

Our Place Inner West

LOCAL HOUSING STRATEGY

Executive Summary

Draft Report

Our Place Inner West

Draft Local Housing Strategy

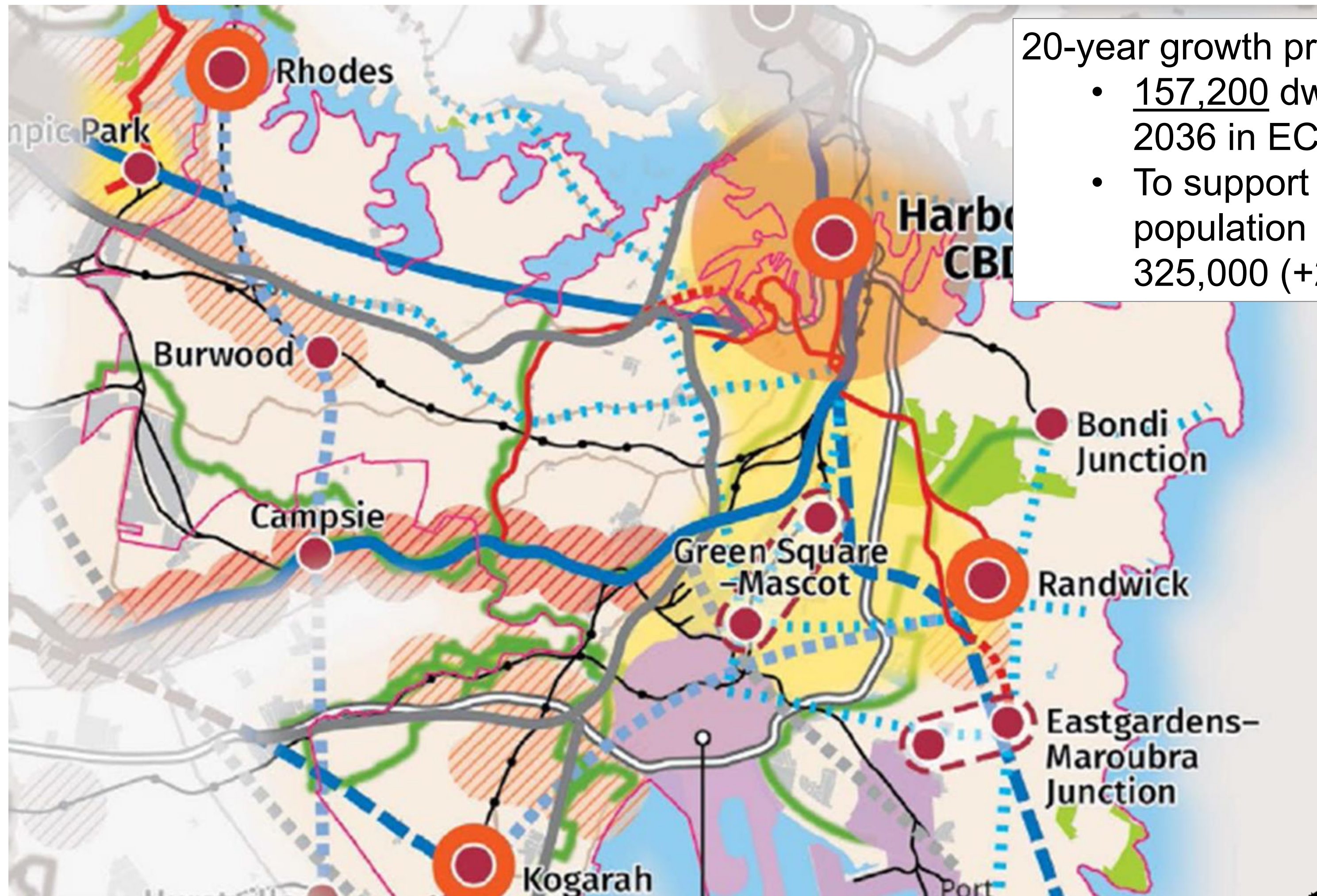
<https://yoursay.innerwest.nsw.gov.au/local-housing-strategy>

 **INNER WEST COUNCIL**



 INNER WEST COUNCIL

Eastern City District Plan



20-year growth projections:

- 157,200 dwellings to 2036 in ECD (+19%)
- To support population growth of 325,000 (+22%)



Figure 16 Inner West population projections, DPE 2016 and Forecast id. 2017

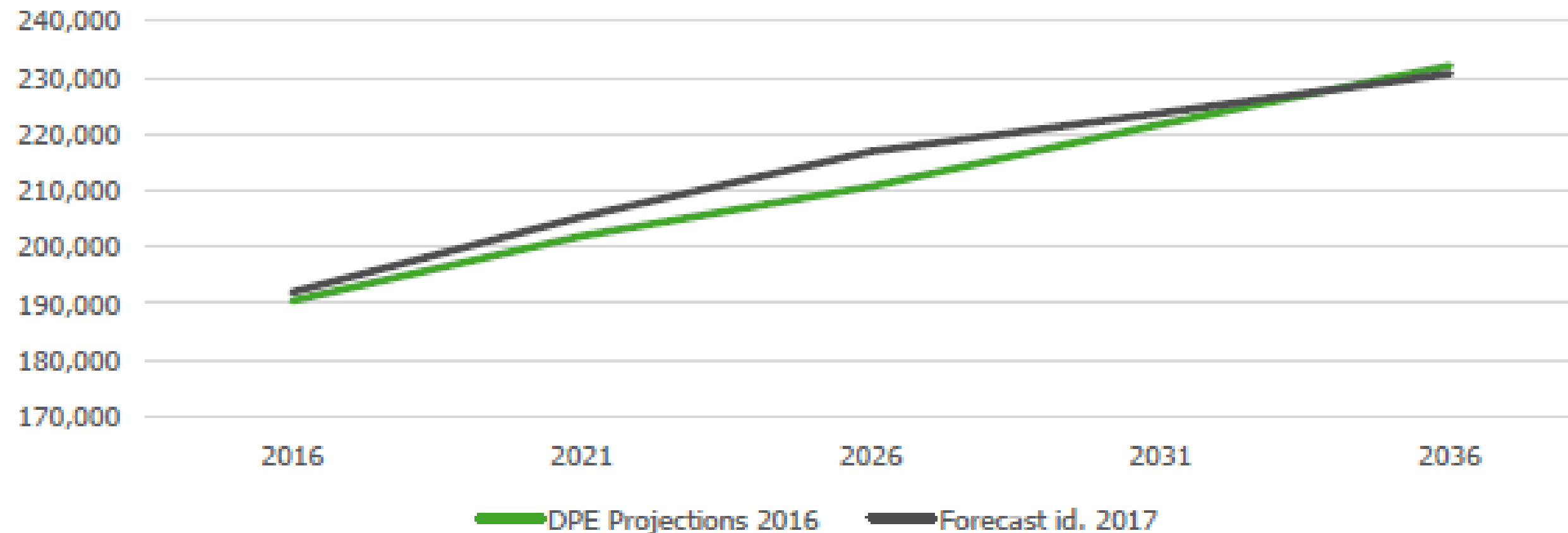


Table 5 DPE Population projections for Inner West and nearby LGAs

LGAs	Inner West	City of Sydney	City of Canada Bay	City of Canterbury Bankstown	Eastern City District
2016	190,500	212,550	90,850	360,350	1,013,200
2021	201,950	245,000	95,200	391,350	1,105,900
2026	210,700	267,500	103,900	426,900	1,176,500
2031	221,700	292,350	113,600	464,950	1,259,550
2036	232,100	315,200	122,900	502,850	1,338,050
Total Change	41,600	102,650	32,050	142,500	415,150
Total % Change	21.8%	48.3%	35.3%	39.5%	31.0%
Annual % Change	1.1%	2.4%	1.8%	2.0%	1.6%

Source: Department of Planning and Environment (DPE), *NSW Population Projections High and Low 2016*, Main Series.

Why a Housing Strategy



LGA	0-5 year housing supply target: 2016-2021
Bayside	10,150
Burwood	2,600
Canada Bay	2,150
Inner West	5,900
Randwick	2,250
Strathfield	3,650
City of Sydney	18,300
Waverley	1,250
Woollahra	300
Eastern City District Total	46,550

To guide housing development to meet the needs of the population into the future

To meet the requirements of the Eastern City District Plan :

- Identify areas of character and heritage
- Identify capacity to contribute to the Districts 20-year growth projections

Provide a modest targeted growth approach

- Inform Affordable Housing Target Schemes
- Align infrastructure provision with anticipated growth

Why a Housing Strategy



- IWC to expect an additional 42,000 residents by 2036 (+22%)
- Plan for ageing population, workers, increasing families and students
- Lifestyle and economics: more people want to live close to jobs, services and public transport
- Accommodate this growth in a planned and sustainable manner
- Plan for needs such as housing choice, diversity, design quality and affordable housing

Plan for Affordable Housing



Need to develop planning controls that support the provision of affordable housing, and advocate for social housing

AROUND
6,500 OF
75,000

INNER WEST HOUSEHOLDS EXPERIENCED HOUSING STRESS (2016)

HOUSING STRESS >
IN CAMPERDOWN, NEWTOWN, ASHFIELD AND SUMMER HILL

AROUND
3.7% OF
HOUSEHOLDS LIVE IN SOCIAL HOUSING < NSW-WIDE WHICH = 5%

21%
STUDENTS IN HOUSING STRESS (2016)

16%

OF PEOPLE FROM CULTURALLY AND LINGUISTICALLY DIVERSE BACKGROUNDS IN HOUSING STRESS (ESP. THOSE WHO ARRIVED IN LAST 11 YEARS) (2016)

21%

OF ABORIGINAL AND TORRES STRAIT ISLANDERS IN HOUSING STRESS (2016)

1,800

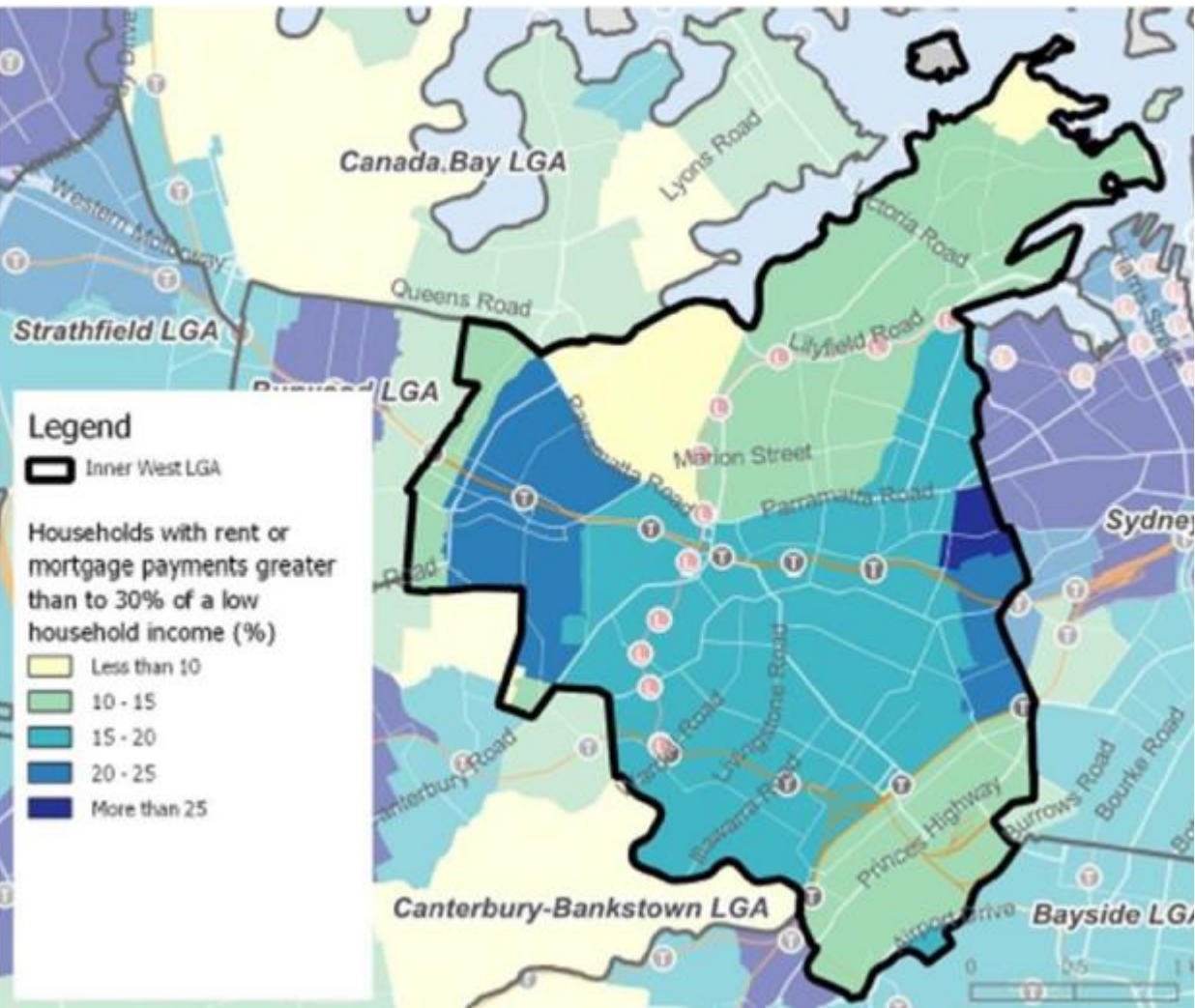
PEOPLE HOMELESS (2016)

\$1.28M

MEDIAN SALE PRICE

\$458 P/W

MEDIAN RENTAL PRICE FOR A ONE-BEDROOM HOME



Estimate of affordable residential accommodation to address housing need	2016	2019	2021	2026	2031	2036
Total households in housing stress	6436					
Estimated homeless people in the LGA	1762					
Total Households with unmet need for affordable housing ¹	8198	8444	8485	8895	9305	9715
Additional affordable housing ²	0	124	0	0	0	0
Estimated Supply Gap	8198	8321	8485	8895	9305	9715
Annual affordable housing supply gap from 2019		571				

What Happens if we do nothing?



- IWC will have less control over planning and housing growth:
 - State Government may set housing targets and locations
 - Private proposals outside of an adopted strategic direction
 - Less control to direct new housing in the right locations
- Cannot adequately plan for housing that meets the needs of the population
- Difficult to plan for required infrastructure
- Design quality is likely to be compromised

Housing Vision, Priority and Principles



VISION ELEMENT

PRIORITY

PRINCIPLES

RESPECTING OUR HISTORY, CULTURE AND CHARACTER

We respect and value the culture, history and character of our communities.

PRINCIPLE 1: Ensure the cultural, historical and spiritual significance of landscapes, sites, waterways, customs and traditions that Aboriginal communities wish to conserve are protected and maintained when planning for housing development.

PRINCIPLE 2: Accommodate housing growth through a range of sensitive infill compatible with heritage values and local character – enabling areas to evolve with respect.

RETAINING INCLUSIVE COMMUNITIES AND FAIR ACCESS TO HOUSING

We are a network of diverse communities sharing values of inclusiveness, acceptance and fairness.

PRINCIPLE 3: Provide for a diverse mix of housing typologies, sizes and tenures that cater to the needs of people at all stages of their lives.

PRINCIPLE 4: Start to close the affordability gap between housing need and supply for very low, low-income and moderate-income households.

Housing Vision, Priority and Principles



VISION ELEMENT	PRIORITY	PRINCIPLES
PROVIDING CONNECTED NEIGHBOURHOODS	As neighbourhoods grow and change, people remain easily and freely connected with one another, and have universal access to their activities.	PRINCIPLE 5: Locate the majority of new housing opportunities in areas that are within a 10-minute walk of centres, transport and services, supporting their vibrancy and aligning with infrastructure provision and growth.
ENSURING HIGH QUALITY HOUSING DESIGN	'Our Place Inner West' includes quality housing that contributes positively to residents' quality of life and surrounding public spaces.	PRINCIPLE 6: Design quality housing and surrounding public spaces to maximise amenity, safety and security for residents and provide a positive contribution to its neighbourhood.
HOUSING IS DESIGNED FOR ECOLOGICAL SUSTAINABILITY	We support a community that reduces its carbon footprint and protects and supports natural ecosystems.	PRINCIPLE 7: Homes are designed to be ecologically sustainable, supporting Council's aim of zero net carbon emissions by 2050, improved water sensitivity, increasing biodiversity and zero waste.

Current Dwellings in the Inner West

Preliminaries

DCP
Alignment

LSPS

Locality
Based
Studies

LEP

DCP

GATEWAY

Formal
Exhibition

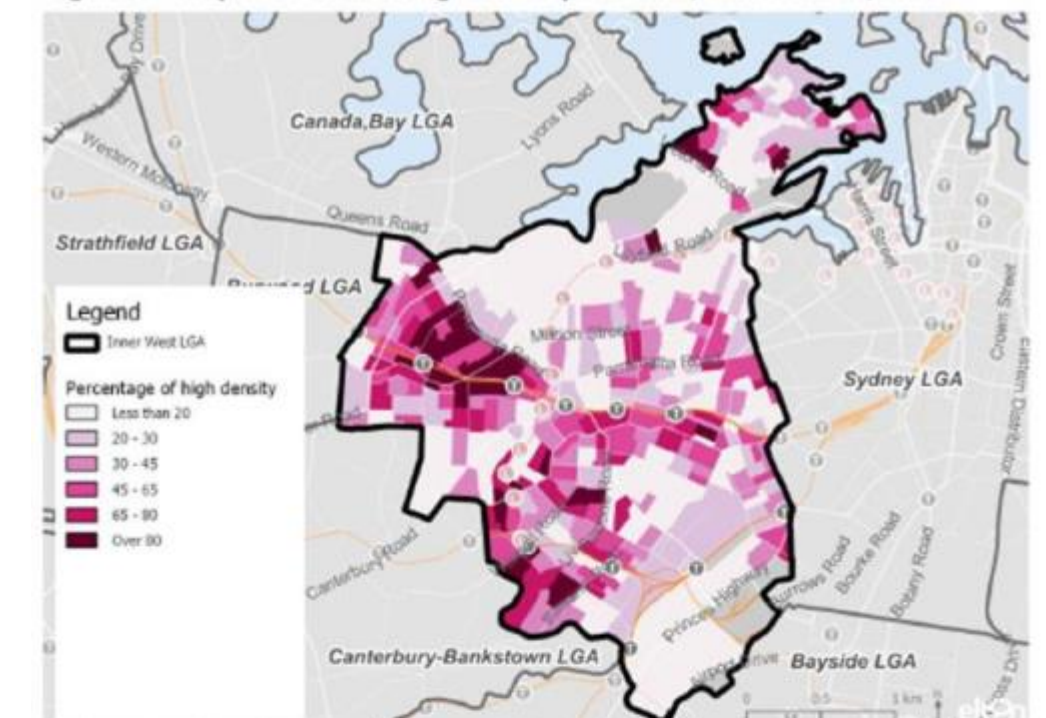
Finalisation
and Review

74,288

in 2016 census

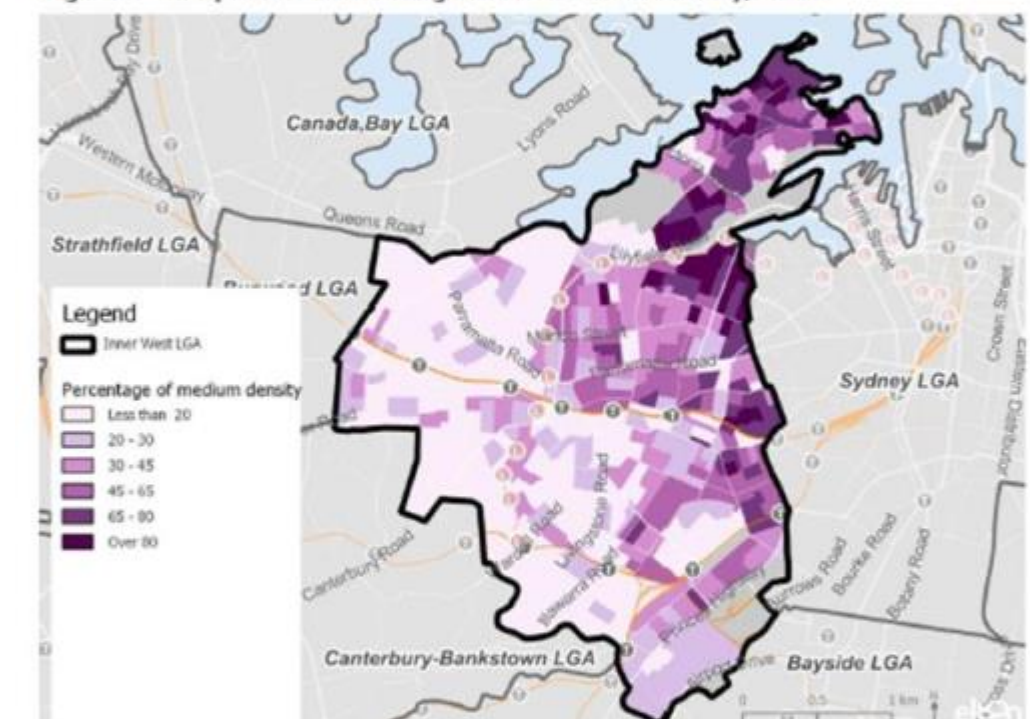
~ 78,000 today

Figure 6 Proportion of housing that is apartments, flats or units, 2016



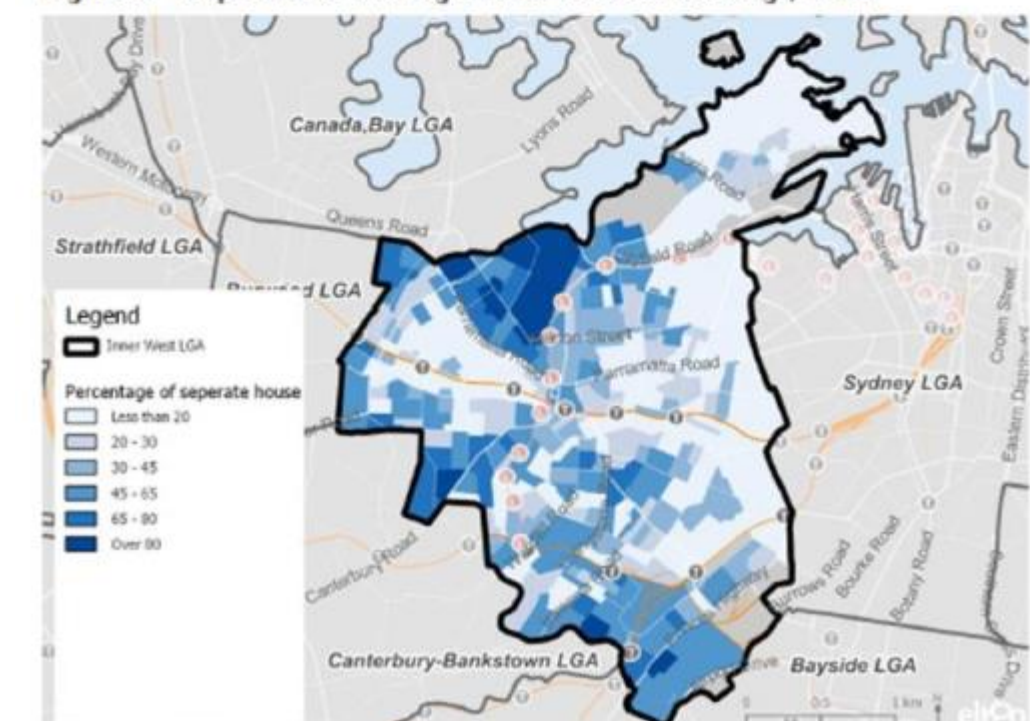
Source: ABS Census, 2016 Community Series Profile, SA1 areas. Note: high density includes all apartments, flats and units

Figure 7 Proportion of housing that is medium density, 2016



Source: ABS Census, 2016 Community Series Profile, SA1 areas. Note: medium density includes semi-detached, row and terraces

Figure 8 Proportion of housing that is detached dwellings, 2016



Source: ABS Census, 2016 Community Series Profile, SA1 areas

Capacity to grow under current controls

Preliminaries

DCP
Alignment

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Locality
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Finalisation
and Review

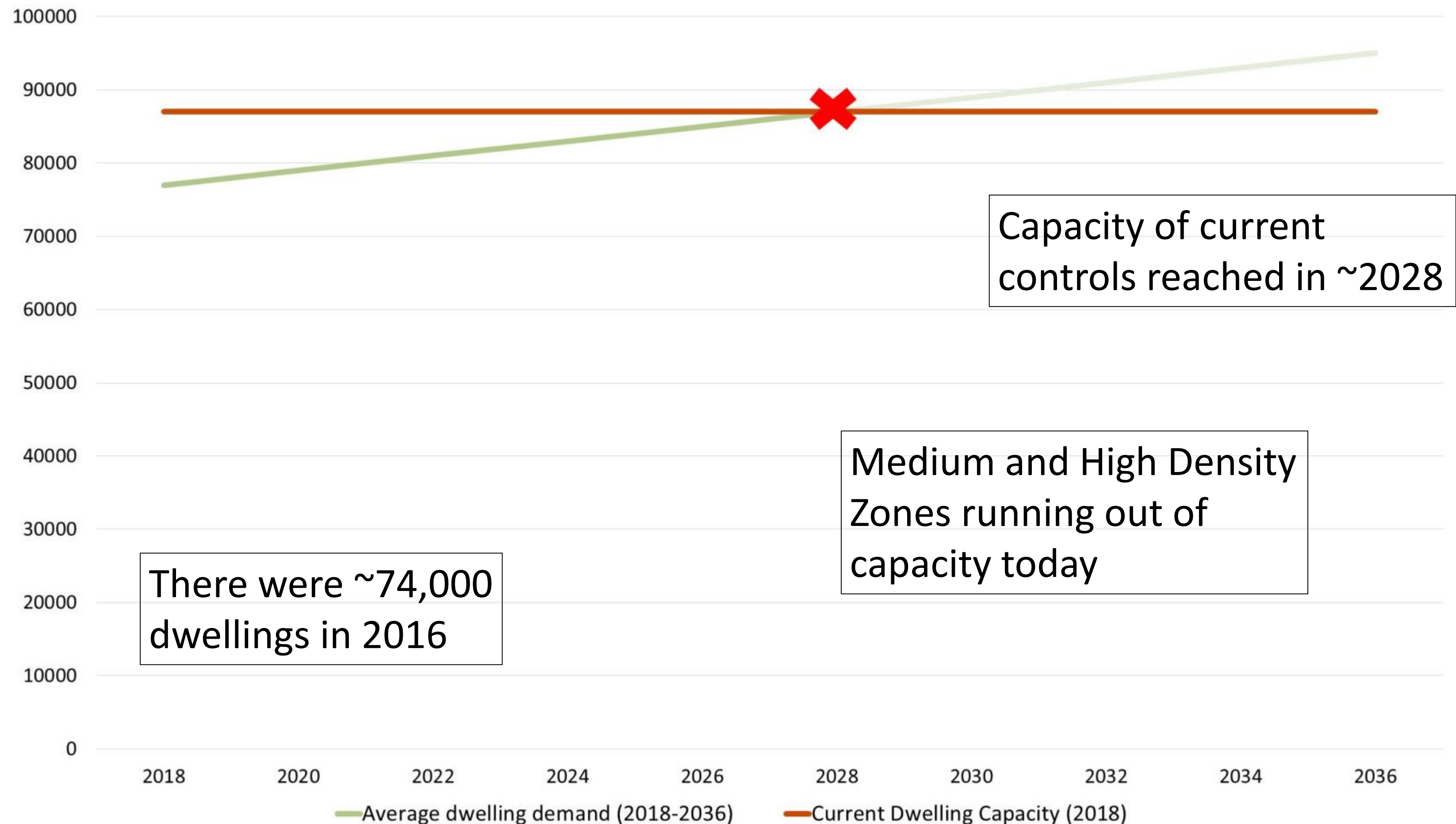
Table 15 Theoretical dwelling capacity, projected conversion rate, dwelling production and undersupply or oversupply analysis to 2036 per zone (with the exception of Victoria Road Precinct and Petersham RSL accounted for in Planning Proposals)

Capacity under current planning controls			Dwelling production rate	Projected use of capacity in timeframes identified in the Eastern City District Plan					
Zone	Overall theoretical capacity	Projected dwelling conversion <i>70% of total capacity except R2 Low Density where 35 % assumed. 5% of capacity allocated to non-market dwellings</i>	Average yearly production based on dwelling approvals 2015 - 2018 <i>66% of rate (as agreed with Council)</i>	Expected dwelling production rate 2019 -2021 <i>2 years of production rate assumed</i>	Remaining capacity post 2021 (or insufficient)	Expected dwelling production rate 2021- 2026	Remaining capacity post 2026 (or insufficient)	Expected dwelling production (if sufficient supply 2026 - 2036)	Remaining capacity post 2036 (or insufficient)
R1	2,078	1,382	115	230	1152	574	578	578	0
R2	5,882	2,059	110	220	1839	550	1289	1100	189
R3	161	107	54	107	0	0	0	0	0
R4	443	295	157	295	0		0	0	0
B1 + Area 1	817	543	34	67	476	168	308	308	0
B2	2,320	1,543	212	423	1120	1058	61	61	0
B3	0	0		0	0	0	0	0	0
B4 + Area 1	4,400	2,926	115	231	2695	576	2119	1153	966
B5	0	0		0	0	0	0	0	0
B6	0	0		0	0	0	0	0	0
B7	158	111	10	21	90	52	38	38	0
Other non-market forms of accommodation		1,416	227	453	962	962	0	0	0
Total projected residential capacity		10,380	1033	2047					

Existing Dwelling Capacity



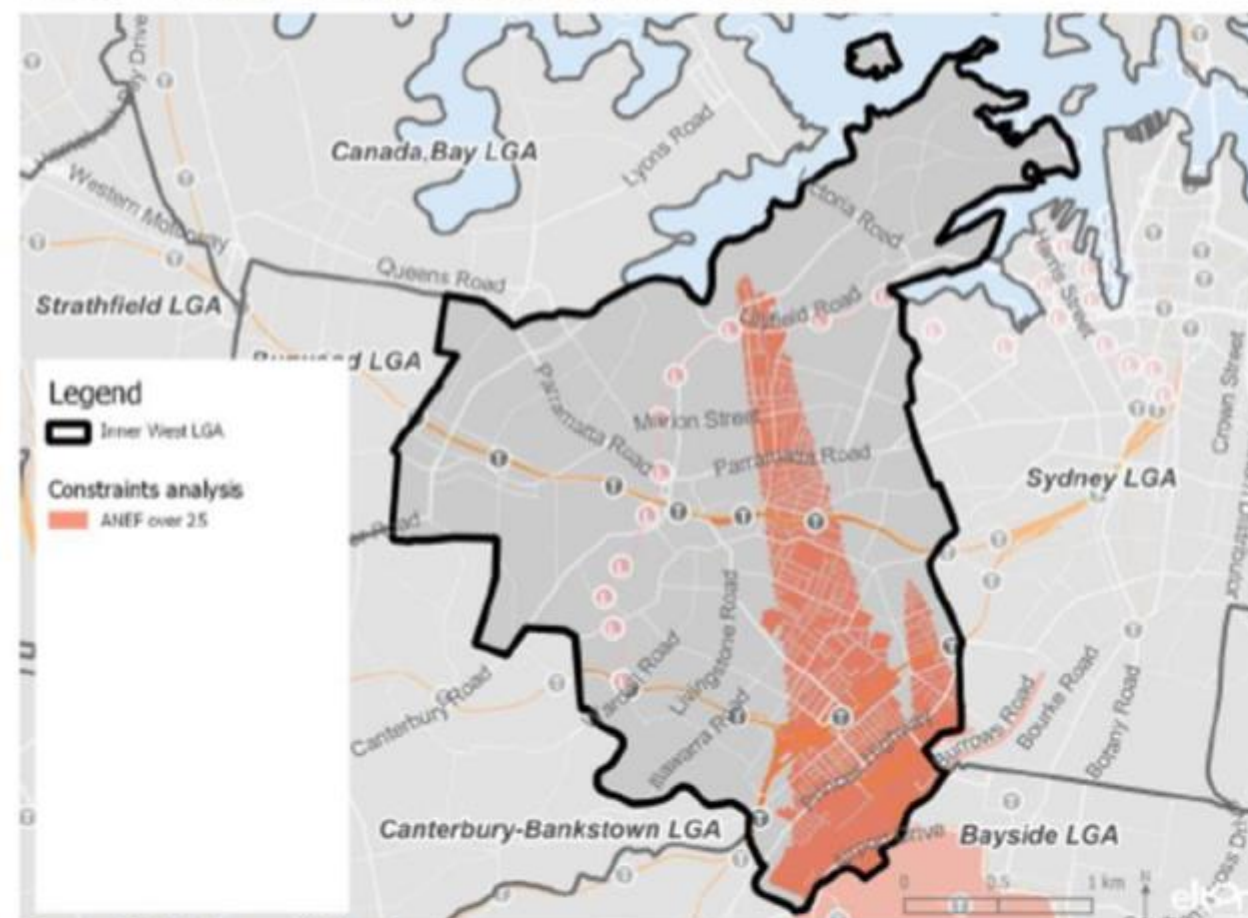
Inner West Dwelling Capacity (existing)



Draft Housing Strategy

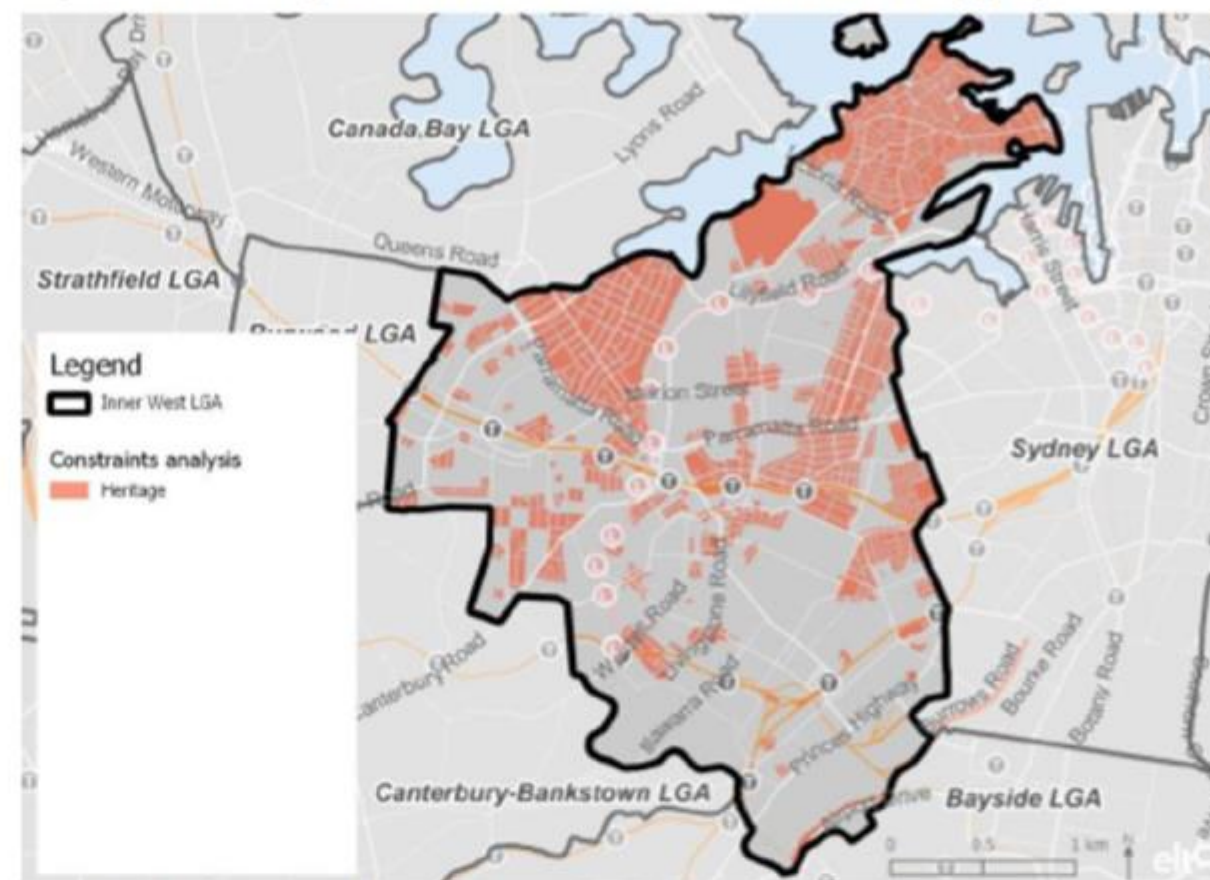


Figure 23 ANEF 25 profile limiting development



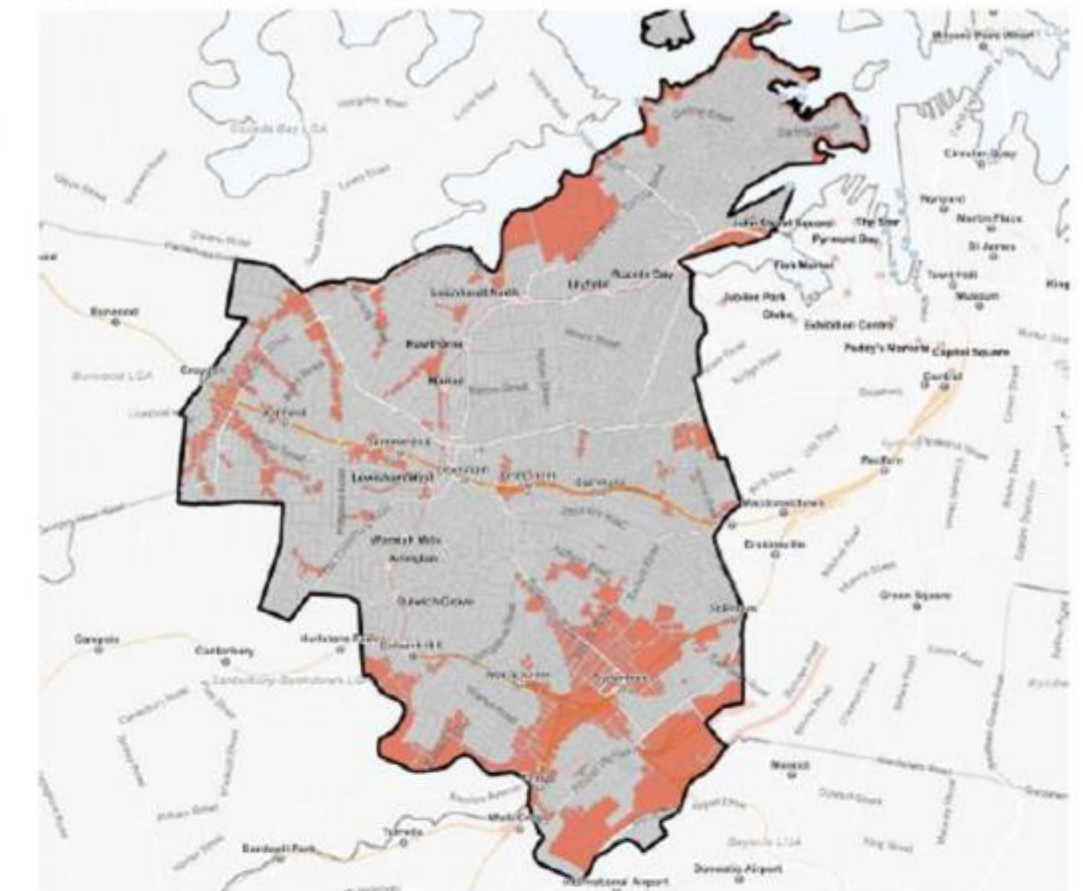
Source: ANEF data provided by Council

Figure 21 Heritage Conservation Areas constraints mapping



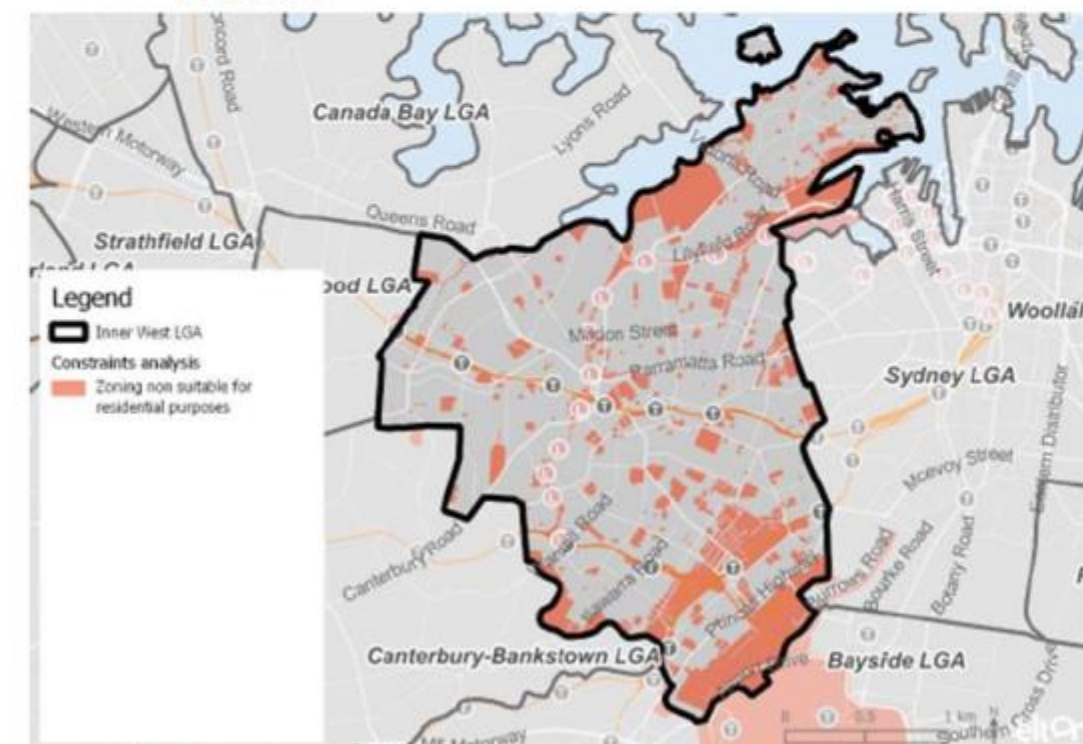
Source: Heritage data provided by Council

Figure 26 Flood impacted land in the Inner West



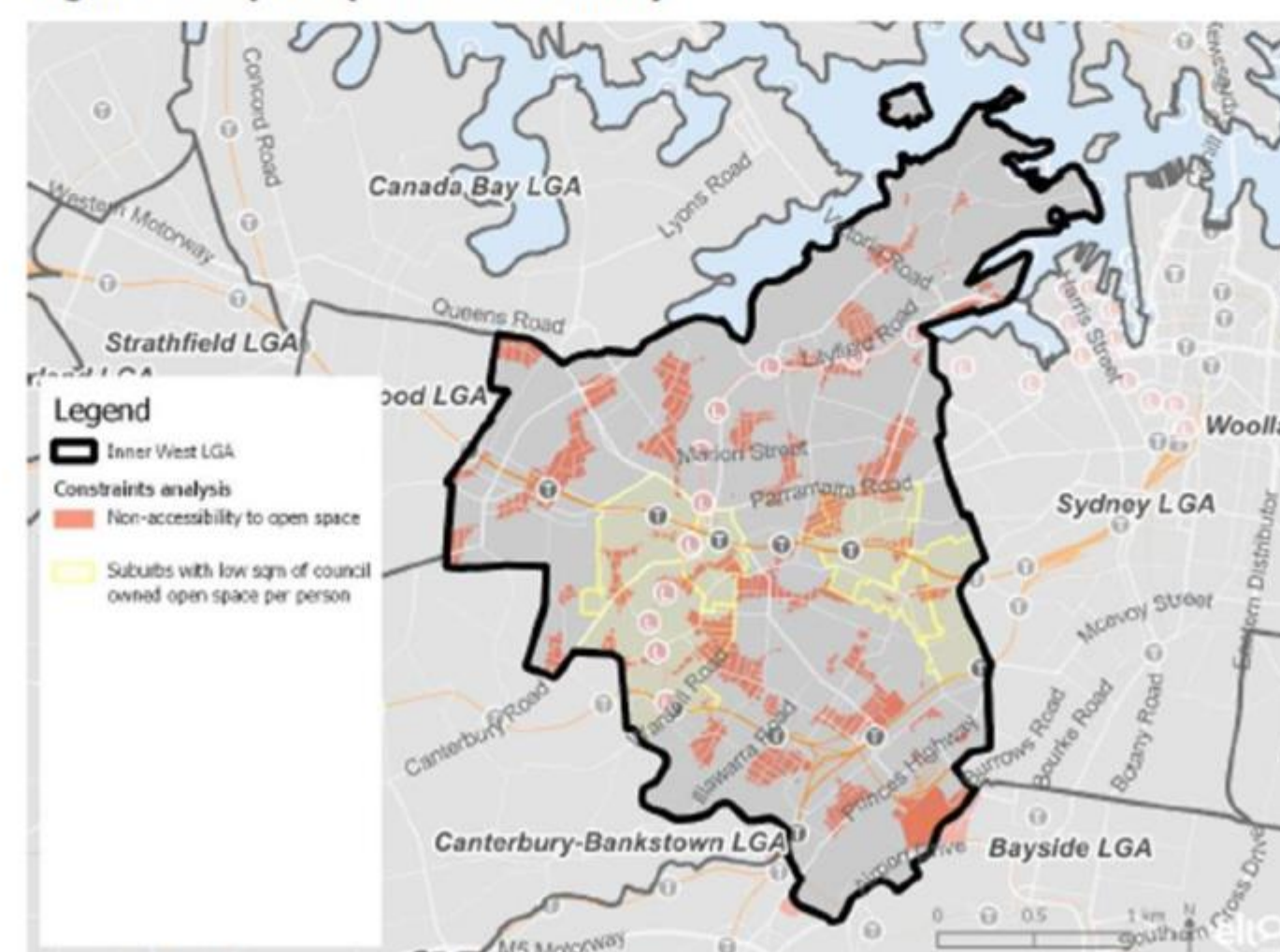
Source: Flooding data provided by Council

Figure 22 Zoning not suitable for residential purposes (unless scheduled for residential purposes)



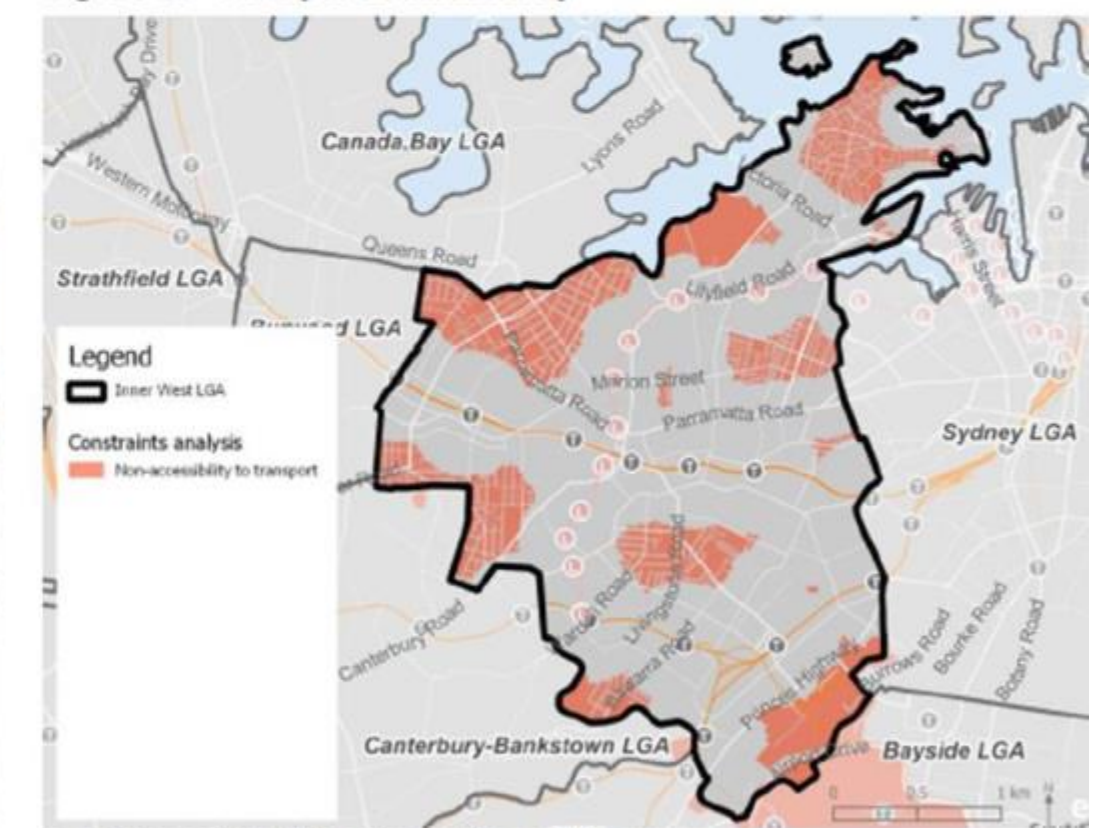
Source: Land use zone data provided by Council

Figure 25 Open space accessibility



Source: Office of Government Architect, analysis by Elton Consulting

Figure 24 Transport accessibility

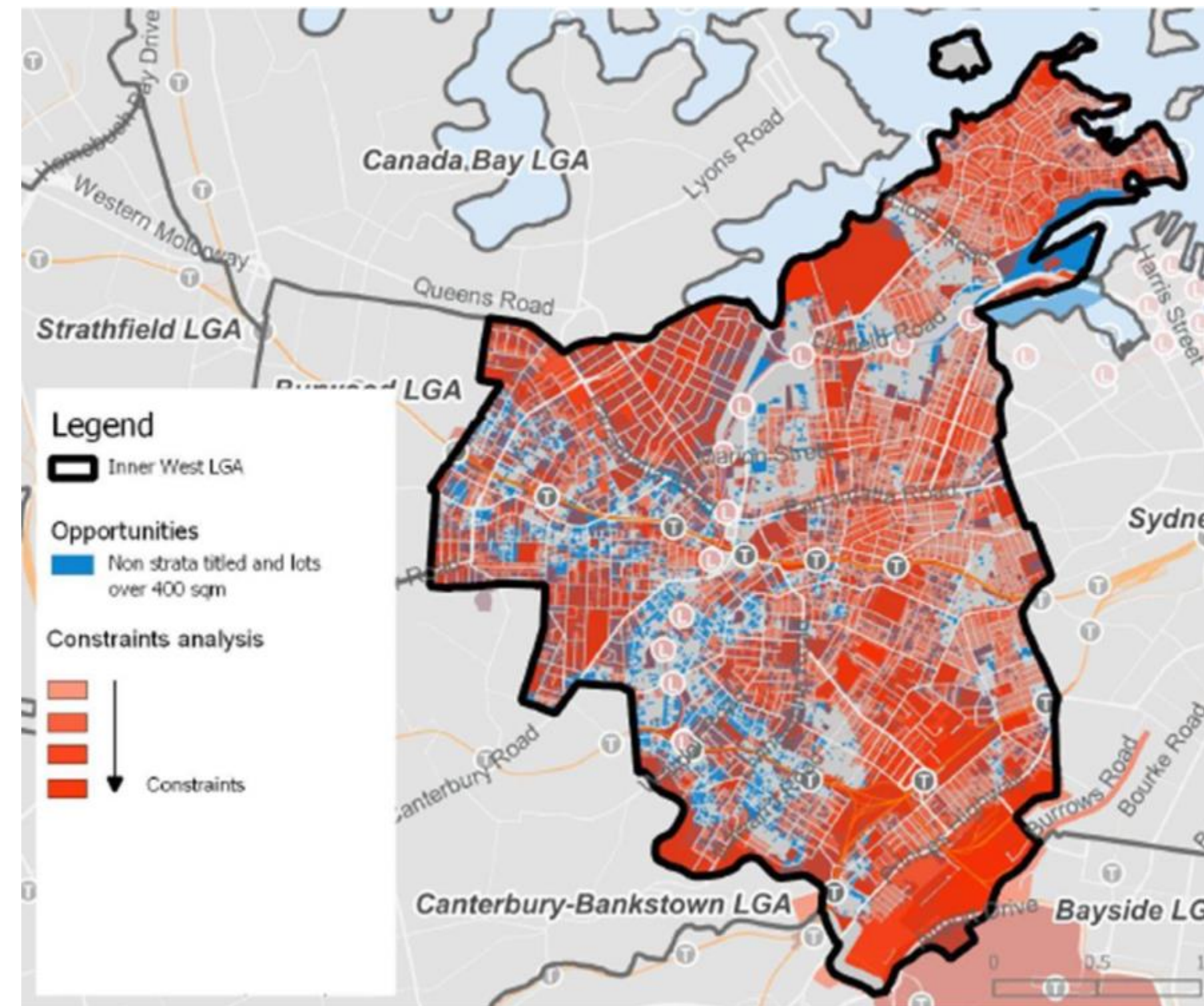
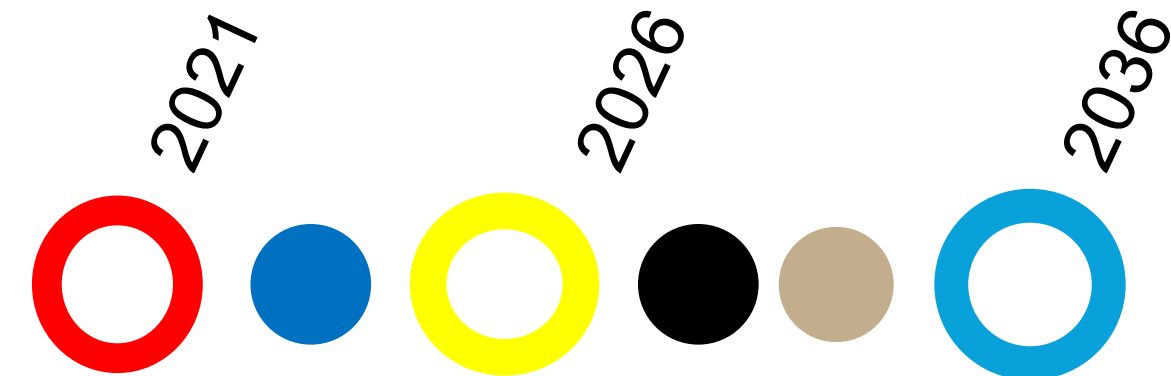


Source: Transport for NSW, analysis by Elton Consulting



MODEST TARGETED GROWTH APPROACH

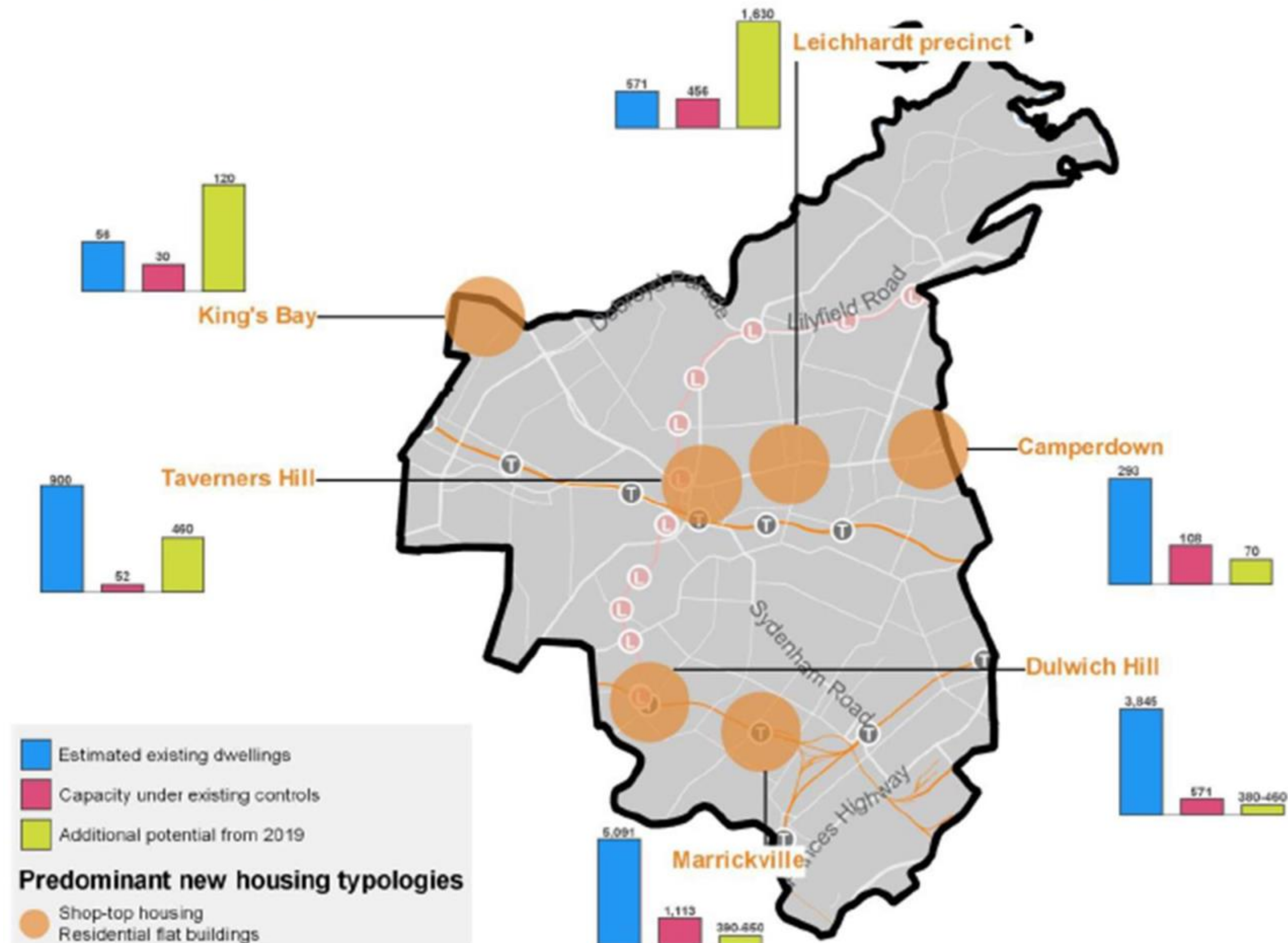
- 20 year approach – long term strategy
- Concentrate development within existing centres and around transport nodes
- Place based planning will refine potential population growth in different places
- Some natural growth elsewhere;
- Subject to provision of state infrastructure, such as Parramatta Road;
- Sensitive approach to encourage local growth.



Investigation Areas from 2019

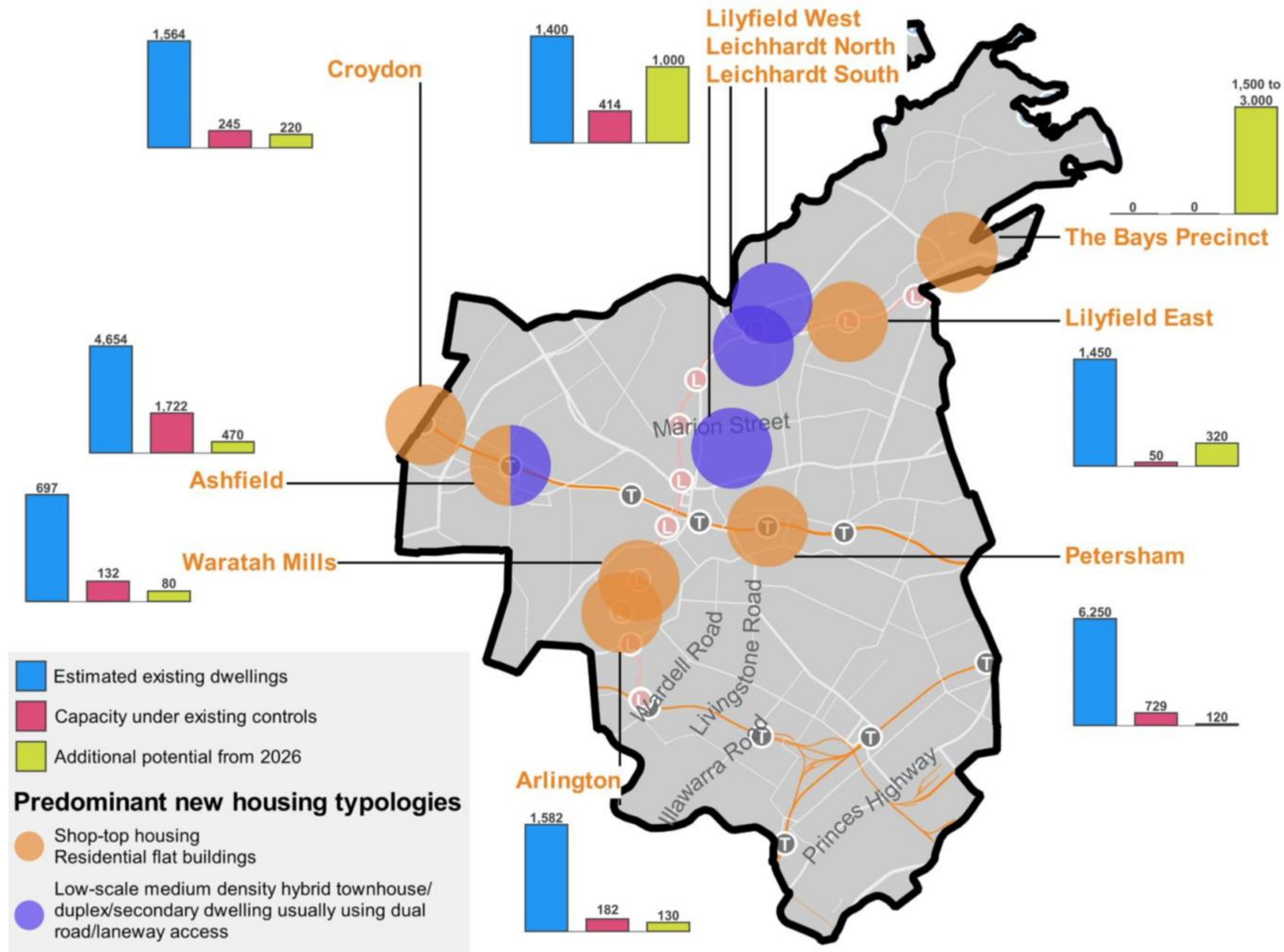


Figure 15 Investigation Areas from 2019



*See detailed opportunity analysis section of the Strategy for further details. In addition, approximately 700 dwellings in other forms of residential accommodation are also projected to be delivered across the LGA (e.g. student accommodation, boarding rooms, etc) from 2019 to 2036.

Investigation Areas from 2026





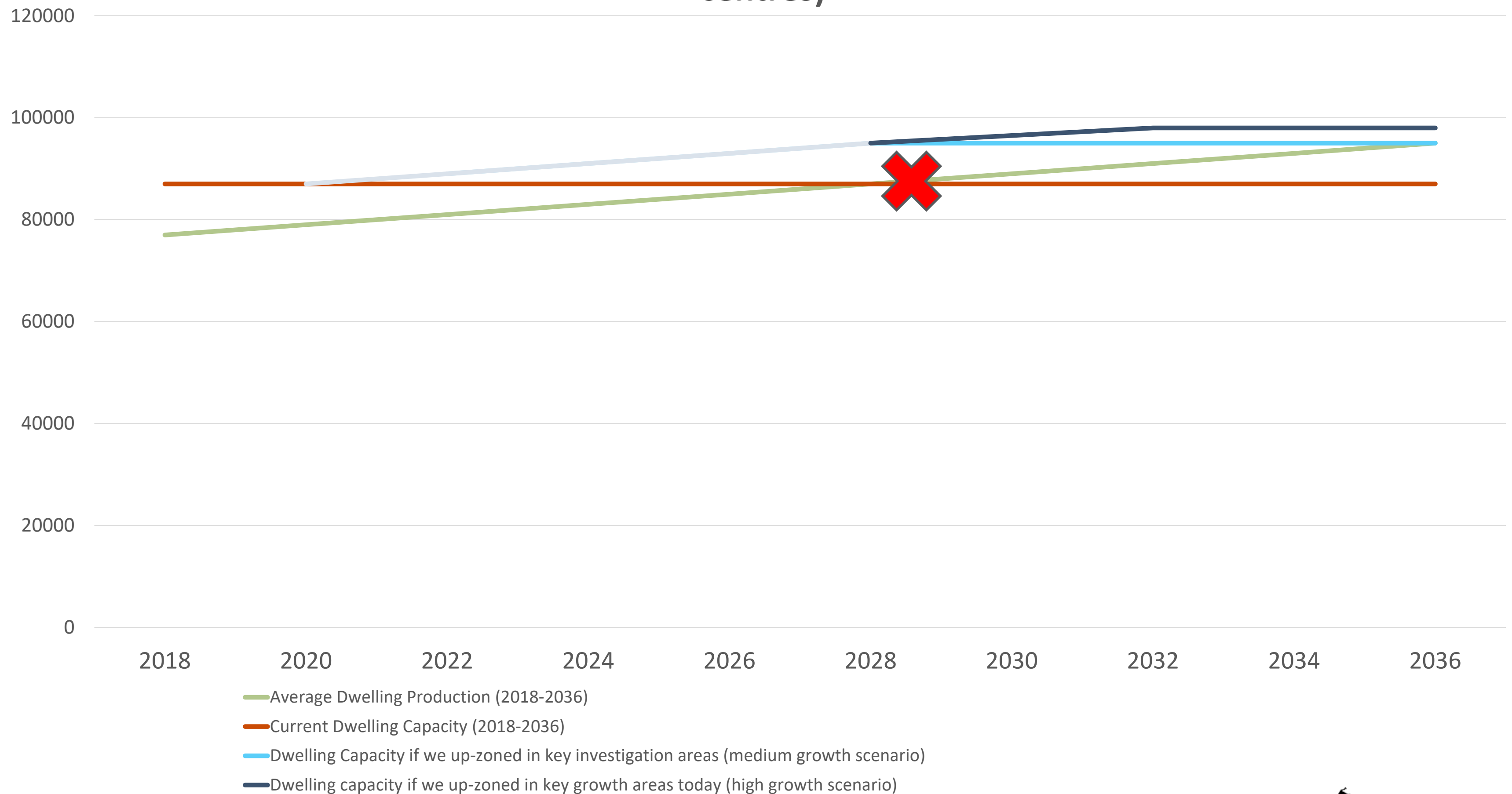
SUMMARY OF PRELIMINARY ADDITIONAL DWELLING PROJECTIONS

Timeframe for delivery	Preliminary additional dwelling projections	Our Place Inner West Housing Strategy likely achieves the projections	NSW Government housing expectations
0-5 years (2016-2021)	+5,900	>7,500	✓ Eastern City District Plan met and likely exceeded
6-10 years (2021-2026)	+5,000	BETWEEN 9,000 TO 20,000*	✓ DPE implied dwelling production requirements met
10-20 years (2026-2036)	+10,000		✓ DPE implied dwelling production requirements met

* Refined by place-based studies



Inner West Dwelling Capacity (If we gradually up-zone land around key centres)



Dwelling Projections



0 – 5 years	6 – 10 years	10 – 20 years
(2016-2021)	(2021-2026)	(2026-2036)
5,900	5,000	10,000
Target expected to be met		

- Projections based on dwelling production rate of 1,000 dwellings per year – in line with IWC longer term growth rate and DPE's dwelling projections;
- Projections are discounted from the average rate of dwellings approved or constructed over the last 3 years (1,600 dwellings per year);
- Recognise that peak market conditions cannot be sustained in the long term;
- Variables outside of Council's control will impact dwelling production including economic factors, housing market conditions and infrastructure delivery



Measures to work towards addressing the gap in affordable housing provision

- Review Councils Affordable Housing Policy
- Inclusionary Zoning
- Wider application of Affordable Housing Contribution Scheme
- Land Value Capture – levy to pay for affordable housing
- Voluntary Planning Agreements
- Density Bonuses
- Measures to reduce the cost of dwellings for affordable housing
- Innovative Design and Construction
- Innovation in Delivery Models
- Possible special rate levy

571 affordable dwelling per year required
to bridge gap by 2036

That's over half of all dwellings if only
~1000 added per year



We've discussed how much and where, but the 'what' is just as important:

- Maintain character of local centres
- Provision of supporting transport and other infrastructure
 - e.g. Parramatta Rd Strategy reliant on it
- High quality design of buildings and apartments
- Sustainable building design
- Water Sensitive Urban Design
- Open space
 - enough to support and/or how to provide more
- Housing Diversity – range of housing types
- Housing Choice – ability to live in different housing types
- Housing Affordability and provision of affordable and social housing