



Mr Nick Tobin  
Acting General Manager  
Hunter's Hill Council  
PO Box 21  
HUNTERS HILL NSW 2110

Via email: [council@huntershill.nsw.gov.au](mailto:council@huntershill.nsw.gov.au)

Dear Mr Tobin

### **Hunter's Hill Local Housing Strategy – Amendment to letter of approval**

Thank you for your request to amend the Department's approval of Hunter's Hills Local Housing Strategy. I have determined that the request to amend Requirement 2 of the Department's LHS Letter of Approval dated 23 June 2021 should be supported.

Requirement 2 has been amended as follows:

2. Council is to continue its masterplan for the Gladesville Town Centre and lodge a planning proposal to the Department for Gateway determination by March 2022. This is considered necessary to address the 6-10 year dwelling target and will ensure sufficient capacity is available to deliver housing in the 6-10 year and 10+ year period.

Please find attached an updated letter of approval as well as advisory notes which have not changed.

To minimise the impact of the delay to the planning proposal submission, I strongly recommend Council officers hold a planning proposal pre-lodgement meeting with the Place team. To arrange a meeting, please contact Karen Lettice, Senior Planner, Eastern Harbour City team, at the Department on 9995-6137.

If you have any questions about this letter, please contact Mr Dominic Stefan, Specialist Planning Officer, Local Strategies and Plan Making, on 8275-1024 or via email [dominic.stefan@planning.nsw.gov.au](mailto:dominic.stefan@planning.nsw.gov.au).

Yours sincerely

**Amanda Harvey**  
**Executive Director, Local Strategies and Plan Making**

18 October 2021

Encl: Amended Letter of LHS Approval – Hunters Hill



Mr Nick Tobin  
Acting General Manager  
Hunter's Hill Council  
PO Box 21  
HUNTERS HILL NSW 2110

Dear Mr Tobin

**Hunter's Hill Local Housing Strategy – Letter of Approval (as Amended  
18 October 2021)**

Thank you for submitting Hunter's Hill Council's Local Housing Strategy (LHS) to the Department.

The Department commends Council on preparing a robust evidence base to support its LHS, providing Council with a clear understanding of the housing needs of the Hunter's Hill local government area (LGA).

I can confirm that I have approved Hunter's Hill Council's LHS, dated April 2021. My decision reflects the analysis undertaken to develop a comprehensive strategic planning and an evidence base to inform your LHS and to deliver 150 to 200 dwellings for the period 2021-26.

In doing so, I have determined that:

- The LHS addresses housing supply, including the 6-10 year housing target, to be delivered mainly through existing capacity and the Gladesville Town Centre.
- The LHS addresses the need for housing diversity by identifying the trends in the LGA which will generate demand for diverse housing typologies and identifying opportunities to respond to these.
- The LHS addresses housing affordability and commits to preparing an Affordable Housing Contribution Scheme.
- The LHS is generally consistent with Section 9.1 Directions and SEPPs, subject to the requirements identified below.
- The LHS is consistent with the North District Plan, subject to the requirements identified below.

My approval is subject to the following requirements<sup>1</sup>:

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<sup>1</sup> Requirement 2 was amended on 18 October 2021

1. Council is to prepare and commence working towards a comprehensive work program and implementation plan for the LHS within four months of this approval being granted by the Department and to share this with the Department.

This is to ensure that the Department and other State agencies have a clear understanding of the roles and responsibilities required to deliver Hunter's Hill housing pipeline.

2. Council is to continue its masterplan for the Gladesville Town Centre and lodge a planning proposal to the Department for Gateway determination by March 2022. This is considered necessary to address the 6-10 year dwelling target and will ensure sufficient capacity is available to deliver housing in the 6-10 year and 10+ year period.
3. Council is to prioritise the planning and design work for Hunter's Hill Village and Boronia Park Village to ensure their delivery in the 10+ year period and update its implementation plan accordingly.
4. Council is to monitor and review the supply and delivery of housing, in particular to track its performance against the 6-10 year housing target and to evaluate what additional medium-density and seniors housing continues to be delivered. A monitoring and review system will ensure that appropriate mechanisms can be identified and implemented to meet Hunter's Hill housing needs over the medium-to long-term.
5. Council is to establish housing targets for medium-density and seniors housing to determine whether future changes to the LEP and/or DCP are required to incentivise or encourage housing diversity and diversity of housing typologies, including the potential for reducing minimum lot sizes for dual occupancies.
6. Council is to prepare an Affordable Housing Contribution Scheme that commits Council to examining the feasibility of levying affordable housing contributions for any new planning proposals that would result in development uplift or an increase in land value.
7. Council's objectives to seek exemption from/amendments to the Low Rise Housing Diversity Code (LRHD) are not supported at this stage as insufficient analysis has been provided in relation to the potential impacts on housing diversity. Council may investigate changes to adapt its LEP to respond to the LRHD Code to better integrate the two planning instruments and achieve Council's desired built form outcomes in consultation with the Department's Housing Policy Team. Council may also propose to apply local character areas, with the option to seek to limit the application of the LRHD Code, as set out in the exhibited Local Character Area Fact Sheet (exhibited 12 November 2020 to 29 January 2021).
8. The direction and strategic planning approaches endorsed in State-led precinct plans, strategies or policies are to prevail in the event of any inconsistency with this approval and/or the Council's LHS (as revised and current).
9. Council is to update or revise the Local Housing Strategy to inform Council's updates/ revision to its local strategic planning statement following the making of a future District Plan.

Any planning proposals for new housing development will be assessed against Hunter's Hill Council's LHS, the requirements above and advisory notes attached. Any State Government policy changes that may occur in the future are to prevail in the event of any inconsistency.

### *Implementing your LHS*

The State Government is committed to reducing the time taken to complete planning proposals that support housing delivery by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage.

To meet these commitments, a detailed implementation plan is required. This should reflect a comprehensive work program for all strategic planning work Council commits to undertake to implement its LHS, and should include but not be limited to:

- Implementation of a monitoring a review system and establishment of housing targets for medium density and seniors housing.
- The preparation of an Affordable Housing Contribution Scheme.
- Progression of planning proposal for the Gladesville Town Centre.
- Master planning the Boronia Park and Hunter's Hill Villages.
- Investigations into opportunity sites such as the Montefiore Seniors Housing Site and the redevelopment of the former Gladesville Hospital.

### *LHS Reviews and Updates*

A review and update process will provide an opportunity to align Council's LHS and Local Strategic Planning Statement (LSPS), ensuring a cohesive strategic planning framework is in place for Hunter's Hill LGA.

It will also provide Council with the opportunity to improve and clarify aspects of the LHS. The advisory notes enclosed provide specific guidance on matters that Council is encouraged to consider when updating the LHS. The Department will expect these same matters to be addressed in planning proposals and will be reinforcing them through Gateway determinations as an interim measure in the absence of the LHS review process.

We strongly recommend that council also review and revise (where required) its LHS before the LSPS is required to be reviewed by the Greater Sydney Commission. This will help best inform the next update to the LSPS.

Once again, I would like to take this opportunity to acknowledge the significant amount of work your team has undertaken to develop the LHS. Please be advised that the LHS will be published on the NSW ePlanning Portal alongside this letter of approval and advisory notes.

Should you have any further questions, please contact Karen Lettice, Senior Planning Officer on 9995 6137.

Yours sincerely



**Amanda Harvey**  
**Executive Director**  
**Local Strategies and Plan Making**

18 October 2021

Encl: Advisory Notes



# Hunters Hill Local Housing Strategy

## Advisory Notes

The following advisory notes identify the further work Council will need to undertake to strongly position future planning proposals and further iterations of the Local Housing Strategy (LHS). The advisory notes provide specific guidance on matters that Council is encouraged to consider when next updating the LHS. The Department will expect these same matters to be addressed in planning proposals and will be reinforcing them through Gateway determinations as an interim measure until the LHS is further updated in accordance with the approval requirements and these notes.

Matter	Consideration for future LHS updates and preparation and assessment of planning proposals
<b>General</b>	
Implementation	Future iterations of the LHS should be underpinned by an implementation plan with a priority work program, clearly defined roles, responsibilities and definitive timeframes with risks and dependencies identified. This is encouraged to be informed by resourcing and budgets to demonstrate how housing targets will be delivered. The implementation plan should specifically address: <ul style="list-style-type: none"><li data-bbox="667 879 1973 1018">• The implementation of a monitoring review system and establish housing targets for medium-density and seniors housing to determine whether future changes to the LEP and/or DCP are required to incentivise or encourage housing diversity and diversity of housing typologies, including any necessary changes to the Hunters Hill LEP in response to the Housing Diversity SEPP once finalised.</li><li data-bbox="667 1027 1966 1126">• The preparation of an Affordable Housing Contribution Scheme that commits Council to examining the feasibility of levying affordable housing contributions for any new planning proposals that would result in development uplift or an increase in land value.</li><li data-bbox="667 1136 2024 1203">• A project plan for the Gladesville Town Centre Planning Proposal, Hunters Hill Village and Boronia Park Village, Montefiore seniors housing site and the redevelopment of the former Gladesville Hospital site.</li></ul>
Review and monitoring framework	Revisions to the LHS may be required in response to significant changes in the LGA such as announcements on new infrastructure investment and employment opportunities, significant changes in projected population growth or updates to the LSPS. The framework should also review the supply and delivery of housing, including the 6-10 year housing target and targets for medium density and seniors housing.



<b>Matter</b>	<b>Consideration for future LHS updates and preparation and assessment of planning proposals</b>
<p>Making appropriate provision for any additional housing opportunities that may arise out of sequence</p>	<p>The inclusion of a transparent and robust framework to consider additional opportunities will assist Council, the Department and other relevant agencies to assess proposals that are inconsistent with the LHS. It will also ensure that changes to land use or development controls do not take place without demonstrating strong strategic merit. Council is encouraged to develop a framework within which to consider such proposals, including but not limited to:</p> <ul style="list-style-type: none"> <li>• Strategic merit and case for change</li> <li>• Robust demographic evidence</li> <li>• Demand analysis and economic impacts</li> <li>• Infrastructure delivery and funding to be borne by the proponent</li> <li>• Stakeholder consultation and outcomes</li> <li>• Sustainability and resilience</li> <li>• Social and affordable housing contribution</li> </ul>
<p>Community and Stakeholder Engagement</p>	<p>Incorporate findings of exhibition of LHS as well as relevant community and stakeholder engagement.</p>
<p>Consultation and engagement with agencies</p>	<p>Council is to continue consultation with the following agencies:</p> <ul style="list-style-type: none"> <li>• Ongoing consultation with TfNSW in relation to Future Transport 2056 initiatives, such as the Victoria Road public transport improvements and the Ferry Fleet Replacement Program, including upgraded services on Parramatta River ferries.</li> <li>• Work with DPIE and NSW Health on management and planning for government-owned land at the former Gladesville Hospital site.</li> <li>• Work with TfNSW, DPIE and Ryde Council on place-based planning for Victoria Road Corridor and Gladesville local centres in response to planned State infrastructure investment.</li> </ul>
<p>Interdependencies with relevant local evidence base</p>	<p>Incorporate the findings and outcomes of latest studies, policies and State-led precinct plans prepared since the publication and release of the LHS.</p>
<p><b>Data</b></p>	
<p>Clarification of 6 to 10 year and 10-20 year housing target</p>	<p>Revisions to the LHS should provide a breakdown of how the 6-10 year target will be achieved, including when and where anticipated supply will be delivered and explain market take up rates. Council should ensure that all population and dwelling forecasts are cross-checked against published DPIE projections to provide greater transparency.</p>



Matter	Consideration for future LHS updates and preparation and assessment of planning proposals
	<p>Additional guidance and support can be arranged with the Department’s Evidence and Insights division to resolve any variations in dwelling forecasts.</p> <p>Council should clearly identify the capacity of the proposed supply sources, ideally in a table, to demonstrate how many dwellings are anticipated, what type of dwellings are anticipated and when the dwellings are likely to be delivered.</p>
<b>Dwelling Diversity</b>	
Affordable Housing Contribution Scheme	<p>Council’s LHS evidence-base is considered sufficient to justify the preparation of a SEPP70 affordable housing contribution scheme. An LHS condition of approval is included for Council to prepare a scheme that sets out delivery and rent models, tenant eligibility criteria, tenancy allocation, asset ownership and management.</p> <p>Action 18 of the North District Plan requires Council to prepare an affordable housing contribution scheme. The scheme would be prepared in advance of any out-of-sequence planning proposals and sends a critical signal to the market regarding Council’s strategic planning intentions with regard to affordable housing provision. It will also commit Council to examining the feasibility of affordable housing contributions for all new proposals that are likely to result in an uplift of land value. If feasible and appropriate, affordable housing contributions would be required by LEP provisions that implement the contributions scheme.</p> <p>The scheme should be prepared in accordance with the Greater Sydney Region Plan key parameters for successful implementation of Affordable Rental Housing Targets and the NSW Government’s <i>Guideline for Developing an Affordable Housing Contribution Scheme</i>.</p>
<b>Local Character</b>	
	<p>The introduction of local character areas and local low-rise housing diversity controls would be contingent on an assessment of the evidence base when the relevant planning proposal is submitted to the Department. The approval of the Local Housing Strategy is not to be construed as support for a LRHDC exemption</p> <p>Should Council wish to exclude limited areas from the Low Rise Housing Diversity Code (LRHDC) through local character areas, the LHS will need to provide a comprehensive evidence base in relation to the delivery of medium density housing.</p>





Matter	Consideration for future LHS updates and preparation and assessment of planning proposals
	<p>This should include:</p> <ul style="list-style-type: none"><li>• Historical and forecast supply of medium density housing, including statistics on range of housing types approved over the last five years (DA and CDCs) and anticipated future take up rates.</li><li>• Incorporate framework to monitor and review the delivery of medium density housing within the LGA.</li></ul>