



Lane Cove Council Local housing strategy

DRAFT

Prepared for
Lane Cove Council

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INTRODUCTION

1.0 INTRODUCTION

The Greater Sydney Commission (GSC) and Department of Planning Industry and Environment (DPIE) has required that councils prepare a Local Housing Strategy (LHS), including Lane Cove Council (Council). This document has been prepared on behalf of Council and presents the draft Local Housing Strategy (LHS) for the Lane Cove Local Government Area (LGA). It is informed by Council's *Local Strategic Planning Statement (LSPS)*, adopted in March 2020.

The Lane Cove LGA offers a mix of leafy suburbs, vibrant centres, historic neighbourhoods and high value natural environments. Located to the north of the Lane Cove River, the LGA is highly accessible to multiple strategic centres, including direct access to the Sydney CBD by rail and ferry. Recent increases in the Lane Cove LGA population have allowed for more people to enjoy the amenity and accessibility of the area. Further population increases are anticipated through the development of the St Leonards South precinct, which is anticipated to bring approximately 1,850 more dwellings by around 2026.

While the Lane Cove LGA is an attractive home and destination, the factors that make it so attractive also constrain it. Natural barriers, local character and historic subdivision patterns make it difficult to further increase density past 2026. For these reasons, the Department of Planning, Industry and Environment have projected largely flat population changes after 2026. While there may be demand for further high density development after that point, opportunities for successful development that does not unreasonably affect the natural environment, character or accessibility of the Lane Cove LGA are limited.

Meeting the housing needs of current and future Lane Cove LGA populations will require forward thinking strategic planning, particularly when overall population numbers are anticipated to remain stable in the longer term. While areas that grow have opportunities to create appropriate housing responses, areas like the Lane Cove LGA require careful consideration of how building stock can either be adapted or rebuilt to meet the needs of the community.

This LHS provides a framework to guide the delivery of housing in the Lane Cove LGA, focusing on the period of 2016 to 2026 and 2026 to 2036. In doing this, the LHS:

- Considers and identifies the housing needs of the current and future Lane Cove LGA populations
- Reviews and offers guidance regarding statutory planning responses to guide the preparation and assessment of future development applications
- Evaluates the current policy positions of State and Council authorities regarding housing, offering a range of policy and other non-statutory planning responses to support the delivery of housing that is affordable, accessible, sustainable and well serviced by infrastructure.

The Lane Cove LHS is supported by an evidence base, including:

- A review of the relevant strategic and statutory planning framework by the NSW Government and Council
- An analysis of the Lane Cove LGA characteristics that influence the opportunities and constraints for housing and supporting services
- A demographic and housing supply analysis that considers how certain factors influence demand for housing and the potential gaps in housing provision
- A housing pipeline, trend and demand analysis that provides insights for how housing is anticipated to be delivered in the future and the potential for shortfalls in the supply of certain types of housing.

This draft LHS has been prepared by HillPDA on behalf of Council and will be placed on public exhibition before being refined, adopted and submitted to DPIE for review and endorsement.

1.1 Background to the LHS

The NSW Government has identified in 2016 that 725,000 additional homes across Sydney will be needed by 2036 to meet demand based on current population projections. To accommodate Sydney's growing population, all councils are required to play a role in delivering increased housing capacity. In the past, Council has facilitated significant residential development, which has exceeded the previous dwelling growth targets set by the State Government in 2006. However, revised growth projections for Sydney have been increased to accommodate a larger expected population.

The GSC, through the North District Plan, has provided a 0 to 5 year housing target for the Lane Cove LGA of 1,900 new dwellings between 2016 and 2021. Council's analysis of housing approvals and planned construction activity confirm that Council is on track to exceed 1,900 dwellings. A 6 to 10 year target for the years 2021 to 2026 has also been set with Lane Cove Council required to deliver between 3,000 and 3,500 dwellings for this period. While these goals have been set, it is a core assumption of this LHS that suitable infrastructure will be provided to support population growth, with Council and State Government collaboration.

GSC requests local councils to prepare LHSs to assist in setting a clear plan for housing in their area over the next 10 and 20 years. The vision for housing, in each LGA is tied with State Government-led strategic plans and expressed broadly in their LSPS's. The Lane Cove LSPS represents Council's response to how the housing components of Regional and District Plans will be delivered locally.

1.2 Purpose

The Lane Cove LHS provides Council and the community a detailed, evidence-based framework that informs how and where residential development is planned to be delivered, to encourage and support a diverse population for the next 20 years.

1.3 Housing vision

The LSPS outlines Council's corporate vision for the LGA as a connected, inclusive and sustainable community. Separate vision statements are provided for community assets and infrastructure, the liveable community, the productive economy and the sustainable environment. The vision for liveability is extracted below, providing clear priorities for where housing will be located, the form it will take, how it will integrate with the Lane Cove culture and the infrastructure required to support it.

Our liveable community will be well-designed and based on best practice and sustainable design principles. New residential development will be appropriately located near transport nodes, infrastructure and services and will harmonise with our natural landscapes, and with existing and emerging streetscapes. There will be a diverse range of housing options, including key worker and affordable options, with access to jobs, services and public transport. Heritage items and areas will be conserved and celebrated.

An integrated transport system will link centres, facilities and suburbs and provide a range of active transport options. Traffic management in major centres and shopping areas will focus on the safe and efficient movement of people and vehicles.

Public places will be vibrant, walkable and safe and cater for people of all ages, abilities and backgrounds. They will provide infrastructure to encourage free movement, community participation and the opportunity for social connections to be made. Access to organised sport, the natural environment and open spaces will encourage outdoor activity and improved health and well-being.

Residents will experience arts and culture by integration into the built environment. Individual and collective expression will be embraced to ensure Lane Cove is dynamic, culturally active and diverse.

(Lane Cove Council, 2020).

In addition to this core vision for liveability, the following themes have been identified through the analysis of the evidence base and evaluation of responses. They build upon established themes in Council's LSPS to address specific needs for housing to 2036 and beyond, in particular Planning Priority 5.

The Lane Cove LGA will:

Sustainability

provide housing that is increasingly sustainable. New housing will incorporate responsive solutions to the environmental challenges of today and tomorrow. Existing housing will integrate adaptive technologies and design solutions to ensure a long lifespan that reduces consumption over time.

Affordability

increase its supply of affordable housing and opportunities for those that have close connections to the area. The delivery and management of affordable housing will recognise that it can be difficult for those without significant means to secure housing.

Liveability

deliver housing where supporting infrastructure is planned or present. Infrastructure will be improved over time to meet the evolving needs of existing and future Lane Cove LGA residents.

1.4 Document structure

The Lane Cove LHS has been prepared in line with the *Local Housing Strategy Guideline*, which identifies the subjects and broad structure that LHSs should align with. The Lane Cove LHS comprises the following chapters:

- **Chapter 1 – Introduction:** Introduces the premises of the Lane Cove LHS
- **Chapter 2 – Lane Cove LGA:** Summarises the location and characteristics of the Lane Cove LGA
- **Chapter 3 – Planning and policy context:** Identifies the components of the NSW planning framework and policy considerations that are relevant for housing in the Lane Cove LGA
- **Chapter 4 – Housing supply and demand:** Considers the characteristics of the Lane Cove LGA's population, households, workers and housing, including projected changes
- **Chapter 5 – Planning review:** Reviews the planning controls and issues relevant to housing delivery in the Lane Cove LGA
- **Chapter 6 – Housing priorities:** Describes the objectives and priorities of the Lane Cove LHS based on an analysis of the evidence
- **Chapter 7 – Action and implementation plan:** Sets out an action plan to guide the delivery of housing in the Lane Cove LGA to 2026 and beyond.

LANE COVE LGA

2.0 LANE COVE LGA

This chapter provides a snapshot of the Lane Cove LGA, including employment, transport, infrastructure and environmental constraints. These factors are important when considering the needs of Lane Cove LGA residents, the most appropriate places to locate housing and the form of that housing.

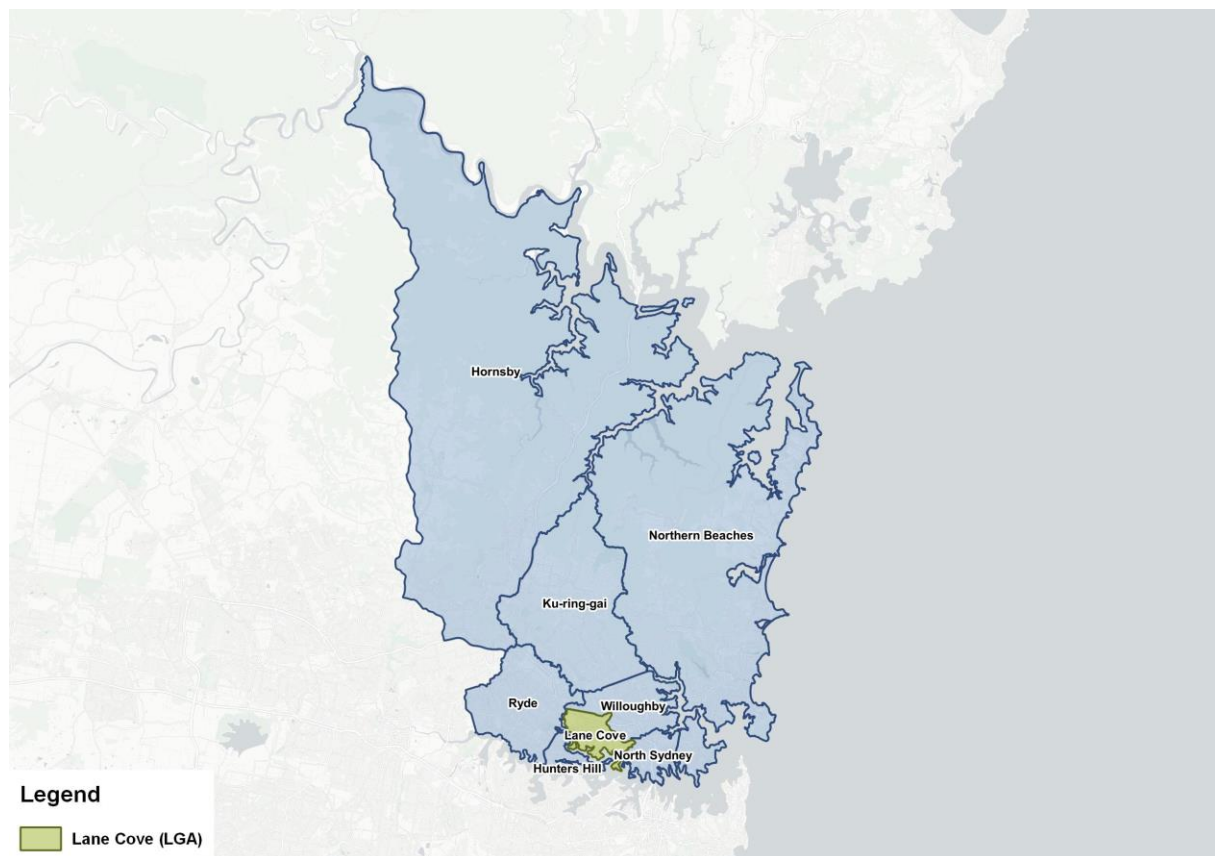
2.1 Location context

The Lane Cove LGA is located north of the Parramatta River and Lane Cove River in Sydney’s North District. It is bound to the north by Willoughby LGA and east by North Sydney LGA. Hunters Hill LGA and Ryde LGA are to the west and south respectively, across the Lane Cove River. The Lane Cove LGA is compact, approximately 10.5 square kilometres, and includes urbanised, natural, commercial, industrial areas and a mix of high and low density residential lands.

Over the last ten years, the LGA has had a marked increase in population, with substantial apartment development along Pacific Highway, Epping Road, Mowbray Road and Burns Bay Road, along with other locations. Apartment development has dominated redevelopment, with most of the population now living in medium or high density development.

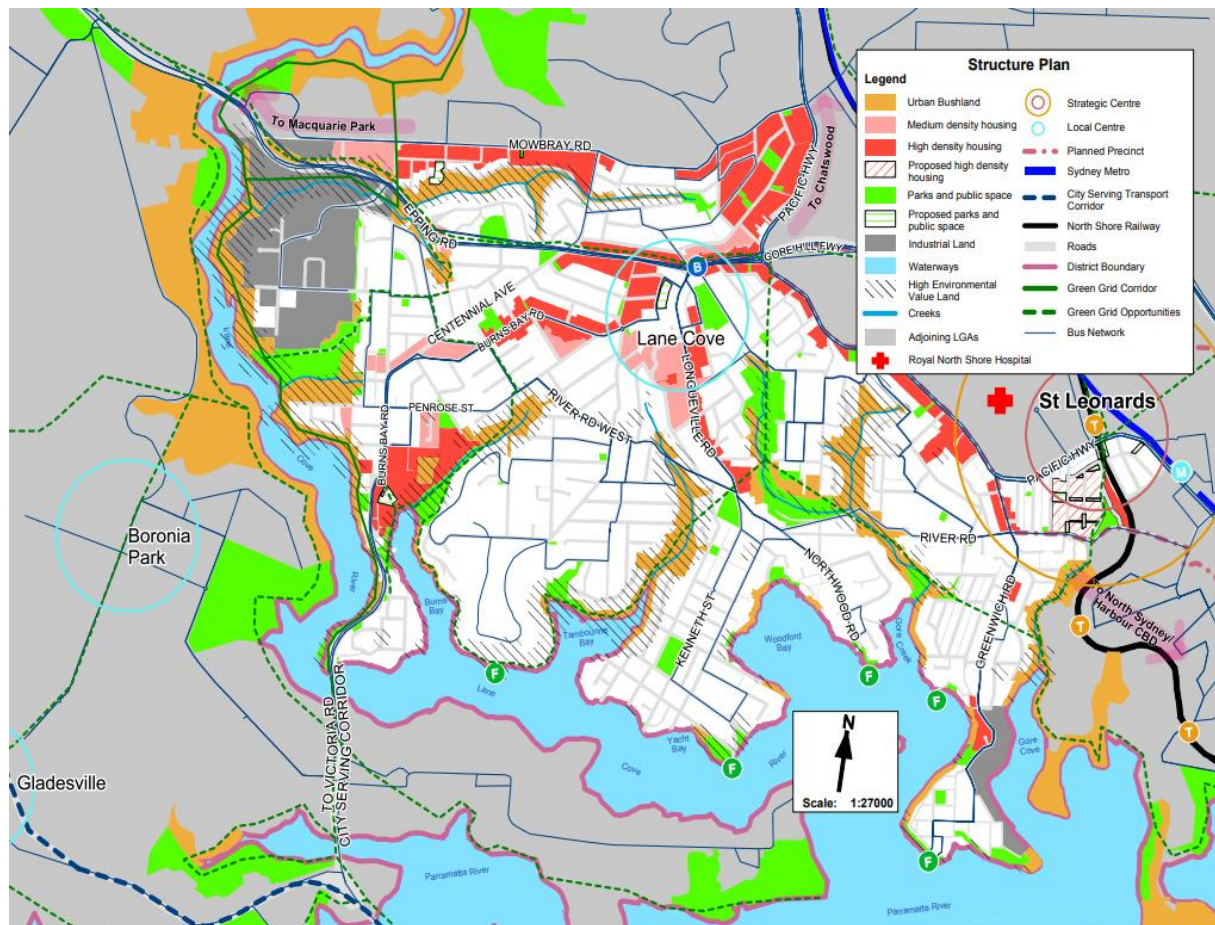
The Lane Cove LGA and its context within the wider North District of Greater Sydney is shown in Figure 1, with the LSPS’s Structure Plan providing local context in Figure 2.

Figure 1: Lane Cove LGA regional context



Source: HillPDA

Figure 2: Lane Cove LSPS Structure Plan map



Source: Lane Cove Council

Lane Cove Village is the primary local centre destination in the LGA, offering full line supermarkets, restaurants and cafes, professional services and specialist shops. The Lane Cove Village Plaza and adjacent ‘The Canopy’ are significant focal points for the community, with a high amenity pedestrian area and regular programming of events.

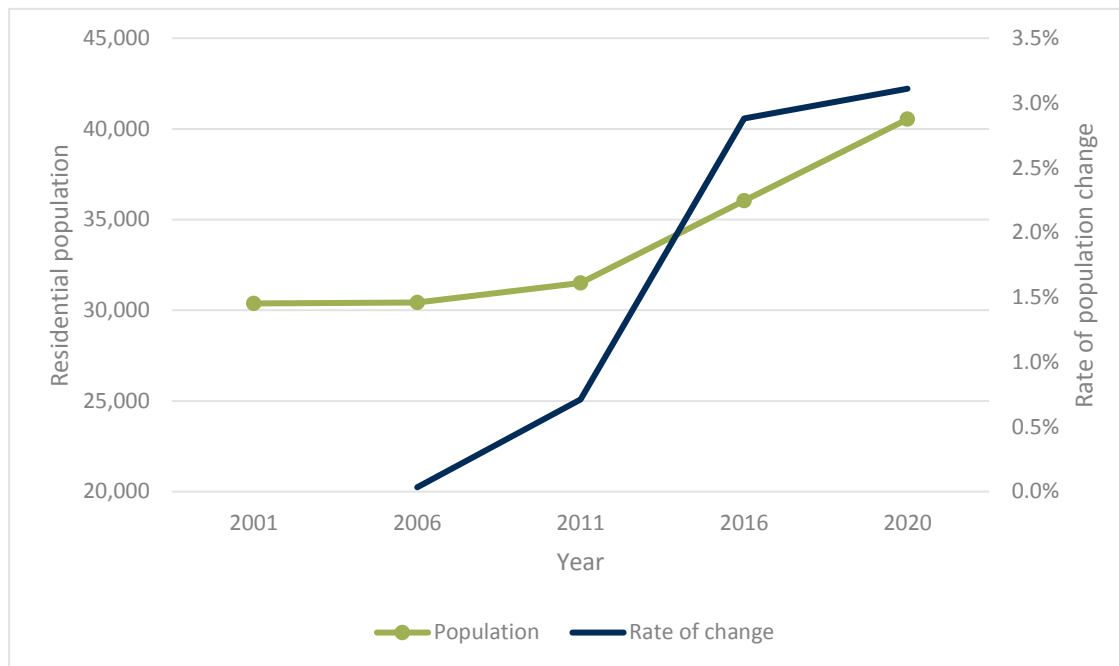
The largest employment area in the Lane Cove LGA is the Lane Cove West Business Park. It is accessed from Sam Johnson Way off Epping Road and contains a mix of light industrial, warehousing, logistics and specialised retail (i.e. bulky goods and similar). This area supports over 5,000 jobs and is critical to supporting the population of the Lane Cove and surrounding LGAs. Similarly, the Greenwich peninsula contains industrial uses associated with Gore Bay Terminal, a heritage listed and active fuel import and storage facility.

The St Leonards strategic centre, located on the eastern border of the LGA is shared with the Willoughby and North Sydney LGAs. The strategic centre is a significant draw for visitors, principally as workers or visitors to the medical establishments, including the major public and private hospitals.

2.2 The people

As of the 2016 Census, the estimated population of the Lane Cove LGA was 37,694 people. That increased to 40,534 people as of 2020, representing a per annum increase about 1.83 per cent. As shown in Figure 3, this population growth has remained steady since 2011, when the population was about 31,500. Overall, this represents a growth of about 28.6 per cent over nine years.

Figure 3: Population growth in the Lane Cove LGA



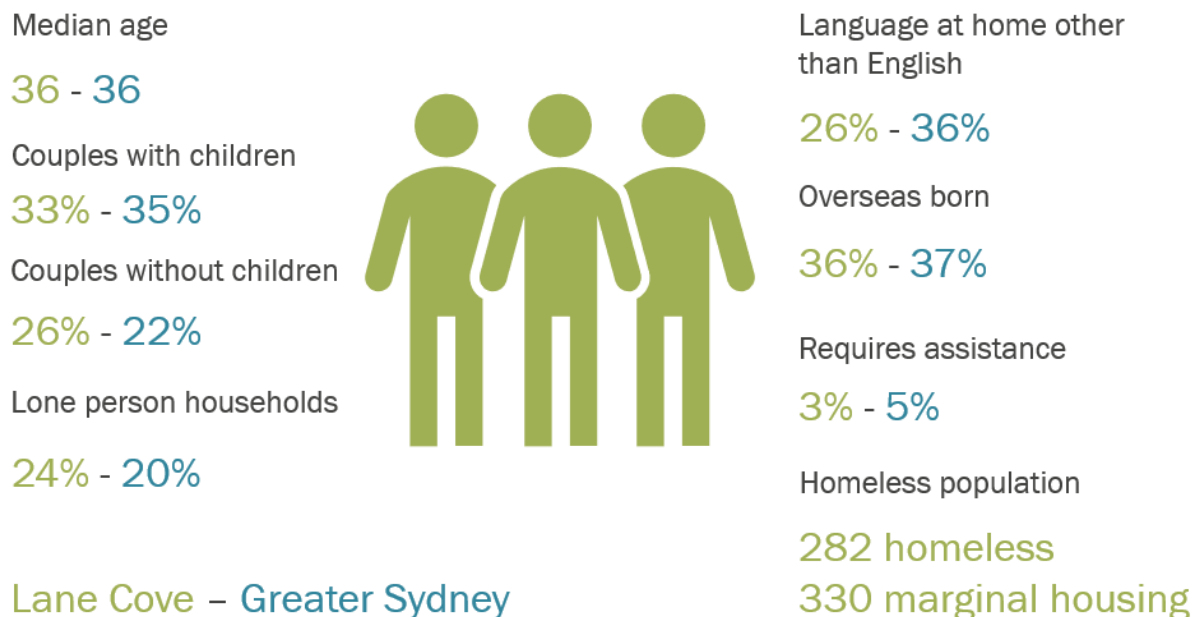
Source: Profile .id and Australian Bureau of Statistics

The demographics of the Lane Cove LGA, as of the 2016 Census, are discussed in detail in Chapter 4, with key characteristics summarised in Figure 4 in green, with comparisons to Greater Sydney in blue for reference. As shown in the figure, the Lane Cove LGA population has several similarities with the overall Greater Sydney population, however there are also some key differences, being:

- More households consisting of couples without children and lone households
- Fewer households that speak a language other than English at home, despite similar proportions of overseas born residents
- Fewer households living in need of assistance with day to day activities.

As discussed in Section 4.5, Lane Cove LGA households have significantly higher incomes than Greater Sydney households and higher housings costs. Despite this, levels of housing stress are lower. While incomes and housing costs are higher generally, they are not uniformly across the LGA. The areas that are most dense, such as Lane Cove North, Pacific Highway and Burns Bay Road, have the lowest levels of home ownership and median income, while also having the highest levels of rental stress. These provide important local contexts when considering the housing needs of current and future populations.

Figure 4: Lane Cove LGA demography comparisons with Greater Sydney



Source: Profile .id and Australian Bureau of Statistics

2.3 Employment

The Lane Cove LGA’s location on the lower north shore means that it is proximal to multiple strategic centres in the immediate surrounds:

- Sydney CBD
- North Sydney
- St Leonards
- Chatswood
- Macquarie Park.

While this would typically make it ideal for the wide range of workers in those centres, possibly due to the high housing costs associated with the LGA, the workforce is somewhat skewed towards higher income professions. Employment characteristics are discussed in detail in Section 4.3, with key elements summarised in Table 1.

Table 1: Lane Cove LGA employment characteristics

Characteristic	Per cent
Employment rate	95.6
Full time employed workers	65.9
Labour force looking for full time work	2.2
Employed Lane Cove LGA residents working in the LGA	36.2
Lane Cove LGA workers who live in the LGA	18.8
Jobs per employed resident	0.83

The relatively high number of jobs per employed resident versus low number of workers who live in the LGA indicates that there may be an undersupply of housing that is available for Lane Cove LGA’s workers. While key worker is not a defined term in affordable housing legislation, it is commonly used in policy to describe workers that are critical to the provision of services in an area. Given the high numbers of workers across industries and skill levels travelling over 10 kilometres to work in Lane Cove, affordable housing may be an issue for Lane Cove LGA’s workers, regardless of traditional key worker status.

2.4 Transport

The LGA connects to Greater Sydney through a mix of private and public transit connections including:

- An extensive bus network that connects Lane Cove LGA's neighbourhoods and centres
- St Leonard Station major train station and bus interchange
- Lane Cove Interchange at Longueville Road, which provides regional bus services, including the Sydney CBD, North Sydney, Epping and Chatswood
- Public and private ferries at Greenwich, Longueville, Northwood and Riverview wharves
- Epping Road, connecting to City of Ryde and the Lane Cove Tunnel/Gore Hill Freeway regional connections
- Pacific Highway, connecting to North Sydney and the Warringah Freeway to the south and Chatswood and further north to the M1 Motorway.

Local access to public transport is discussed further in Section 2.8.1.

2.5 Social infrastructure

Lane Cove LGA's social infrastructure generally services the local area, with district facilities typically found in neighbouring LGAs. Social infrastructure is principally provided by Council, with State Government providing major infrastructure such as schools and private organisations also operating a range of community and educational facilities.

Key social infrastructure within the Lane Cove LGA includes:

- Council operated facilities including:
 - Council operated community facilities, with rooms available for hire
 - Libraries at Lane Cove Village and Greenwich
 - Expansive local parks with a mix of passive and active open space
 - Formal sportsgrounds ranging from single court to multi-field complexes.
- Schools including:
 - Three government primary schools
 - Three non-government primary and comprehensive schools
- Community operated facilities that support the Lane Cove community (generally with mixed ownership status).

The Lane Cove LGA does not include a public high school. Almost all the Lane Cove LGA is currently within the catchment of Hunters Hill High School, located in the Hunters Hill LGA. The catchment area for Chatswood High School extends north of Epping Road and Stringybark Creek in North Lane Cove.

Access to social infrastructure is discussed further in Section 2.8.

2.6 Character and heritage

The primary character of Lane Cove LGA is that of a low density and leafy harbourside neighbourhood, complemented by expanses of natural bushland along creeks and foreshore areas. However, the Lane Cove LGA offers a range of locally relevant and diverse attributes outside of its typical low density areas. These include:

- Lane Cove Village, offering a bustling low rise high street and associated mixed use development
- Lane Cove West Business Park, which is buffered from the nearby Lane Cove West Public School, Blackman Park sports fields and low density housing by natural corridors
- Established and recently built low and mid-rise apartment buildings along Mowbray Road, Epping Road and Pacific Highway, representing long-standing higher density character areas along major corridors

- Waterview Drive, a recent high density residential development that is serviced by nearby community centres, parks and day to day retailing
- Greenwich Point, the primary mapped heritage character area, with a range of low and high density uses in proximity to the heritage listed fuel facilities.

Council has also identified St Leonards South as a transitioning character area, where the existing low density dwellings are anticipated to be redeveloped into mid and high rise apartment buildings with supporting community and commercial uses.

It is anticipated that these character areas will be preserved into the future, with minor changes reflecting the preferences and best practices of the day.

2.7 Natural environment constraints

Areas capable of supporting residential growth in the Lane Cove LGA (e.g. not set aside for commercial, industrial, natural or recreational uses) have largely already been developed as either houses, townhouses or apartments. Factors that constrain further expansion of the urban footprint in the Lane Cove LGA include:

- Environmentally zoned land that represents significant natural values, character and visual amenity
- Public recreation land, which supports vegetation, stormwater flows, character and community needs
- Bushfire risk associated with vegetated lands
- Creeks and other water systems that support natural systems and stormwater flow
- Acid sulfate soils, largely mapped near creeks and interfaces with the Lane Cove River
- Steep landfall and potential associated hazards (e.g. land slip)
- Potentially contaminated lands, reflecting historic uses
- Potential flood risk.

Non-urbanised lands are typically zoned E2 Environmental Management in line with their natural values or RE1 Public Recreation to reflect recreation potential. Given the substantial environmental constraints, it is not anticipated that any non-urbanised land or bushland would be transitioned to a residential use during the life of this LHS.

Council's LSPS has incorporated planning priorities related to sustainability, reflecting its commitments to enhance and manage the natural and built environment. The goal of these priorities is to ensure the on-going health and sustainability of the Lane Cove LGA and the North District more broadly. These priorities are discussed in more detail in Section 3.2.2, with design responses to the natural environment, such as sustainability and resilient housing, discussed in Section 5.3.

2.8 Liveability

The concept of Liveability is broad, largely encompassing subjects that impact the quality of life of individuals and the community. The North District Plan considers liveability inputs as:

- Housing, infrastructure and services that meet people's needs
- Provision of housing types in the right locations with measures to improve affordability
- Creating and renewing great places, neighbourhoods and centres with place-based planning
- Access to street life, the night-time economy and the associated cultural identities
- Proximity to the natural environment and outdoor, sporting and recreational activities
- Walkable and public-transit accessible jobs, housing and social infrastructure.¹

These concepts are built upon in Council's LSPS, focusing on how Council can:

¹ Greater Sydney Commission, North District Plan

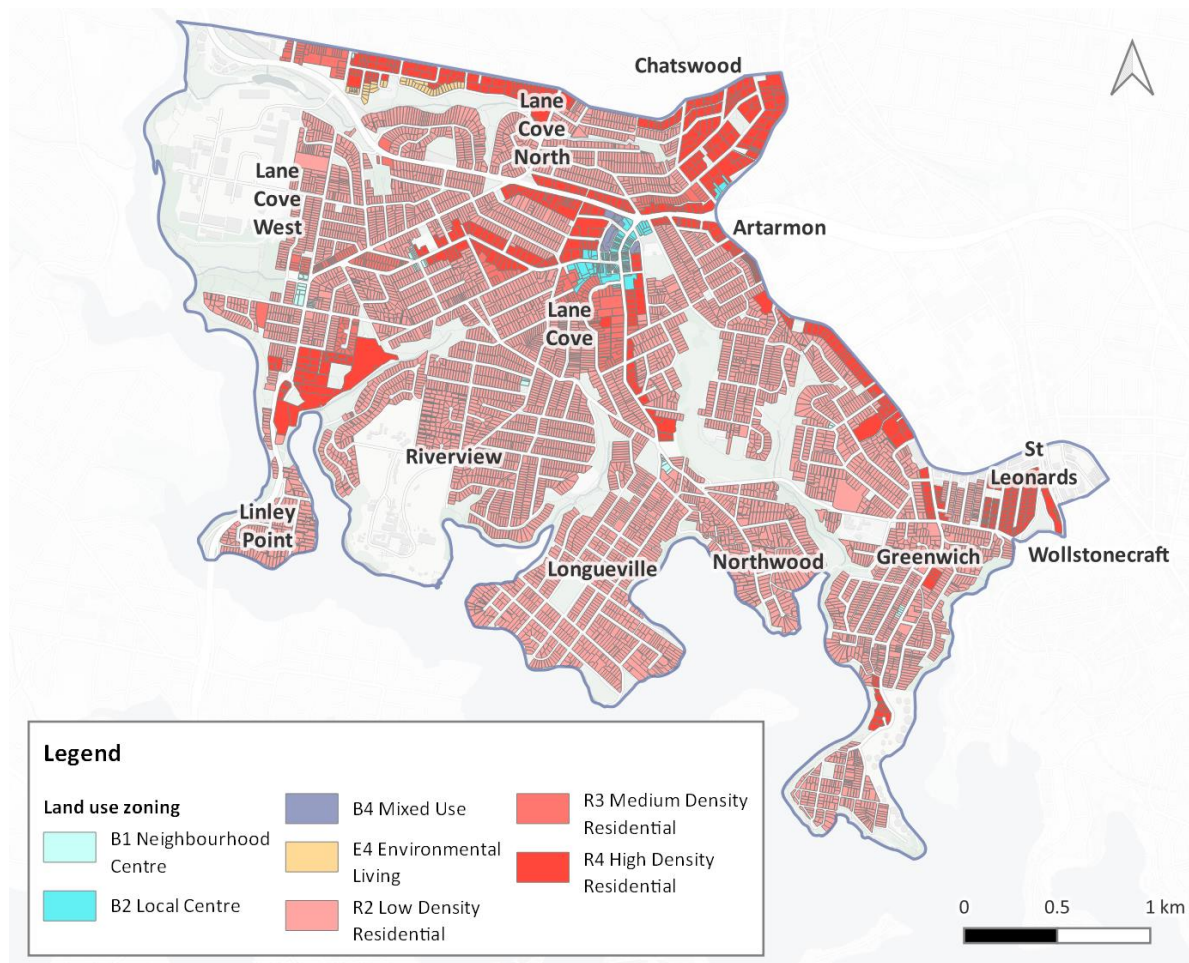
- Support active and connected communities
- Design and deliver healthy built environments
- Deliver a range of housing types that are sustainable, liveable, accessible and affordable.

This section focuses on the accessibility of social infrastructure, open space, transport infrastructure and centres for residential zoned lands across the Lane Cove LGA. Accessibility, for the purpose of this report, is measured by walking distance across the existing pedestrian network. This measure is intended to provide additional detail beyond the standard 400 metre radius commonly used to describe walking catchments.

It is noted that Lane Cove LGA’s access to the bush is highly valued by residents and can provide opportunities for recreation and exercise, as well as other benefits. The importance of Lane Cove LGA’s natural environment is stressed by the LSPS as being a key asset to the LGA and acknowledged to be an overall factor in liveability. For the purpose of this analysis, access to bushland is not considered separately as it is often co-located with Lane Cove LGA's parks or is not available due to environmental sensitivities. Further, benefits are drawn not only from direct access (e.g. trails), but also general proximity (e.g. character, visual amenity and canopy cover).

The analysis only considers access to residential and business zone lands where residential uses are permitted, as shown in Figure 5. Walking distances are shown in 200 metre increments to visually describe the ease of access to key facilities. This analysis assumes 400 metres can be walked in five minutes, with 800 metres taking ten minutes. Topography information is not available but is broadly described as relevant. The analysis does not specifically consider the ease of access for different users such as those with a disability or are mobility impaired.

Figure 5: Lots considered for accessibility and liveability analysis



Source: HillPDA 2021

2.8.1 Centres and services

The Lane Cove LGA contains several centres that are distributed across its suburbs, access to centres is shown in Figure 6.

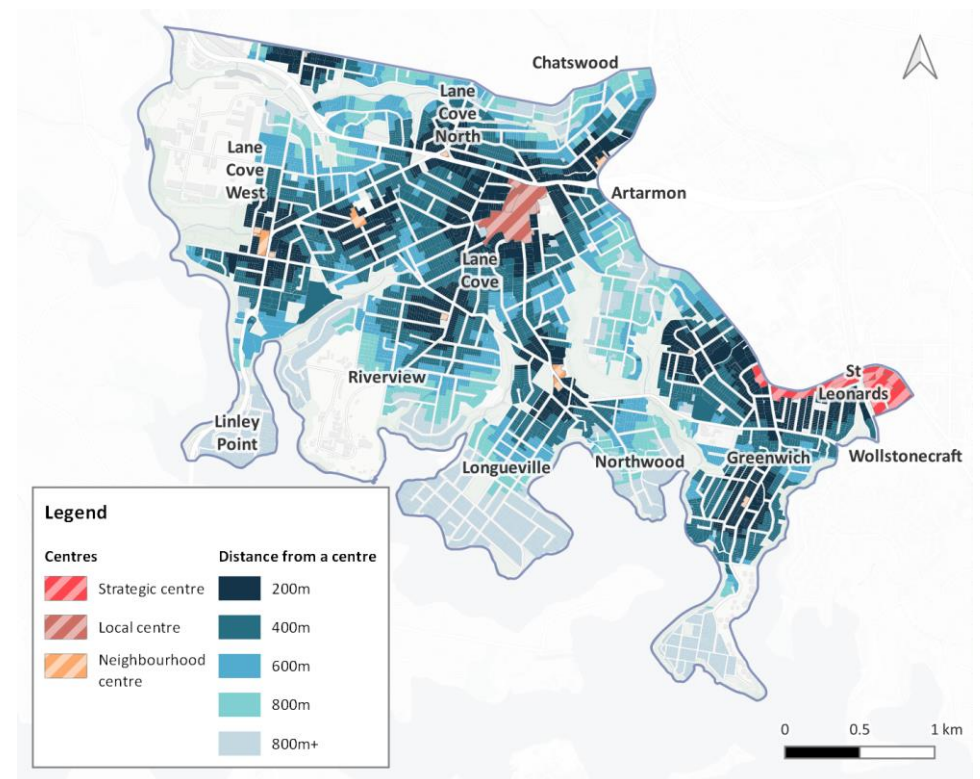
In this analysis, centres are defined as:

- Strategic Centre: St Leonards Strategic Centre, zoned as a mix of B3 Commercial Core and B4 Mixed Use. This is a major employment and service centre, with a mix of retail and food and drink premises. The St Leonards train station offers regional connections within Sydney and to the wider rail network.
- Local Centre: Lane Cove Village, zoned as a mix of B2 Local Centre and B4 Mixed Use. This is the Lane Cove LGA’s principal retailing, civic and entertainment precinct. It is characterised by its low rise built form, wide mix of retail options, pedestrian-friendly amenity and mix of civic, open space and community facilities, as well as public transport options.
- Neighbourhood Centre: B1 Neighbourhood Centre and remaining B2 Local Centre/B4 Mixed Use lands. These areas support fine grain local shops and services, occasionally supported by nearby community uses, such as community centres or schools.

Much of the Lane Cove LGA’s most densely populated residential areas are within 400 m of a centre, providing those areas with relatively easy access to the places that can support day to day living. The high density areas in northern Lane Cove are less accessible, but typically within an 800 m walk of a centre.

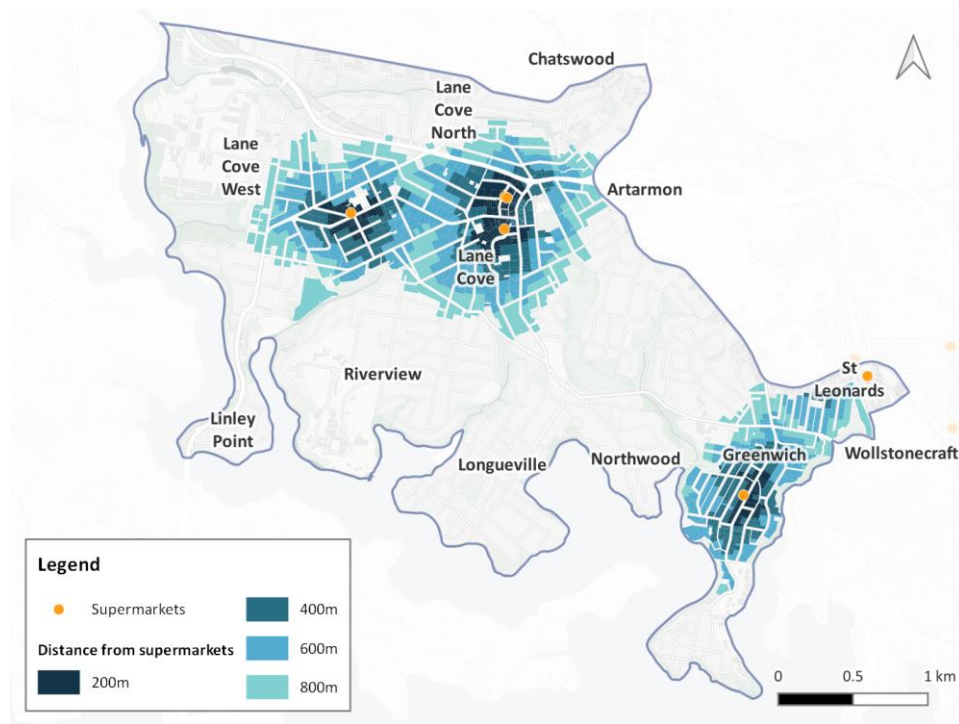
The areas that are furthest from centres are the R2 Low Density Residential areas in southern Lane Cove LGA, near the Lane Cove River, as well as areas of central Lane Cove accessible via Osborne Road. Accessibility in areas near the Lane Cove River is also impacted by steep topography, meaning residents would be required to walk longer distances and up or down steep roads. This does not mean the centres are inaccessible by walking for all but may be inconvenient or too difficult to walk and residents may be more inclined to drive.

Figure 6: Access to centres



Source: HillPDA 2021

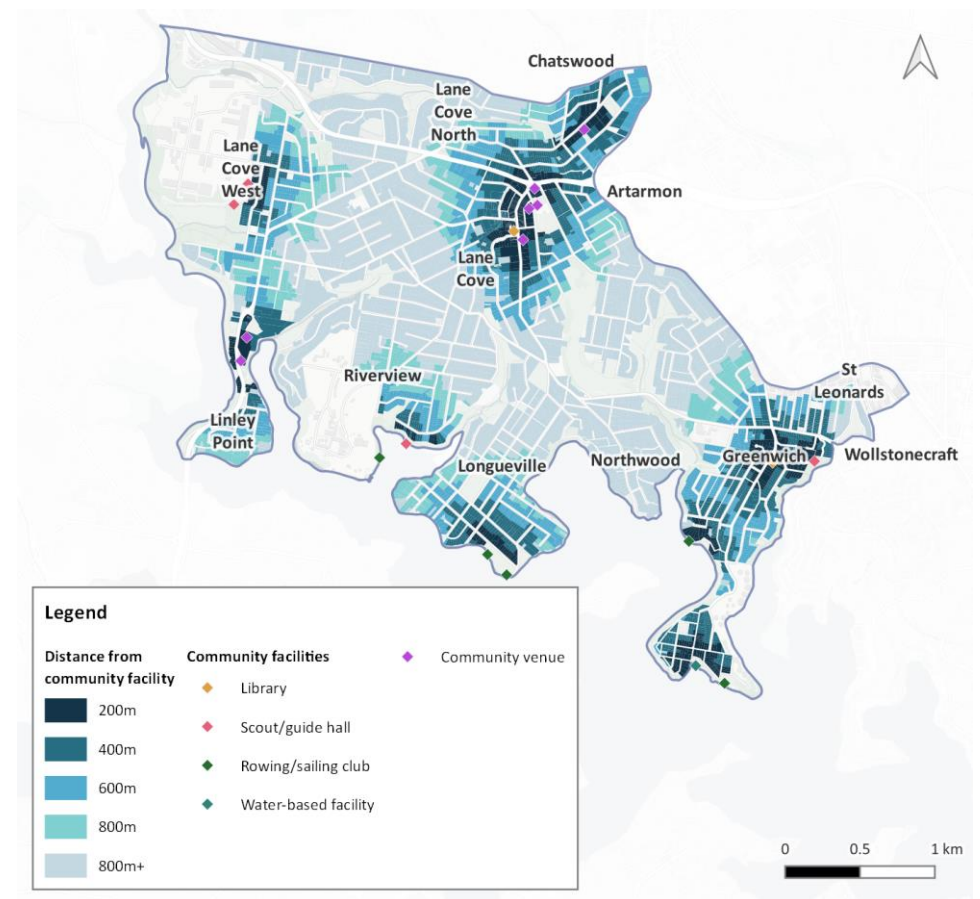
Figure 7: Access to supermarkets



In addition to general retailing and services, centres are typically the locations where supermarkets are located. Full line supermarkets are typically found in local or strategic centres, while smaller neighbourhood supermarkets (less than 1,000 sqm) are typically found in neighbourhood centres. Access to supermarkets is shown in Figure 7. The largest supermarkets are located in the Lane Cove Village, including new offerings at The Canopy. Supermarkets in other areas are smaller, offering core goods, but with a more limited range. A new supermarket is proposed for St Leonards.

Not all areas are within walking distance of a supermarket as they are typically located in denser areas or are co-located with other retail. Increasing walkability to supermarkets may be difficult, particularly for lower density areas, as supermarkets are reliant on both larger floor areas and minimum catchment sizes.

Figure 8: Access to community facilities



Community facilities provide opportunities for residents, visitors and workers to gather and participate in social and other activities. The accessibility of community facilities, as provided by Lane Cove Council, is shown in Figure 8. These include a mix of Council and community operated facilities.

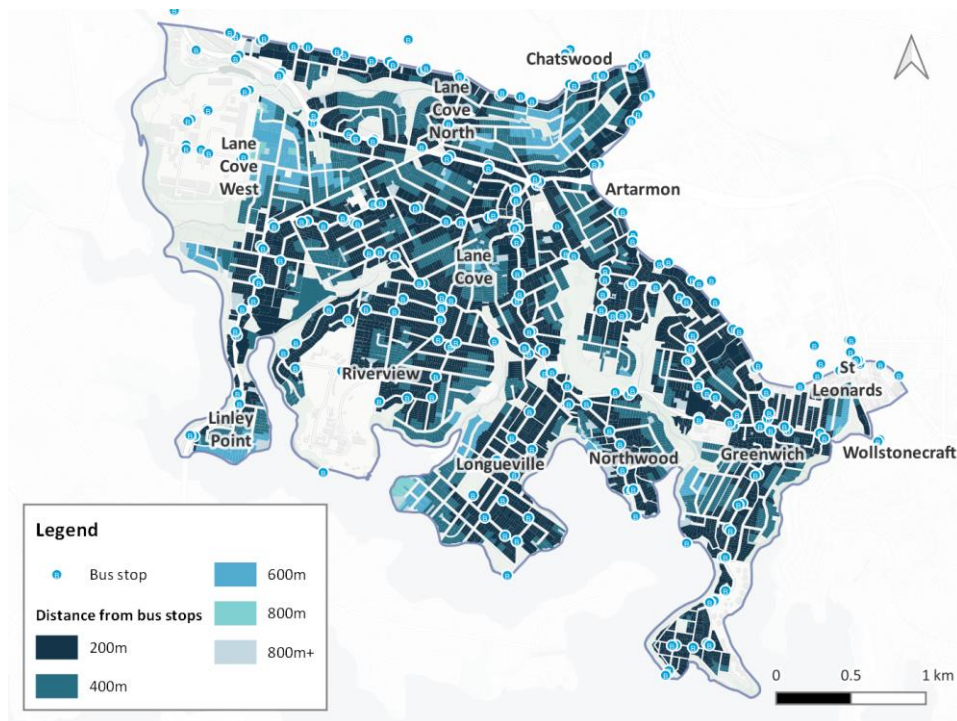
Community facilities are typically located in centres or open space assets, with out-of-centre assets providing local alternatives. This can have the effect of providing a mix of local and accessible options for activities that are not reliant on centre infrastructure.

2.8.2 Transport

Access to public transport options in the Lane Cove LGA is shown in Figure 9 and Figure 10, which describe connections to the local bus network and regional train and ferry networks, respectively.

As shown in Figure 9, many residential lots are within 200 m of a bus stop, with most within 400 m. This means that, with few exceptions, Lane Cove LGA residents are within a short walk to the bus network. This does not mean that all residents are able to reach the desired destinations by bus easily or that services are frequent, only that there is the opportunity for use. For instance, a journey may require multiple bus routes.

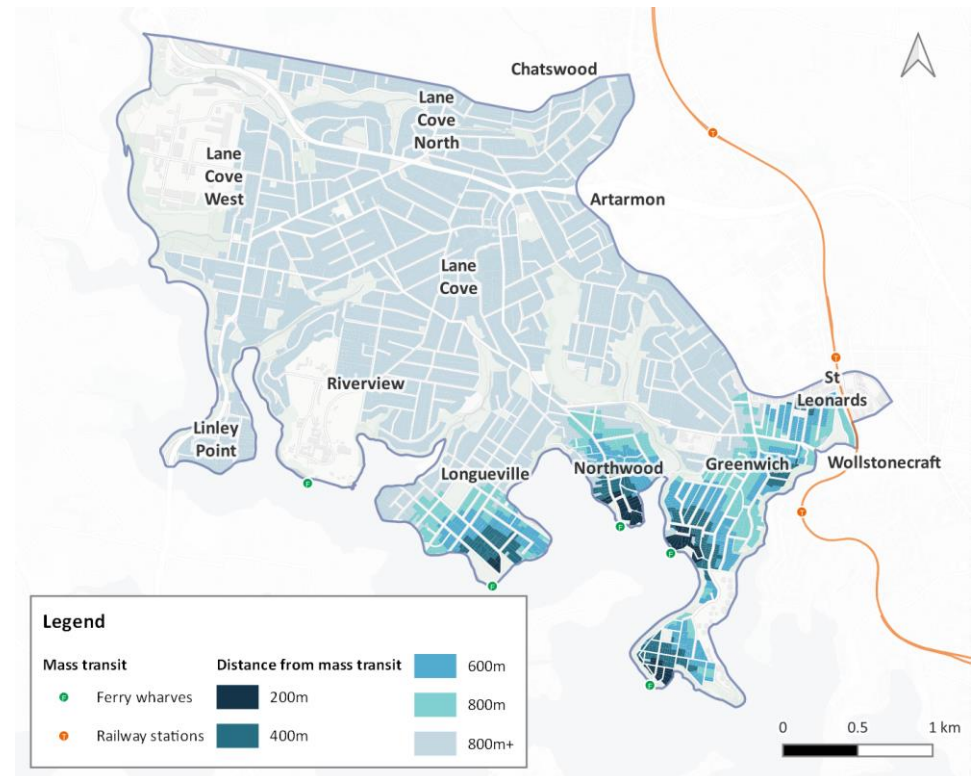
Figure 9: Access to bus network



As shown in Figure 10, direct access to the regional ferry and train mass transit network is limited. Walking distance to such facilities is commonly measured as 800 m. For the purposes of the map, the limited-service ferries at Longueville Northwood and Greenwich are included. The Artarmon train station is outside of the 800 m catchment for Lane Cove LGA residents due to the few pedestrian crossings along Pacific Highway. Notably, access to Wollstonecraft Station is made possible via a bridge at Smoothery Park, showing the importance of pedestrian-only links.

Pedestrian access to trains and ferries is complemented by access via the bus network, which is comprehensive. As such, overall accessibility by public transport to major employment and visitor destinations is good.

Figure 10: Access to trains and ferries

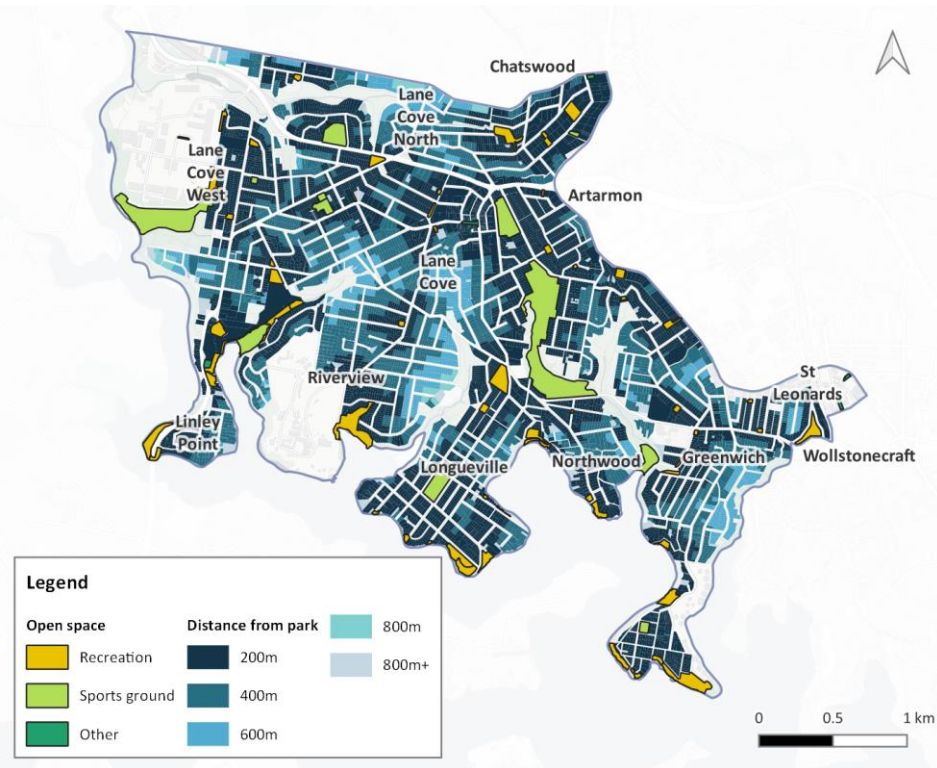


2.8.3 Open space and sportsgrounds

Access to Lane Cove LGA’s open space network is shown in Figure 11, with Figure 12 limiting analysis to sportsgrounds. This analysis is based on Council’s data and complemented by desktop research to exclude bushland, as far as possible.

The Lane Cove LGA open space network is comprehensive, with a wide variety in type and size of open space assets. Recreation land, which includes a mix of playgrounds and passive open space, is well distributed and is within a 400 m catchment of most residences. This means it can be accessed by families living in apartments that may not have on-site open space, as well as others across the LGA who may not be able to undertake longer walks. However, smaller open space areas may have more limited capacity.

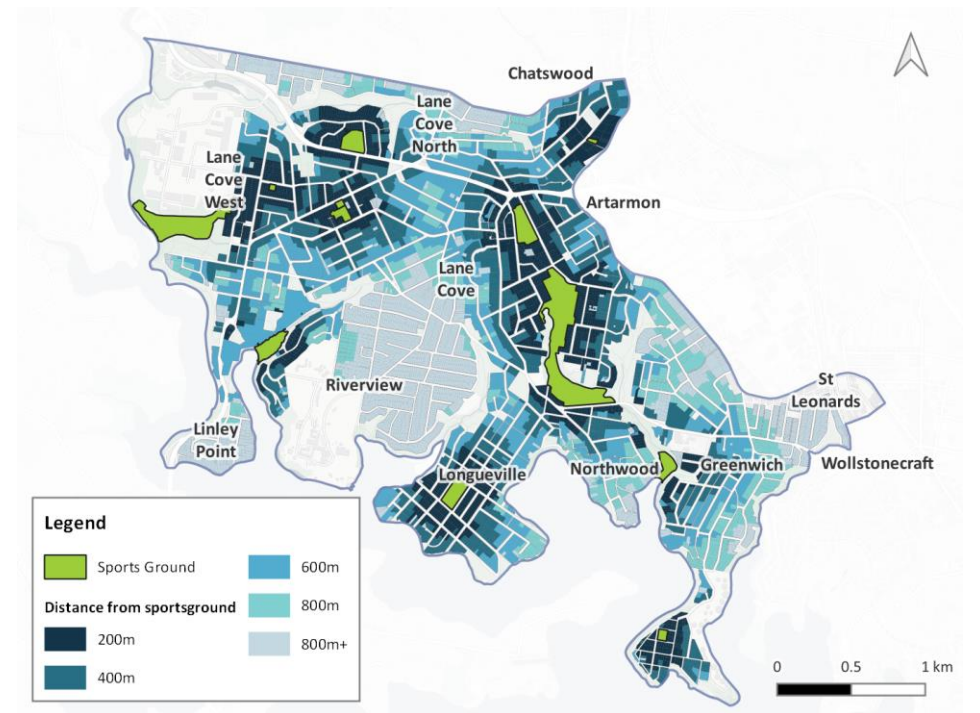
Figure 11: Access to open space



Sportsgrounds in the Lane Cove LGA are also well distributed, as shown in Figure 12. Sportsgrounds are more specialised than open space, typically limited to one or two sports. Assets such as the Lane Cove Aquatic Centre and Lane Cove Golf Course are specialised around a single use and have regional significance. Major assets are complemented by smaller facilities, such as a multipurpose courts and local ovals. Local facilities are important as they would not necessarily attract regional visitors and would be reliably accessible for local users. Open spaces also host clubs, serving social needs.

Areas outside of 800 m may be complemented by sportsgrounds at schools. These have been excluded as they are outside of the control of Council. St Leonards South is anticipated to be provided with a range of open space types with future development.

Figure 12: Access to sportsgrounds

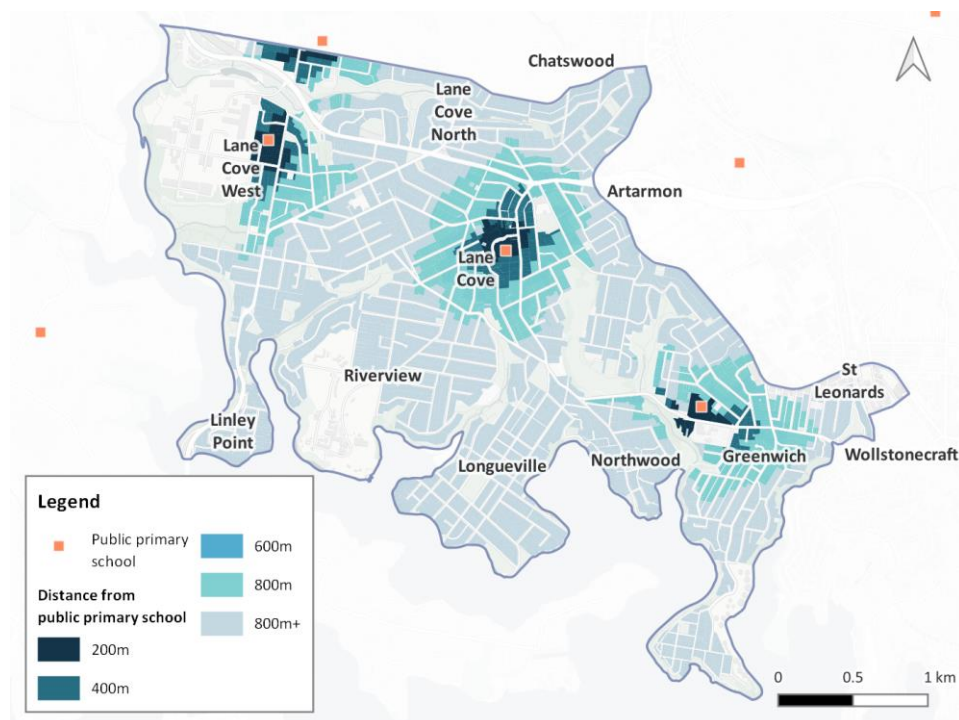


2.8.4 Education

The Lane Cove LGA contains several schools, both public and private (independent and Catholic). The location and accessibility of schools is shown in Figure 13 and Figure 14. Schools have been separated by sector, acknowledging that it is important for all schools to be accessible, but enrolment is only guaranteed in the public system. The other Greenwich campus has been excluded as it only caters to the K-1 age group.

As shown in Figure 13, there are four public primary schools that are within 800 m of Lane Cove LGA residents. There are significant gaps in the coverage of schools, particularly near highly populated areas along Mowbray Road, Pacific Highway and St Leonards South. This may encourage carers to drive children to school, which in turn may reduce local walkability around schools by increasing vehicle traffic.

Figure 13: Access to public schools

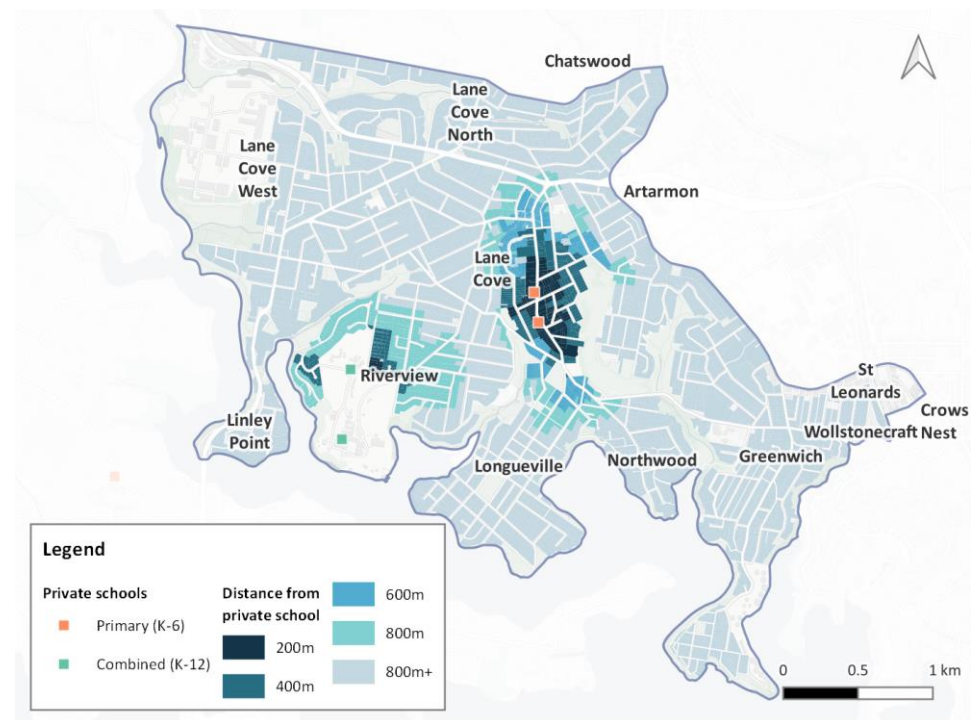


While older students may be able to walk farther safely, the longer distances may exclude younger children from being able to walk to school, either on their own or with carers. Younger children may also be unable to travel by bus unless supervised. Combined, this may result in more children being driven to school.

As noted in Section 2.5, there are no public high schools in the Lane Cove LGA. Given the distances to the nearest schools, public transport would be an alternative to driving.

Private schools in the Lane Cove LGA are located along Longueville Road, south of Lane Cove Public School, with St Ignatius College in Riverview providing combined K to 12 education. While some nearby residents may choose for their children to attend them, these schools can attract students from the wider region. However, their locations near public transport assist with the overall accessibility of education in the Lane Cove LGA.

Figure 14: Access to private schools



2.8.5 Health facilities

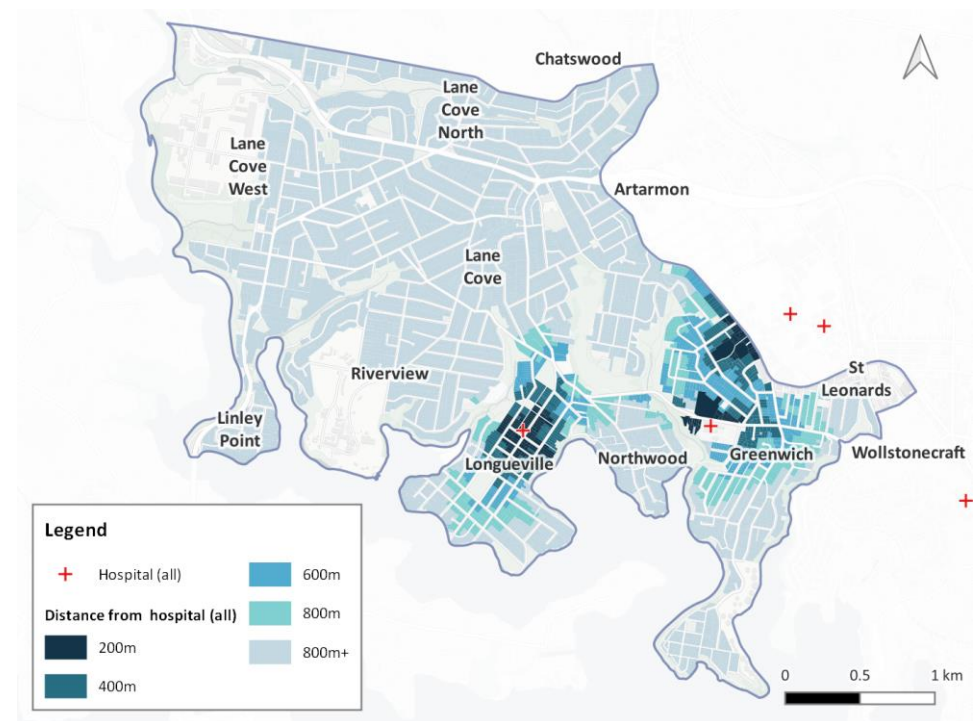
The Lane Cove LGA contains or is nearby several public and private hospitals, including the public Royal North Shore Hospital, shown in Figure 15. Most hospitals are located near St Leonards as part of a wider health precinct. The exception is the Longueville Private Hospital in Longueville.

Health infrastructure is typically described as a regional asset, with hospitals typically located in specialised precincts or otherwise centrally located for easy access. As specialised facilities, they are not typically distributed to be walkable for patients but may be co-located with supporting public transport or community infrastructure. Within the context of the Lane Cove LGA, the clustering of hospitals is an important component of liveability and accessibility.

While much of the Lane Cove LGA may be outside of the walkable catchment for hospitals, the relatively high number of walkable hospitals means that these areas may be attractors for those that either need reliable access to health services or are employed in the health industry. Hospitals can also attract health uses in the surrounding area, expanding the overall walkable catchment. Hospitals may also be co-located with seniors living facilities, particularly those that offer a wide range of care levels.

Based on these factors, the specialised hospital land use is an important consideration when planning housing for residents that require access to health facilities and key work within these facilities or at allied businesses that cluster around hospitals.

Figure 15: Access to hospitals



Source: HillPDA 2021

2.8.6 Overall liveability and accessibility

The factors above have been considered as part of a holistic analysis of liveability and accessibility of neighbourhoods in the Lane Cove LGA. Each residential lot in the Lane Cove LGA has been given a score, broadly representing its overall liveability and accessibility. The purpose of this analysis is to provide a broad overview of the benefits of having a diverse range of key services and infrastructure in walkable catchments.

Scores have been calculated based on access to the following:

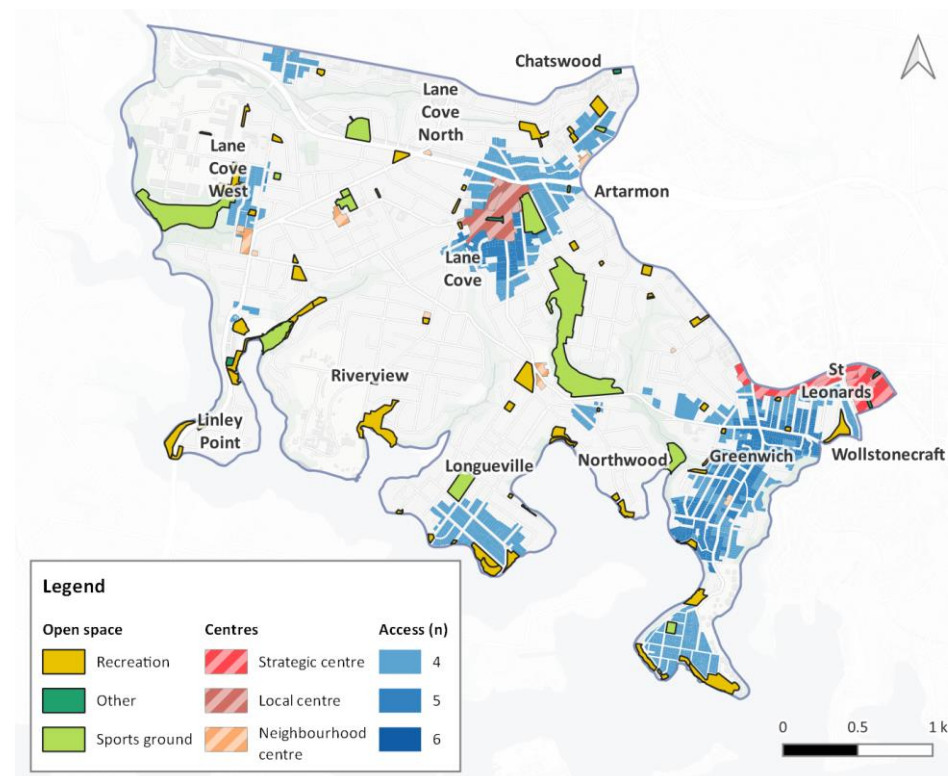
- Within 800 m of either a ferry wharf or train station
- Within 400 m of a:
 - Centre
 - Community facility
 - Bus stop
 - Open space (any)
 - Public primary school.

When a lot met one of the above criteria, it was allocated a point. If a lot was within 400 m of multiple facilities with the same criteria (e.g. near two bus stops), it was only allocated one point. Lots with scores between four and six are shown in Figure 16, with a map of all factors and scores shown in Figure 17.

Almost all lots were allocated at least two points, given the widespread access to the bus and open space networks. This reflects a base level amenity that is available to all Lane Cove LGA residents. These networks mean that residents are typically able to walk to open space for recreation and physical activity and take a bus to a centre for their enjoyment and employment. Coupled with the potential for connections to the regional mass transit network, Lane Cove LGA residents have relatively easy access to multiple strategic centres.

The areas with highest scores were around Lane Cove Village and Greenwich. These scores are driven by a mix of access to centres, community facilities, schools or the train and ferry network. Residents can be expected to have easy walkable access to a range of facilities without relying on private vehicle transport. Mid-range score areas are diverse, with the mix of criteria demonstrating the importance of considering the wide array of infrastructure that supports communities.

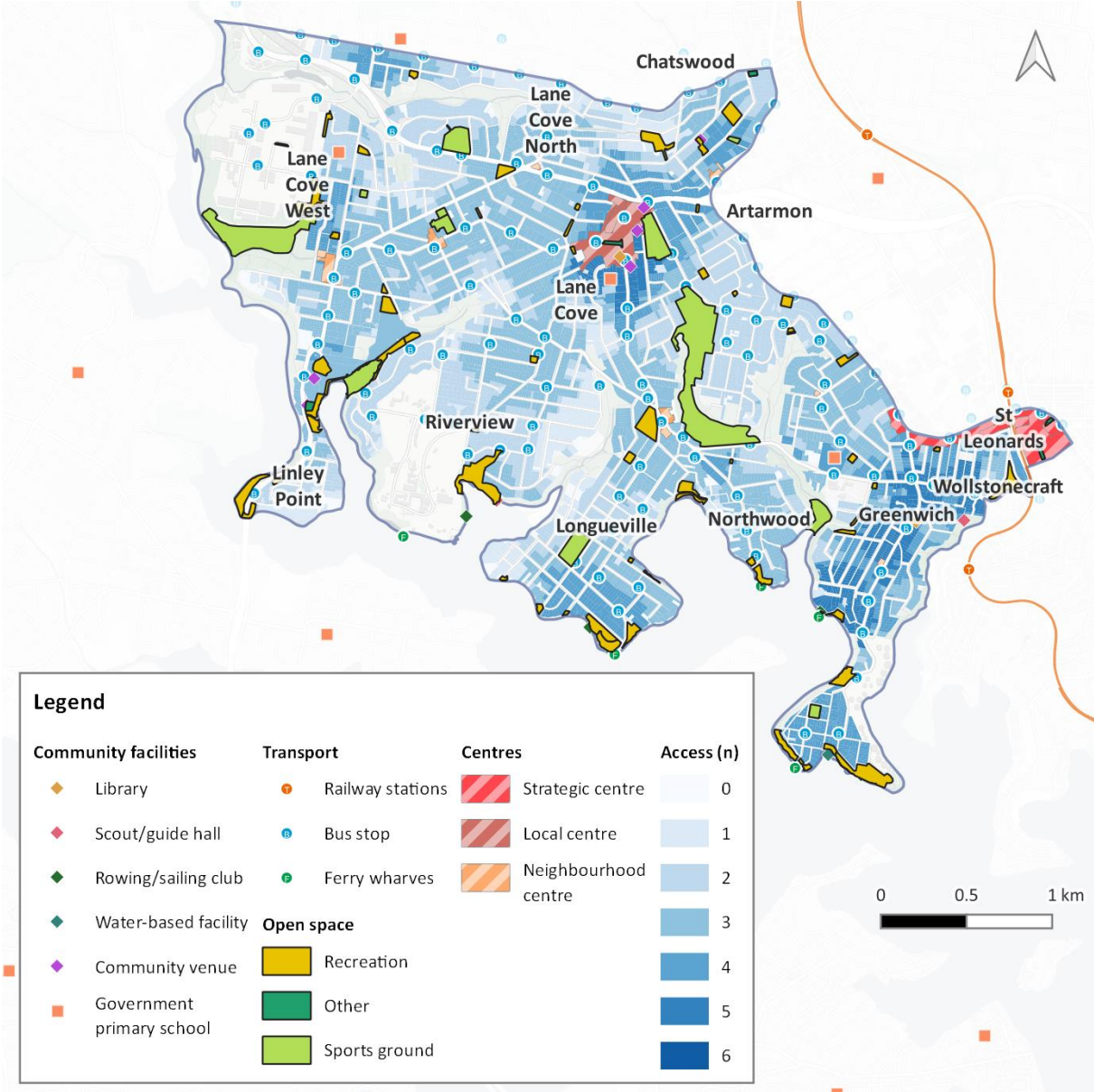
Figure 16: High liveability scored areas



Southern Longueville lots generally have a score of four due to access to water based community facilities and access to ferries, while western Mowbray Road has walkable access to a public school and a neighbourhood centre. Many areas around neighbourhood centres scored below four, as they did not have community infrastructure such as a school or community centre complementing the centre uses.

Scores should be reviewed when planning new infrastructure, with the goal of improving walkability. For instance, locating community assets near neighbourhood centres would help increase the diversity of those locations and provide a range of opportunities to walk to nearby infrastructure and strengthen those centres.

Figure 17: Overall liveability and accessibility



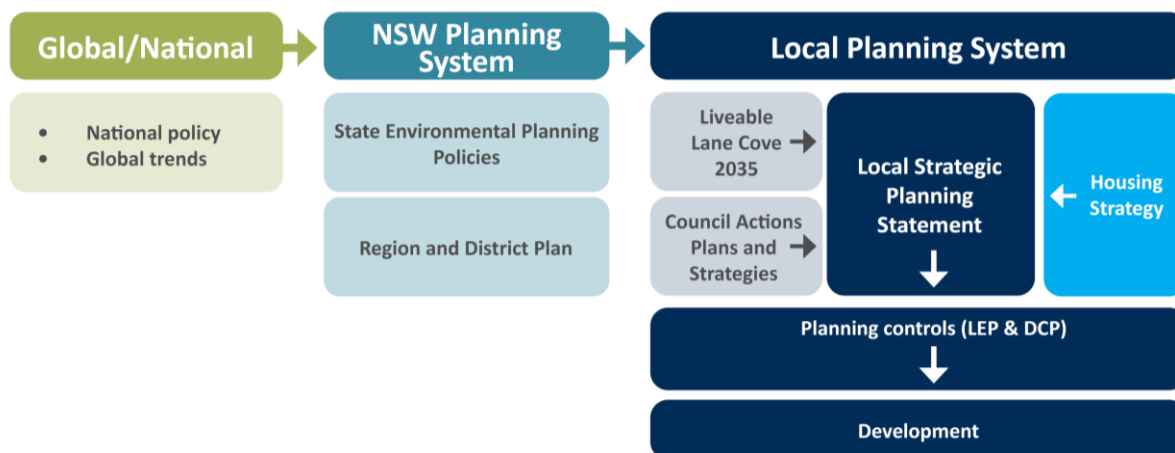
Source: HillPDA 2021

PLANNING AND POLICY CONTEXT

3.0 PLANNING AND POLICY CONTEXT

This chapter summarises the implications of existing State and Council policy and statutory instruments, identifying key objectives, and responsibilities and implications for the Lane Cove LHS. Figure 18 outlines how local housing strategies fit into the broader policy, strategic and statutory planning framework.

Figure 18: The local housing strategy context



Source: HillPDA 2021

3.1 State policy

This section summarises policy set by the NSW Government and GSC, highlighting relevant actions and strategies and their implications for the delivery of housing in Lane Cove LGA.

3.1.1 Greater Sydney Region Plan

A *Metropolis of Three Cities - Greater Sydney Region Plan* (Region Plan) sets out the GSC’s strategy to guide development in Greater Sydney to 2036.

The Region Plan establishes a vision for a city where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. The plan contains 10 strategic directions that establish the aspirations for the region over the next 40 years. Each direction is translated into objectives, with Objectives 10 (greater housing supply) and 11 (housing is more diverse and affordable) being particularly relevant to housing supply, diversity and affordability.

The objectives and key implications for housing in the context of the Lane Cove LGA are discussed in Table 2.

Table 2: Implications of the Region Plan

Objective	Implications
Objective 10: Greater housing supply	<ul style="list-style-type: none"> Housing demand will require a range of housing types, tenures and price points to be delivered New dwellings should cater to different stages of life and household types Dwelling delivery should be linked to local infrastructure capacity or delivery Councils, the GSC and State agencies should work together to establish 6 to 10 year targets Dwelling targets beyond 2026 should be informed by local attributes and strategic goals Local housing strategies will be implemented, in part, by amendments to LEPs.
Objective 11: Housing is more diverse and affordable	<ul style="list-style-type: none"> Diversity in housing types, sizes and price points can help improve affordability

Objective	Implications
	<ul style="list-style-type: none"> • Universal and adaptable design standards provide frameworks for designing dwellings that can meet the changing needs of people as they age or otherwise have increased accessibility needs • It is accepted that social housing delivery needs to be accelerated to cope with wait lists • Delivering more affordable housing, such as affordable rental housing, can support people by reducing the demand for social housing or providing a pathway to move out of social housing • Rental accommodation, including affordable rental housing needs to be delivered near public transport and centres.

Source: Greater Sydney Commission, 2018

3.1.2 North District Plan

The Greater Sydney Commission released district plans for Greater Sydney, with those district plans detailing an implementation pathway for the Region Plan. The *North District Plan* (District Plan) is a 20 year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. The Lane Cove LGA is within the application area of the District Plan, along its southern boundary.

One of the core principles of the North District Plan is liveability. The District Plan suggests that maintaining and improving liveability requires housing, infrastructure and services that meet people’s needs, and the provision of a range of housing types in the right locations with measures to improve affordability.

The North District Plan requires Lane Cove Council to make provision for the anticipated growth associated with the 0 to 5 year target of 1,900 dwellings by 2021 and a 6 to 10-year housing target. The LHS should also seek to identify possible contribution to the 20-year strategic housing target.

Relevant directions from the District Plan and their implications for housing in the context of the Lane Cove LGA are discussed in Table 3.

Table 3: Implications of the District Plan

Planning Priority and relevant actions	Implications
N1 Planning for a city supported by infrastructure <ul style="list-style-type: none"> • Action 3. Align forecast growth with infrastructure 	<ul style="list-style-type: none"> • Housing growth proposed in the LHS should consider the capacity of existing infrastructure and existing infrastructure commitments.
N5 Providing housing supply, choice and affordability, with access to jobs, services and public transport <ul style="list-style-type: none"> • Action 17. Prepare local and district housing strategy • Action 18. Prepare Affordable Rental Housing Target Schemes 	<ul style="list-style-type: none"> • When determining new housing locations, consider demand for different housing types, tenure, price points and preferred locations and design. • Consideration should be given to natural or amenity constraints or lack of access to services and public transport when considering appropriate housing locations. • Housing should consider the expected change in household and age structures. According to the District Plan, Lane Cove LGA is going to experience almost double the North District average relative increase in residents between 0-24 years (Figure 3, North District Plan, pg. 27). The population over 85 years is also anticipated to almost double, with significant increases in 65-84 year olds (Figure 4, North District Plan, pg 28). • Consideration should be given to medium density and apartment development to provide housing for seniors and more affordable homes for young people. • St Leonards/Crows Nest Planned Precinct will provide significant opportunity for housing and jobs growth in the LGA. • Opportunities for ‘missing middle’ – villas and townhouses – should be investigated within existing areas, particularly where there is access to centres and transport connections.

Planning Priority and relevant actions	Implications
<p>N6 Creating and renewing great places and local centres, and respecting the District’s heritage</p> <ul style="list-style-type: none"> Action 22. Use place-based planning to support the role of centres as a focus for connected neighbourhoods. 	<ul style="list-style-type: none"> The LHS should take a place-based planning approach to help facilitate high quality urban outcomes including the creation of walkable neighbourhoods, which support active and healthy lifestyles and the creation and renewal of great places. Consideration could be given to which local centres will be appropriate to accommodate additional housing as part of the LHS. Additional residential development within a five-minute walk of a centre focused on local transport, or within a 10-minute walk of a centre with city shaping or city-serving public transport is to be encouraged. Housing should not compromise the centre’s primary role.
<p>N9 Growing and investing in health and education precincts</p> <ul style="list-style-type: none"> Action 29. Facilitate health and education precincts that: <ul style="list-style-type: none"> d. include housing opportunities for students and workers within 30 minutes of the precinct. Action 31: Deliver and implement a Place Strategy and Infrastructure Plan for the St Leonards health and education precinct 	<ul style="list-style-type: none"> Housing location and choice for key workers and students are important considerations for the LHS. The <i>St Leonards and Crows Nest 2036 Plan</i> (see Section 3.1.3) has been released and provides guidance for opportunities for the delivery of housing and jobs in the St Leonards strategic centre, including St Leonards South within the Lane Cove LGA.
<p>N10 Growing investment, business opportunities and jobs in strategic centres</p> <ul style="list-style-type: none"> Action 36. Provide access to jobs, goods and services by: <ul style="list-style-type: none"> l. creating the conditions for residential development within strategic centres and within walking distance (up to 10 mins), but not at the expense of the attraction and growth of jobs, retailing and services; where appropriate, strategic centres should define commercial cores informed by an assessment of their need. 	<ul style="list-style-type: none"> The <i>St Leonards and Crows Nest 2036 Plan</i> (see Section 3.1.3) has been released and identifies the potential for clustered higher density housing around the St Leonards strategic centre in St Leonards South. Other areas are confirmed to be retained to support the development of the commercial core and associated employment uses.

Source: Greater Sydney Commission, 2018

3.1.3 St Leonards and Crows Nest 2036 (August 2020)

The *St Leonards and Crows Nest 2036 Plan* (the Plan) is a strategic land use and infrastructure plan to guide future development within the St Leonards and Crows Nest urban renewal area. The Plan seeks to expand the employment centre and grow the residential community in the suburbs of St Leonards, Greenwich, Naremburn, Wollstonecraft, Crows Nest, and Artarmon. The area of St Leonards, south of the Pacific Highway is most relevant for the Lane Cove LHS. This area is known as the St Leonards South precinct.

Rezoning proposals will be required to be consistent with the Plan, unless any inconsistency meets the requirements of the supporting Direction issued by the Minister for Planning and Public Spaces under s 9.1 of the Environmental Planning and Assessment Act 1979.

The Plan is shaped by a clear vision and specific actions that are allocated to the various involved councils. A summary of the relevant items for consideration as part of the LHS are identified in Table 4.

Table 4: St Leonards and Crows Nest vision, actions and implications

Vision	Specific plan actions and implications
<p><i>Sitting at the heart of the Eastern Economic Corridor; connectivity, innovation and a commitment to great design will see the St Leonards and Crows Nest area transform as a jobs powerhouse. Mixing commercial and residential, the centre will offer workers, residents, students and visitors a variety of homes, jobs and activities with increased accessibility with a new world class metro service.</i></p> <p>The overall Plan provides capacity for up to 6,683 new dwellings in the area.</p>	<ul style="list-style-type: none"> ● Provide appropriate transition in height from the lower scale development in surrounding areas to tall buildings near the station. ● Increased densities are proposed in the St Leonards South area between Canberra Avenue and Park Road. A mixture of densities should be encouraged. ● Include opportunities through amendments to planning controls to encourage a range of dwelling typologies to cater for the diverse community in St Leonards. ● Identify an appropriate target for affordable housing in the area, consistent with the affordable rental housing target scheme. ● Explore build to rent opportunities. ● Permit mixed-use development on key sites to encourage renewal of St Leonards. ● Retain B3 Commercial Core zone.

The Plan included maps related to building height and density, which have since been implemented through the St Leonards South Planning Proposal. While the planning proposal has essentially overridden the mapping associated with the Plan, Council will continue to use the Plan to guide future development, in line with the requirements of the Ministerial Direction.

3.1.4 State Environmental Planning Policies

State Environmental Planning Policies (SEPPs) cover specific social, economic and environmental matters that may impact planning in Lane Cove and other local government areas. The NSW Department of Planning, Industry and Environment (DPIE) continuously reviews the SEPPs to maintain relevance and practicality. Table 5 provides an overview of the relevant SEPPs and the associated implications for the LHS.

Table 5: Implications of State Environmental Planning Policies

SEPP	Implications
<p>Affordable Rental Housing (2009)</p> <ul style="list-style-type: none"> ● The ARH SEPP defines housing for very low, low and moderate income earning households. ● The policy allows additional floor space to a private proponent to develop dual occupancies, multi dwelling housing or residential flat buildings where a component is built to be affordable housing for a period of 10 years managed by a community housing provider. ● Requirements include: <ul style="list-style-type: none"> – The use must be permitted with consent – The site is within 400 metres walking distance of land within Zone B2 Local Centre or Zone B4 Mixed Use (or equivalent) – Accessible to public transport – The development contains at least 20 per cent affordable dwellings. ● Build to rent provisions extend to B3 Commercial Core lands: <ul style="list-style-type: none"> – Housing component may not be strata – Housing component must be able to be retrofitted to an employment use in the future. 	<ul style="list-style-type: none"> ● Primary pathway for secondary dwellings and boarding houses ● Build to rent built form requirements for B3 Commercial Core development may be prohibitive, particularly in areas of high demand like St Leonards.
<p>Housing for Seniors and People with a Disability</p> <p>The Seniors Housing SEPP seeks to encourage the provision of housing (including residential care facilities) that increase the supply and diversity of housing that meet the needs of seniors and people with a disability.</p>	<ul style="list-style-type: none"> ● Establishes core principles for adaptable housing (AS 4299) ● Allows for a mix of housing types to meet the different needs of older residents

SEPP	Implications
<p>Land zoned for urban purpose, where dwelling houses, residential flat buildings, hospitals and special uses (places of public worship, educational establishments, schools, seminaries and the like) are permitted, the following development types for seniors or people with a disability are also permitted under this SEPP:</p> <ul style="list-style-type: none"> (a) a residential care facility, or (b) a hostel, or (c) a group of self-contained dwellings, or (d) a combination of these but does not include a hospital. <p>Housing must be within 400 m walk (level pathway) of a public transport station or stop and shops/services.</p>	<ul style="list-style-type: none"> ● Effectively allows for higher density development if requirements are met.
<p>SEPP No. 65 and Apartment Design Guide (ADG)</p> <p>SEPP 65 aims to deliver a better living environment for residents who choose to live in residential apartments, while also enhancing streetscapes and neighbourhoods.</p> <p>The ADG specifies several design requirements for apartments and apartment buildings, which influences the number of and type of dwellings that can be delivered. This includes minimum apartment sizes, apartment mix, balconies and other amenity considerations.</p>	<ul style="list-style-type: none"> ● SEPP 65 applies to: <ul style="list-style-type: none"> – Shop top housing in the R4, B1, B2 and B4 zones – Residential flat buildings within the B4 and R4 zones. ● SEPP 65 and the ADG are currently under review as part of the Design and Place SEPP.
<p>Exempt and Complying Development</p> <p>The Low Rise Housing Diversity Code (Part 3B) of the Codes SEPP allows one and two storey dual occupancies, manor houses and terraces as complying development in the R2 and R3 zones, where multi dwelling housing is permitted.</p> <p>Development proposals must meet the requirements of the Codes SEPP and the Design Criteria contained in the supporting design guidelines, to be considered complying development.</p>	<ul style="list-style-type: none"> ● The Lane Cove LEP allows for dual occupancy development in the R2 Low Density Residential Zone and multi dwelling housing in the R3 Medium Density Residential Zone. ● The Codes SEPP could potentially allow for complying development pathways, largely in line with current controls.

Source: NSW Legislation, viewed 10 March 2021, HillPDA

The above SEPPs are subject to change at any time.

3.2 Local policy

The section considers adopted Lane Cove Council policies related to the delivery of housing.

3.2.1 Community Strategic Plan

Liveable Lane Cove: 2035 (CSP) is Council’s community strategic plan, adopted in June 2018. The CSP outlines the long term vision and aspirations of the local community and Council. The CSP established comprehensive objectives and strategies to meet the long term vision and aspirations.

The CSP outlines trends that will influence housing outcomes including an ageing population, smaller household sizes, smaller residential lots and increased housing density. It suggests that:

“Housing options that are socially sustainable and consider whole-of-life issues will need to be planned for, including more flats with lifts, adaptable and accessible housing, and proximity to shops, community facilities and transport to minimise car use.”

The following objectives and strategies should be considered and progressed as part of the LHS (see Table 6).

Table 6: Liveable Lane Cove objectives and strategies

Objective	Strategies
To promote a range of affordable and sustainable housing options in response to changing demographics and government policies (Federal, State and Local).	<ul style="list-style-type: none"> Ensure planning controls require a diverse range of high quality housing types and encourage housing that is adaptable, accessible and affordable. Increase the opportunity for older people to access appropriate housing, including residential aged care, without leaving Lane Cove. Plan for the growth of housing and transport services that create sustainable and liveable communities. Identify opportunities to acquire affordable rental housing to contribute to affordable housing availability.

Source: Liveable Lane Cove 2035, 2018

3.2.2 Local Strategic Planning Statement

Lane Cove Council adopted its *Local Strategic Planning Statement (LSPS)* on 30 March 2020. The LSPS outlines the 20 year vision, planning priorities and actions for land use in Lane Cove. The LSPS is consistent with and seeks to action the Greater Sydney Region Plan and the North District Plan.

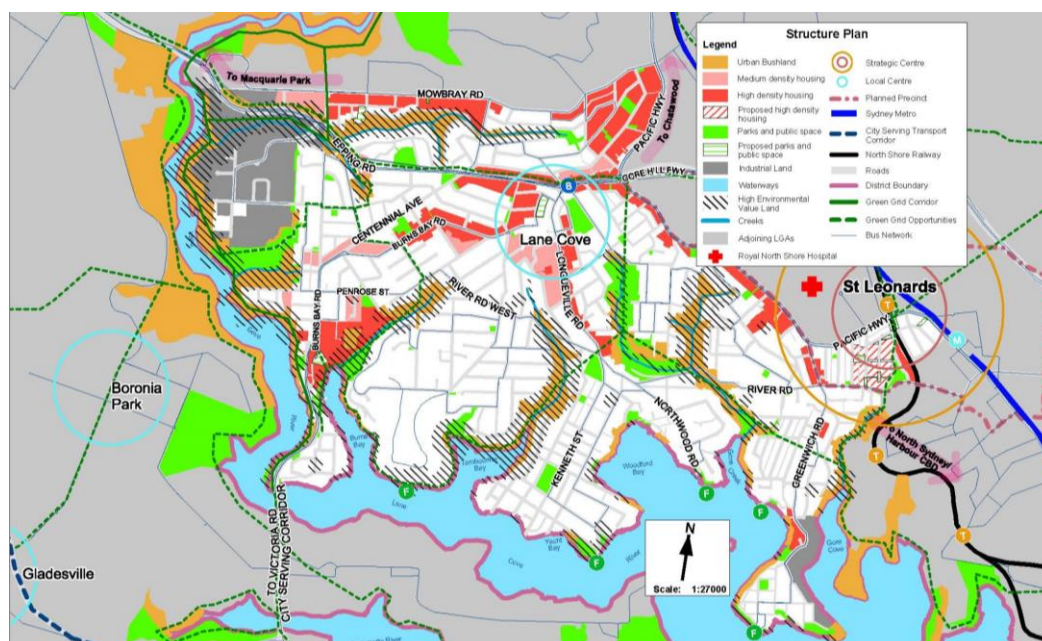
The LSPS contains the following relating to future growth:

“mission is for growth and change to be managed in a way which enables our community to enjoy high levels of amenity, livability, economic prosperity and a healthy natural environment.

...New residential development will be appropriately located near transport nodes, infrastructure and services and will harmonise with our natural landscapes, and with existing and emerging streetscapes. There will be a diverse range of housing options, including key worker and affordable options, with access to jobs, services and public transport. Heritage items and areas will be conserved and celebrated.”

Previously, DPIE estimated that the Lane Cove LGA would grow from 37,350 people in 2016 to 52,300 people by 2036, a predicted growth of 14,950 residents. This total accounts for seven per cent of the North District’s growth. To respond to growth and to address Council’s mission, a Structure Plan was developed by Council for the Lane Cove LGA (see Figure 19).

Figure 19: Lane Cove Structure Plan



Source: Lane Cove LSPS 2020

To respond to this mission, the LSPS establishes specific Planning Priorities and actions, with those directly relevant to the LHS outlined in Table 7.

Table 7: LSPS Planning priorities, actions and implications

Planning priority and actions	Implications
<p>PP5 Plan for the growth of housing that creates a diverse range of housing types and encourages housing that is sustainable, liveable, accessible and affordable.</p> <p>Actions:</p> <ul style="list-style-type: none"> • Develop a Local Housing Strategy to inform long term delivery of housing. • Ensure LEP facilitates a diversity and choice of housing. • Ensure housing accommodates all life stages. • Advocate for a State Government solution for the provision and/or development of affordable and key worker housing which incorporates flexibility for innovative purchase and rental models. • Explore options and investigate opportunities for the provision and /or development of affordable key worker housing. 	<ul style="list-style-type: none"> • Housing growth will need to be delivered through increased density, as land in the LGA, capable of residential land uses, has largely been developed. • The higher density areas around Lane Cove Village, Burns Bay Road, Mowbray Road Precinct, and Birdwood Avenue/Finlayson Street precinct have largely been taken up and developed prior to 2016 and offer limited additional capacity. • Medium density opportunities were zoned in the LEP, however there has been limited new development activity of this housing type. This should be further explored. • Analysis of the existing housing approvals and planned construction activity confirm that Council is on track to exceed the 1,900 dwelling target required by 2021. • The St Leonards South Masterplan (see Section 5.2) could potentially satisfy the 6-10 year (medium term) housing target requirements, along with the remaining underdeveloped medium density land. • Further investigation needs to be undertaken to determine possible options to meet the 10+ year requirements. • The LSPS establishes principles for locations of additional housing to meet the medium to long term supply. These principles should guide the LHS. They include: <ul style="list-style-type: none"> – Housing is to be consolidated around strategic (St Leonards) and local centres (Lane Cove Village/ Plaza) to achieve transit oriented development, however not at the expense of jobs. – Retain all existing R3 zoned land and locate any new medium density built forms on interface and transition areas where they can buffer from higher density outcomes. – Avoid planning for additional housing in areas that are more than 800m from a strategic or local centre, have limited transport and service access, or have high environmental value, are bushfire prone, or are known as hazardous or contaminated. • Sympathetic built form controls and adaptive re-use of heritage items are important ways to manage the conservation of heritage significance and new development. <p>Affordable and key worker housing</p> <ul style="list-style-type: none"> • There has been limited take-up in Lane Cove of the bonus provisions in the SEPP (Affordable Rental Housing) as built form outcomes can be compromised. • The LHS should advocate for State Government to devise and finalise additional mechanisms to create, fund and implement affordable and key worker housing opportunities. • The LHS should advocate that any future arrangements for affordable housing, innovative purchase and rental models should be considered <i>i.e. dedication of apartments which are rented out at full market values with the proceeds utilised to provide subsidised rent in cheaper accommodation.</i> • Council’s current approach is that completed units are transferred to Council in perpetuity to be managed by a registered Community Housing Provider through Voluntary Planning Agreements. • Other appropriate affordable housing mechanisms should be investigated as part of the LHS.

Source: LSPS 2020, HillPDA

The items in Table 7 are interpreted in the objectives and actions in Chapter 6 and 7, building upon the evidence based established in the LHS.

3.2.3 Other relevant Council strategies

The following table overviews the additional relevant council strategies and implications to the LHS.

Table 8: Other relevant council strategies

Overview	Implications
<p>Village Structure Plan (Finalised 15 December 2008)</p> <p>The Plan:</p> <ul style="list-style-type: none"> Identifies the values of the town centre and provides recommendations on how these elements are to be retained and further strengthened Examines opportunities for growth and change for Lane Cove Village as a vital people friendly urban area into the 21st century Offers broad ideas for the Village Centre to be environmentally sustainable, commercially successful and socially and culturally active. 	<p>While this plan has since been actioned, its findings and recommendations are important considerations for this LHS, including:</p> <ul style="list-style-type: none"> Reinforce fine grain mix of use by: <ul style="list-style-type: none"> Providing incentives for shop top housing Encouraging mix of uses (retail, office, cultural and residential) on all large development sites including the Gateway precinct, Rosenthal Avenue and Little Lane car park sites. <p>The LHS should consider the relevance of the plan for future recommendations.</p>
<p>Sustainability Action Plan</p> <p>The Plan aims to enhance the quality of life in Lane Cove by:</p> <ul style="list-style-type: none"> Integrating sustainability into all of Council’s operations and improving sustainability performance Identifying aspirational directions or sustainability initiatives across Council, business and community Guiding the direction of the sustainability levy funding to promote best practice sustainability outcomes. 	<p>While this plan is currently being reviewed by Council, the following actions are important considerations for this LHS, including:</p> <ul style="list-style-type: none"> Develop a future vision and Master Plan for sustainable water and energy use across Lane Cove Increase opportunities for urban water capture and reuse Reduce urban heat impacts e.g. plant trees to provide shade and design tree pits with adequate soil volumes and passive irrigation to support healthy trees Develop and promote green building design principles Develop a transport orientated development model precinct in St Leonards South, provide exemplary approach Integrate the principles of good design and sustainability into the overall Lane Cove housing plan Provide sustainable landscaping in streets (trees, planting and other native vegetation).
<p>Climate Resilience Action Plan</p> <p>The Plan identifies the following goals, targets and priority actions to help build resilience in these five key themes:</p> <p><i>Resilient People</i></p> <ul style="list-style-type: none"> Goal: Our community can adapt to potential impacts of the changing climate on comfort, safety, health and protection of the environment. Target: By 2024, we seek to have at least 3000 resilience-ready residents in Lane Cove. <p><i>Resilient Buildings</i></p> <ul style="list-style-type: none"> Goal: Our homes, work places and Council facilities are designed, built and maintained with low environmental footprints and can better withstand weather impacts caused by climate shocks to improve liveability and support community resilience. Target: By 2036, we seek to reduce community emissions by 80%. <p><i>Resilient Urban Open Spaces</i></p>	<p>While this plan is currently being reviewed by Council, the following actions are important considerations for this LHS, including:</p> <ul style="list-style-type: none"> Investigate and extend best practice design approaches, development controls and building standards to better withstand weather impacts and associated costs caused by climate shocks. Review and revise planning documents (LSPS, LEP and DCP) to include sustainable practice requirements in new developments Refine the DCP to be more specific and prescriptive on what sustainable practices are required. Investigate incentives to improve environmental performance in development controls and building standards Implement best practice planning controls to address extreme heat, such as the Western Sydney Regional Organisation of Councils (WSROC) Urban Heat Planning Toolkit (2021) Investigate, review and update LSPS, LEP and DCP to include additional measures to reduce urban heat island effects

Overview	Implications
<ul style="list-style-type: none"> • Goal: Our public open space, roads, stormwater drainage and foreshore infrastructure are designed and built to reduce urban heat and can better withstand weather impacts caused by climate shocks. • Target: By 2026, we seek to review 100% of our water network to reduce the likelihood of flooding during storm events. By 2030, we seek to identify and reduce urban heat island hot spots in Lane Cove. <p><i>Resilient Natural Environment</i></p> <ul style="list-style-type: none"> • Goal: The extent and biodiversity of our bushland, urban tree canopy and waterways are preserved and enhanced to maintain Lane Cove’s environmental character. • Target: We seek to ensure 40% tree canopy coverage is maintained. No net loss in bushland. <p><i>Resilient Governance</i></p> <ul style="list-style-type: none"> • Goal: Our staff are engaged, connected and have the capacity to plan and make decisions to help the Council to better withstand shocks and stresses. • Target: By 2023, we aim to have 100% of our staff incorporating resilience planning and preparation in their Council decision-making process. 	<ul style="list-style-type: none"> • Review and update Car Sharing Policy and increase car share parking space in Lane Cove • Investigate and support electric vehicle transition, such as increasing fast charging stations.

3.3 Overview of local planning controls

Lane Cove Local Environmental Plan 2009 (Lane Cove LEP) establishes comprehensive planning provisions for the Lane Cove LGA. The Lane Cove LEP came into force on 19 February 2010 and consists of a written statutory instrument and supporting maps.

The principal land use controls that relate to the built form of housing in the Lane Cove LGA include:

- Land use zoning: Which housing types are permissible and where
- Built form and density controls included:
 - Minimum lot size: How small a lot can be, which influences the ability to deliver smaller lot housing or retain larger lots for larger apartment buildings in the future or other longer term housing outcomes
 - Floor space ratio: How much floorspace a building can have, which can affect the number of dwellings that can be delivered in an area, or how large they can be
 - Maximum height of buildings: How tall a building can be.

Built form controls are typically expressed through maps, except for dual occupancy minimum lot sizes. These are identified in Clause 4.1(4A), which requires a lot size of 750 sqm for dual occupancy (attached) and 900 sqm for dual occupancy (detached). All dual occupancies in Lane Cove are prohibited from being subdivided under Clause 4.1A.

An overview of housing types that are permissible in the Lane Cove LGA is provided in Table 9. Separate controls have been identified for the St Leonards South Area, described in more detail in Section 5.2.

Table 9: Summary of housing types permitted by zone

Land use zone	Low density housing	Medium density housing	High density housing	Other housing
R2 Low Density Residential	<ul style="list-style-type: none"> Dwelling houses 	<ul style="list-style-type: none"> Dual occupancies 	N/A	<ul style="list-style-type: none"> Boarding houses Group homes
R3 Medium Density Residential	N/A	<ul style="list-style-type: none"> Attached dwellings Multi dwelling housing 	N/A	<ul style="list-style-type: none"> Boarding houses Group homes Seniors housing
R4 High Density Residential	N/A	<ul style="list-style-type: none"> Multi dwelling housing 	<ul style="list-style-type: none"> Residential flat buildings Shop top housing 	<ul style="list-style-type: none"> Boarding houses Group homes Seniors housing*
B1 Neighbourhood Centre	N/A	N/A	<ul style="list-style-type: none"> Shop top housing 	<ul style="list-style-type: none"> Boarding houses
B2 Local Centre	N/A	N/A	<ul style="list-style-type: none"> Shop top housing 	<ul style="list-style-type: none"> Boarding houses
B4 Mixed Use	N/A	<ul style="list-style-type: none"> Multi dwelling housing 	<ul style="list-style-type: none"> Residential flat buildings Shop top housing 	<ul style="list-style-type: none"> Boarding houses Seniors housing
E4 Environmental Living	<ul style="list-style-type: none"> Dwelling houses 	<ul style="list-style-type: none"> Dual occupancies (attached) 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A

Source: Lane Cove Local Environmental Plan 2009 viewed 11 March 2021, HillPDA

An analysis of the LEP relevant planning controls is undertaken in Chapter 5.0.

The Lane Cove Development Control Plan (Lane Cove DCP) came into force on 22 February 2010. The Lane Cove DCP supports the Lane Cove LEP by providing detailed development controls, including controls for specific uses. Part C – Residential Development is of relevance to the LHS, with other chapters providing supporting controls. An analysis of the DCP relevant planning controls is undertaken in Chapter 5.0.

HOUSING SUPPLY AND DEMAND

4.0 HOUSING SUPPLY AND DEMAND

This chapter comprises an analysis of several key considerations for the delivery of housing in the Lane Cove LGA including:

- Demographics, and how those have changed in recent years
- Types of housing available, including trends in delivery
- Housing affordability, including a consideration of housing tenure and stress
- Anticipated housing delivery, which would result in additional housing in future years
- Anticipated demand for housing
- Opportunities and constraints regarding the delivery of housing
- Theoretical capacity for housing under existing controls.

The purpose of this analysis is to provide a sound evidence base for informing the objectives and actions for housing during the lifespan of the LHS.

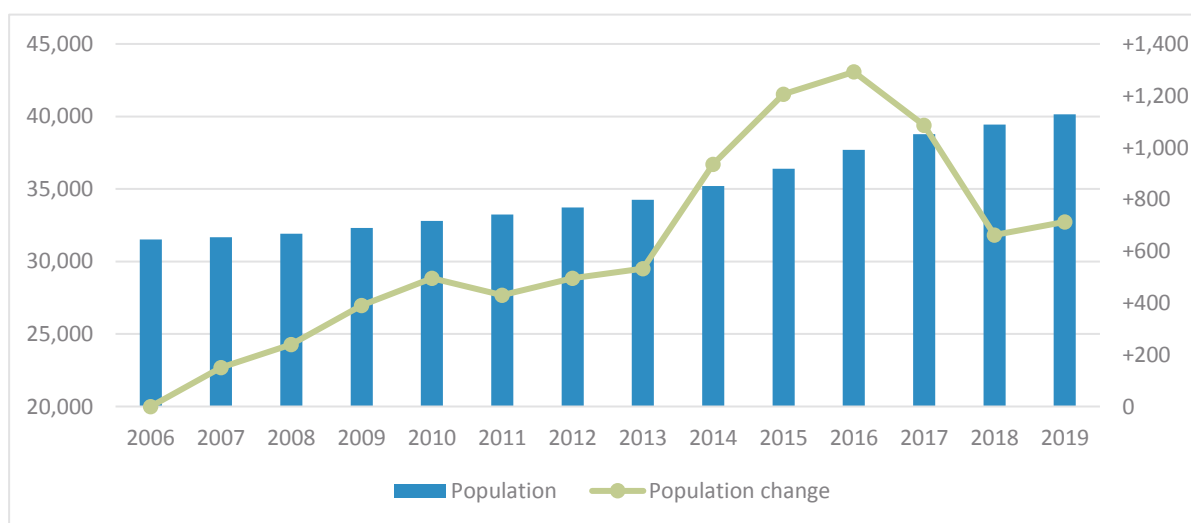
This chapter describes the population and household characteristics for the Lane Cove LGA. The primary source considered is the 2016 Census. Where relevant, historical information such as the 2006 Census and 2011 Census are considered to provide context for how certain characteristics have changed over time. Where suburbs are referenced, they include only the portions of suburbs within the Lane Cove LGA.

4.1 Population

As of the 2016 Census, the Lane Cove LGA population was around 36,050 people. The Estimated Resident Population at that time was around 37,690, which accounts for people that may have been overseas or otherwise missed on Census night. Around 40 Lane Cove LGA residents identified as being either Aboriginal and/or Torres Strait Islander people.²

The Lane Cove LGA estimated resident populations from 2006 to 2019 are show in Figure 20, along with the additional population for each period.

Figure 20: Lane Cove Council Estimated Resident Population (2006 to 2019)



Source: Profile .id accessed 10 March 2021

² ABS, 2016 Census Quick Stats, Lane Cove

According to the ABS, the 2019 estimated residential population of the Lane Cove LGA was around 40,115 people, an increase of approximately 2,400 people over three years (from 2016). Notably, the rate of growth between 2016 and 2019 has dropped significantly, resulting in slower, but continued growth.

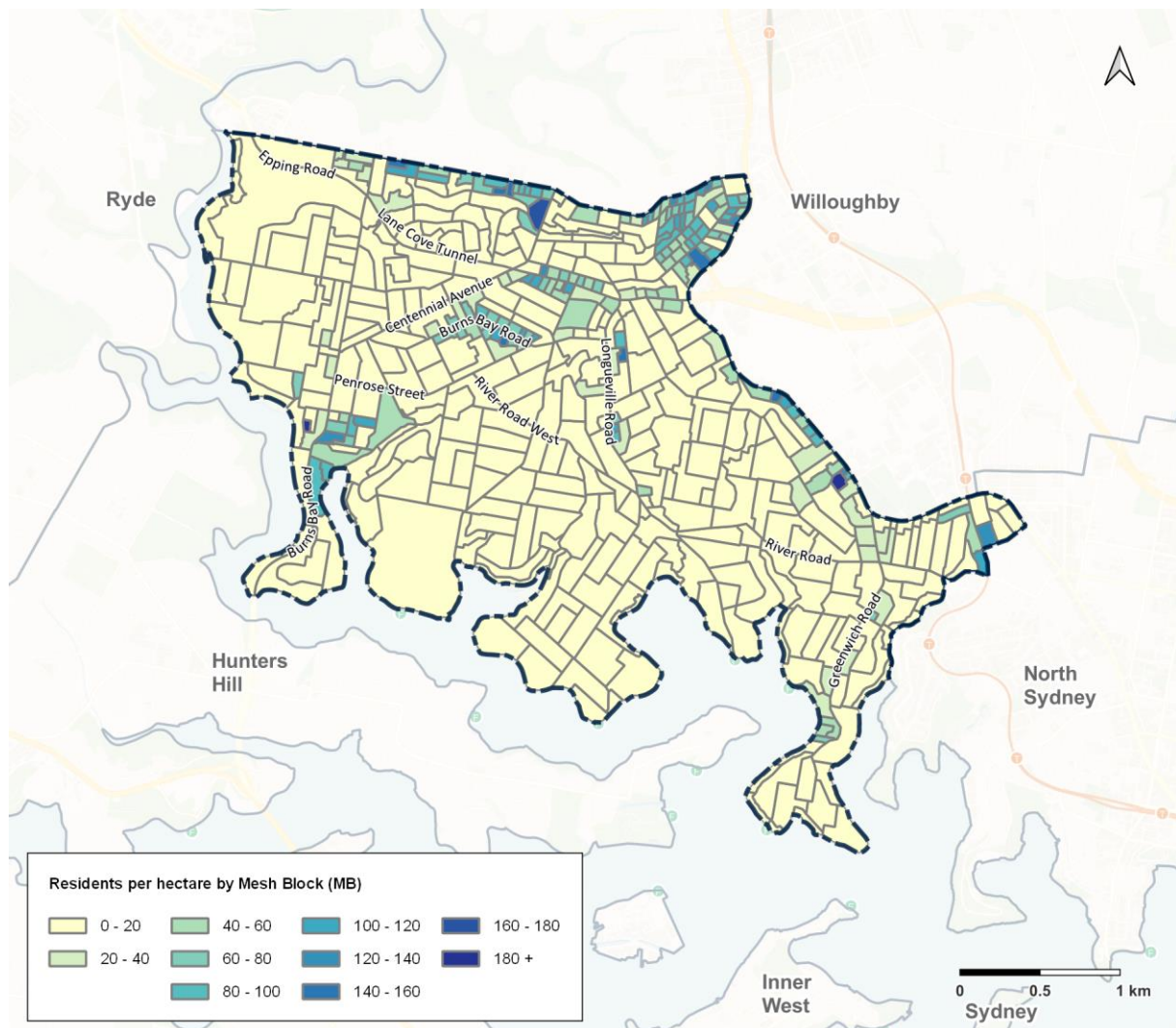
Looking at the longer term, the population has grown from around 31,530 in 2006, or an additional 8,500 people over 13 years. This represents an annual growth rate of 1.87 per cent. Additional characteristics of the Lane Cove population are considered below.

4.1.1 Population density

The population density of the Lane Cove LGA is shown in Figure 21. The areas of highest density were with established three to five storey apartment buildings in Lane Cove North, west of Artarmon and along Epping Road and Pacific Highway, as well as older medium density builds in St Leonards. Newer and taller builds along Mowbray Road in Lane Cove North and Burns Bay Road near Linley Point also offer higher population densities.

This figure shows that while low density living is largely the standard in most of the Lane Cove LGA, centralised high density living has also been a historical feature in areas with transport connections or near services.

Figure 21: Population density (person per hectare), Lane Cove LGA 2016

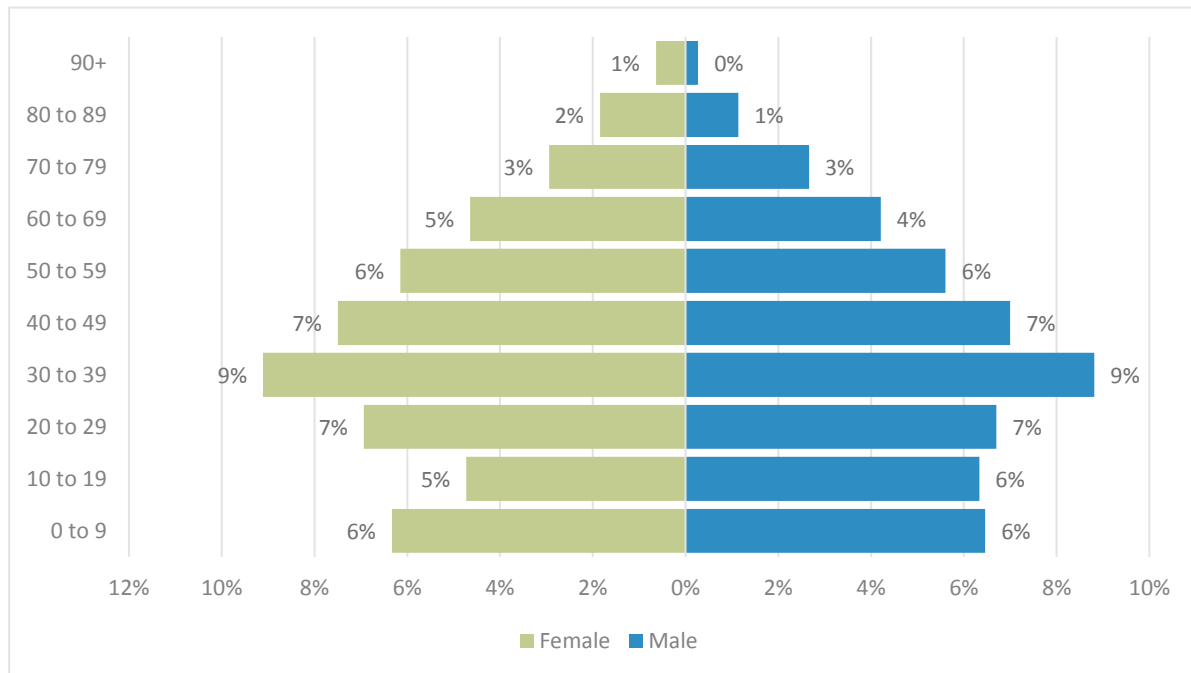


4.1.2 Age structure

The Lane Cove LGA age structure has been considered in terms of standard ten year age ranges and service age groups, as defined by Profile .id. Service age groups divide the population into age ranges. Each range represents a broad demographic that has similar needs for different types of services, such as schools or hospitals. As of the 2016 Census, the Lane Cove LGA median age was 37 years,³ just over the Greater Sydney median age of 36.⁴

As shown in Figure 22, 55 per cent of people were aged 39 or younger.

Figure 22: Population distribution by age and gender, Lane Cove LGA 2016



Source: ABS Census, 2016 adapted by HillPDA 2021

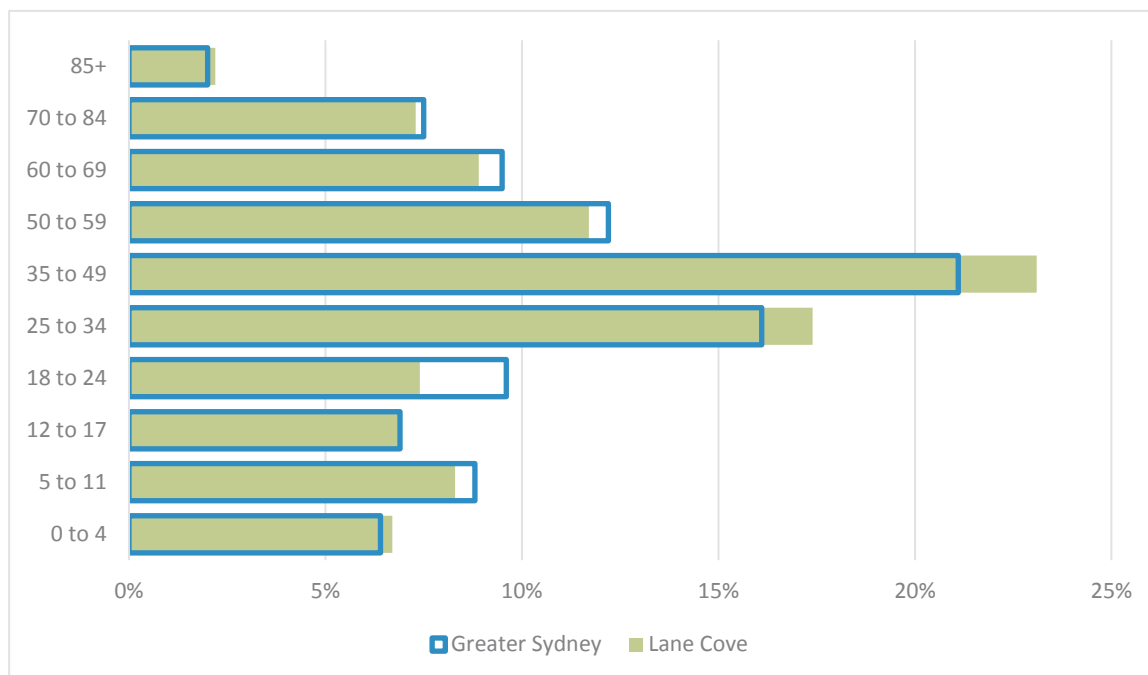
When looking at service age groups shown in Figure 23, compared to Greater Sydney, there is an underrepresentation in the 18 to 24 age range, the “Tertiary education and independence” group. Similarly, there is over representation in the two ranges above it, 25 to 34 “Young workforce” and 35 to 49 “Parents and homebuilders”. Profile id notes that these two groups have had significant increase from the 2011 Census (1,411 and 976, respectively).

The underrepresentation of 18 to 24 year olds may represent a lack of housing targeted towards students, either due to affordability or access to tertiary institutions. Interestingly, the overrepresentation of 25 to 34 and 35 to 49 year olds is not met with a similar representation in the youngest age groups, which fell slightly in representation from 2011. This suggests that new households did not include a significant number of children (eg couples or lone person households).

³ ABS, 2016 Census Quick Stats, Lane Cove

⁴ ABS, 2016 Census Quick Stats, Greater Sydney

Figure 23: Service age group, Lane Cove and Greater Sydney, 2016



Source: Profile .id, accessed 10 March 2021

4.2 Place of birth and language spoken at home

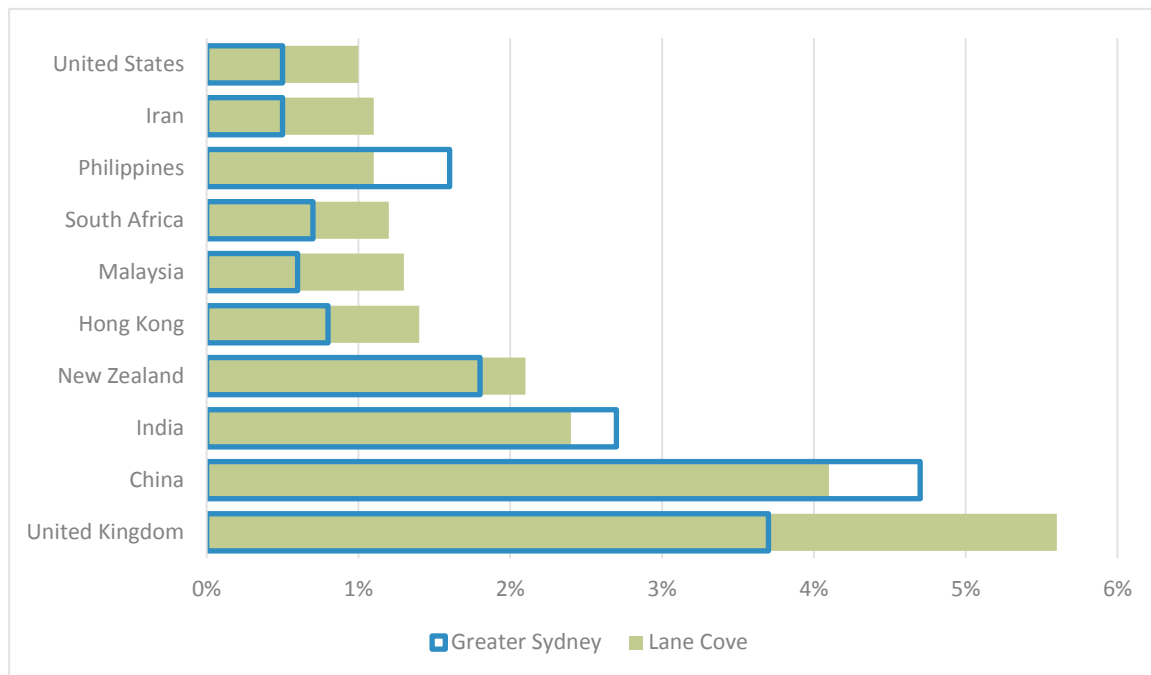
The proportion of Lane Cove LGA residents identifying as being an immigrant in the 2016 Census largely aligns with Greater Sydney (36.1 vs 36.7 per cent), with a higher percentage identifying as being born in Australia (59.0 vs 57.1 per cent). The discrepancy is due to a lower proportion of people in the Lane Cove LGA not stating their birthplace.

The most common places of birth other than Australia, for Lane Cove LGA residents, are shown in Figure 24. The most common was the United Kingdom (5.6 per cent), with a significant overrepresentation compared to Greater Sydney (3.7 per cent). China and India were the next most common (4.1 per cent and 2.4 per cent), though underrepresented compared to Greater Sydney (4.7 per cent and 2.7 per cent).⁵

Notably, the representation of people born in the United Kingdom has dropped from 2011 (6.2 per cent), with increases in Chinese born (2.8 per cent) and Indian born (1.8 per cent) residents. Other groups have remained broadly consistent from 2011.

⁵ Profile .id

Figure 24: Most common place of birth outside of Australia, Lane Cove LGA and Greater Sydney, 2016



Source: Profile .id, accessed 10 March 2021

Approximately 76 different languages are spoken across the Lane Cove LGA. English was the only language spoken at home for 69.1 per cent of Lane Cove LGA’s residents, compared to 74.8 in Greater Sydney. Of the 26.3 per cent of Lane Cove LGA residents that spoke a language other than English at home, the dominant languages were Mandarin (4.7 per cent), Cantonese (3.1 per cent) and Spanish (1.3 per cent), broadly in line with Greater Sydney.⁶

4.3 Employment

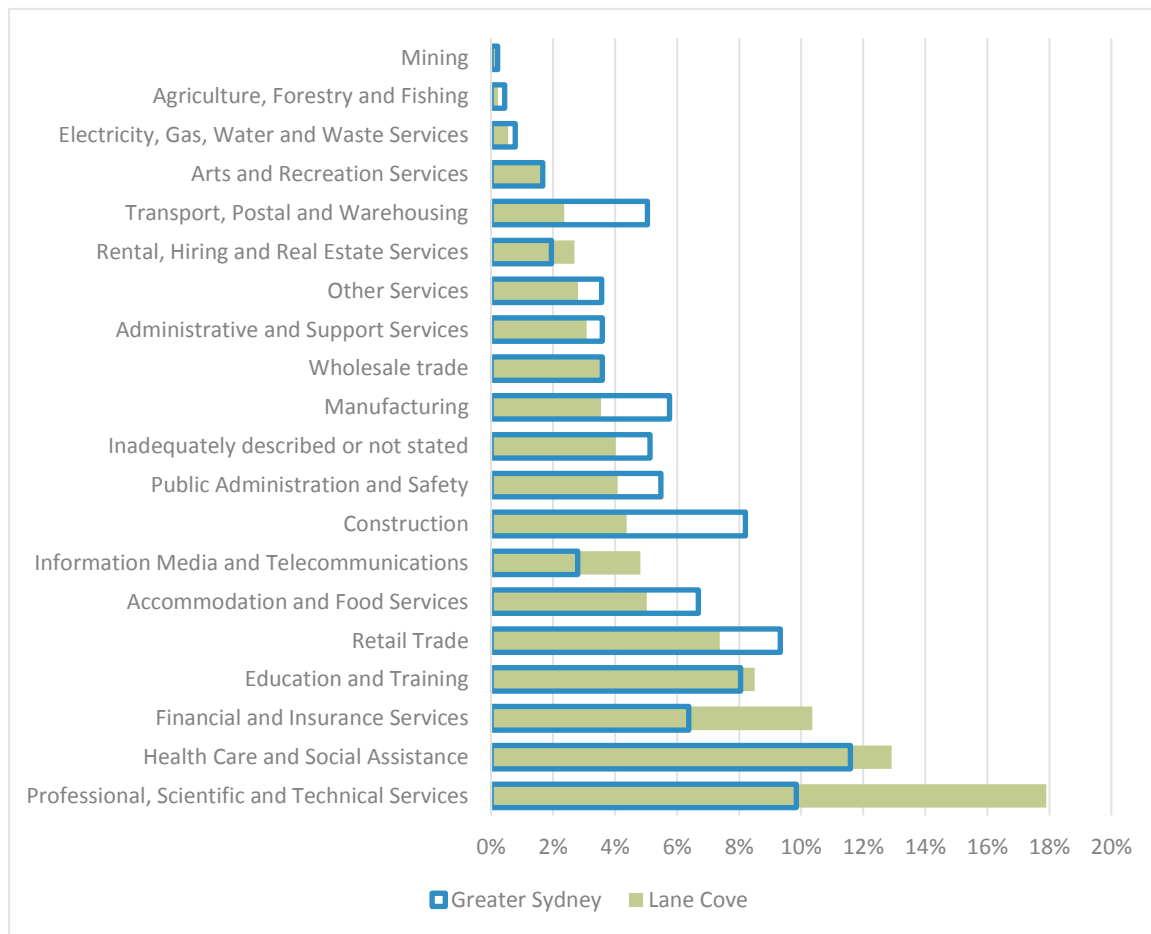
The total labour force in Lane Cove LGA as of the 2016 Census was around 20,170 people, or approximately 56 per cent of the population. The labour force includes the population over 15 years of age that are either employed or looking for work. Somebody not employed and not looking for work (e.g. a student who is not seeking employment) would not be included in the labour force.

Employed Lane Cove LGA residents made 95.6 per cent of the labour force, around 19,290 people. This is higher than Greater Sydney, being 94.0 per cent. Unemployed persons represented 4.4 per cent of the Lane Cove LGA labour force, lower than Greater Sydney (6.0 per cent).

Industry of employment for Lane Cove residents is shown in Figure 25. The most common industry of employment was “Professional, Scientific and Technical Services” (18 per cent), followed by “Health Care and Social Assistance” (13 per cent) and “Financial and Insurance Services” (10 per cent). These industries were overrepresented compared to Greater Sydney, potentially reflecting professionals attracted by proximity to the Sydney CBD and medical services surrounding the Royal North Shore Hospital at St Leonards.

⁶ Profile .id

Figure 25: Resident industry of employment



Source: Profile .id, accessed 10 March 2021

As of the 2016 Census, the workforce within the Lane Cove LGA was approximately 15,980 people (i.e. people that reported that their place of work was within the Lane Cove LGA). Of these, only 2,900 (18.2 per cent) lived within the Lane Cove LGA. Their occupations along with their LGA containment is shown in Figure 26. The largest occupation is a Professional, followed by Manager and Clerical and administration worker.

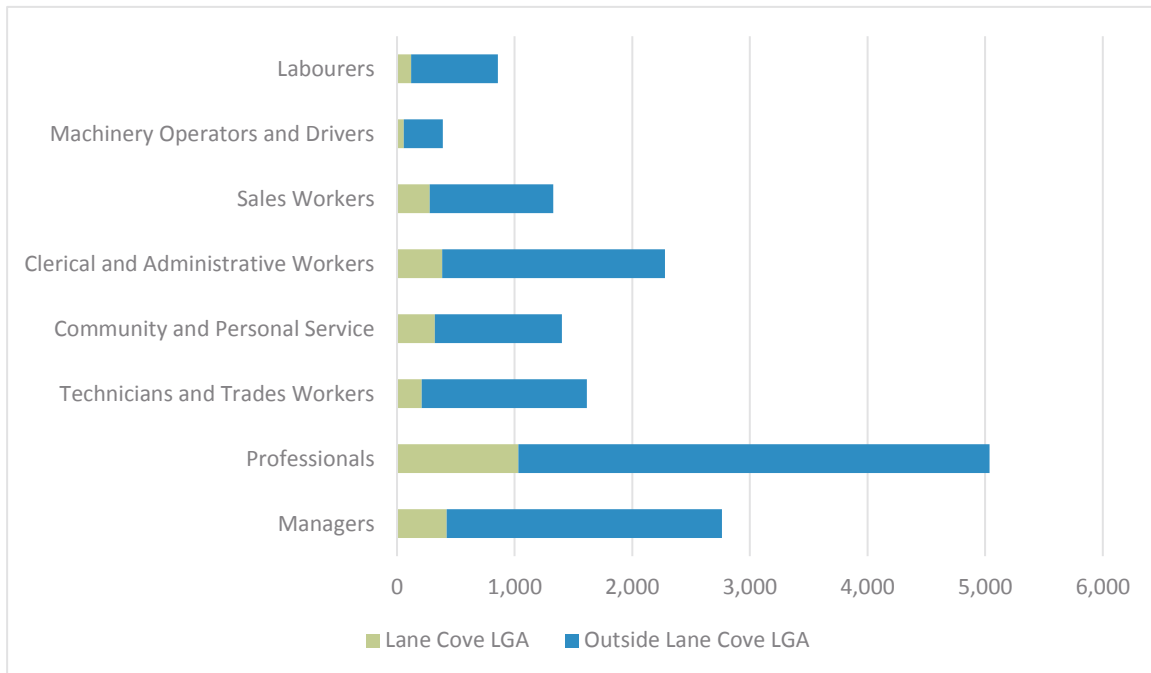
Distance travelled for workers coming from outside of the Lane Cove LGA is shown in Figure 27, focusing on a sample of occupations with longer and shorter travel distances. Regardless of occupation, generally 60 to 80 per cent of workers from outside of the LGA travel more than 10 kilometres. Over 40 per cent of Technicians and trades workers, Sales workers, Machinery operators and drivers and Labourers travel over 20 km to work in the LGA. Notably, these occupations are particularly underrepresented by workers that also live in the LGA.

Occupations that are least likely to live within 5 km of their place of work within the Lane Cove LGA are identified below regardless of the LGA they reside. Percentages are based on the total number of people in that occupation, compared to the overall workforce:

- Technicians and trades workers: 16.1 per cent
- Labourers: 17.8 per cent
- Machinery operators and drivers: 18.0 per cent
- Managers: 21.7 per cent.

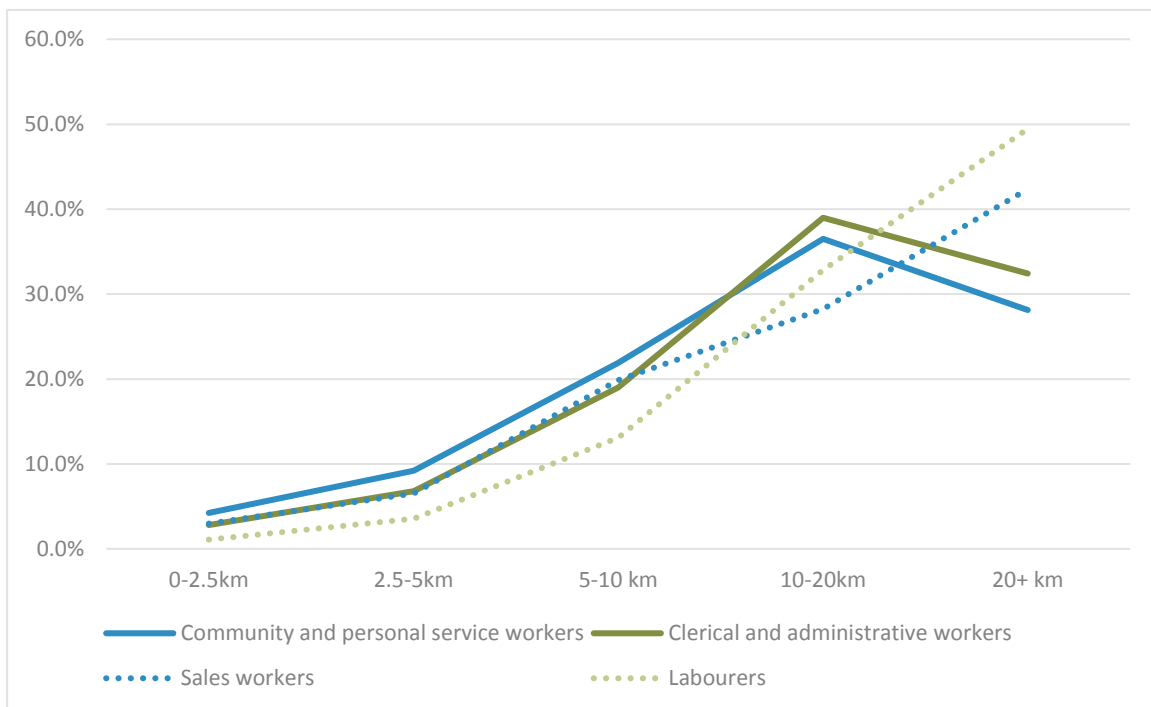
This may represent a significant housing affordability issue where some lower income workers in the Lane Cove LGA cannot afford to live near where they work.

Figure 26: Employment containment by occupation, Lane Cove LGA 2016



Source: ABS Census 2016 – Place of Work

Figure 27: Worker distance travelled from outside Lane Cove LGA



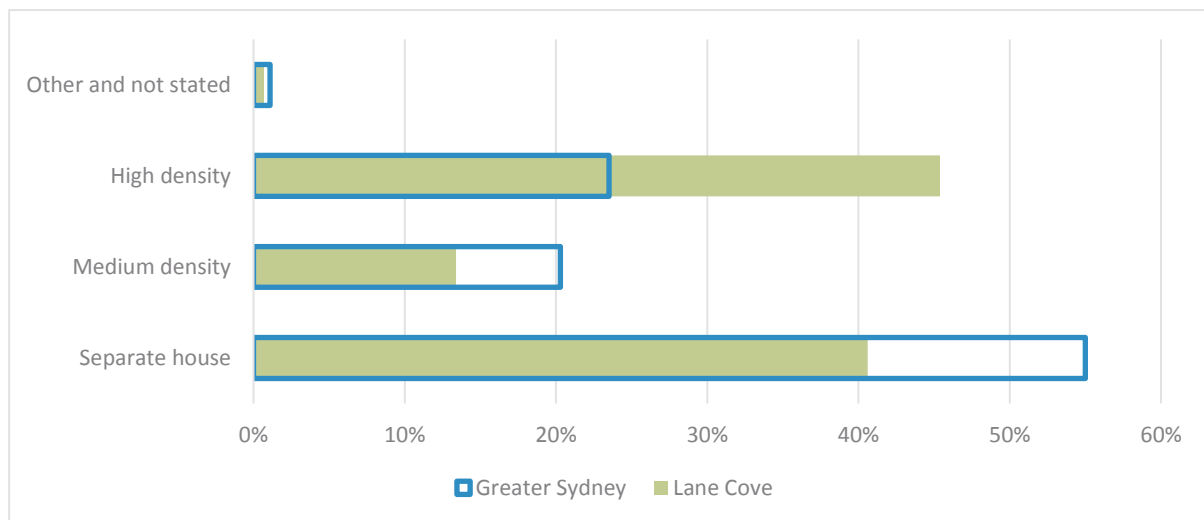
Source: ABS Census 2016 – Place of Work

4.4 Housing supply

4.4.1 Dwelling type

At the 2016 Census, there were around 15,550 private dwellings in the Lane Cove LGA. Of these, approximately 6,300 were separate houses, 2,100 were medium density (e.g. townhouses and low rise apartments) and 7,050 were high density (e.g. apartments). Figure 28 compares the distribution of private dwellings with Greater Sydney, showing the significant overrepresentation of high density dwellings.

Figure 28: Private dwelling structure, comparison with Greater Sydney



Source: Profile .id, accessed 10 March 2021

A comparison of the amount of each dwelling type over time is provided in Figure 29.

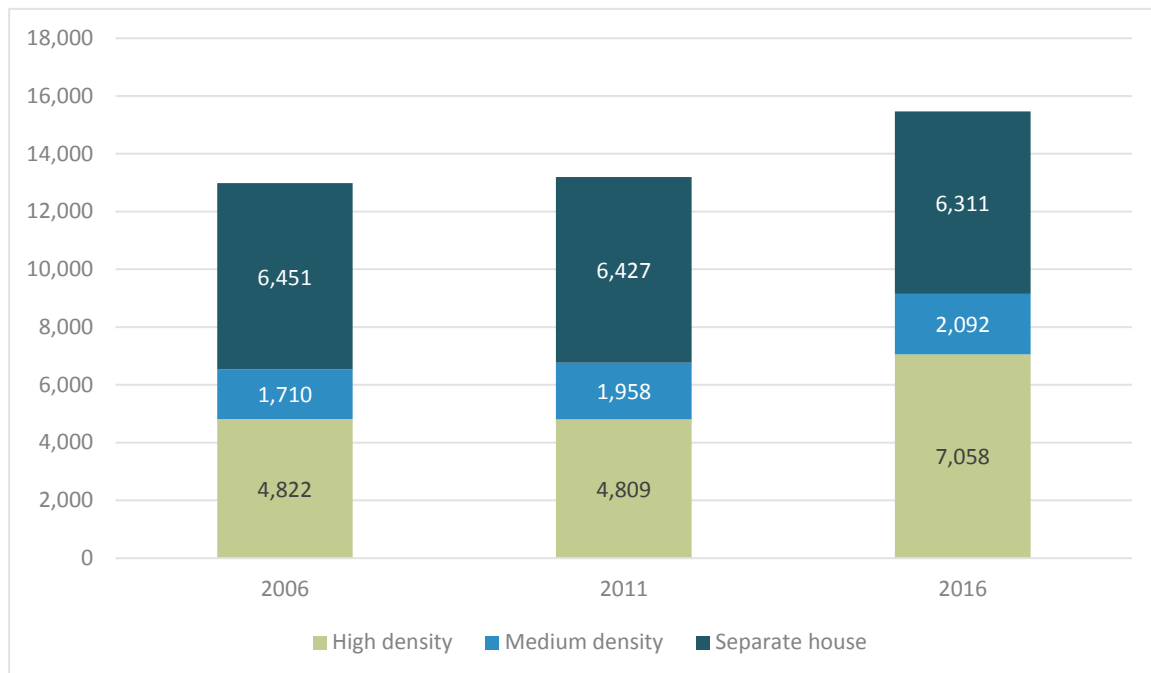
While the housing landscape remained relatively stable between the 2006 and 2011 Census, the period between the 2011 and 2016 Census showed a significant increase in high density dwellings. This coincides with Council’s implementation of the Standard Instrument through the Lane Cove LEP in early 2010, which facilitated residential growth.

Between the 2006 and 2016 Census there were the following changes in the number of dwellings:

- High density: 2,200 additional dwellings
- Medium density: 400 additional dwellings
- Separate houses: 150 fewer dwellings.

The decrease in separate houses likely represents dwellings that were converted to other housing types.

Figure 29: Change in dwelling types in Lane Cove LGA, 2006 to 2016

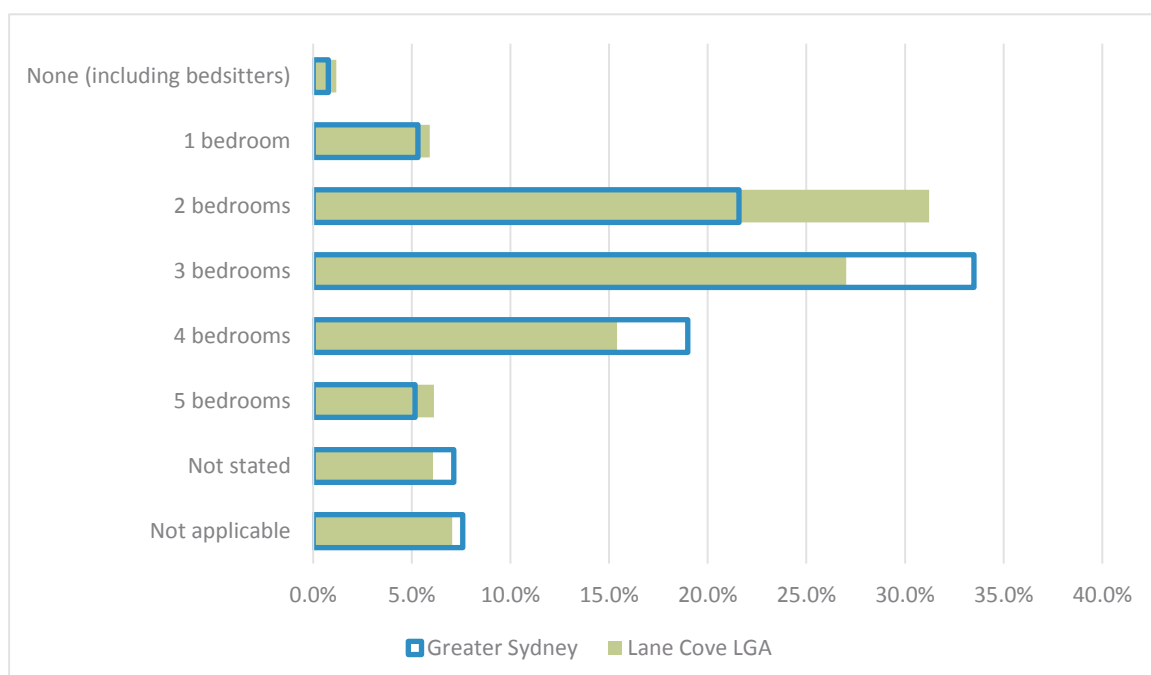


Source: Profile .id, accessed 10 March 2021

4.4.2 Number of bedrooms

The figure below compares dwellings based on the number of bedrooms they host. It can be observed that dwellings with two bedrooms are the highest in proportion in the Lane Cove LGA closely followed by the three-bedroom dwellings. This contrasts with Greater Sydney where the opposite can be observed. This dominant representation of two bedroom properties may also reflect why there is a higher representation of lone person and couple without children households (see Section 4.5.1).

Figure 30: Number of bedrooms, Lane Cove and Greater Sydney, 2016



Source: ABS Census, 2016 adapted by HillPDA 2021

4.4.3 Housing suitability

The ABS produces ‘housing suitability’ data that relates to the number of residents, their relationships and the number of bedrooms in a dwelling. This data provides a general estimate of how many spare bedrooms or how many extra bedrooms are required in a dwelling. The data provides a metric for understanding overcrowding and under-occupancy. The data is derived using the following assumptions.

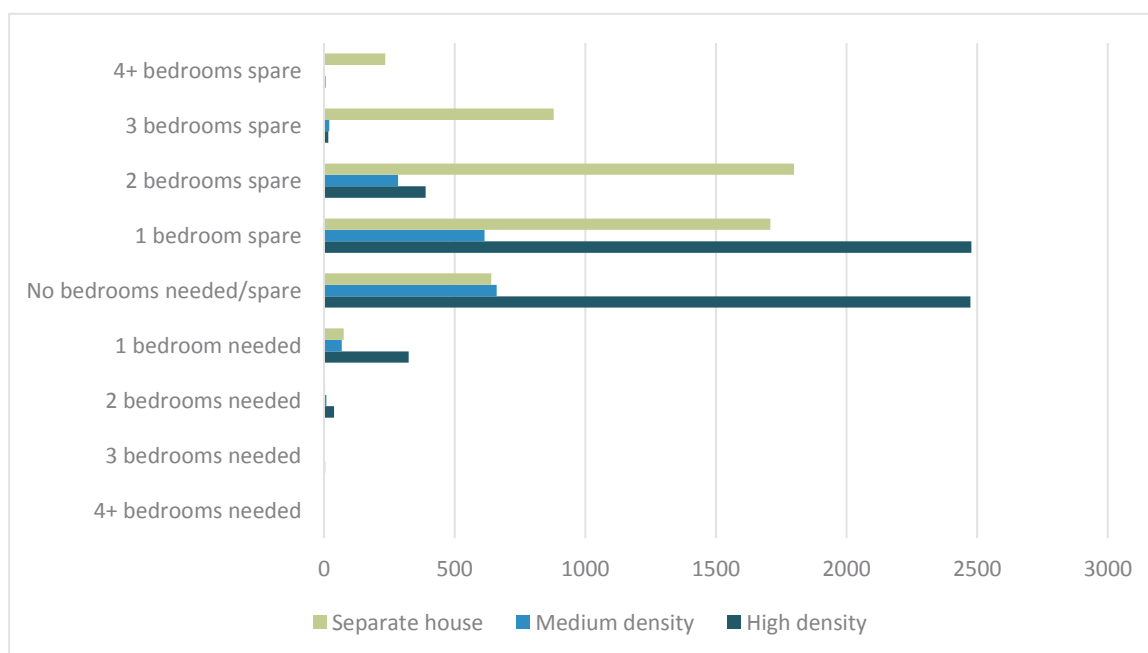
- There should be no more than two persons per bedroom
- Children less than five years of age of different sexes may reasonably share a bedroom
- Children less than 18 years of age and of the same sex may reasonably share a bedroom
- Single household members 18 years and over should have a separate bedroom, as should parents or couples
- A lone person household may reasonably occupy a bed sitter or one-bedroom dwelling.

A summary of the housing suitability findings for the Lane Cove LGA is shown in Figure 31.

Approximately 12,200 (95.9 per cent of dwellings classified) dwellings in the Lane Cove LGA have an appropriate number of bedrooms including those with additional rooms. Medium and high-density dwellings are most likely to have an appropriate number of bedrooms or have one spare bedroom. About 50 dwellings are identified as needing two or more bedrooms, typically being flats. Approximately 3,600 dwellings are identified as having two or more spare bedrooms, of which 2,900 or so are separate houses.

These figures suggest that overcrowding is not a significant issue in Lane Cove.

Figure 31: Number of needed or spare bedrooms by dwelling type



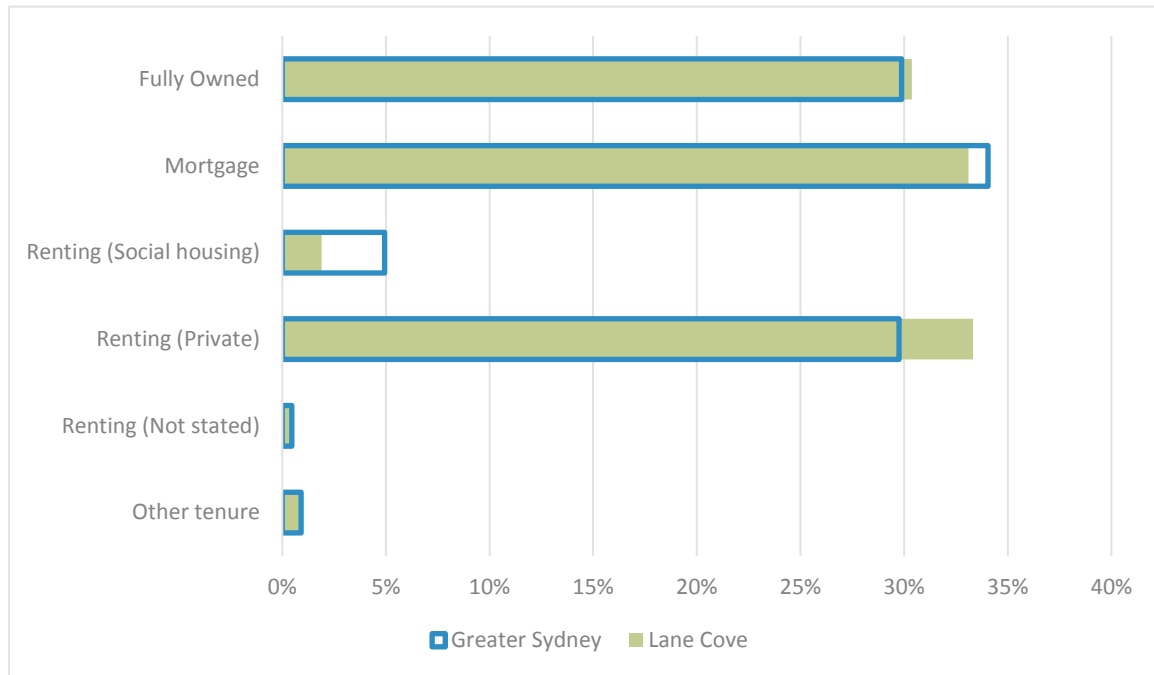
Source: Census 2016, Tablebuilder

4.4.4 Housing tenure

Housing tenure is the ownership relationship a household has with their house. Typical housing tenures are ownership (either fully owned or mortgaged) and renting (private or social). Figure 32 categorises the proportion of households under different housing tenure types as of the 2016 Census. For the purposes of this analysis, social rental housing includes housing rented from a government, community, co-operative or church organisation.

The most common category of housing tenure as of the 2016 Census was private rental, closely followed by a mortgage. Lane Cove LGA households were slightly more likely to have an ownership stake in their home than Greater Sydney households (66.4 per cent vs 63.8 per cent). The largest difference was between the social and private rental housing categories. Social rental housing made up only 1.9 per cent of housing tenures in Lane Cove, where it made up 4.9 per cent of Greater Sydney’s. This difference is mirrored on private rental housing (33.3 per cent and 29.8 per cent, respectively).

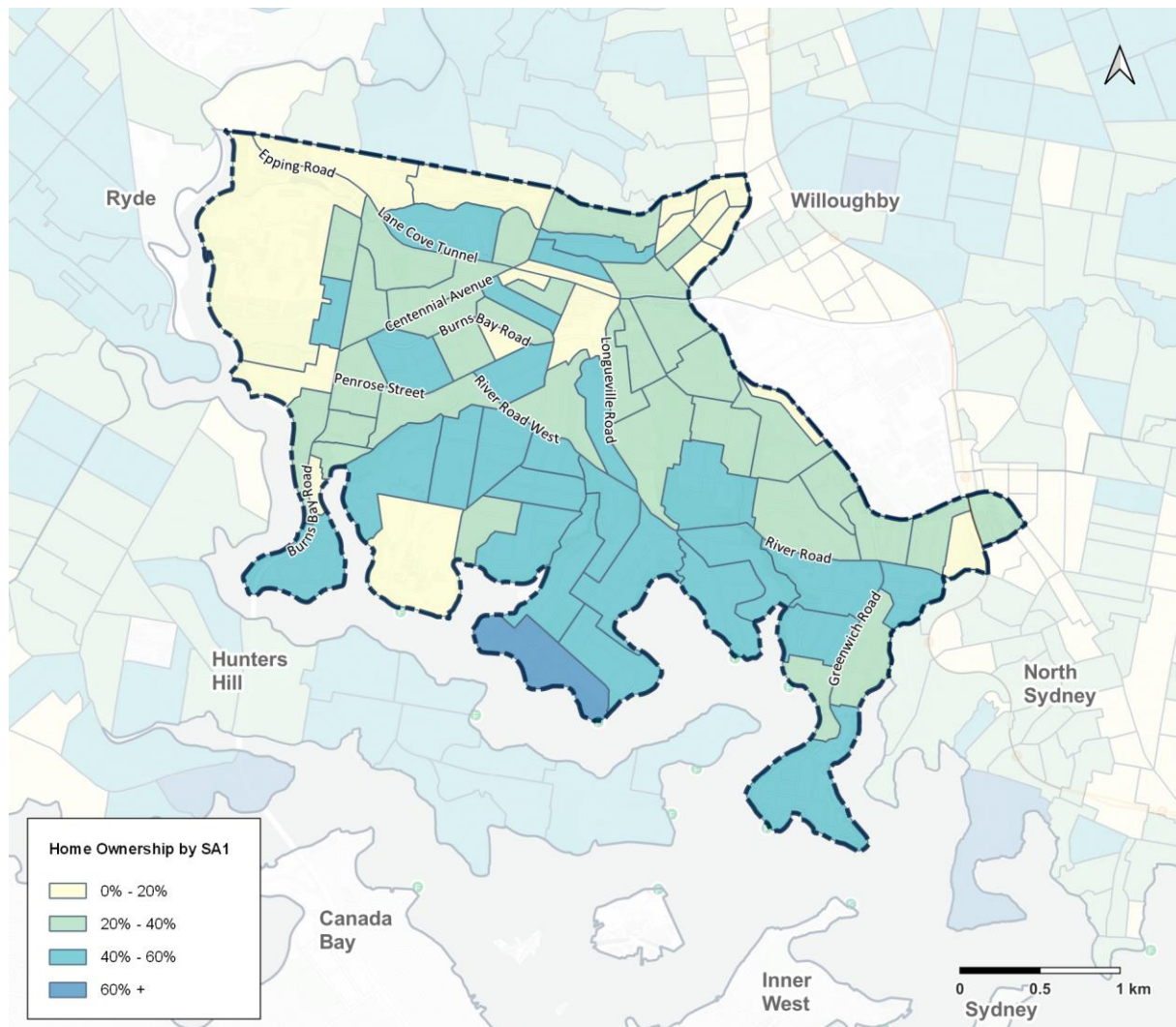
Figure 32: Housing tenure in Lane Cove LGA and Greater Sydney, 2016



Source: 2016 Census and Profile .id

The predominant housing tenure type across the Lane Cove LGA is shown in Figure 33. As shown in that figure, full ownership is most typical in the southern areas of the Lane Cove LGA, with rentals focused around the high density areas of St Leonards, Lane Cove North and around Lane Cove Village. Mortgage tenure is most common in the lower density areas of central and northern parts of the Lane Cove LGA.

Figure 33: Rates of home ownership, Lane Cove LGA 2016



Source: 2016 Census and Profile .id

Other topics related to housing tenure, such as housing cost, housing stress and social housing more generally are discussed in Sections 4.5.4, 4.5.5, and 4.5.6, respectively.

4.5 Housing demand

This section provides an analysis of indicators of housing demand. Information in this section has been sourced from the ABS, Profile id, and Lane Cove Council. Where relevant, demographic indicators have been benchmarked against Greater Sydney.

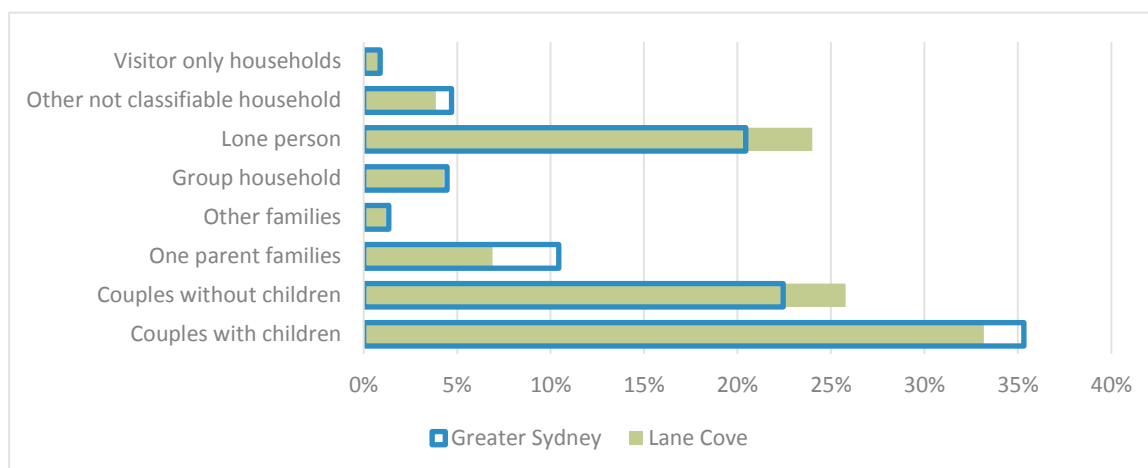
This section covers the following key areas:

- Household types and sizes
- Housing affordability
- Groups with specific housing needs.

4.5.1 Households

At the 2016 Census, the Lane Cove LGA contained approximately 14,200 households, an increase of approximately 1,860 households (or 15 per cent) from 2011.⁷ The distribution of households, compared against Greater Sydney, is provided in Figure 34, with additional comparison to previous years in Table 10.

Figure 34: Household types, Lane Cove LGA and Greater Sydney, 2016



Source: Profile .id, accessed 10 March 2021

Compared to Greater Sydney, the Lane Cove LGA has an increased proportion of couples without children and lone person households. There is also a lower proportion of couples with children and one parent families. Couples with children remains the dominant type of household.

Looking to changes over time, couples without children households have had the highest proportional increase since 2006, with a 28 per cent increase (798 households). This has been followed by couples with children with a 25 per cent increase (953 households). Lone person households have remained relatively stable (6 per cent increase, or 191 households).

Table 10: Household types, Lane Cove LGA, 2006 to 2016

Household type	2006	2011	2016	# change	% change
Couples with children	3,758	4,141	4,711	+953	25
Couples without children	2,862	3,004	3,660	+798	28
One parent families	847	922	978	+131	15
Other families	194	187	170	-24	-12
Group households	566	604	608	+42	7
Lone person	3,217	3,021	3,408	+191	6
Other/Visitor households	732	457	663	-69	-8
Total	12,176	12,336	14,198	+2,022	17

Source: Profile .id accessed 10 March 2021

4.5.2 Household size

As of the 2016 Census, the average number of people per household in the Lane Cove LGA was 2.45, compared to 2.72 for Greater Sydney. This is a slight increase from 2006 where the average sizes were 2.41 and 2.65 respectively. While the Lane Cove LGA average household size has increased, the gap between the Lane Cove LGA and Greater Sydney has widened over the period. This trend is shown in Table 11.

⁷ Profile .id

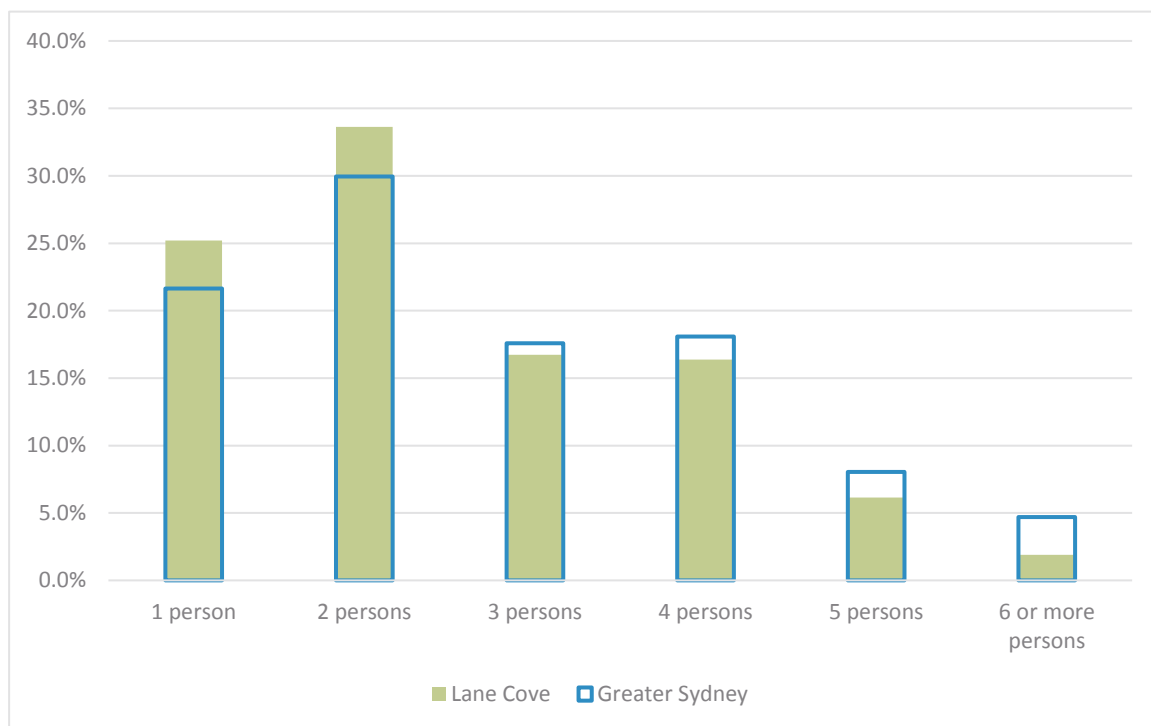
Table 11: Average household size, Lane Cove LGA and Greater Sydney, 2006 to 2016

Area	2006	2011	2016	Change
Lane Cove LGA	2.41	2.49	2.45	+0.04
Greater Sydney	2.65	2.69	2.72	+0.07

Source: Profile .id accessed 10 March 2021

The distribution of number of people per household as of the 2016 Census is shown in Figure 35. Smaller households are significantly more common in the Lane Cove LGA than in Greater Sydney. Approximately 58.8 per cent of households contain only one or two people, where they make up 51.5 per cent of Greater Sydney households.

Figure 35: Household sizes, Lane Cove LGA and Greater Sydney, 2016

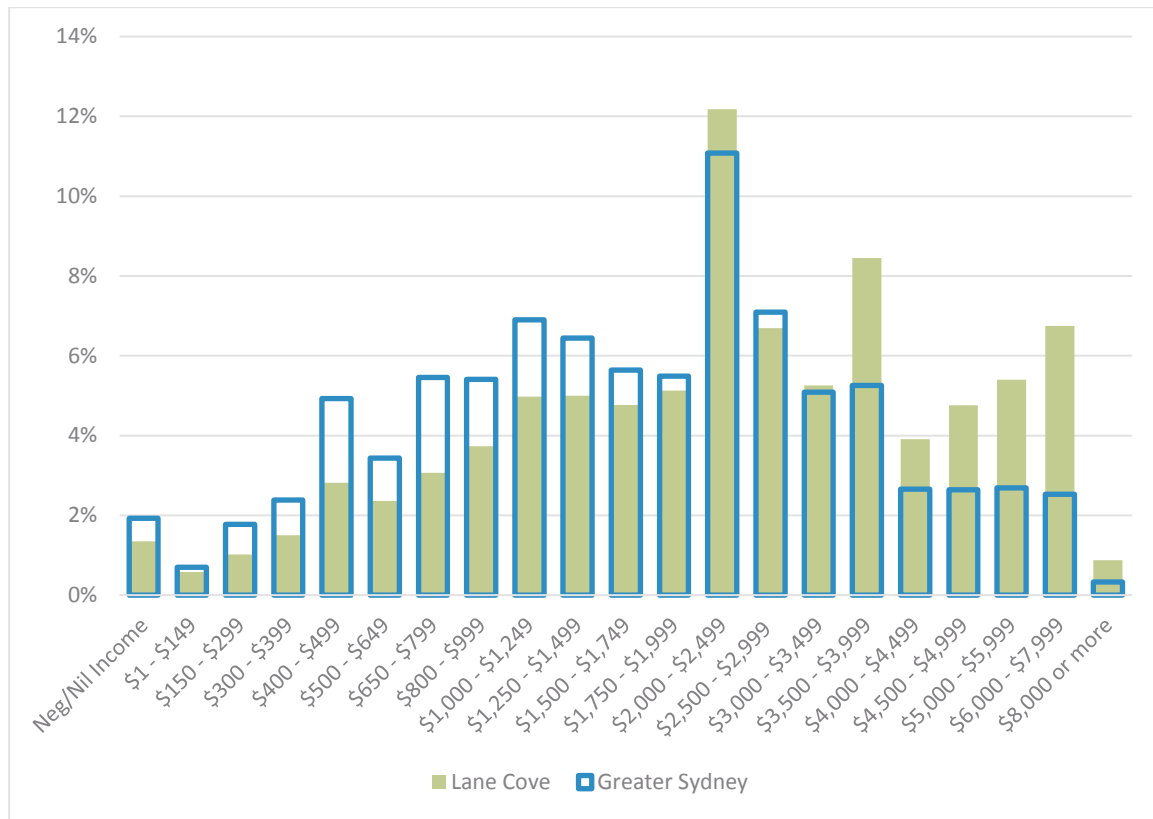


Source: 2016 ABS Census

4.5.3 Household income

A comparison of household incomes in the Lane Cove LGA and Greater Sydney is shown in Figure 36. The comparison shows a significant overrepresentation of almost all income bands above \$2,000 per week. Likewise, there is representation in all household income bands under that amount. The median weekly household income was \$2,376 in Lane Cove, while it was \$1,750 for Greater Sydney.

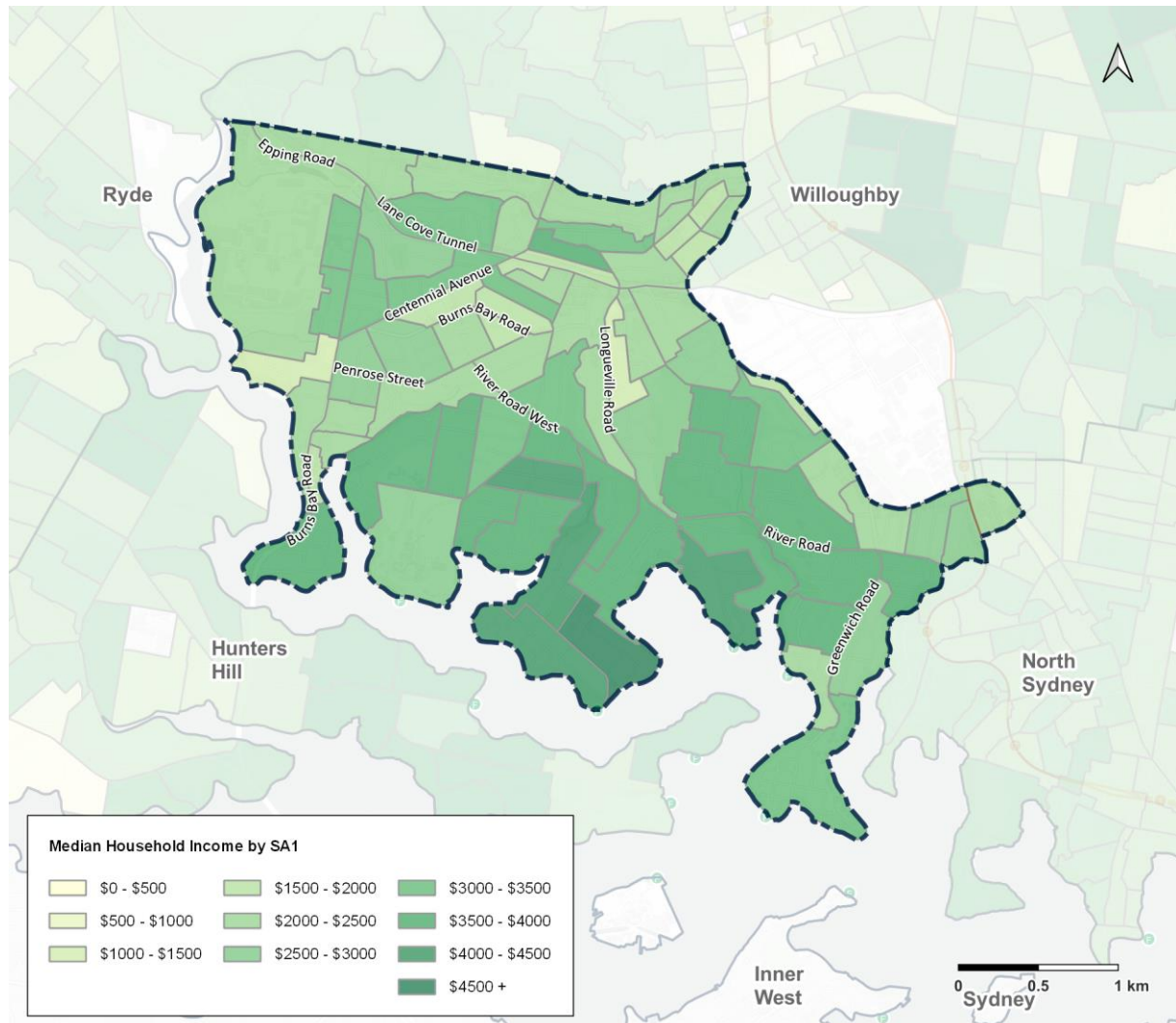
Figure 36: Weekly household income, Lane Cove LGA and Greater Sydney, 2016



Source: 2016 ABS Census

The median household income for areas across the Lane Cove LGA is shown in Figure 37. As shown in the figure, household incomes generally increase in areas where low density housing is located near the Lane Cove River, with lower median household incomes associated with areas of higher density, particularly older housing stock, such as Helen Street in Lane Cove North and Burns Bay Road, west of the Lane Cove Village. This indicates that older housing stock is important to providing housing for lower income households and is an important addition to housing diversity in the Lane Cove LGA.

Figure 37: Median household income, Lane Cove LGA 2016



Source: Profile .id, accessed 10 March 2021

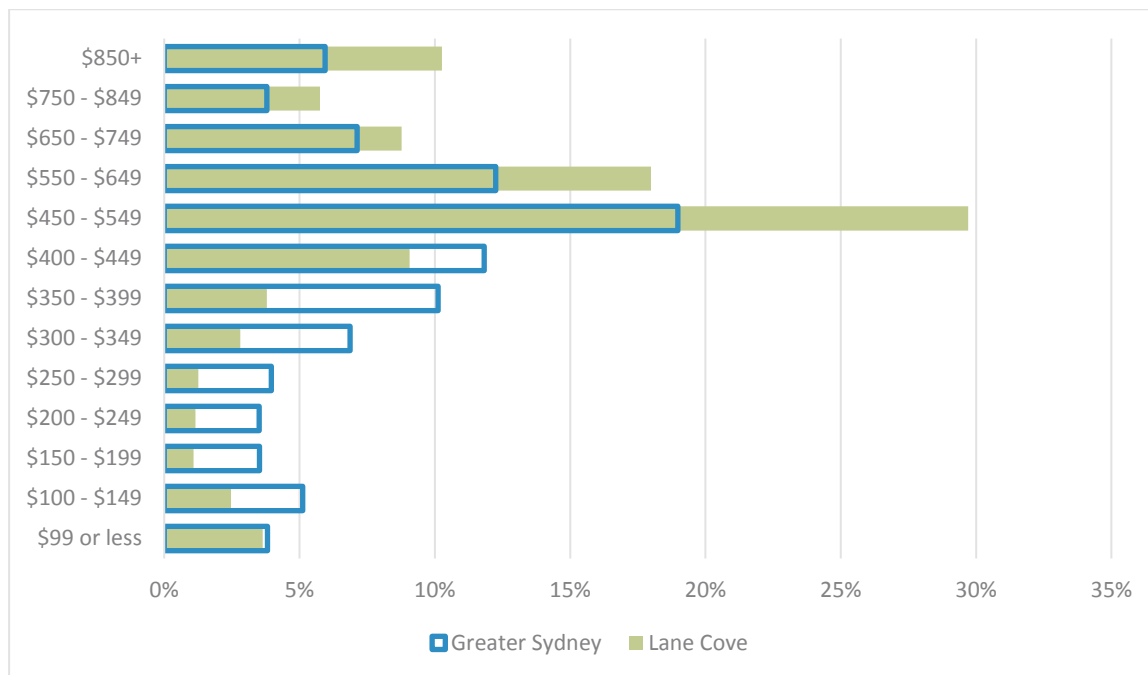
4.5.4 Housing costs

This section details the affordability of housing in the Lane Cove LGA with consideration of rental payments, mortgage repayments and details the level of housing stress in the LGA.

4.5.4.1 Rent

The distribution of weekly rental payments varies across the Lane Cove LGA with significantly higher rent payments than those of Greater Sydney, as shown in Figure 38. The most significant proportion of the community (21 per cent) pay between \$450 and \$549 per week in rent. Less than 10 per cent pay less than \$300 per week, compared with 20 per cent of Greater Sydney.

Figure 38: Weekly housing rental payments, 2016



Source: Profile .id, accessed 10 March 2021

As rental payment categories are not necessarily comparable over time due to influences of inflation, the quartile method is the most objective method of comparing change over time. Rental payment quartiles look at the distribution of rents among rented households in the Lane Cove LGA relative to New South Wales. The quartiles are created for New South Wales by ranking all renting households from the lowest payments to the highest payments and then dividing the list into four equal groups or quartiles (25 per cent) and repeated for each census period. Analysis shows how the number and proportion of renting households in Lane Cove LGA are falling into each of the four quartiles and how rents in the LGA compare to the rest of the state.

The data in Table 12 shows while additional households have been added to each category, a smaller portion of the rental households in the Lane Cove LGA are in the lower groups and the higher quartiles have increased in proportion. The largest proportion of the rental households in Lane Cove LGA are in the highest group with 51.4 per cent while the smallest proportion is in the medium lowest group with 6.9 per cent.

Table 12: Housing rental quartiles

Loan repayment quartile group	2011			2016			Change 2011 to 2016
	Number	%	Greater Sydney %	Number	%	Greater Sydney %	
Lowest group	391	10.9	17.4	400	8.6	16.6	+9
Medium lowest	249	7.0	18.4	3212	6.9	18.5	+72
Medium highest	1,115	31.1	28.8	1,546	33.1	29.9	+431
Highest group	1,827	51.0	35.4	2,400	51.4	35.0	+572
Total households with stated rent	3,585	100.0	100.0	4,669	100.0	100.0	

Source: Profile .id, accessed 10 March 2021

Generally, the rental payments in the Lane Cove LGA are in the lower quartiles of the NSW market with an increase in total number of rental households.

Additional information regarding median rent in the Lane Cove LGA is provided by DCJ’s Rent Report. The December 2020 Quarter Rent Report reported the following median rents:

- New rentals: \$510/wk
- Houses: \$980/wk
- Townhouses: \$800/wk
- Apartments: \$490/wk.

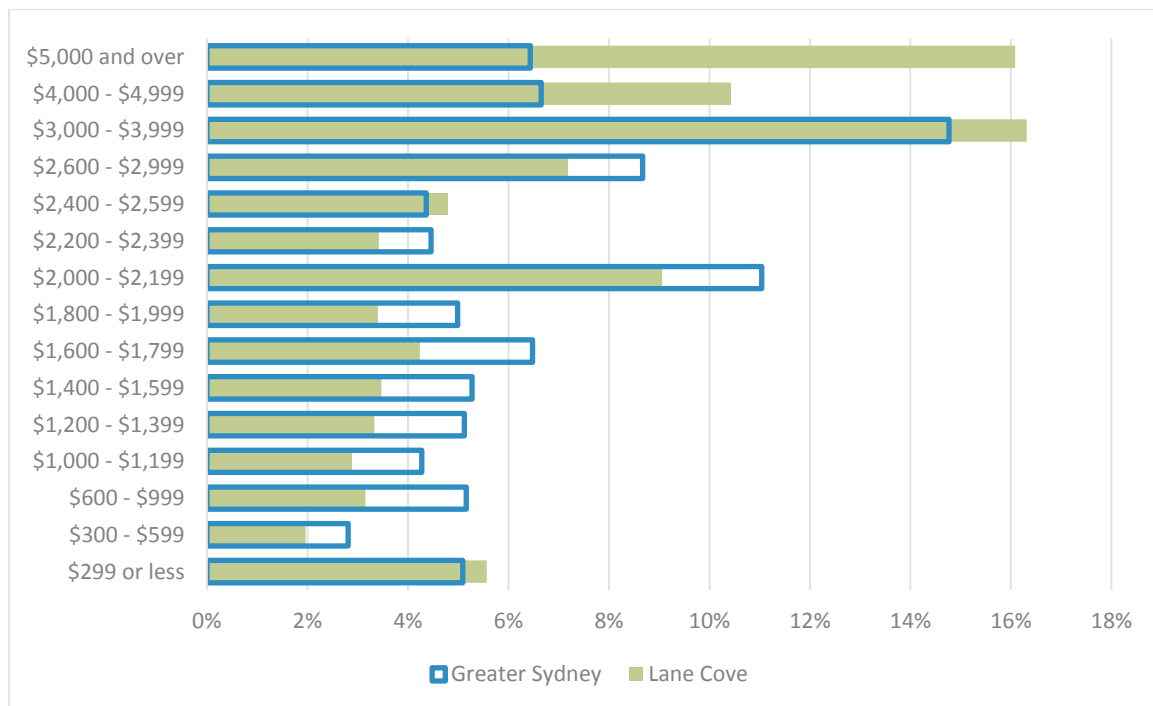
Notably, the annual change for weekly rent dropped by 8.93 per cent, combined across all dwelling types. This was driven by apartments, which dropped by 10.9 per cent. However, townhouses rose sharply by 21.2 per cent and houses rose by 6.8 per cent. This suggests an increased demand for medium density dwellings, which are seen as somewhat more affordable than houses, but may also offer more private amenity (e.g. private open space), which was seen as more valuable during the COVID-19 pandemic. This trend should be monitored throughout the life of this LHS to determine if townhouse and apartment rents stabilise.

4.5.4.2 Ownership and mortgages

The distribution of monthly home loan repayments in the Lane Cove LGA skewed heavily towards the higher end of the market, with underrepresentation in all but the lowest repayment brackets, as shown in Figure 39. The Lane Cove LGA had an over representation in all categories above \$3,000 per month, with 42.8 per cent of mortgages in those categories, compared to 27.9 per cent in Greater Sydney.

Notably, the category of \$299 or less per month was above the Greater Sydney average. A review of the Census data suggests that there is an overrepresentation of households claiming ‘Nil repayments,’ which had previously been classified by the ABS as non-responses. A review of households suggests that these are higher income families that may have preferred not to disclose their monthly mortgage repayments.

Figure 39: Monthly stated mortgage repayments, 2016



Source: Profile .id, accessed 10 March 2021

As home loan repayment categories are not necessarily comparable over time due to influences of inflation, the quartile method is the most objective method of comparing change over time. Home loan repayment quartiles look at the distribution of home loan repayments among households with stated mortgage repayments in the Lane Cove LGA relative to New South Wales. The quartiles are created for New South Wales by ranking all

households with stated mortgage repayments from the lowest payments to the highest payments and then dividing the list into four equal groups or quartiles (25 per cent) and repeated for each census period. Analysis shows how the number and proportion of households with mortgages in Lane Cove LGA are falling into each of the four quartiles and how mortgage repayments in the LGA compare to the rest of the state.

The data in Table 13 shows a similar pattern to that of the rental payment quartiles, with a strong representation in the highest group and an under representation all other groups. Interestingly, there has been an increase in the proportion of mortgages in the lowest and medium lowest quartiles, potentially representing people moving into the Lane Cove LGA from other areas with significant equity, or otherwise able to secure significant deposits for the relatively high cost of housing.

Table 13: Housing mortgage repayment quartiles

Loan repayment quartile group	2011			2016			Change 2011 to 2016
	Number	%	Greater Sydney %	Number	%	Greater Sydney %	
Lowest group	547	14.4	19.0	648	15.3	19.8	+101
Medium lowest	507	13.4	21.8	586	13.9	20.9	+79
Medium highest	882	23.2	27.3	986	23.3	27.1	+105
Highest group	1,857	48.9	31.8	2,007	47.5	32.2	+150
Total households with stated mortgage repayments	3,795	100.0	100.0	4,230	100.0	100.0	+434

Source: Profile .id, accessed 10 March 2021

Information regarding home purchase prices in the Lane Cove LGA is provided by DCJ's Sales Report, which classifies purchases as Strata and Non-Strata, likely aligning to house and apartment prices. According to the September 2020 Quarter Sales Report, the median sales price for a dwelling in the Lane Cove LGA was \$836,000 with the median non-strata price being \$2,590,000 and the median strata price being \$745,000.

The median dwelling price dropped sharply from the previous year, decreasing by 12.15 per cent. The median sales price for non-strata homes was relatively stable, with a small decrease of 0.38 per cent. Strata homes decreased significantly by 6.87 per cent.

It is notable that the volume of strata home sales increased by 64.29 per cent over the year, when non-strata home sales volume decreased by 6 per cent. This could reflect either a higher demand for strata units, a large number of units coming onto the market, or people seeking to leave the market and accepting a loss (or taking profits, depending on when they entered the market).

4.5.5 Housing stress

Housing stress is defined by the National Centre for Social and Economic Modelling (NATSEM) model as those households that are both:

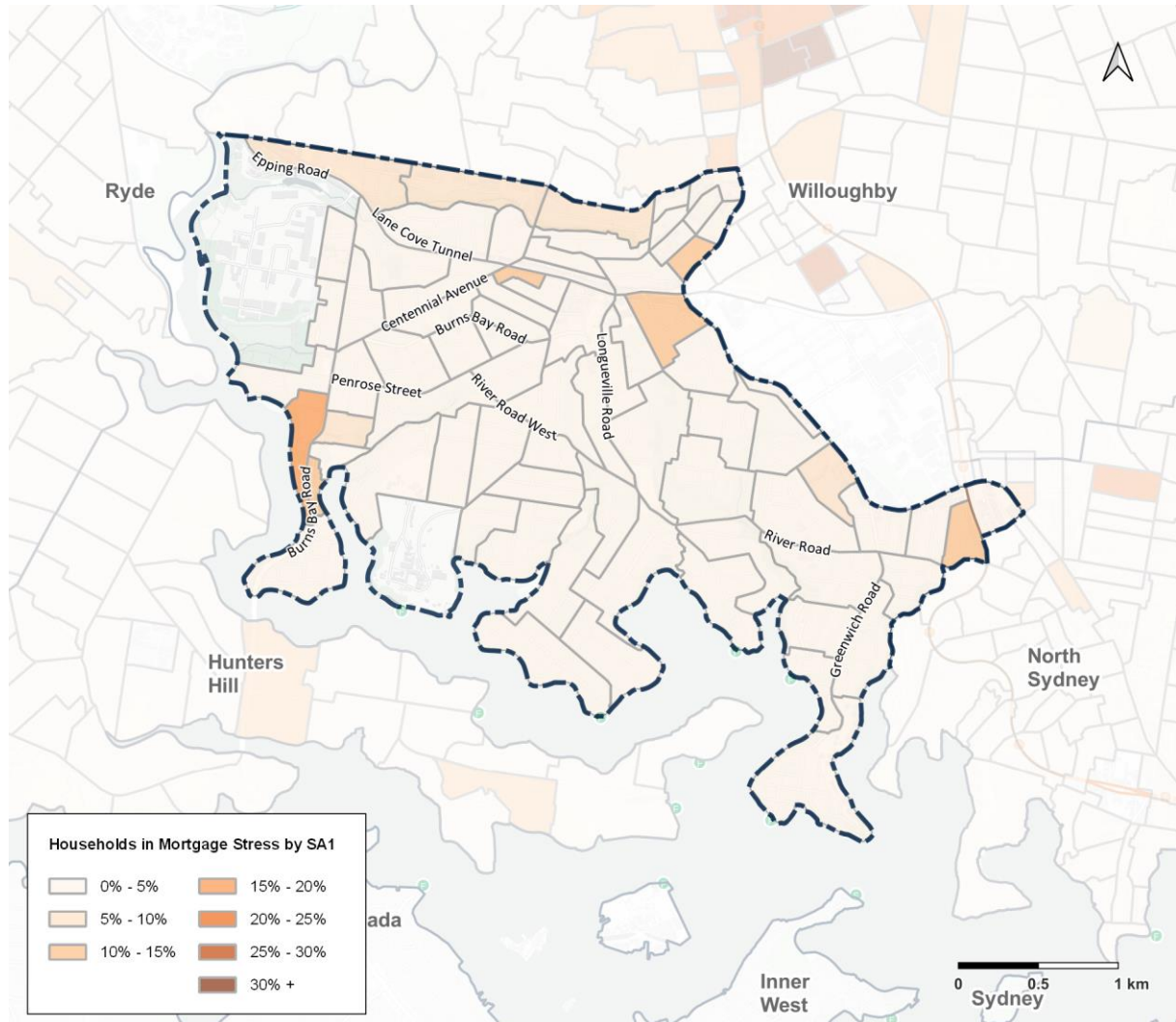
- In the lowest 40 per cent of incomes
- Paying more than 30 per cent of their usual gross weekly income on housing costs.

Housing stress can be dependent on individual circumstances however, census data can provide a general overview of housing and highlight areas where households may be having trouble meeting their commitments.

Of the around 14,200 households in Lane Cove LGA, around 840 households, or 5.9 per cent of households were experiencing housing stress in 2016. This is lower than Greater Sydney, where 11.8 per cent of households were experiencing housing stress. Mortgage and rental stress are mapped Figure 40 and Figure 41, showing the

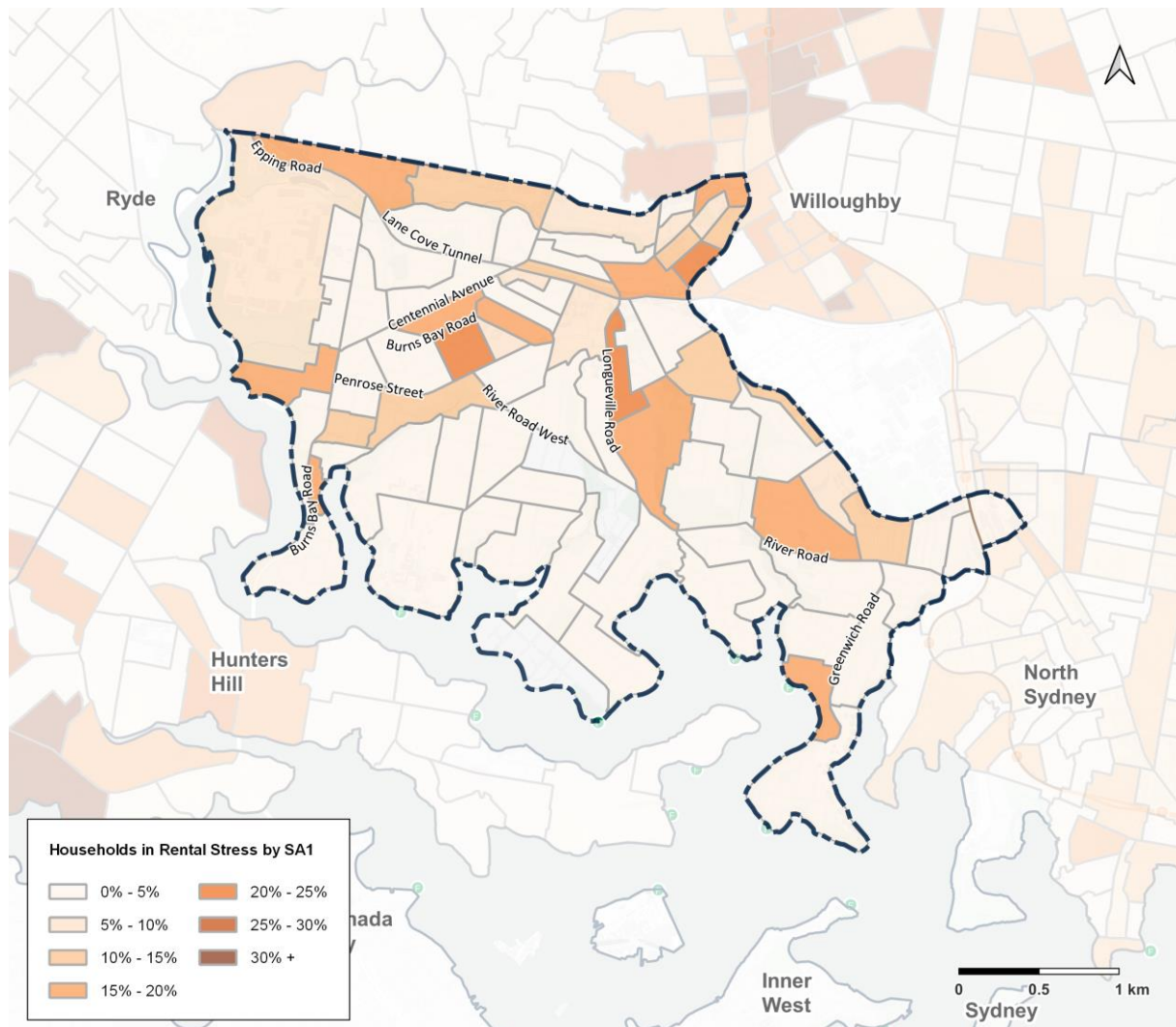
percentage of households within each area experiencing housing stress. Areas of highest housing stress are generally located in areas where private rental is the dominant tenure type (see Section 4.4.4).

Figure 40: Mortgage stress, Lane Cove LGA 2016



Source: Profile .id, accessed 10 March 2021

Figure 41: Rental stress, Lane Cove LGA 2016



Source: Profile .id, accessed 10 March 2021

Of the around 4,440 households with a mortgage, approximately 210, or 4.8 per cent were under mortgage stress. This is notably lower than the Greater Sydney average of 10.3 per cent.

Of the 4,780 households with a rental tenure, approximately 630, or 13.2 per cent were under rental stress. This is significantly lower than the rate in Greater Sydney of 26.4 per cent.

4.5.6 Social housing

Social housing is rental housing provided by a mix of organisations, including not-for-profit and government organisations. It is meant to assist households on low and very low incomes secure affordable housing. It includes a mix of public housing (managed by FACS), community housing (managed by community housing providers) and Aboriginal housing (managed by a mix of FACS and community housing providers).

The Lane Cove LGA is within the CS04 Northern Suburbs allocation zone. As of March 2021, the waiting list for the allocation zone contained:

- 1,393 general applications
- 377 priority applications.

The expected waiting time for studio and one bedroom properties was 5 to 10 years. All other property types have a waiting time of 10+ years.

The social housing stock across Northern Sydney (Hornsby, Hunters Hill, Ku-ring-gai, Lane Cove, Northern Beaches, Ryde and Willoughby) as of 30 June 2020 is shown in Table 14. In total, there were 6,180 social housing dwellings. The bulk of social housing is managed by community housing providers (5,838 dwellings), following a transfer of public housing properties in early 2019.⁸

Table 14: Northern Sydney social housing stock (30 June 2020)

Housing type	Studio/ 1 bedroom	2 bedroom	3 bedroom	4+ bedroom	Total
Public housing	80	64	127	32	333
Aboriginal Housing Office		<5	<5	<5	9
Community Housing	2,989	1,817	890	142	5,838
Total	3,069	1,886	1,022	179	6,180

Note: Under five has been rounded up to 5 for the purposes of totals

Source: https://public.tableau.com/profile/facs.statistics#!/vizhome/Social_Housing_Residential_Dwellings/Dashboard accessed 15 March 2020

In comparison, approximately 260 social housing dwellings were identified in the Lane Cove LGA as of the 2016 Census, typically one bedroom (53.5 per cent) or two bedroom (23.3 per cent) townhouses and flats.

The primary community housing provider in the Lane Cove LGA is Link Wentworth. Link Wentworth currently manages approximately 20 dwellings on behalf of Council. These properties are currently listed at approximately 20 per cent under market value under an agreement with Council.

4.5.7 Accessible housing

For the purposes of housing, the primary planning controls for seniors and people with a disability are contained in the Seniors Housing SEPP. As discussed in Section 3.1.4, this includes a requirement that housing be developed to the Australian Standard for adaptable housing, AS 4299.

The Seniors Housing SEPP identifies seniors as people who are either:

- Aged 55 or more years
- Resident at a facility at which residential care is provided
- Assessed as being eligible to occupy housing for aged persons provided by a social housing provider.

The SEPP defines people with a disability as people of any age who have, either permanently or for an extended period, one or more impairments, limitations or activity restrictions that substantially affect their capacity to participate in everyday life.

In 2016, the population aged 60 or more years was approximately 6,614 people, or 18.3 per cent of the Lane Cove LGA population.⁹ It is noted that the Census response is derived from assistance-based questions and does not align completely with capacity-based wording of the Seniors Housing SEPP. As such, it may underrepresent the population for the purposes of the Seniors Housing SEPP.

The Census records responses regarding persons who require assistance from another to help with or be with them for self-care activities, body movement or communication activities. These responses are combined to result in data for those who need assistance with core activities. It is noted that a person's reported need for

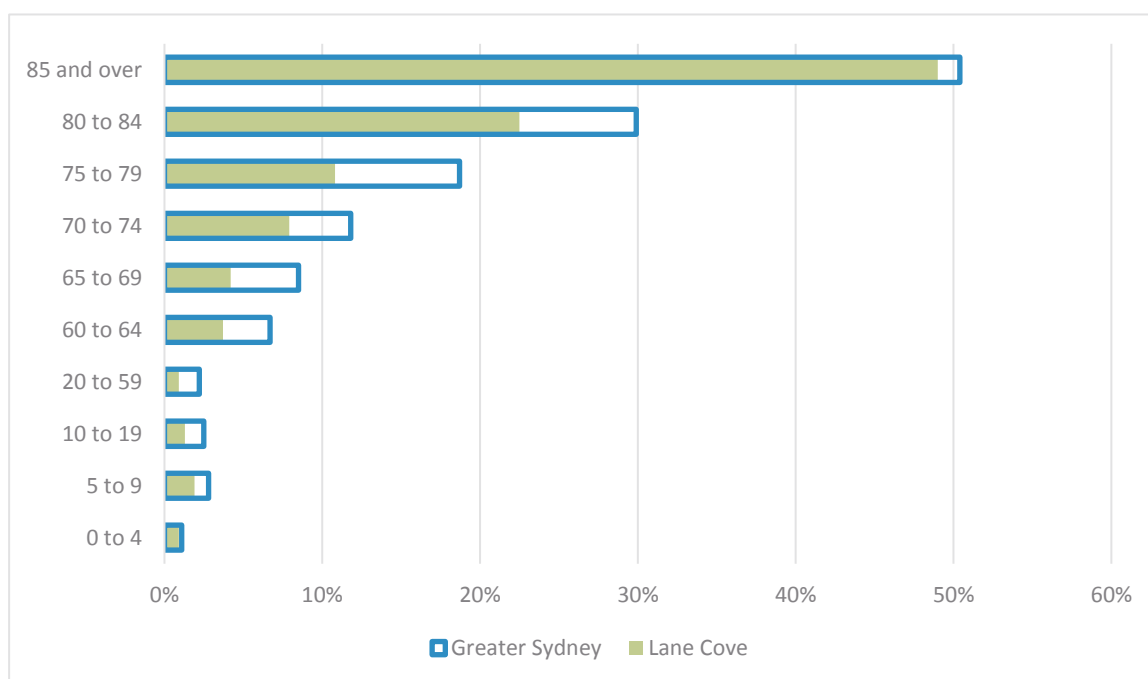
⁸ <http://housinginfo.com.au/north-sydney-properties-to-transfer-to-link-housing/>

⁹ ABS, Census of Population and Housing, 2016, TableBuilder (March 2021)

assistance is based on a subjective assessment. Responses are examined in Figure 42, showing the proportion of individuals living in need of assistance.

In the Lane Cove LGA, approximately 3.1 per cent of the population is living needing help in their day-to-day lives due to disability. Comparatively, 4.9 per cent of the population of Greater Sydney report the same thing. As shown in Figure 42, the age distribution of those living with disability in the Lane Cove LGA is much lower than the Greater Sydney.¹⁰ While this may seem positive at first glance, it may be representative of households with members living with a disability that are unable to find an affordable place to live in the Lane Cove LGA. This may be representative of a shortage of accessible housing or affordable housing more generally.

Figure 42: Assistance needed with core activities by age, Lane Cove and Greater Sydney, 2016



Source: Profile .id, accessed 15 March 2021

The Seniors Housing SEPP includes controls that are primarily for purpose-built facilities for seniors and people with a disability and there are opportunities to adapt the design of housing overall to support these populations.

The *Liveable Housing Design Guidelines* (Liveable Housing Australia, 2017) is cited by the *Apartment Design Guidelines* as including design features that promote flexible housing for all community members. These design features are commonly defined as ‘universal housing’ as they are incorporated into the initial design and do not necessarily require adaptation or retrofitting in the future. The most basic ‘silver’ design features include:

- Step-free and even pathways to entry doors
- Step-free and sheltered entries
- Suitably wide internal doorways and corridors
- Clear areas around toilets with potential to install grabrails in the future
- Slip resistant and hobless showers with the potential to install grabrails in the future
- Installation of handrails at stairways.

The guidelines also include ‘gold’ and ‘platinum’ features that provide additional accessibility.

The guidelines, while designed to accommodate households including seniors or people with a disability incorporating the *Liveable Housing Design Guidelines* into housing overall, would benefit the community in

¹⁰ Profile id

general. They would have the potential to reduce injuries, support ageing in place and support residents with temporary injuries.

The Lane Cove DCP, Part F, also sets requirements for adaptable housing (as per AS4299) and 'visitable housing.' Visitable housing is to "... provide a continuous path of accessible travel from the property frontage or carparking area to the living area and to a toilet that is either accessible or visitable and common areas within the building." The term 'continuous path of accessible travel' is not defined, though AS1428.1 broadly requires that there be no steps, stairways or other obstacles.

Lane Cove DCP requirements for the provision of adaptable and visitable housing includes:

- Adaptable housing is to be equitably distributed throughout all types and sizes of dwelling units
- Adaptable housing is to comprise at least 20 per cent of Class 2 development (e.g. apartments or townhouses above common underground garages)
- Attached dual occupancies are to be visitable
- At least 80 per cent of dwellings are to be visitable, where adaptable dwellings are required.

Notably, the Lane Cove DCP does not require universal design features to be incorporated into development.

The Lane Cove DCP essentially requires at least 20 per cent of all apartments meet adaptable housing design controls and be outfitted with lifts to ensure a continuous path of travel. This topic is discussed further in Sections 5.1 and 5.3.

The 2016 Census appears to indicate that there is a need for affordable and accessible housing, with current controls promoting delivery of a substantial quantity of adaptable housing that is:

- Produced as a high proportion of overall housing delivery
- Incorporated into all high density housing products, with a range dwelling sizes, rather than only the seniors living dwelling types.

The incorporation of adaptable and visitable housing into high density developments helps promote dwellings that are:

- Designed for households with children, middle aged people and seniors
- Designed for a range of household types, with a range of sizes to suit different types of families and needs
- Able to be visited by people of different ability levels.

4.5.8 Homelessness

Homelessness in Australia is recorded by the ABSs' *Census of Population and Housing: Estimating Homelessness* (cat 2049.0). It considers several elements of 'home' such as security, stability, privacy, safety or control. Homelessness is considered a lack of one or more of these elements, with the specific ABS definition being:

When a person does not have suitable accommodation alternatives, they are considered homeless if their current living arrangement:

- *is in a dwelling that is inadequate; or*
- *has no tenure, or if their initial tenure is short and not extendable; or*
- *does not allow them to have control of, and access to space for social relations.*

The ABS has estimated Lane Cove LGA's homeless population to be around 220 persons in 2011 and around 340 persons in 2016.

Detailed information for the Lane Cove LGA is not available for 2016, with the most specific data being available at the combined Chatswood-Lane Cove SA3. The 2011 and 2016 homeless operational group for the SA3 was estimated to be around 230 and 280 persons, respectively. The 2011 and 2016 population in other marginal housing was estimated to be 210 and 330 persons, respectively.

Detailed information regarding the types of homelessness during this period is provided in Table 15.

Table 15: Homeless population in Chatswood/Lane Cove at 2016 Census (SA3)

Type of homelessness	2011		2016	
	Count	Proportion (%)	Count	Proportion (%)
Persons living in improvised dwellings, tents, or sleeping out	0	-	8	1.3
Persons in supported accommodation for the homeless	23	5.2	15	2.4
Persons staying temporarily with other households	46	10.4	37	6.0
Persons living in boarding houses	-	-	106	17.3
Persons in other temporary lodgings	-	-	-	-
Persons living in 'severely' crowded dwellings	86	37.1	116	19.0
Homeless operational group	232	52.5	282	46.1
Persons living in other crowded dwellings	210	47.5	330	53.9
Persons in other improvised dwellings	-	-	-	-
Persons who are marginally housed in caravan parks	-	-	-	-
Other marginal housing	210	47.5	330	53.9
Total estimated homeless population	442	100	612	100

Source: 2011 and 2016 Census

4.5.9 Housing affordability

In NSW, affordable housing is defined by the ARH SEPP as being housing for very low income households, low income households or moderate income households. Those classifications are defined as households that have a gross income that is less than 120 per cent of the median household income of the Greater Sydney and pay no more than 30 per cent of that gross income in rent. Households eligible to occupy rental accommodation under the National Rental Affordability Scheme and pay no more rent than would be charged under that scheme, are also included.

As of the 2016 Census, the median household income for the Greater Sydney area was \$1,750. NSW Department of Communities and Justice provides annual updates to annual income bands for very low, low and moderate household incomes. The ranges for Greater Sydney households in the 2020/21 financial year are provided below:

- Very low (50 per cent of Greater Sydney median): \$49,300 per year
- Low (50 to 80 per cent of the Greater Sydney median): \$78,900 per year
- Moderate: (80 to 120 per cent of Greater Sydney median): \$118,300 per year.

This equates to affordable housing eligible households having a maximum weekly income of \$2,275. Census data on weekly incomes is provided in ranges, with the closest range being up to \$1,999 per week, which is more suitable for analysis than the next range, which is up to \$2,499 per week. According to profile .id, approximately 4,950 Lane Cove LGA households had a weekly income of \$1,999 or less, or 40.1 per cent of total households with a stated weekly income.

Assuming the 30 per cent of gross income in rent applies to the highest range of the moderate band, it would equate to about \$680/wk. This would capture about 73 per cent of the rental housing stock, as of the 2016 Census.

4.5.10 Projected demand

4.5.10.1 Projected housing need

This section provides projected changes in population, households and dwellings. The projections are sourced from DPIE's 2019 projections. However, it is noted that DPIE's 2016 projections informed the District and Region Plans and the associated 0-5 year target.

Lane Cove LGA's residential population is projected to grow significantly over the period from 2016 to 2026 and remain relatively stable from 2026 to 2036. The components and overall population change over the period are shown in Table 16.

Table 16: Breakdown of population growth components (DPIE)

Component	2016 to 2021	2021 to 2026	2026 to 2031	2031 to 2036
Population at start of period	37,694	43,768	48,429	48,497
Natural increase	2,009	2,432	2,467	1,955
Net migration	4,066	2,229	-2,399	-2,235
Total population change	6,074	4,661	68	-279
Population at end of period	43,768	48,429	48,497	48,218

Source: DPIE (2019)

Household projections are derived from the projected population based on average household size and implied dwellings are derived from the average dwelling occupancy rate, shown in Table 17. DPIE projections indicate that approximately 4,816 additional dwellings (+30.2 per cent) would be required by 2036 beyond 2016 supplies.

Table 17: Comparison of population, household and dwelling projections for Lane Cove LGA

Projection	2016	2021	2026	2031	2036	Change 2016-2036
DPIE projected population	37,694	43,768	48,429	48,497	48,218	+10,524 (27.9%)
DPIE projected households	14,536	16,947	18,782	18,825	18,933	+4,397 (30.2%)
DPIE implied dwellings	15,921	18,562*	20,572*	20,619*	20,737	+4,816 (30.2%)

*Note: Figure derived from analysis of 2016 vacancy rates, as per DPIE method

Source: DPIE (2019)

4.5.10.2 Projected dwelling types

HillPDA has examined housing delivery trends in the Lane Cove LGA, using 2006, 2011 and 2016 Census data. The analysis of trends has been used to inform inputs and assumptions used in the HillPDA Housing Propensity Model to project demand for housing in the LGA.

The HillPDA Housing Propensity Model projects housing demand by dwelling type. The projections are based on characteristics of occupied dwellings and the resident households to determine the proportional increase in dwelling types over time.

- Step 1 Exclude other households and dwelling structure not stated from count of occupied dwellings by household composition
- Step 2 Convert occupied dwellings by family composition to proportion of total dwelling stock
- Step 3 Calculate the annual proportional change between 2006 and 2016
- Step 4 Apply this annual change to the 2016 census proportion (2016-2036)
- Step 5 Apply these forecast proportion to the corresponding dwelling projection year.

The most recent DPIE population projections prepared by DPIE have been used as a base.

Ultimately, the type of housing that a household chooses will be influenced by individual preferences, available housing stock, and other factors such as costs and proximity to employment, social infrastructure and other demands.

Trends in dwelling type for different household types are examined below in Table 18 and Table 19.

Table 18: Change in dwelling type by household type, 2006 to 2016

Household type	Separate house	Medium density	High density	Other dwelling	Total
Couple only	-38	28	803	-5	788
Couple with children	120	188	628	-3	933
Single parent	-13	13	126	0	126
Other family households	-8	-16	-7	0	-31
Lone person	-166	34	355	-33	190
Group	-38	-10	76	3	31
Total	-143	237	1,981	-38	2,037

Source: ABS 2006,2011 and 2016 Censuses

Table 19: Proportional change in dwelling type by household type, 2006 to 2016

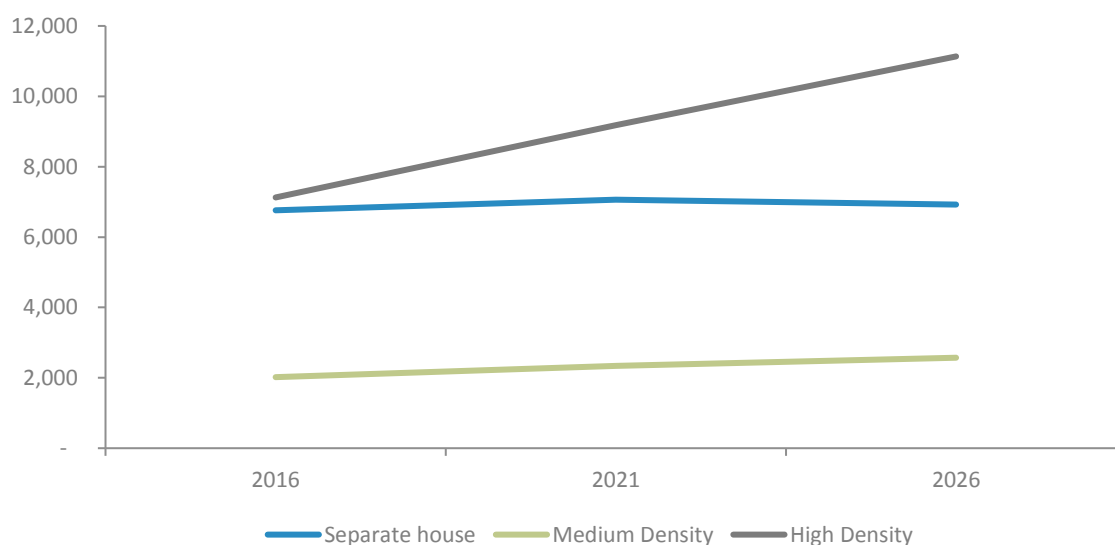
Household type	Separate house	Medium density	High density	Other dwelling
Couple only	-2.1%	-0.3%	4.5%	0.0%
Couple with children	-3.0%	1.1%	4.0%	0.0%
Single parent	-0.7%	-0.1%	0.6%	0.0%
Other family households	-0.2%	-0.2%	-0.2%	0.0%
Lone person	-2.3%	-0.6%	0.4%	0.0%
Group	-0.5%	-0.2%	0.1%	0.0%
Total	-8.8%	-0.2%	9.4%	0.0%

Source: ABS 2006,2011 and 2016 Censuses

These housing trends have been projected into the future and applied against the DPIE housing projections in Figure 43 and Figure 44.

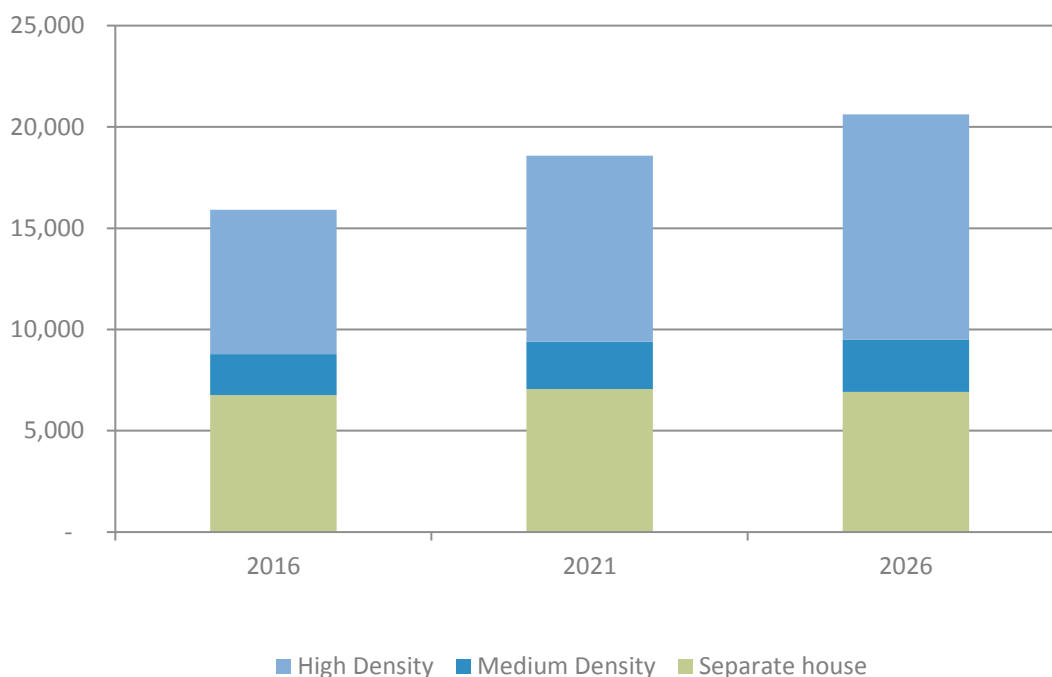
As shown in the figures, the trends translate primarily into increased demand for high density housing into the future, with relatively minor growth in medium density demand.

Figure 43: Projected proportion of new dwellings in Lane Cove LGA, 2016 to 2026



Source: DPIE 2019, HillPDA

Figure 44: Projected dwelling mix in Lane Cove LGA, 2016 to 2026



Source: DPIE 2019, HillPDA

The projected dwelling demand is indicated in Table 20.

Table 20: Dwelling projections, by year, by housing type

	Separate house	Medium density	High density	Total
2016	6,761	2,020	7,126	15,907
2021	7,063	2,337	9,177	18,577
2026	6,920	2,571	11,134	20,625
Change	+159	+551	+4,008	4,718
% increase (relative to 2016)	2.4%	27.2%	56.2%	29.7%

Source: HillPDA 2021

Looking beyond 2026, DPIE’s 2019 population projections suggest that overall growth will be flat as shown in Table 17. As such, the distribution of housing would be somewhat similar. As discussed in Section 4.6.7, remaining capacity is anticipated in the St Leonards South precinct and in remnant R3 Medium Density Residential and R4 High Density Residential lands after that time. Therefore, it is reasonable to assume that there will continue to be some trade of separate houses for higher density options in those zones. In practice, this may be represented in opportunistic redevelopment of separate dwellings into medium density dwellings along established fringes. Another possibility may be redevelopment of aged high density housing stock with some associated uplift.

4.6 Development history and pipeline

The development pipeline represents dwellings that have been approved but are not yet ready for occupation. Analysis of the development pipeline offers a view as to how many dwellings may be delivered in the short to medium term. It also serves as an indicator for how many development approvals are converted into delivered dwellings, as projects may be put on hold after approval.

The analysis below is based on a review of the following data sources:

- DPIE development approvals and completions database (to November 2020, accessed March 2021)
- Cordell Connect project tracking database (Accessed March 2021)
- DPIE LEP Online database (Accessed March 2021)
- Lane Cove Council housing data (provided by Council).

Each data source provides relevant information regarding trends in approvals and delivery of dwellings, and when compared, provides a likely indication of future dwelling delivery in the short term. Given the variety of data sources, some variance is expected.

The timeframes and considerations for analysis are:

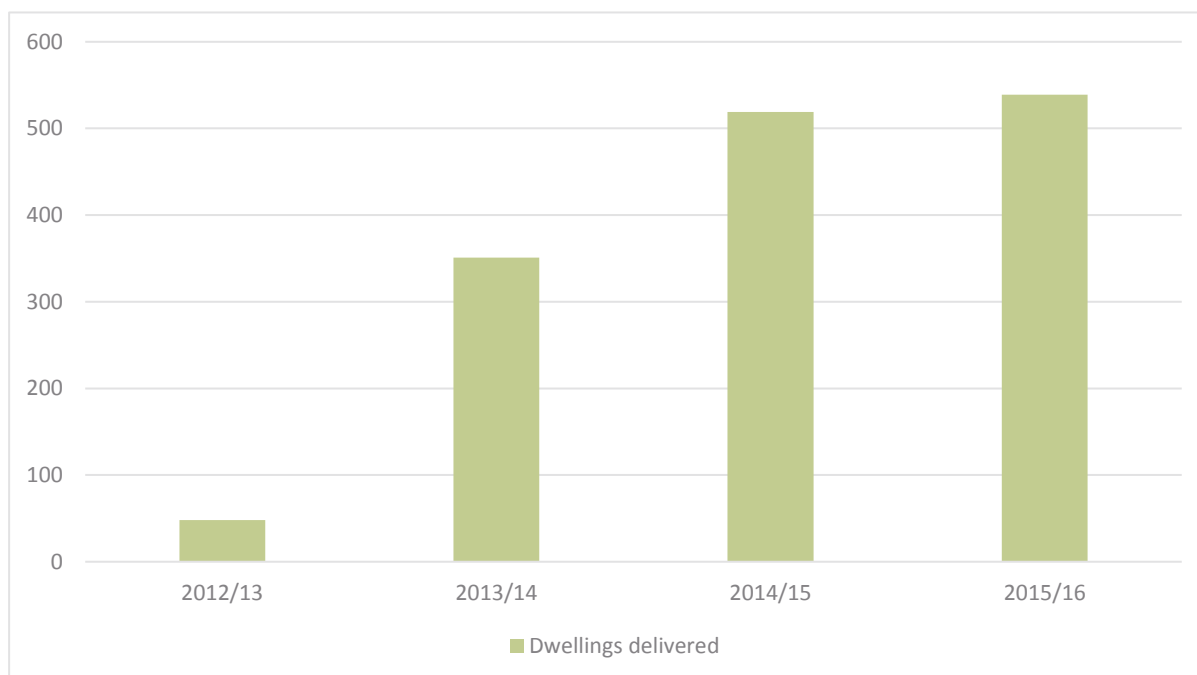
- Pre July 2016 development: Housing delivery trends
- July 2016 to June 2021 development: Approvals, constructions and completions relevant to the 0 to 5 year target
- Post June 2021 development: Ongoing projects anticipated to be delivered after June 2021.

4.6.1 Historic dwelling occupancy records

Dwelling delivery pre July 2016 has been considered to provide context for historical dwelling delivery. This reflects the dwelling delivery prior to targets being established within the Region and District Plans. This context is useful for understanding how the Lane Cove LGA has developed around transport corridors and provided housing for Sydney’s residents.

An analysis of Council’s occupancy certificate records, between the 2012/13 and 2015/16 financial years, is provided in Figure 45. This analysis only considers apartments, which provided the bulk of additional dwellings during the time period.

Figure 45: Dwelling delivery in Lane Cove LGA from 2012/13 to 2015/16



Source: Lane Cove Council

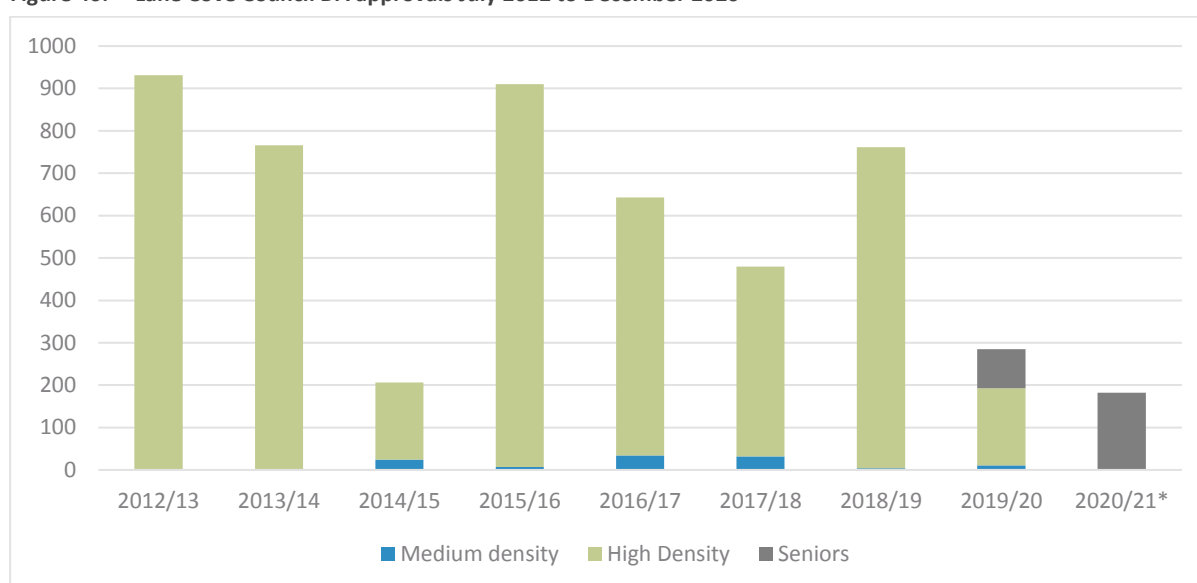
As shown in the figure, the Lane Cove LGA had delivered almost 1,500 dwellings during the four year period, or about 9.4 per cent of total housing stock as of the 2016 Census. Of these, 1,250 were delivered in the suburbs of Lane Cove and Lane Cove North. The remainder were delivered in Greenwich and St Leonards.

4.6.2 Development approvals

Development approval data has been sourced from Lane Cove Council. It considers development applications that have been approved from July 2012 to December 2020. The data is presented in Figure 46, largely divided into medium density (e.g. townhouses and dual occupancies), high density (e.g. apartments) and seniors housing. Development applications for separate houses, such as knockdown/rebuilds have not been considered as they do not result in a net new dwelling.

The figures presented are gross, rather than net, meaning that they do not discount for dwellings lost as part of construction. As such, they slightly overrepresent the number of dwellings anticipated to be completed, particularly for medium density projects. Boarding houses have not been included in the figure but are discussed separately.

Figure 46: Lane Cove Council DA approvals July 2012 to December 2020



Notes: * Includes data to December 2020

Source: Lane Cove Council

High density development has represented most new dwelling applications approved within the Lane Cove LGA, with some medium density development. For reference, medium density development approved was generally represented by 6 to 12 unit townhouse or villa development, while high density development ranged from 20 to 600 dwellings per application.

During the period, a total of 170 boarding house rooms were approved, with over 100 of those approved in the 2020/21 financial year.

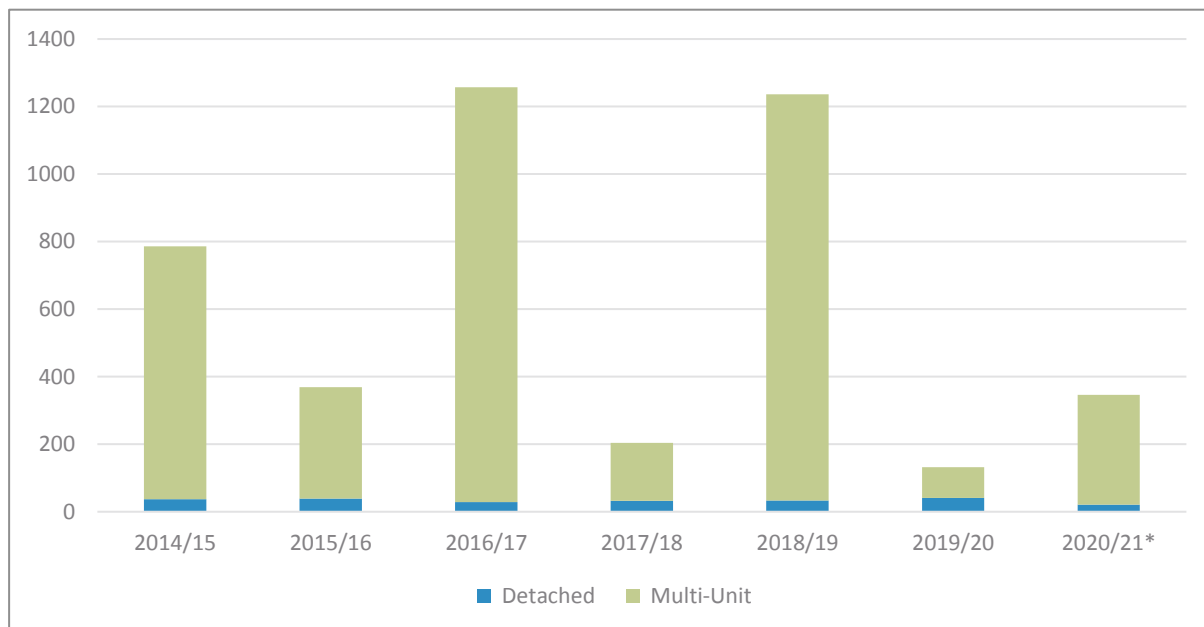
4.6.3 Construction approvals

Construction approval data has been sourced from the DPIE’s Metropolitan Housing Monitor (Housing Monitor). The Housing Monitor provides month by month dwelling approvals data for each LGA, sorted by ‘detached’ (e.g. separate house) and ‘multi-unit’ (e.g. medium and high density) housing types. Data has been cross checked against Council’s records.

Construction approvals data refers to development that has received final approval to construct, meaning that it has a construction certificate or a complying development certificate. Construction approval figures only consider total approved dwellings and do not discount dwellings lost through demolition, such as knock-down rebuilds.

Construction approvals from July 2014 to December 2020 are shown in Figure 47 by financial year. This extended period demonstrates that it takes around two years to deliver an apartment building after construction is approved. The period is based on a review of Cordell Connect estimated commencement and completion timeframes for the Lane Cove LGA.

Figure 47: DPIE Housing Monitor construction approvals July 2014 to December 2020



Notes: * Includes data to December 2020

Source: <https://www.planning.nsw.gov.au/Research-and-Demography/Metropolitan-Housing-Monitors/Metropolitan-Housing-Monitor>, accessed 05 March 2021

Table 21: Total dwellings approved for construction by financial year

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21*	Total projects
Detached	37	39	29	32	33	41	21	232
Multi-unit	749	330	1,228	172	1,203	91	325	4,098
Total	786	369	1,257	204	1,236	132	346	4,330

Notes: * Includes data to December 2020

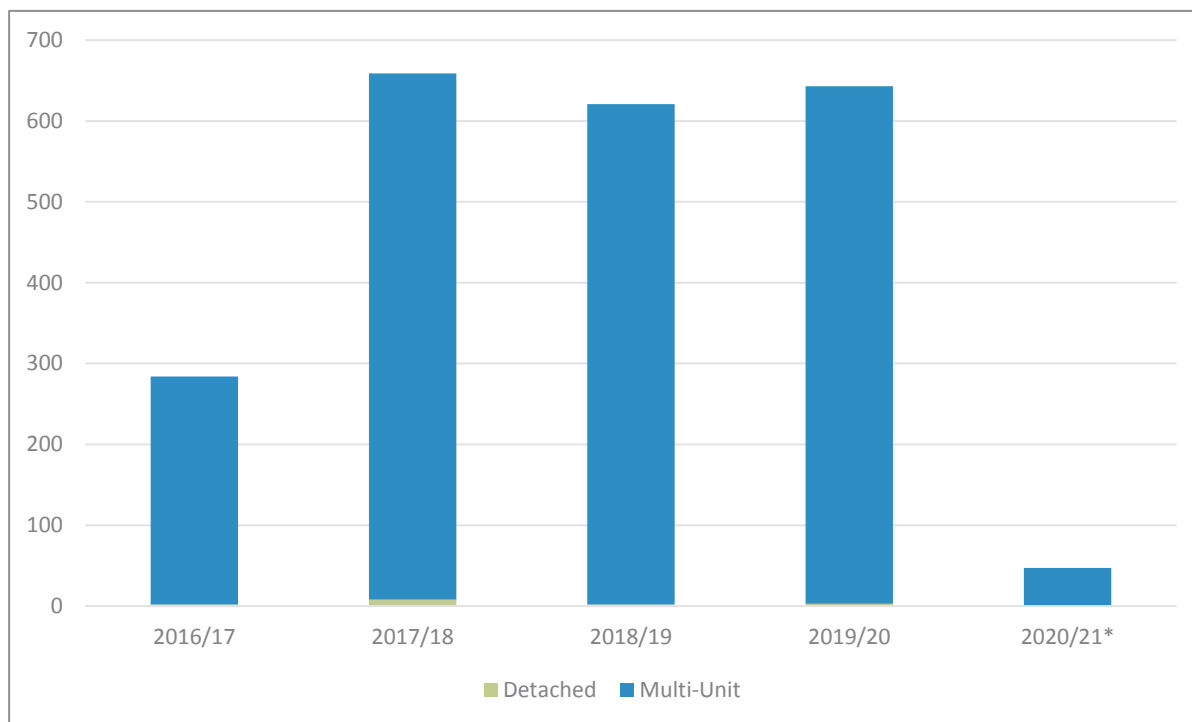
Source: DPIE Housing Monitor, 2020

In total, 4,330 dwellings were issued with a form of construction approval between July 2014 and December 2020. Multi-unit dwellings were the most dominant form of approved housing, with 4,098 dwellings approved, which was 95 per cent of total dwelling approvals. Detached dwellings represent the remainder of approvals, with 232 dwellings, or 5 per cent of total dwellings. As the projects are limited to construction-approved projects, they have a higher chance of delivery than applications that have been approved but have not progressed towards construction.

4.6.4 Completions

The Housing Monitor provides month by month completions data for each LGA, distributed between ‘Detached’ and ‘Multi-Unit’ housing types. Dwelling “competition” data refers to net dwellings that have been completed and are ready to be occupied. This excludes demolished dwellings. Dwelling completions for the July 2016 to December 2020 period are shown in Figure 48. The DPIE data does not cover past Q4 of 2020 for project completions.

Figure 48: DPIE Housing Monitor completions July 2016 to November 2020



Source: <https://www.planning.nsw.gov.au/Research-and-Demography/Metropolitan-Housing-Monitors/Metropolitan-Housing-Monitor>, accessed 05 May 2021

Table 22: Total completed dwellings by financial year

	2016/17	2017/18	2018/19	2019/20	2020/21*	Total Dwellings
Total	284	659	621	643	47	2,254

Notes: * Includes data to December 2020

Source: DPIE Housing Monitor, 2020

In total, 2,254 dwellings were completed between July 2016 and November 2020. As with approved dwellings, multi-unit dwellings formed most of completions, accounting for 2,239 dwellings or 99 per cent of total completed dwellings. Detached dwellings provided the remainder, being 15 dwellings, or one per cent of total completed dwellings.

As shown in Figure 48, the 2019/20 financial year saw delivery of approximately 643 dwellings, a similar amount of additional housing as the 2018/19 financial year. A review of the Housing Monitor has not indicated any consistent trend between time of year and dwelling delivery, with spikes in dwelling delivery likely attributed to delivery of individual projects.

Dwelling application and construction approvals in recent years have been inconsistent from year to year, with an overall decrease in approved projects. This will likely result in a slowdown in dwelling delivery in the 2020/21 and 2021/22 financial years.

4.6.5 Ongoing projects

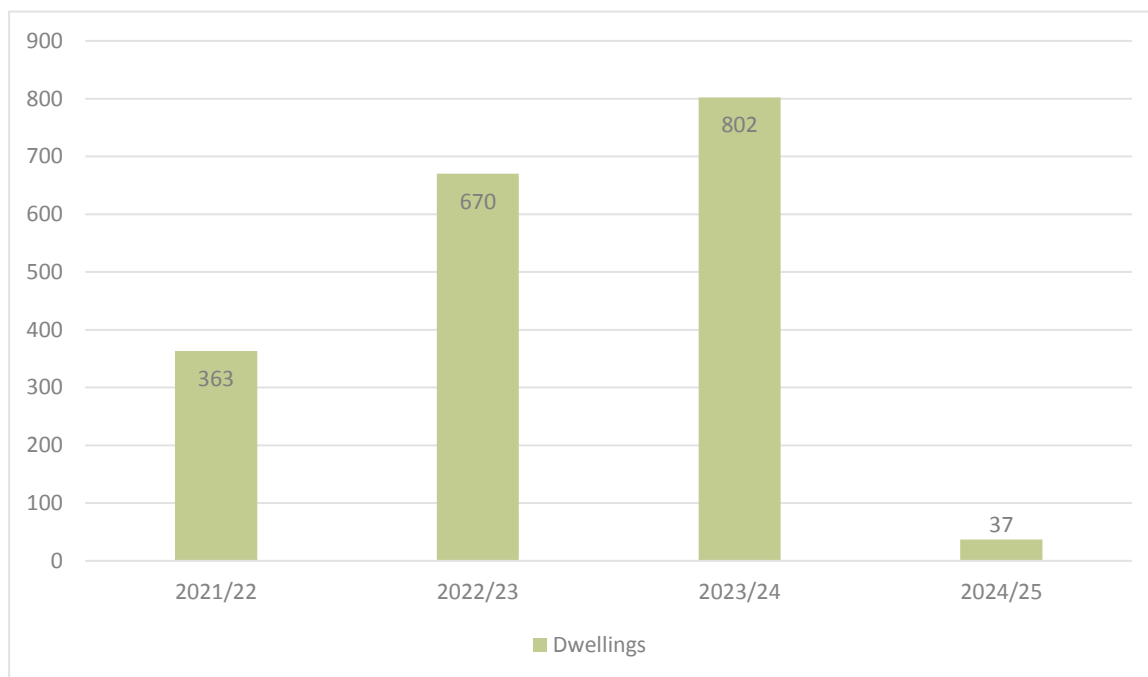
Cordell Connect and Council databases have been referenced to validate the above findings. Cordell Connect tracks the progress of developments through the application, assessment, and construction process.

The Cordell Connect database provides useful information regarding larger projects that have received a development approval and have yet to be completed. As such, it excludes development applications associated

with the recent St Leonards South planning proposal, as they have not yet been approved. The planning proposal is discussed in Section 4.6.6.

Cordell Connect data likely overlaps with the DPIE dwelling approvals data, as it would include projects that have received a construction approval. However, it provides context for when developers anticipate their projects will be delivered. Information for active multi-unit and seniors living projects that have received a development approval, but not yet reported as been delivered, is provided in Figure 49.

Figure 49: Anticipated dwelling delivery of outstanding projects



Source: Cordell Connect, accessed 11 March 2021

Approximately 1,900 approved, but not completed dwellings were identified in the Cordell Connect data. All dwellings were considered apartments, with 44 of those being seniors living apartments.

Based on the review of the Cordell Connect data, it appears that potential dwellings from approved and active projects in the Lane Cove LGA are anticipated to be delivered within a two to three year window (i.e. during the 2022/23 and 2023/24 financial years). Anticipated build times average at 18 months, and generally range from 10 to 24 months. Of identified dwellings, 363 (19 per cent) are estimated to be delivered in the next financial year.

The post-2023/24 decline represents typical construction schedules for delivering residential development. A change in dwelling conditions is reflected in the significant reduction in construction approvals for the 2019/20 and 2021/22 financial years indicated in the previous sections. The decline in active approved projects may be the result of development capacity being reached across the LGA, where a significant majority of approvals are anticipated to be completed during the 2022/23 and 2023/24 financial years.

Cordell Connect also includes data for construction that does not contribute to the self-contained dwellings count, such as boarding houses and certain aged care facilities. About 250 rooms have been proposed as part of new boarding house development. Two separate aged care facilities are anticipated to have upgrades classified as 100 ‘beds’ and 92 ‘suites.’

4.6.6 Planning proposals

The DPIE LEP Decision database has been consulted to determine the pre-development application development pipeline. Planning proposals are used, in part, to increase dwelling delivery capability by amending the Lane Cove LEP through a rezoning, increasing floorspace limits, increasing height limits or other changes.

The planning proposals on the DPIE database have been considered by Council or otherwise been submitted for Gateway review by DPIE. This milestone is important because it demonstrates that a planning proposal has a level of support for progressing, though it does not guarantee success.

Planning proposals that have not been submitted for Gateway review have not been considered. Any additional planning proposals, or changes in status should be considered as they progress to Gateway review and added to the planning proposal pipeline.

Based on HillPDA's review the recently published St Leonards South planning proposal is anticipated to increase capacity to deliver 1,839 net additional dwellings (1,947 gross). Council currently estimates that those dwellings are capable of being delivered by July 2026.

The Nicholson Street Planning Proposal seeks to increase height and FSR controls but retain the current commercial zone. A build-to-rent component could be permitted under the ARH SEPP. That land use is not considered in the planning proposal, and as such, it is not considered to result in a change in capacity.

4.6.7 Remaining capacity

The Lane Cove LGA has been reviewed to determine the maximum theoretical dwelling capacity under existing controls. The capacity analysis considers the potential for net additional dwellings to be delivered, but does not consider the market demand for dwellings, take up rates, individual lot constraints, or the benefits or drawbacks of delivering certain types of housing. As such, this analysis is meant as one input for understanding the potential for housing delivery in the Lane Cove LGA.

HillPDA's analysis has focused on R4 High Density Residential land where:

- Lots currently have low density housing and have not been identified to be subject to a development application and are outside of the St Leonards South precinct, which has a capacity identified above
- Other individual constraints including heritage listing or an existing use (e.g. a church) are not present
- Multiple lots can potentially be consolidated into a single 1,500+ sqm lot in order to meet the high density housing requirements of the Lane Cove DCP.

Lands that meet the requirements are determined to have dwelling capacity. Capacity is then determined by:

- Determining the maximum GFA available for housing by multiplying lot sizes by the maximum FSR
- Determine capacity per lot by dividing GFA by 100 sqm, representing an average dwelling size of two bedrooms
- Subtract number of lots, representing housing lost as per of the construction process.

Approximately 1,050 dwellings were identified on lots considered to have dwelling capacity. This assumes every lot is capable of development. It also assumes that apartments are delivered, rather than lower density housing types or boarding houses. Delivery of alternate housing types, dwelling size mix or underdevelopment compared to the permitted maximum FSR would change the ability to deliver this capacity.

Council's research has indicated that existing R3 Medium Density Residential lands can deliver approximately 200 dwellings.

Council's mixed use and centre zones, being B1 Neighbourhood Centre, B2 Local Centre and B4 Mixed Use offer little opportunity for additional dwellings in the form of shop top apartments. Lots are generally already built out with shops or similar land uses and would only be able to incorporate a storey of apartments if they do not

already. It is acknowledged that seniors housing could potentially be delivered on these lands, which would have a higher capacity. Such a land use would need to overcome issues related to feasibility and lot consolidation. Similar issues relate to build to rent applications. While these lands may have some development capacity, it would take significant effort to deliver and thus is conservatively excluded from capacity calculations.

Likewise, dual occupancy development on R2 Low Density Residential lands is excluded from capacity calculations. DPIE has provided an analysis of dual occupancies in the Lane Cove LGA in its 2018 *Low Rise Medium Density Housing Code* Fact Sheet. That fact sheet estimates approximately 4,500 to 5,000 net additional dwellings could be developed for dual occupancies. Given the low take up of dual occupancies in the Lane Cove LGA, development would be contingent on site specific and market factors being overcome, such as site constraints, potential lot consolidation and individual land owner preference.

Therefore, the current conservative theoretical housing capacity in the Lane Cove LGA is approximately 1,250 dwellings in fragmented lots in existing R3 Medium Density Residential and R4 High Density Residential lands. When including the recently rezoned St Leonards South precinct, that capacity is increased to approximately 3,100 dwellings. As noted above, actual delivery is likely to be somewhat lower than that given individual lot constraints and market preferences.

PLANNING REVIEW

5.0 PLANNING REVIEW

The planning framework is a key determinant of the location, type and built form of future housing development. Providing housing to meet the needs of the existing and future population requires a planning framework that provides opportunities for financially feasible housing development in appropriate locations.

This section reviews the current planning controls that may impact on housing development to identify any unnecessary barriers to housing development and identify opportunities to encourage needed housing types. This analysis may inform future amendment to the planning controls.

5.1 Review of current controls

This section reviews the primary controls set out in the Lane Cove LEP and DCP by housing type. It is informed by a site visit and desktop analysis of practical outcomes that have been delivered in the Lane Cove LGA and an understanding of common design and feasibility constraints encountered by owners, developers and occupants. Matters considered include the zones where housing types are permitted, their typical controls, the strengths in Council’s controls and potential issues and observations that may be leading to unintended outcomes. Housing types that have been considered include:


- Dwelling houses
- Dual occupancies (both attached and detached)
- Attached dwellings (e.g. townhouses)
- Multi dwelling housing (e.g. villas and townhouses)
- Residential flat buildings and shop top housing.

Housing types largely governed by SEPPs, such as affordable housing bonuses, seniors’ living and boarding houses have not been independently reviewed given Council’s limited role in developing controls and the circumstantial nature of their development. However, these housing types are likely be delivered as part of future development.




Source: HillPDA


5.1.1 Dwelling houses

 Dwelling houses	
<p>Definition: A building that contains only one dwelling</p>	
<p>Permissible zones:</p> <ul style="list-style-type: none"> ● R2 Low Density Residential ● E4 Environmental Living 	
<p>Typical LEP controls:</p> <ul style="list-style-type: none"> ● Minimum lot size: 550 sqm ● Maximum height: 9.5 m ● Maximum FSR: 0.5:1 to 0.6:1 	<p>Typical DCP controls:</p> <ul style="list-style-type: none"> ● Dwelling setbacks: <ul style="list-style-type: none"> – Primary street setback: 7.5 m, or consistent with predominant setback – Side setback: 1.2 m (ground) to 1.5 m (first floor) – Rear setback: 8 m, or 25 per cent of site depth (whichever is greater) ● Maximum of two storey and basement ● Minimum landscaped area: 35 per cent ● Minimum open space per dwelling: 24 sqm ● Metal roofs to be a mid to dark range colour ● Minimum one garaged car park per dwelling ● Detailed design controls for visual privacy, solar access, and environmental management.
Strengths	Issues and observations
<ul style="list-style-type: none"> ● Only permissible in low density focused zones, limiting competition with medium and high density housing types ● Setback controls, landscaping and open space controls encourage contributions to the natural environment ● Impacts of driveways are limited by crossover design requirements, limiting hardstand impacts on site. 	<ul style="list-style-type: none"> ● Lot size and FSR controls do not encourage delivery of small lot housing, limiting low density options for smaller families ● Controls for architectural character and articulation reflect specific built form outcomes rather than character and may be outdated ● Requirement for metal roofs to be mid to dark range colours may reduce visual impacts but may also increase heat retention ● Room for additional guidance on how positive native vegetation, sustainable water management, accessibility and energy management can be incorporated into low density housing ● Minimum of one car park per dwelling has the potential to result in one or more public on-street car parks being lost, as well as reduced street-side vegetation due to construction of a crossover. This may result in a net loss of parking for the community.


5.1.2 Dual occupancies

 Dual occupancy	
<p>Definition:</p> <ul style="list-style-type: none"> ● Dual occupancy (attached): Two dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling ● Dual occupancy (detached): Two detached dwellings on one lot of land but does not include a secondary dwelling 	
<p>Permissible zones:</p> <ul style="list-style-type: none"> ● R2 Low Density Residential ● E4 Environmental Living (attached only) 	
<p>Typical LEP controls:</p> <ul style="list-style-type: none"> ● Minimum lot size: <ul style="list-style-type: none"> – 750 sqm (attached) – 900 sqm (detached) ● Maximum height: 9.5 m ● Maximum FSR: 0.5:1 to 0.6:1 	<p>Typical DCP controls:</p> <ul style="list-style-type: none"> ● Dwelling setbacks: <ul style="list-style-type: none"> – Primary street setback: 7.5 m, or consistent with predominant setback – Side setback: 1.2 m (ground floor) to 1.5 m (first floor) – Rear setback: 6 m ● Dual occupancy (detached) internal setbacks: <ul style="list-style-type: none"> – Front and rear orientation: 7 m – Side by side orientation: 3 m ● Maximum of two storey + basement ● Detached rear dwelling is to be a single storey ● Minimum one garaged car park for each dwelling ● Minimum open space of 60 sqm ● Deep soil 20 per cent of site deep soil ● Detailed design controls for visual privacy, solar access, and environmental management. ● Design requirements to reduce bulk and scale associated with roof heights and wall planes.
Strengths	Issues and observations
<ul style="list-style-type: none"> ● Built form controls encourage attached dual occupancies, which can provide better contiguous open space outcomes ● Controls allow for somewhat smaller homes, providing options for smaller families ● Front/rear orientation controls acknowledge narrow and deep lot orientation while reducing impacts associated with battle-axe development. 	<ul style="list-style-type: none"> ● While more flexible than dwelling houses, lot size and FSR controls do not encourage delivery of two to three bedroom dwellings, limiting low density options for smaller families ● Controls for architectural character and articulation reflect specific built form outcomes rather than character and may be outdated ● Requirement for metal roofs to be mid to dark range colours may reduce visual impacts but may also increase heat retention ● Room for additional guidance on how positive native vegetation, sustainable water management, accessibility and energy management can be incorporated into low density housing.

5.1.3 Attached dwellings and multi dwelling housing

 Attached dwellings and multi dwelling housing	
<p>Definition: Attached dwelling: A building containing 3 or more dwellings, where each dwelling is attached to another dwelling by a common wall, each of the dwellings is on its own lot of land, and none of the dwellings is located above any part of another dwelling. Multi dwelling housing: Three or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.</p>	
<p>Permissible zones:</p> <ul style="list-style-type: none"> R3 Medium Density Residential 	
<p>Typical LEP controls:</p> <ul style="list-style-type: none"> No minimum mapped minimum lot size Maximum height: 9.5 m Maximum FSR: 0.7:1 	<p>Typical DCP controls:</p> <ul style="list-style-type: none"> Minimum site area of 750 to 1,000 sqm, depending on location within the LGA Average site area of 250 sqm per dwelling (including common areas) Minimum width: 7.5 m at 5.5 m from primary street Dwelling setbacks: <ul style="list-style-type: none"> Primary street setback: 6 m Secondary street setback: 2 m Internal front setback: 2m Side setbacks: 1.2 to 1.5 m Rear setback: 3 m Maximum of two storeys for attached dwellings or townhouses Maximum of one storey for villas One to two car parks per dwelling, based on dwelling size Internal separation requirements of 9 m to 12 m between windows and neighbour buildings for privacy Private open space between 50 and 75 sqm per dwelling, depending on number of bedrooms Additional communal open space of 10 per cent of site area required if more than 5 dwellings are provided Adaptability and visitability requirements Design and character requirements to be sympathetic to adjoining and surrounding buildings
Strengths	Issues and observations
<ul style="list-style-type: none"> Controls for R3 zoned land generally support medium density outcomes, with smaller lots and dwellings, serviced by on-site private space. 	<ul style="list-style-type: none"> Site area and FSR encourages fewer, but larger dwellings (three to four bedrooms), limiting incentives to provide smaller alternatives to detached dwellings Limit to two storey development encourages larger footprints, where three storey development could increase opportunities for innovation and open space Private open space controls exceed low density controls, where communal open space could provide higher quality Car parking requirements do not reflect high accessibility of R3 Medium Density Residential areas Visitability controls potentially increase short and longer term costs associated with lifts, further limiting viability.

5.1.4 Residential flat buildings and shop top housing

 Residential flat buildings and shop top housing	
<p>Definition: Residential flat building: A building containing 3 or more dwellings but does not include an attached dwelling or multi dwelling housing. Shop top housing: One or more dwellings located above ground floor retail premises or business premises</p>	
<p>Permissible zones:</p> <ul style="list-style-type: none"> ● R4 High Density Residential ● B1 Neighbourhood Centre (shop top housing) ● B2 Local Centre (shop top housing) ● B4 Mixed Use 	
<p>Typical LEP controls:</p> <ul style="list-style-type: none"> ● No minimum mapped minimum lot size ● Maximum height: <ul style="list-style-type: none"> – Between 9.5 and 18 m in centres and most corridors – Up to around 65 m near St Leonards ● Maximum FSR: <ul style="list-style-type: none"> – Between 0.8 and 2:1 in most established high density residential areas, corridors and neighbourhood and local centres – Between 2.6 and 3.8:1 in St Leonards South – Up to 14:1 in St Leonards, east of the rail line 	<p>Typical DCP controls:</p> <ul style="list-style-type: none"> ● Minimum site area for residential flat development is 1,500 sqm ● Setbacks: <ul style="list-style-type: none"> – Minimum front setback of 7.5 m, – Side and rear setback <ul style="list-style-type: none"> ● 1 to 4 storeys: 6m ● 5 to 8 storeys: 9m ● 9+ storeys: 12m ● Maximum building depth 18 m and width 40m. ● Generally between one and two car parks required based on number of bedrooms ● Residential flat buildings to accommodate a mix of one, two and three-bedroom units with minimum 10 per cent of each unit type. ● Storage facilities between six and ten cubic metres depending on number of bedrooms. ● Accessibility and visitability requirements ● A minimum of 25 percent of site area to be provided for communal open space ● A minimum of 40 percent of the site area is to be planted with 25 percent landscaped area ● Roof top and podiums areas to be designed as recreation facilities where practicable ● Detailed design controls regarding environmental amenity and building space
Strengths	Issues and observations
<ul style="list-style-type: none"> ● Controls allow a range of apartment style developments that scale lower and high density environments ● Largely permissible in areas with access to public transport, centres and local services ● Controls in neighbourhood and local centres encourage residential development that complements, not overshadows centre uses ● Roof top open space controls encourage creative use of otherwise unused spaces. 	<ul style="list-style-type: none"> ● Setbacks may not perform well on remnant or awkwardly shaped R4 High Density Residential lands, discouraging development ● Minimum lot size of 1,500 sqm may encourage smaller lots to develop boarding houses as they do not have the same lot size or setback controls ● Controls preference centre oriented towers and discourage courtyards or other larger contiguous open spaces that may support more substantial landscaping that is responsive to unique lot sizes and orientations.

5.2 St Leonards South LEP and DCP Parts

St Leonards South is an area located south of the Pacific Highway and west of the North Shore railway (see Figure 50). Lane Cove Council prepared a planning proposal for the rezoning of this land to change the existing land use from R2 Low Density Residential to R4 High Density Residential and enable residential development between 4 and 19 storeys.

The changes to Lane Cove LEP include:

- Changes to land use zone from R2 Low Density Residential to R4 High Density Residential
- Inclusion of an area of RE1 Public Recreation between Park Road and Berry Road
- Increasing the maximum building height limits for the area from 9.5 metres to various heights up to 65 metres (equivalent of up to 20 storeys at certain locations)
- Increasing the maximum permissible FSR for the area from 0.5-0.6:1 to various FSRs up to 3.85:1 to enable the delivery of approximately 2,000 dwellings
- Introducing a new clause and incentive maps to identify bonus height and FSR opportunities in return for identified infrastructure and public benefit (see Figure 51 and Figure 52)
- A new design excellence clause to ensure best practice urban, architectural and landscape design.

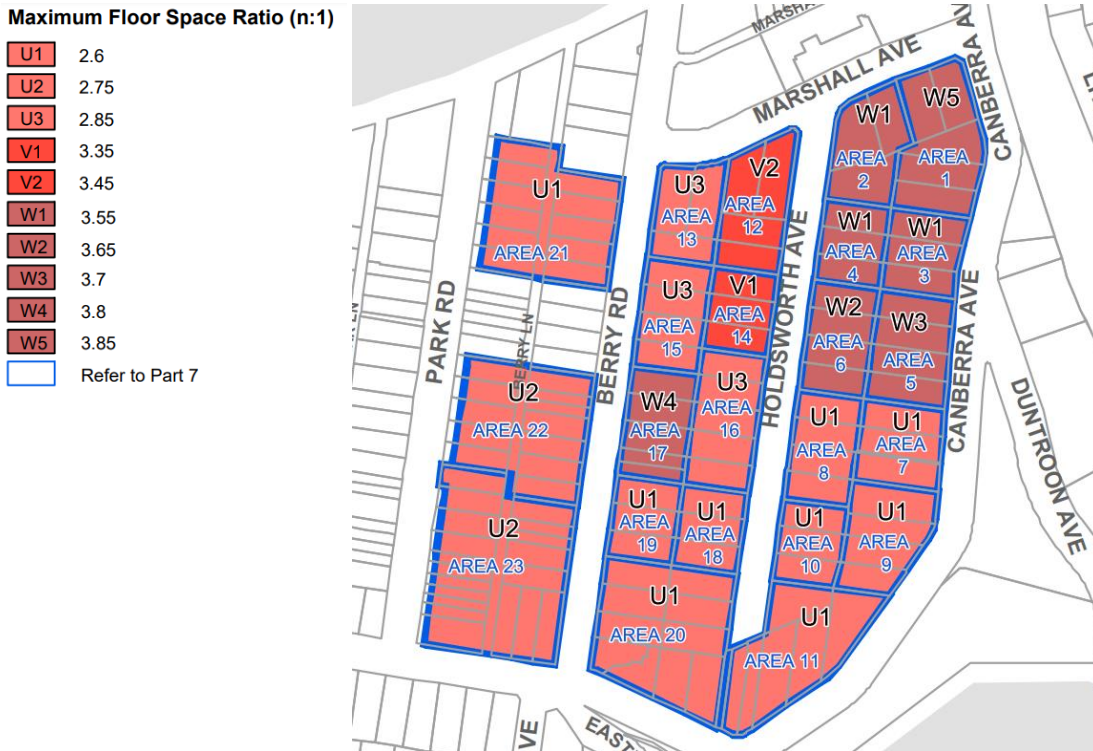
The St Leonards South (Locality 8) Development Control Plan Part was brought into effect on 19 October 2020. It provides a framework to guide future development in the St Leonards South Transit Oriented Development Precinct. It supplements the Lane Cove LEP Clause 4.6 (8) (cb) and Part 7 by providing detailed development principles, controls and guidelines.

Figure 50: St Leonards South - relevant land



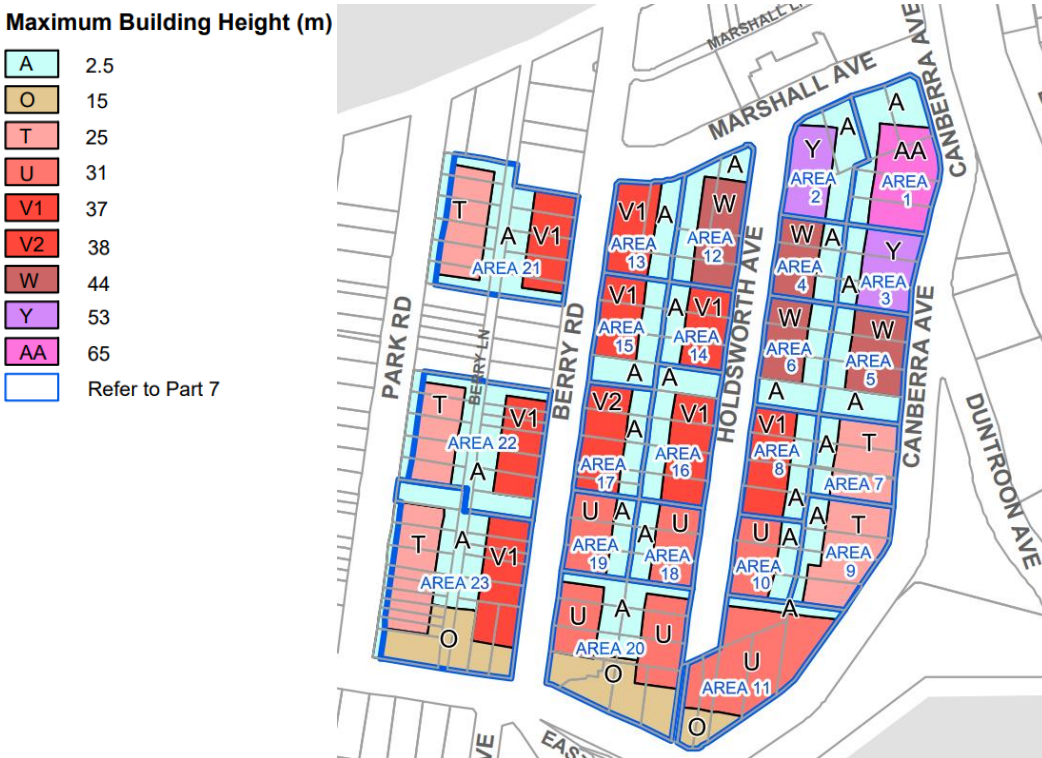
Source: St Leonards South – DCP Part (October 2020)

Figure 51: Incentive maximum FSR - St Leonards South



Source: NSW Legislation, viewed 11 March 2021

Figure 52: Incentive maximum building height - St Leonards South



Source: NSW Legislation, viewed 11 March 2021

5.3 Planning issues

As described in Chapter 2, the potential for expanding the urban footprint for development in the Lane Cove LGA is substantially constrained due to:

- Environmentally sensitive lands that support flora and fauna for the region
- Topography that limits construction practicality
- Potential soil and contamination issues
- The need to retain retail centre, commercial and industrial lands for employment and services
- Community expectations regarding character and heritage.

This section considers other issues related to housing delivery that may stem from the existing Lane Cove planning framework. Potential responses to these issues are discussed further in Chapter 6.

5.3.1 Remnant high density lands may be difficult to develop

The Lane Cove LGA's R4 High Density Residential lands outside of the St Leonards South precinct have largely been developed, with a range of older and newly built housing stock. However, several areas have yet to be developed and are currently characterised by dwelling houses. These remnant lands often comprise multiple lots with potential consolidated sizes of between 1,000 and 2,000 sqm, meaning that some may or may not comply with Lane Cove Council's DCP minimum lot size requirement of 1,500 sqm. These lots may also have non-standard geometries, which could also result in non-compliances with setback or frontage requirements.

Unachievable development standards for residential flat buildings on R4 High Density Residential lands would reasonably result in alternative forms of housing being delivered, such as boarding houses. Council has identified several boarding houses in recent years which are not required to comply with the *Apartment Design Guide* or Council's local controls for apartments. While boarding houses are an important component of housing diversity, they are a form of market rate housing, which as discussed in Section 4.5.4, may not be affordable for many.

Given these considerations, it is not clear that Council residential flat building controls are well placed to deliver market rate residential flat buildings in areas outside of St Leonards South without substantial variations.

5.3.2 Medium density development has been delivered slowly

While significant areas of the Lane Cove LGA have been zoned R3 Medium Density Residential, particularly surrounding accessible areas surrounding Lane Cove Village, Burns Bay Road and Mowbray Road, Council has found development to be very limited.

A review of the Lane Cove LEP and DCP has identified the following issues:

- Site area and FSR controls preference for fewer and larger dwellings with at least 250 sqm of site area per dwelling
- Visitability controls that potentially require lifts and common areas at the ground floor, limiting configuration options and potentially increasing costs
- Resident and visitor car parking controls that require substantial above ground or underground car parking, increasing costs or impermeable surfaces
- Limit of two storeys for townhouse style development limits the ability provide a mix of spaces in dwellings, such as loft bedrooms or offices.

These controls have the potential to significantly impact the viability of medium density development in the Lane Cove LGA, particularly given the high cost of detached dwellings compared to townhouses. As discussed in Section 4.5.4.2, the current median house price in the Lane Cove LGA is over \$2,500,000, with the average strata price being under \$750,000. With lot sizes of detached dwellings in R3 Medium Density Residential areas commonly being around 550 sqm, two lots would need to be consolidated to build medium density housing.

Such a development would potentially yield four townhouses. Given these figures, it becomes clear that a 1:2 conversion of detached dwellings to medium density development would be very difficult to make viable.

In practice, existing controls may either limit development of R3 Medium Density Residential lands to prestige developments or otherwise limit development where existing detached dwellings would be more valued than new medium density stock.

5.3.3 Low potential for affordable housing delivery

With the development of the St Leonards South precinct, there are few other prospects for major master planned developments in the Lane Cove LGA. One impact of this is that the typical method for councils to secure affordable housing stock, being a component of larger market rate developments, will be limited in the future.

Community housing providers may seek to independently procure and develop affordable housing in the Lane Cove LGA, but the development potential of remaining medium and high density lands is limited. Further, consolidating lots may be difficult for community housing providers who may find it difficult to justify significant capital expenditures in the Lane Cove LGA when other areas in the North District may have more competitive land prices and potential to deliver more affordable housing. Development of public housing by State Government is subject to the same considerations, where responsible agencies are typically self-funding and seek return on investment.

5.3.4 Short term slowdown of development and associated contributions

The DPIE 2019 projections anticipate a flattening of housing demand post 2026, though in reality, it is likely there will be some ongoing development after that time. However, it is very likely that the post 2026 period will see a substantial slowdown in net new development compared to recent years and the anticipated development of St Leonards South in the near term.

One impact of this will be a reduction in development contributions under Council's *Section 94 Contribution Plan*. This contribution plan allows Council to collect contributions from new development that is demonstrated to increase demand for infrastructure, such as parks and roads. While reduced demand for new infrastructure will also lower costs for Council, it is likely that existing open spaces and facilities will require embellishment in the future to meet the needs of future populations. These would be separate from simple renewal activities to maintain levels of service. Council may require substitute revenue streams to program and deliver new infrastructure without the contributions generated by new development.

One potential response is to introduce a new Section 7.12 development contributions plan, discussed further in Section 6.2.5. This may either augment or replace Council's current plan.

5.3.5 Sustainability and accessibility across development

The Lane Cove strategic framework places a high priority on sustainability and accessibility, flagging initiatives to reduce energy and water consumption while also reducing other sources of waste. While the Lane Cove DCP incorporates some guidance regarding these topics, they are largely excluded from being a significant consideration of low density development.

Looking beyond 2026, low density development is anticipated to be roughly a third of all dwellings, with the majority of the Lane Cove LGA zoned as R2 Low Density Residential. The gap in sustainability and accessibility controls in the Lane Cove LGA controls means that new applications for knock-down-rebuilds and remodels will not be required to address these issues, despite Council's commitment to their strategic importance.

HOUSING PRIORITIES

6.0 HOUSING PRIORITIES

6.1 Housing objectives

The Lane Cove LHS seeks to implement the housing vision established by the Lane Cove LSPS and enable delivery of housing that meets the needs of current and future residents.

The objectives of this Lane Cove LHS are:

- Plan for up to approximately 5,400 to 6,400 additional dwellings in the 2016 to 2036 period with the goal of meeting market and community needs for housing
- Enable the priorities of the North District Plan including:
 - N1 Planning for a city supported by infrastructure
 - N5 Providing housing supply, choice and affordability, with access to jobs, services and public transport
 - N6 Creating and renewing great places and local centres, and respecting the District’s heritage
 - N9 Growing and investing in health and education precincts
 - N10 Growing investment, business opportunities and jobs in strategic centres
- Coordinate housing with the funding and delivery supporting infrastructure, including long term embellishments when growth slows
- Prioritise new housing only in centres that are easily accessible and serviced by public transportation, jobs and services
- Encourage all housing, including low density dwellings, to incorporate the principles of accessibility and sustainability in new and modified dwellings
- Deliver truly diverse housing in new medium and high density developments that recognise and respond to needs related to affordability, different household types and the variety of needs of residents.

6.2 The Local Housing Strategy Priorities

The objectives have been refined into eight priorities for Council to pursue through the actioning of this Strategy. Chapter 7 summarises these priorities and their recommended actions.

6.2.1 Adopt housing targets

The GSC requires this LHS to:

- Present progress towards the District Plan’s housing target of 1,900 additional dwellings in the LGA between 2016 and 2021
- Suggest an appropriate housing target for the LGA for the 2021 to 2026 period
- Consider the capacity of the LGA to contribute to longer term 20 year target for the North District of 92,000 additional dwellings by 2036.

These matters are addressed below.

6.2.1.1 2016 to 2021 housing target

The Greater Sydney Commission has set a target for the Lane Cove LGA to deliver 1,900 additional dwellings between 2016 and 2021. The ability to meet this target is influenced by population growth, the investment conditions and market trends. In particular, dwelling production is known to fluctuate with market trends.

The analysis in Section 4.6 indicated that:

- Between 1 July 2016 and 31 December 2020, approximately 2,254 net dwellings were delivered

- Of these, 1 per cent were detached dwellings and 99 per cent were multi unit dwellings (e.g. not detached dwellings)
- Council estimates that there are a further 177 dwellings currently under construction that may be delivered before or near July 2021.

Based on the above, Lane Cove LGA has exceeded its target for dwelling delivery during the 2016 to 2021 period, with approximately 2,400 dwellings anticipated to be delivered during the period. This may result in an exceedance of approximately 500 dwellings.

6.2.1.2 2021 to 2026 housing targets

Lane Cove Council has committed to delivery of 3,000 to 3,500 dwellings during the 2021 to 2026 period. This would bring the total 2016 to 2026 target to between 4,900 and 5,400 dwellings. For reference, the projected housing demand discussed in Section 4.5.10 suggests that approximately 4,650 dwellings are required to meet demand during the 2016 to 2026 period.

As noted above, approximately 500 dwellings are expected be completed in the 2016 to 2021 period beyond the target. This would leave around 2,500 to 3,000 dwellings to be delivered during the 2021 to 2026 period.

As discussed in Section 4.6.5, approximately 1,900 approved dwellings are currently in the development pipeline, according to Cordell Connect. Almost all anticipated to be delivered by the end of the 2023/24 financial year. Assuming these developments are delivered, a further 600 to 1,100 dwellings would be required to be completed during the 2021 to 2026 period, beyond those already approved.

Lane Cove LGA has capacity for additional development beyond the approved pipeline, discussed in Section 4.6. This capacity includes:

- Recently rezoned land in St Leonards South, with capacity for approximately 1,850 net additional dwellings
- Underdeveloped R4 High Density Residential land along Pacific Highway and other corridors, with capacity for approximately 1,050 additional dwellings
- Underdeveloped R3 Medium Density Residential capable of town house development, with capacity for approximately 200 additional dwellings.

Combined, this represents a theoretical unapproved capacity of approximately 3,100 dwellings under existing controls. This exceeds the gap between current approved pipeline and maximum 2026 target by 2,000 dwellings.

In the interests of providing conservative estimates, this capacity does not include the following development:

- Dual occupancy development in R2 Low Density Residential lands, due to historical lack of interest and potential feasibility issues (see section 4.6.7)
- Redevelopment of B zoned land due to fragmentation and height controls.

It is noted that DPIE has also provided an analysis of dual occupancies in the Lane Cove LGA in its 2018 *Low Rise Medium Density Housing Code* Fact Sheet. That fact sheet estimates approximately 4,500 to 5,000 net additional dwellings could be developed for dual occupancies. Given the low take up of dual occupancies in the Lane Cove LGA, development would be contingent on site specific and market factors being overcome, such as site constraints, potential lot consolidation and individual land owner preference. Therefore, while dual occupancy development is a potential outcome under existing controls, it is not anticipated to be a major source of development under existing conditions.

These factors are also related to B zone development, which would require redevelopment of established sites in order to achieve modest dwelling delivery. Such development is not ruled out (such as seniors housing development on B4 Mixed Use land) and delivery would assist with meeting targets, subject to development assessment.

Given the strength of the existing approved development pipeline and availability of theoretical capacity across the Lane Cove LGA, Council appears to be well placed to meet the current overall 2016 to 2026 housing target of 4,900 to 5,400 dwellings.

6.2.1.3 2026 to 2036 target and beyond

Looking beyond 2026, DPIE has projected limited growth for housing in the Lane Cove LGA in the 2026 to 2036 period, with only 200 dwellings anticipated during the period.

The limited growth is likely due to an assumption that nearly all dwelling capacity will be used by that time. However, given the high prices for housing, there is likely to be high demand for housing should there be capacity.

The additional capacity beyond the established 2026 target gives Council a unique opportunity to seek delivery of housing types that are most needed, such as affordable housing and medium density housing. Substantial delivery of market rate high density housing is not shown to be demanded by DPIE projections during this period.

A 2026 to 2036 target should reflect:

- Existing capacity beyond that needed to meet the 2016 to 2026 target
- Opportunities to tailor housing to the needs of the community, rather than market demand
- Future demographic analysis available from the 2021 Census, including housing growth across the entirety of the North District and Greater Sydney.

Looking beyond 2026, it is suggested that Council track development outcomes in St Leonards South. There is potential to track the potential for some developments to be delivered post 2026, in line with 2016 to 2026 targets, and incorporate post 2026 dwellings into the 20 year target. In addition to the development of St Leonards South, Council may establish a 500 to 1,000 dwelling post-2026 target for the purposes of affordable rental housing and other underrepresented housing types. Finalisation of that target would be informed by the short term actioning of the priorities below, specifically those related to medium density and affordable housing to determine target yields.

Based on the analysis above, planning proposals to 'upzone' or otherwise increase the residential capacity of the Lane Cove LGA are not required.

Recommendation:

- Further upzoning is not required to meet housing capacity requirements for the LGA
- Confirm 2016 to 2026 housing target of 4,900 to 5,400 dwellings
- Confirm post 2026 housing target of between 500 to 1,000 dwellings, pending completion of the 2021 Census, subsequent DPIE projections and approvals/construction of St Leonards South.

6.2.2 Prioritise growth in centres and St Leonards South

Lane Cove Council's established position is to focus growth within the recently zoned St Leonards South precinct, with over 1,850 net new dwellings anticipated upon completion. As discussed above, full delivery of the precinct is more than sufficient to meet anticipated dwelling demand to 2036. Given the proximity of the area to public transport and significant planned infrastructure improvements in the area, it is recommended that Council's position, as expressed in its LSPS, be maintained.

As discussed in Section 4.6.7, remnant R3 Medium Density Residential and R4 High Density Residential lands across the Lane Cove LGA possess capacity for delivering dwellings. However, these lands have some constraints due to size, orientation or feasibility. These areas are generally well located to support background growth as issues are overcome on a case by case basis. It is not recommended that controls for remnant lands be loosened, as market demand can be met elsewhere in areas that are planned to be serviced by infrastructure and high quality design.

Planning proposals to ‘upzone’ or otherwise increase the residential capacity of Lane Cove are not required. Additional proposals should not be pursued unless they substantially achieve priorities related to affordable housing and are consistent with Council’s ‘Principles for the location of additional housing’ in its LSPS. Further, developer interest in the remnant lands under existing controls should be monitored with the goal of encouraging developers to meet the other priorities described below.

Recommendation:

- Continue the strategic position of Council for new growth to be focused in St Leonards South

6.2.3 Develop an affordable housing strategy

Housing in the Lane Cove LGA is notably more expensive than Greater Sydney, reflecting the demand and desirability of housing in the area. This demand is driven by a variety of factors such as location, character, access to infrastructure, prestige and limited supply. As discussed in Section 4.3, people who work in the Lane Cove LGA typically have to travel long distances, especially those that have lower incomes. This can present issues related to the attractiveness of employment in the Lane Cove LGA and social sustainability.

The Lane Cove LGA has significant constraints for construction and intensification of housing outside of planned development areas, meaning opportunities to significantly increase supply, with the goal of lowering housing costs, are limited. Upzoning low density residential areas would result in loss of low density dwellings in favour of high density dwellings. This would have the effect of lowering the average cost of housing while also increasing the demand and price of the remaining low density dwellings. However, as discussed in Section 4.5.4, the cost of high density dwellings is still significant. Therefore, relying on market forces to provide affordable housing by building additional high density dwellings, beyond existing strategic planning priorities, would have a limited impact.

Standard practices for councils to procure affordable housing, through planning agreements or SEPP 70 affordable housing schemes, typically rely on a portion of new development to be dedicated as affordable housing. The potential for this method is limited in the Lane Cove LGA context as the St Leonards South precinct is already set to deliver approximately 40 dwellings, with limited opportunities for significant growth and related affordable housing contribution.

Council’s LSPS suggests that Council itself could procure market rate dwellings as an income stream to subsidise rent, effectively providing affordable housing itself. Other options for affordable housing provision are outlined below for consideration with potential opportunities and issues.

Table 23: Affordable housing responses

Method	Opportunities	Potential issues
Formalise contributions towards affordable housing funds via development contribution plans or an affordable housing scheme (SEPP 70)	<ul style="list-style-type: none"> ● Well defined processes ● Predictable income stream proportionate to new development ● Funds could be combined with other income sources to deliver affordable housing 	<ul style="list-style-type: none"> ● Reliant on future development to deliver ● Would only provide a small portion of affordable housing compared to market housing ● More likely to deliver funds, rather than dwellings, meaning additional steps would be required to deliver affordable housing
Establish affordable housing focused development controls, particularly for R4 High Density Residential developments, to encourage community housing provider development	<ul style="list-style-type: none"> ● Planning proposal driven, with low long term obligations for Council ● Encourages development of a high quantum of affordable housing development ● Provides opportunity to encourage better apartment design on smaller lots 	<ul style="list-style-type: none"> ● No direct ability for Council to promote affordable housing in specific locations ● Housing would be owned and managed by community housing providers, limiting ability to direct housing priorities

Method	Opportunities	Potential issues
	<ul style="list-style-type: none"> Potentially encourages public housing development 	<ul style="list-style-type: none"> Market rate boarding houses would potentially be a higher value, limiting benefits
Partner with community housing providers to develop affordable housing on Council lands	<ul style="list-style-type: none"> Lower cost to Council, as lands are already owned Potentially fast delivery Lands can be prioritised near or with existing infrastructure Community housing providers can provide expert advice regarding design and embellishment 	<ul style="list-style-type: none"> Affordable housing would compete with other community assets
Purchase of underdeveloped R3 Medium Density Residential and R4 High Density Residential zoned land for the purpose of <ul style="list-style-type: none"> Creating affordable housing income streams Eventual development into dedicated affordable housing. 	<ul style="list-style-type: none"> Initial purchase would establish income streams while lots were consolidated High quantum of affordable housing development Direct involvement would allow for informed decisions between density, profitability and design outcomes As owners, Council may set policy for targeting tenants, such as low and very low incomes Potential to offset cost via grants and partnerships 	<ul style="list-style-type: none"> Very high involvement by Council, including purchasing and management Highest cost to Council, reflecting high land costs Relies on Council being able to procure land, competing with the market Potentially long timeframe for delivery as lots are procured and consolidated Long term policy commitment where property is not returning the highest possible return on investment

These options are ranked in order of involvement by Council, with the first option limited to a planning control review and the fourth option representing direct market intervention. These options could be further investigated and considered by Council as part of an affordable housing strategy. Development of such a strategy should be made in consultation with stakeholders, such as community housing providers, Council’s internal teams responsible for strategic planning, development assessment, property management and finance, and Councillors who represent existing and future communities.

Additional proposals should not be pursued unless they substantially achieve priorities related to affordable housing and are consistent with Council’s ‘Principles for the location of additional housing’ in its LSPS.

Recommendation:

- That Council prepare, adopt and implement affordable housing strategy which identifies mechanisms within and outside of the scope of SEPP 70.
- Only pursue planning proposals or other planning framework changes in the Lane Cove LGA if they include a principle affordable housing purpose and are consistent with Council’s ‘Principles for the location of additional housing’ in its LSPS.

6.2.4 Encourage medium density housing

Council has identified that R3 Medium Density Residential lands are being developed slower than other residential zones, with capacity for additional medium density residential development. The gap in the supply of medium density housing is apparent in the housing analysis in Section 4.4.

The controls for medium density development and constraints to development are discussed in Sections 5.1 and 5.3. In summary, constraints include:

- Feasibility issues related to the high cost of low density housing stock, compared to medium density typologies

- Effective average site areas of 250 sqm per dwelling and 0.7:1 FSR means medium density housing is encouraged to be over 150 sqm, delivering 3+ bedroom development
- Car parking controls effectively require two and a half car parks per dwelling when including visitor car parking, representing significant dedication of land for parking in accessible areas
- Setback and private open space controls do not account for positive and innovative approaches that may be suitable for the local context
- Visitability DCP requirements represent significant costs for lifts or other design elements, reducing affordability for the occupant.

The relevant controls are contained in Council's DCP. These controls could be revisited, with the goal of:

- Encouraging smaller medium density housing that is targeted to smaller and downsizing households
- Reducing or eliminating car parking requirements, in certain circumstances, as part of improved affordability and private/communal open space outcomes
- Allowing for alternate open space outcomes, such as private open space that scales to dwelling size or communal open space that offers larger and accessible shared facilities.

New DCP controls should be design tested and workshopped with internal stakeholders to ensure they are flexible enough to provide for a range of positive and innovative outcomes and are consistent with Council's vision for high quality and diverse housing.

Recommendation:

- Research, design test and implement medium density DCP provisions that are reflective of the accessibility of existing R3 Medium Density Residential areas and promotes smaller and affordable housing.

6.2.5 Continue to prioritise the delivery and improvement of infrastructure

Funding of Council's infrastructure improvements is achieved partly through development contributions collected under its *Section 94 Contribution Plan*, last amended in October 2013. It is noted that Section 94 of the EP&A Act has since been changed to Section 7.11. A Section 7.11 development contribution plan is currently under IPART assessment for the St Leonards South precinct. These development contribution plans require developments to pay contributions and provide identified community infrastructure as part of their conditions of consent. Contributions are calculated based on the additional demand a development would place on infrastructure.

As discussed in Section 4.5.10, DPIE's 2019 population projections anticipate flat growth after 2026. While there is anticipated to be capacity for additional development after that time, development of net new dwellings is not anticipated to be as significant as recent years. This may be a significant issue for providing and improving community assets into the future as Council's ability to capture contributions will be reduced. This broad issue and others related to funding and delivery of infrastructure have been discussed in detail in the Productivity Commission's *Infrastructure Contributions Review* published in December 2020.

Council has a positive history of providing community infrastructure to high density development, with high quality public open space and other facilities located near developments. Examples include:

- Waterview Drive along Burns Bay Road near Hughes Park
- Quartet near The Canopy
- Ivory near Lane Cove Aquatic Centre
- St Leonards Plaza and other community facilities in St Leonards.

The pairing and integration of community infrastructure with these major developments show Council can adapt and respond to demand for infrastructure from large developments. This history is set to continue with the

masterplanning of St Leonards South and LEP based planning controls that will help ensure the delivery of high quality community assets to meet the needs of the existing and future communities.

Another potential mechanism to deliver infrastructure is a Section 7.12 Levy. Section 7.12 of the EP&A Act allows councils to collect contributions based on the cost of work of development, rather than additional demand generated by development. Levies are attracted by development with a cost of works over \$100,000, with a levy of between 0.5 and 1 per cent of the cost of works. Contributions beyond 1 per cent are subject to IPART assessment and approval.

A Section 7.12 development contributions plan may assist Council with the long term funding of infrastructure provision and embellishment through background redevelopment. However, due to the relatively low levy, funding levels would likely be lower than current arrangements.

Council may also seek to proactively engage with State agencies for the delivery and embellishment of State infrastructure or grant funding for Council facilities. As discussed in Section 2.8, there are currently gaps in the provision of State community infrastructure, particularly State primary and high schools. This could be an issue in St Leonards South given the population anticipated to be housed there in the near future. These and other State led infrastructure delivery issues should be addressed through routine discussions with State counterparts.

Recommendation:

- Implement the St Leonards South Section 7.11 development contributions plan
- Review and implement a revised LGA-wide Section 7.11 development contributions plan
- Investigate development of Section 7.12 development contribution plan to apply where a Section 7.11 contribution would not
- Create long term revenue streams for infrastructure development, following on from the recommendations of the *Infrastructure Contributions Review*
- Advocate for the delivery of State infrastructure, such as schools and public transport improvements.

6.2.6 Broaden universal and adaptable housing delivery

Lane Cove Council's DCP proactively requires that adaptable housing be provided as 20 per cent of new medium and high density development, as discussed in Section 4.5.7. Adaptable housing requirements are laid out as part of AS4299, with the requirement to provide adaptable housing being a positive outcome for improving the potential for housing to meet the needs of users with heightened accessibility needs.

Part F of the Lane Cove DCP also requires that 80 per cent of medium and high density dwellings be constructed as 'visitable,' meaning that there is to be a continuous path of accessible travel from the property frontage or carparking area to the living area.

Council's visitability requirement predate the *Apartment Design Guide* and its reference to the *Livable Housing Guideline's* universal design features. The silver level universal design features include a continuous path of travel, as well as other features intended to improve internal accessibility. Expanding the visitability requirement for 80 per cent of apartments could be expanded to the silver level being required for all apartments. This would help achieve the vision of the *Apartment Design Guide* while being consistent with the objectives of the DCP. It is anticipated that the upcoming Design and Place SEPP would also provide additional guidance on best practice.

As discussed in Section 5.3, application of the visitability requirement to medium density housing may have the effect of increasing costs, particularly where underground car parking is proposed. This requirement could be refined to mean that all medium density development is to be visitable from the property frontage where topography permits. The percentage may also be reduced to 50 per cent, reflecting that multi dwelling units only require a ground level entrance, which may be a staircase. Further reductions could be provided for affordable housing. This could encourage innovations related to smaller and more affordable dwellings, while also encouraging the principles of accessibility.

Recommendation:

- Replace Lane Cove DCP visitability requirements with the *Livable Housing Guideline's* silver level requirements for all apartments, or more relevant best practice guidelines, if identified in the finalised Design and Place SEPP
- Investigate and implement reductions in medium density visitability requirements to encourage smaller and more affordable dwellings.

6.2.7 Preserve and enhance character and heritage

Lane Cove Council has established a reputation for high visual, heritage and character based amenity. These values are displayed in Council's planning controls and strategic planning documentation. Areas of high character value are located across the Lane Cove LGA including low density suburbs near the Lane Cove River, the established high density residential areas such as Helen Street in Lane Cove North and neighbourhood shops that serve as meeting points for the local community.

Future development across the Lane Cove LGA should acknowledge and reflect local values. Incorporating character and heritage can be interpretive, rather than strict repetition, encouraging new housing to build upon existing values and adapt new trends into building design and structure. In this way, heritage and character can be a positive design goal that evolves along with the community, rather than restricting development to outdated forms. Further codification of character may be undertaken by positive local character statements. These would help ensure that future generations maintain access to the characteristics that are valued today.

Routine heritage reviews may also be undertaken, particularly in areas where existing dwellings are anticipated to be demolished to make way for new larger dwellings. These reviews should ensure that the overall character is reflected in new development, without stifling innovation. Heritage reviews may determine that certain areas be elevated to heritage conservation areas, pending suitable justification.

Recommendation:

- Ensure future character and heritage controls seek to preserve and enhance character while also encouraging innovation and adaptation of the trends of the day.

6.2.8 Incorporate sustainable design outcomes

Lane Cove Council has taken multiple positive steps in encouraging sustainable design outcomes in new development. These have been incorporated into the LSPS, with priorities to:

- Enhance the urban tree canopy, bushland and waterways
- Improve the management of energy, water and waste resources
- Adapt to the changing climate and natural and urban hazards by building resilience.

Delivery of these planning priorities in housing requires a mix of Council initiatives related to the planning framework and direct engagement with the community, including developers.

Planning initiatives may include:

- Strengthening DCP provisions related to tree retention, including establishing positive replacement ratios (e.g. replace a tree with two trees) and requirements for replacements to be mature
- Establishing expectations that all new development, including alterations and additions consider the potential to install solar panels, as justified by Council's Solar Mapping Tool
- Providing worked examples of water-sensitive urban design at a micro level that could be incorporated into low and medium density housing developments
- Encouraging active transport enabling infrastructure in new developments, such as bicycle storage.

Broader Council policy and engagement initiatives to address broader issues of environmental and social sustainability may include:

- Researching best practice designs for family-friendly dwelling and communal space and advocating for their incorporation in new medium and high density dwellings
- Providing subsidies for tree planting or native plant giveaways
- Education initiatives for residents and builders encouraging sustainable development
- Identifying Council-led initiatives for community energy generation and storage
- Further developing active transportation infrastructure and work with State Government to enhance public and active transport connections regionally.

Recommendation:

- Amend Lane Cove DCP to strengthen provisions regarding retention and expansion of vegetation, specifically the tree canopy
- Develop guidelines for sustainable water and energy elements in all new development applications related to new or existing housing
- Investigate Council's ability to incorporate social and environmentally sustainable elements in new development
- Identify and pursue Council and State led initiatives for delivery of sustainable infrastructure.

6.3 Monitor housing delivery, review strategies and improve tools

Delivery of housing is contingent on a variety of factors outside of the scope of Lane Cove Council's control. While Council largely is responsible for permissibility of controls and setting local policy, market and community expectations guide demand for housing types, desirability of neighbourhoods, development feasibility and construction of new housing stock. As such, while Council and State Government create planning controls and policy based on current best practice, providing housing is largely a market based exercise. This is evidenced in part by housing delivery in recent years extending beyond the District Plan's expectations and recent DPIE projections.

Council currently monitors development applications, construction certificates and occupation certificates, tracking potential actioning of approved applications and housing completions. This is a positive practice and should continue to occur on a routine basis. Tracking this data, alongside DPIE's housing monitor and private sector tools such as Cordell Connect can help Council understand the impacts of its housing policy.

Likewise, Council's implementation of community tools such as its Solar Mapping Tool can empower residents by providing meaningful interpretation of complex data. The liveability analysis at Section 2.8 is another example of a data-driven model that can provide insights into characteristics of the Lane Cove LGA. These tools rely on continuous improvement and innovation by Council's experts. This is an ongoing process that also requires monitoring of best practice, innovations across disciplines and consideration of Council's ability to lead projects.

Recommendation:

- Undertake an annual review of:
 - The number, types and location of dwelling delivery, focusing on in-and-out of centre delivery
 - Variations to Lane Cove LEP and DCP controls and Council's determination
 - Trends in case law relating to residential development and the implications for Lane Cove Council
 - Planned and delivered infrastructure across the private and public sectors
 - Innovations in data analysis and publishing
- Prepare a short report as part of Council's annual review process and identify short and long term actions and strategies for Council's Community Strategic Plan, Delivery Program and Operational Plan.

ACTION AND IMPLEMENTATION PLAN

7.0 ACTION AND IMPLEMENTATION PLAN

This chapter draws actions from the strategy and identifies the owner of the task and a timeframe for implementation. Actions include planning and non-planning mechanisms to provide a complete view of the roles and responsibilities for delivering the directions identified.

Timeframes have been provided to generally align with the target periods outlined in the District Plan:

- Short term: 2021 to 2022
- Medium term: 2022 to 2026
- Long term: 2026 to 2036.

Council is not the only stakeholder that will deliver the actions. State government and other stakeholders will also be responsible for planning and delivering key infrastructure and certain planning outcomes.

Recommendation: Do not upzone for the purpose of increasing overall capacity

Action	Primary stakeholder	Timeframe
Further upzoning is not required to meet housing capacity requirements for the LGA. Planning proposals should expressly be linked to furthering the objectives, priorities, principles and actions of the <i>Local Strategic Planning Statement</i> and LHS.	LCC	Ongoing

Recommendation: Adopt housing targets

Action	Primary stakeholder	Timeframe
Confirm 2016 to 2026 housing target of 4,900 to 5,400 dwellings	LCC DPIE GSC	Short term
Confirm post 2026 housing target of between 500 to 1,000 dwellings, pending completion of the 2021 Census, subsequent DPIE projections and approvals/construction of St Leonards South.	LCC GSC	Medium term Long term

Recommendation: Prioritise growth in centres and St Leonards South

Action	Primary stakeholder	Timeframe
Continue the strategic position of Council for new growth to be focused in St Leonards South	LCC DPIE	Ongoing

Recommendation: Develop affordable housing strategy

Action	Primary stakeholder	Timeframe
Research affordable housing provision in the Lane Cove LGA and prepare an affordable housing strategy to deliver that housing	LCC Community housing providers	Short term
Adopt an implement the future Lane Cove Affordable Housing Strategy	LCC Community housing providers	Medium term Long term
Only pursue planning proposals or other planning framework changes in the Lane Cove LGA if they include a principal affordable housing purpose and are consistent with Council’s ‘Principles for the location of additional housing’ in its <i>Local Strategic Planning Statement</i> .	LCC DPIE	Ongoing

Recommendation: Encourage medium density housing

Action	Primary stakeholder	Timeframe
Research and design test potential DCP provisions to encourage development of medium density housing in Council’s R3 Medium Density Residential zones, with the goal of promoting smaller and affordable housing	LCC	Short term Medium term
Amend the Lane Cove DCP to encourage medium density development.	LCC	Medium term

Recommendation: Continue to prioritise the delivery and improvement of infrastructure

Action	Primary stakeholder	Timeframe
Implement the St Leonards South Section 7.11 development contributions plan	LCC IPART	Short term
Review and implement a revised LGA-wide Section 7.11 development contributions plan	LCC	Short term Medium term
Investigate, and if appropriate, prepare and adopt a Section 7.12 development contributions plan	LCC	Short term
Research and establish long term revenue streams for infrastructure development, as per the <i>Infrastructure Contributions Review</i>	LCC State Government	Medium term Long term
Advocate for the delivery of State led infrastructure.	LCC State Government	Ongoing

Recommendation: Broaden universal and adaptable housing delivery

Action	Primary stakeholder	Timeframe
Amend the Lane Cove DCP visitability requirements to reference the <i>Liveable Housing Guideline’s</i> silver requirements for all apartments (or more relevant best practice if identified by the Design and Place SEPP	LCC DPIE	Short term
Investigate and implement reductions in medium density visitability requirements to encourage small and more affordable dwellings.	LCC	Short term Medium term

Recommendation: Preserve and enhance character and heritage

Action	Primary stakeholder	Timeframe
Ensure future character and heritage controls seek to preserve and enhance character while also encouraging innovation and adaptation of the trends of the day.	LCC	Ongoing

Recommendation: Incorporate sustainable design outcomes

Action	Primary stakeholder	Timeframe
Amend Lane Cove DCP to strengthen provisions regarding retention and expansion of vegetation, specifically the tree canopy	LCC	Short term Medium term
Develop guidelines for sustainable water and energy elements in all new development applications related to new or existing housing	LCC	Short term Medium term
Investigate Council’s ability to incorporate sustainable elements in new development.	LCC	Short term Medium term
Identify and pursue Council and State led initiatives for delivery of sustainable infrastructure.	LCC State Government	Ongoing

Recommendation: Monitor and review

Action	Primary stakeholder	Timeframe
Undertake annual reviews of housing delivery, Council’s actions and related subjects and report back to Council as part of the annual reporting process.	LCC	Ongoing

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