **F2** - on the proposed B4 Mixed Use zone which surround the B3 Commercial Core of the Central Business District as identified in The Chatswood CBD Planning and Urban Design Strategy to 2036.
- **F3** - in the local centres identified in Draft Local Centres Strategy as per the zoning changes proposed for:
 - Artarmon
 - Northbridge
 - East Chatswood
 - Peshurst Street
 - Castlecrag
 - Naremburn
 - Willoughby South

Focussing growth in the above areas will protect the low density zones in order to ensure an ongoing mix of housing. It is considered that the resulting mix will provide a choice for families with dependents and enable growth in centres to provide different opportunities for singles and older residents to downsize within their community.

Housing Targets

The *North District Plan* has 2016-2021 housing target of 1250 for Willoughby.

Completions and approvals over this period were as follows:

Completions			
Year and Month	Detached	Multi Unit	Total
Jul 2015-June2016	5	179	184
Jul 2016-June 2017	10	413	423
Jul 2017-June 2018	3	232	235
	18	824	842

Approvals			
Year and Month	Detached	Multi Unit	Total
Jul 2015-June2016	84	447	531
Jul 2016-June 2017	74	43	117
Jul 2017-June 2018	116	98	214
	274	588	862

An analysis of approvals, applications under consideration, along with past trends of take up rates results in the following forecast of completions to:

- 2018/19 - 250
- 2019/20 - 300
- 2020/21 - 143

Completions			Forecasts		
2016	2017	2018	2019	2020	2021
184	423	235	250	300	143

This demonstrates that Willoughby will be in line with the *North District Plan* target to 2021. In addition, the *North District Plan* also requires an estimate for 6-10 year forecast.

Consideration should be taken of the forecast population information which predicts an increase in population of 4,735 for the immediate period from 2017 to 2021.

Willoughby City	Forecast year				
Summary	2016	2021	2026	2031	2036
Population	78,018	82,753	86,399	89,266	91,848
Change in population (5yrs)		4,735	3,646	2,867	2,582
Average annual change		1.19%	0.87%	0.65%	0.57%

Source: .id , the population experts, November 2017.

The progression of the above strategies, along with current Planning Proposals under consideration is likely to contribute to an upturn of completions over the next 10 year period.

Forecasts				
2022	2023	2024	2025	2026
300	470	379	300	273

It is considered that if Council proceeds as indicated in this this draft Strategy, it will be able to meet forecast population and dwelling estimates to 2036. What needs to be carefully maintained and pursued is how infrastructure will be matched to meet this increase in population, so the necessary services and amenities are available at the right time.



2.5 Infrastructure

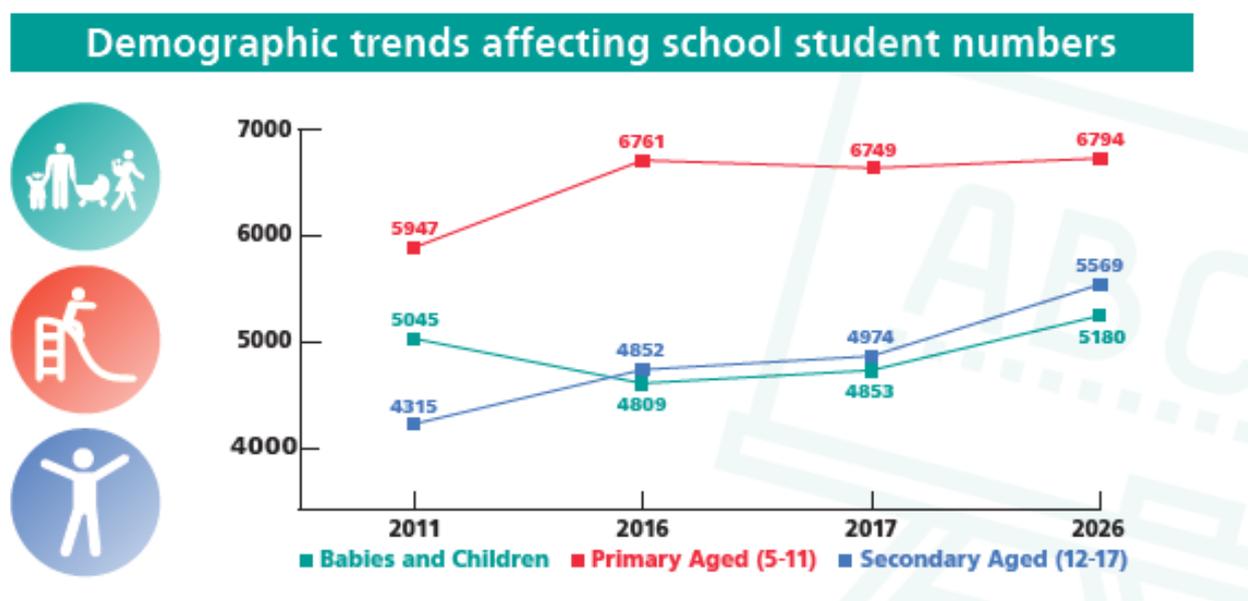
In order to accommodate extra dwellings the following infrastructure is necessary to enable “A City that is Liveable”

- Schools
- Public transport
- Open space

Schools

School overcrowding of a number of public primary and high schools has been a community issue for a number of years.

- From 2012 to 2016 school enrolments in the LGA increased by 17.6%, the fourth highest in NSW.
- Chatswood Public School is at 108% capacity.
- The Willoughby Public School and Willoughby High School have 2000 students although they were originally designed to accommodate 450.
- Use of demountable classrooms is common at many schools in the local government area.



The State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (SEPP) has provisions that will make it easier for child-care providers, schools, TAFEs and universities to build new facilities and improve existing ones by streamlining approval processes, providing appropriate sites can be identified, particularly in urban locations.

Council is aware that community has raised concerns over school over-crowding with this issue affecting a number of public primary and secondary schools. Council is not responsible for school planning but can and does advocate to the NSW Government, informed by community advice. (It can advocate to the NSW Government, informed by community advice and available statistics, and work with the Greater Sydney Commission to deliver new infrastructure).

Schools Infrastructure are working with the GSC, the Department of Planning and Environment and local councils to predict development trends and are committed to being involved in the early planning of new and existing neighbourhoods. This collaboration includes the continued partnership with Council to find innovative ways to jointly share facilities such as sports areas. School Infrastructure' webpage provides the following summary for how public schools in the Willoughby LGA are evolving to the demands for increase in population:

Artarmon Public School

The upgrade of Artarmon Public School (due for completion in 2019) is intended to deliver new permanent future-focused education facilities that will provide for current and projected growth in the area.

The project involves:

- The construction of a new three storey building with 21 future-focused teaching spaces and library.
- New student amenities.
- A new hall on the Abbott Road Campus.
- The integration of Abbott Lane to provide a better functional link between the McMillan and Abbott Road Campuses.
- The creation of a shared access way in Hampden Lane.
- More continuous and functional open play space.

Progress summary

- Landscaping and concreting works for the McMillan Playground upgrade have been completed and handed over to the school in March 2018.
- New playground equipment has been installed in McMillan Playground.
- Excavation and construction of the foundations for the new school has been completed and the concrete slab for the ground and mezzanine floors has been poured.

Chatswood Public and Chatswood High

An upgrade is being planned for Chatswood Public School and Chatswood High School. The project will upgrade the Public School facilities to cater for future changes in student enrolment.

Forecast completion by late 2021.

Mowbray Public School

The completed Mowbray public school project included the delivery of:

- A 4 storey school building housing 40 classrooms, breakaway rooms, computer nooks and state-of-the-art-facilities.
- An extended hall.
- A covered outdoor learning area (COLA).
- Landscaping
- A carpark.
- The demolition of several single storey buildings.

The facilities incorporate principles of energy efficiency and ecologically sustainable development including passive ventilation, thermal performance and comfort, natural lighting and water recycling management. The new classrooms provide an environment that both enhances the school's educational objectives and provides facilities that will be enjoyed by the school and its community for many years to come.

St Leonards

A new Education Precinct is planned at St Leonards. The current proposed works involve the establishment of a new high school and public school to meet future enrolment growth.

Willoughby Girls High School

A project is underway at Willoughby Girls High School. The project will provide:

- 14 new permanent teaching spaces.
- A refurbishment to an existing building.
- New student and staff amenities.
- Multi-purpose sports court.
- Increased, functional open outdoor play space.

The project will allow the school to accommodate 1,000 students in permanent, future-focused teaching spaces. Completion is estimated at early 2020

Willoughby Public School

A project is underway at Willoughby Public School. The project will allow the school to accommodate 1,200 students in permanent facilities by providing:

- 20 new permanent, future-focused teaching spaces.
- Special programs rooms.
- Administration and staff facilities.
- A new canteen.
- A new hall.
- More functional, increased open outdoor play space.

Completion is estimated at early 2020.

Council will continue to work with School Infrastructure to plan to accommodate future population.

Sydney Metro

Sydney Metro Northwest will include the introduction of new metro link between Chatswood and growth areas in the North west with an upgrade of the existing railway between Epping and Chatswood.

Sydney Metro City and Southwest is a new 30km metro line currently under construction between Chatswood and Bankstown including a new crossing beneath Sydney Harbour, new stations in the Lower North Shore (including Crows Nest) and Sydney CBD, and conversion of the existing rail line between Sydenham and Bankstown. The line is scheduled to open in 2024. It is anticipated that the new line will provide a train every 4 minutes in the peak travel times.

The commencement of the Metro's Crows Nest Station has brought about the strategic planning investigation of the St Leonards and Crows Nest precinct by the Department of Planning and Environment. The precinct includes the suburbs of St Leonards, Greenwich, Wollstonecraft, Crows Nest and Artarmon – covering sections of Lane Cove, North Sydney and Willoughby Councils. An Interim Statement on the precinct was released in August 2017 including draft objectives to provide for future employment growth as well as high quality and diverse residential areas.



Open Space and Recreation

The *North District Plan* includes an action (Action 73) to

“...investigate opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high density residential areas (over 60 dwellings per hectare) are within 200 metres of open space...”

Council manages over 400 hectares of open space including 242 hectares of bushland, foreshores and harbour beaches, 22 sportsgrounds, a range of community buildings, over 100 parks and reserves, 47 playgrounds, a series of tracks, paths and cycle-ways, the Willoughby Leisure Centre and a variety of developed assets, such as skate park, sports courts, harbour pool and BMX track.

The North District Plan actions councils deliver shared and co-located sports and recreational facilities including shared school grounds and repurposed golf course. This approach is supported in *The Willoughby Open Space and Recreation Plan 2013* as it supports the long term shift away from quantity based provision of open space in established areas to a needs based approach. Council has been pro-active and very successful in the involvement of the local community to establish recreation needs when implementing park improvements. In addition, Council has successfully worked in co- partnerships with schools and other providers to allow public access to playground facilities.



The Northern Sydney Regional Organisation of Councils (which includes Willoughby City) completed a Regional Sportsground Strategy in 2011 to assist the future provision of sport facilities across the region. The strategy is intended to assist decision making for large or expensive sport facilities, such as aquatic centres and synthetic grass sportsgrounds, and ensure that available funds are targeted at the highest priority needs. The strategy also supports the benefit inter-council partnerships for facilities provision, as the community use facilities according to convenience and suitability and not according to municipal boundaries.

The Strategy was reviewed in 2017. The Review acknowledged the increase in population that is forecast to 2036 across the region and identifies a future gap between demand and supply of sportsgrounds in the NSROC area. The importance of co working with member councils and state government agencies to develop more far-reaching solutions are encouraged in the Review which often are beyond the remit and/or capacity of individual councils.

One of the indicative examples identified in the Review for facilitating initiatives in Chatswood CBD includes the development of roof top sports fields on large commercial buildings / car parks. In essence, opportunities to acquire and expand open space and recreation facilities are limited. The challenge is to maintain and upgrade existing facilities whilst investigating innovative ways to meet population expectations over time.

Traffic and Transport

Planned areas for population growth have been identified because of their current proximity to public transport. Higher patronage of these services will be encouraged in order to reduce the number of car trips. Engagement with public transport providers during public exhibition of the Draft Housing Strategy will examine ways to ensure the areas of growth are matched with a public transport service that can accommodate an increase in population both for residents and employees.

In addition, wider traffic and transport implications in areas identified for growth (and their zones of influence) will require examination. This will address issues such as car use, parking provision and management, public transport, pedestrian and cycle use and links.

As the Chatswood CBD Strategy has been finalised, preparation has commenced to undertake a Chatswood CBD



Transport Study with an aim to develop a strategy to guide transport provision, operation and improvement for all modes over the short, medium and long term. The study will investigate the use and needs of bicyclists, pedestrians and public transport with the aim to increase mode share of public transport and active transport.

Once the Local Centres Strategy is completed, a similar transport study will be required for these areas.

Local Infrastructure Contributions

Council is embarking on a revised 7.11 and 7.12 Local Infrastructure Contributions Plan currently, to assist funding of new public services and amenities in response to growth. The Plan seeks to establish a contribution system that is applied to a comprehensive Works Schedule for parks, playgrounds, active transport networks and cultural and public domain improvements.

A new Planning Agreements Policy, also underway, will seek to negotiate a proportion of the value uplift achieved in the rezoning of sites in Willoughby from proponents for use in public improvements in the Council area.

2.6 Conclusions / Recommendations

- Housing Strategy on public exhibition.
- Additional housing be located on the edge of Chatswood CBD as part of mixed use developments as recommended in the Chatswood CBD Planning and Urban Design Strategy to 2036.
- Additional housing to be located in the local centres as identified in the Local Centres Strategy.
- Higher densities in Local centres should ensure that amended planning controls retain employment lands to provide local services and employment for residents.
- Protection of the existing R2 zones in the interests of housing choice and diversity.
- Further monitoring of the medium density housing code during exhibition to include an assessment of how existing consents for dual occupancy are utilised in the 5 years prior to subdivision.
- New up zoning of land to include an amended Affordable Housing Provision of 7% in the short term rising to 10% by 2026.
- During exhibition, engage with infrastructure providers to discuss the housing forecasts in detail to enable matching and phasing, particularly regarding school provision and extra bus services along the “spine” roads servicing the local centres.
- Work with the Greater Sydney Commission regarding targets and infrastructure provision.
- Establish annual and 5 yearly review to monitor progress of housing delivery. (5 yearly reviews to align with updates of District and Regional plan).

SECTION 3 NEXT STEPS

SECTION 3 – NEXT STEPS

The draft Willoughby Housing Strategy continues the dialogue between residents, businesses and Council to plan for sufficient housing to meet our future needs.

During public exhibition the opportunity will be created to hold roundtables with interested community members and stakeholder groups to ensure local voices and opinions inform and influence the Final Strategy.

Following consideration of all feedback, a final Housing Strategy will be published before a Planning Proposal is prepared to amend Willoughby Local Environmental Plan 2012 and Willoughby Development Control Plan to give legal effect to changes where required.

Appendix 1

Brief analysis of feedback received on the Housing Position Statement 2017. Consultation Report for Willoughby City Council: Strategic Urban Planning for Chatswood, Housing, Local Centres and Industrial lands - Macquarie University.

- Developing a detailed plan to meet the future housing needs of Willoughby City Council is a task that must balance a number of competing expectations such as density and amenity.
- Comments on future housing strategies must consider strategic planning for the major centres (including Chatswood) and how council wishes to consider planning controls for local centres.
- Concerns about where best to locate future populations, how to preserve and enhance current amenity (streetscape) and how to enable additional services and local employment opportunities.
- The protection of heritage was the issue rated with the highest degree of importance. This suggests that Council must carefully consider how it identifies and protects through planning controls, items and precincts with heritage value.
- Based on the feedback, future housing strategies should give particular consideration to the following:
 - support through land use zones and controls lower density development areas;
 - enabling a range of housing typologies (e.g. medium and high density) development throughout the LGA and particularly where they can be supported by public transport and have access to other services;
 - providing housing that caters for older residents which is a growing section of Willoughby's population;
 - focus housing within walking distance of strategic and local centres;
 - deliver more affordable housing.
- Discussion on future housing provision and policy was frequently conflated with the broader issues of over population and over development.
- This presents a challenge for council in responding to higher order strategies and directions of the State Government including meeting housing and employment targets set in the draft North District Plan.
- As the Housing Position Statement has a 20 year time horizon, it will be necessary to consider options beyond the major centres of Chatswood and St Leonards.

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