

## WILLOUGHBY CITY COUNCIL

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# Willoughby Housing

## Position Statement For Discussion

**2017**

*City Of Diversity*







# Acknowledgement of Country

On behalf of Willoughby City Council,  
I wish to acknowledge the traditional  
inhabitants of the land on which we stand,  
the Aboriginal People, their spirits  
and ancestors.

We acknowledge the vital contribution  
that indigenous people and cultures  
have made and still make to the nation  
that we share, Australia.





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## 1 INTRODUCTION

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Housing in Willoughby is diverse and high value, being located in an extremely accessible and well-serviced District of Metropolitan Sydney. The current housing stock ranges from high rise apartment living in our major centres to modest cottages in Conservation Areas and imposing waterfront homes.

### ***1.1 Purpose of the Position Statement***

This Position Statement discusses planning for the future housing needs of Willoughby City residents over the next 20 years in response to our growing and changing population.

### ***1.2 Principles underpinning the Position Statement***

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







## 2 STRATEGIC FRAMEWORK

### 2.1 A Plan for Growing Sydney

A Plan for Growing Sydney was released by the State Government in December 2014. The Position statement is a broad guide for land use planning decisions for the next 20 years in the Sydney Metropolitan Area.

The plan sets out a series of goals with the following regarding housing:

- a city of housing choice with homes that meet our needs and lifestyles;
- a great place to live with communities that are strong, healthy and well connected; and

The Plan will be implemented through district plans, local environmental plans and a Transport Masterplan and State infrastructure Strategy.

### 2.2 Draft North District Plan

The Draft North District Plan was issued on 21 November 2016. It requires Council to deliver a 5 year housing target of 1,250 dwellings to 2021. The Draft Plan also requires that all councils

identify opportunities to create the capacity to deliver 20 year strategic housing supply targets. This will entail the preparation of a 20 year strategic housing target to be including in the final District Plan. This work will include the investigation of areas for additional housing capacity. As part of the 20 year strategic housing targets, the Draft Plan also requires Willoughby Council to investigate local opportunities to address demand and diversity in and around local centres and infill areas

### 2.3 State Environmental Planning Policies relating to Housing

#### **State Environmental Planning Policy (Affordable Rental Housing) 2009**

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

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

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

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

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

The Codes SEPP provides parameters for exempt and complying development. Exempt development is very low impact development that can be done for certain residential, commercial and industrial properties. Exempt development does not need any planning or building approval.

Complying development generally includes larger building works than exempt development. Complying development applies to eg a construction of a new dwelling house and alterations / additions to a house. A Complying development can be determined through a fast track assessment by a council or private accredited certifier.

In October 2016, The NSW Department of Planning & Environment issued draft amendments to the codes SEPP to provide options for low rise medium density housing as complying

development. This would enable residents to build certain types of residential accommodation such as dual occupancy and low rise medium density as complying development. These amendments are on public exhibition until 12 December 2016.

#### **2.4 Willoughby City Strategy 2013-2029**

Willoughby City Strategy sets out the strategic direction for the LGA under the provisions of the Local Government Act. With regard to housing, the plan identifies that the provision of new housing generates many challenges for the community including:

- Meeting the demand and government requirements for additional housing;
- Protecting local residential amenity and character;
- Satisfying the housing needs of an ageing population; and
- Ensuring adequate transport infrastructure and community education and

- Recreation facilities to service the increasing population

#### **2.5 Willoughby Local Environmental Plan 2012**

Willoughby Local Environmental Plan 2012 (WLEP 2012) sets the direction for land uses in the City. WLEP 2012 consists of a written instrument and maps. Through zoning and development controls, WLEP 2012 allows Council to supervise the ways in which a land is used. Specifically, WLEP 2012 states whether development:

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

The following zones allow residential accommodation:

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



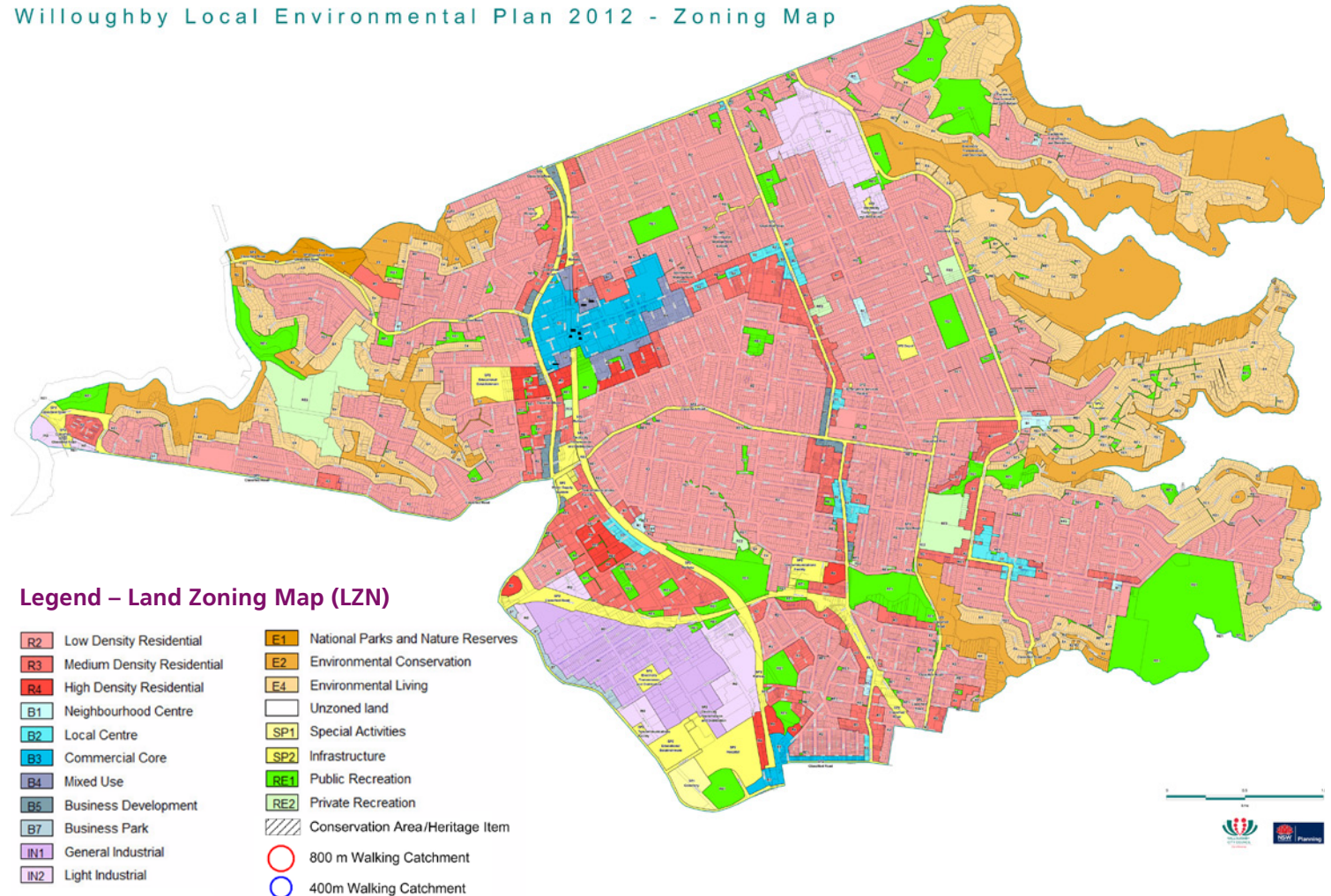
## 2 STRATEGIC FRAMEWORK

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

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

Rezoning can be sought (planning proposals) and State Government review decisions made at key stages of the process. In some circumstances the power of local government to determine that certain residential applications are inappropriate in the context of the site can be overturned by the State Government.

Willoughby Local Environmental Plan 2012 - Zoning Map



## 2.6 Willoughby Development Control Plan

Willoughby Development Control Plan (WDCP) is supplementary to WLEP 2012 and State Environmental Planning Policies (SEPPs).

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

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

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

The WDCP requires a proportion of new residential development to be

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

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

## 2.7 Willoughby Affordable Housing Policy

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

and the small number of public and community housing dwellings within the local government area.

Willoughby Local Environmental Plan 1995 was amended in 1999 to require 4% of the total floor space of new dwellings within identified Willoughby Local Housing Precincts to be provided as affordable housing. These controls were subsequently validated by The Environmental Planning and Assessment Amendment (Affordable Housing) Act 2000 and State Environmental Planning Policy 70- Affordable Housing (Revised Schemes) in 2002.

Between 1999 and 2005, 4 sites were identified as Affordable Housing Precincts and a total of 10 units and several monetary contributions were provided. These numbers may not have been significant in total but they reflect one council's ability to make some impact on the housing affordability problem.

Willoughby Local Environmental Plan 2012 came into force in January 2013

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

Council is currently reviewing its Affordable Housing Strategy and it is likely this will require a review of the current LEP and DCP controls. In line with the Draft North District Plan it is also likely to increase percentage of affordable housing requirement. This should be further investigated as part of the Draft Housing Position statement Recommendations in conjunction with the Affordable Housing Strategy.



### 3 CHARACTERISTICS OF POPULATION AND HOUSING IN WILLOUGHBY OUR GROWING AND CHANGING POPULATION

The most recent (2016) estimates of population for Willoughby City is 75,000 with 28,500 dwellings with an average household size of 2.59 (.id forecasts).

The challenge is to provide a sufficient number and variety of housing for our growing and changing community. Key issues to be considered are:

- Finite land supply
- Increasing land values
- Limited major sites remaining

The following Tables / Figures have been compiled from Council's community profile (prepared on behalf of Council by .id who provide statistical information on Willoughby's population (available on Council's website). At the time of writing, (November 2016), the most up to date Census information is at 2011. Any information on 2016 onwards is based on projections.

#### 3.1 Household type

The number of households increased in Willoughby City by 3,136 between 2001 and 2011.

The largest changes in the family household types in Willoughby between 2001 and 2011 were:

- Couples with children (+1,792 households)
- Lone person (+607 households)
- Couples without children (+573 households)
- One parent families (+252 households)

Analysis of the families with children in Willoughby City in 2011 compared to Greater Sydney shows that there was a larger proportion of couples with young children, and a smaller proportion of couples with older children.

Overall, 21.3% of total households with children were couples with young children, and 10.1% were couples with older children, compared with 18.3% and 11.6% respectively for Greater Sydney.

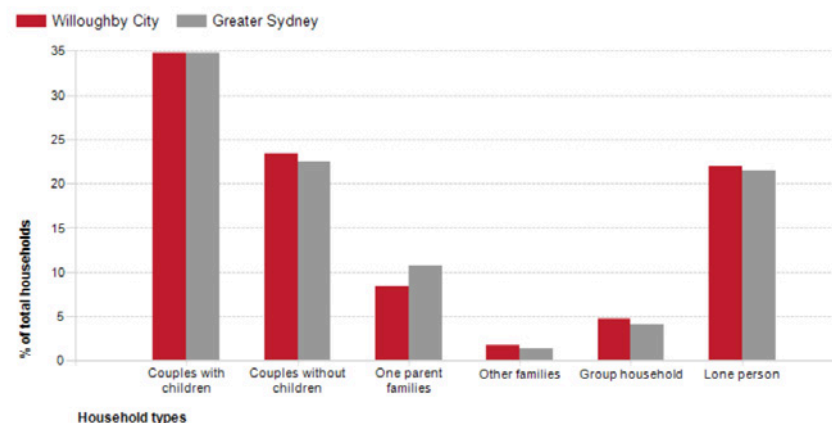
There were a smaller proportion of single parent households with young children and a similar proportion of single parent households with older children. Overall, the proportion of single parent households with young children was 2.4% compared to 3.7% in Greater Sydney while the proportion of single parent households with older children was 5.3% compared to 5.8% in Greater Sydney.

Between 2001 and 2011, the number of households with children increased by 2,044 households or 22.3%.

The largest changes in households with children in this area between 2001 and 2011 were:

- Couples with young children (+1,384 households)
- Couples with older children (+328 households)
- Single parents with older children (+219 households)
- Couples with mixed-age children (+80 households)

#### Household type, 2011



### 3.2 Age Structure

The major differences between the age structure of Willoughby City and Greater Sydney in the 2011 Census were:

A larger percentage of “parents and homebuilders” (24% compared to 21.9%)

A smaller percentage of “secondary schoolers (6.3% compared to 7.4%)

A smaller percentage of “tertiary education & interdependence” (8.5% compared to 9.5%)

### Age structure

Willoughby City - Total persons (Usual residence)	2011			2006		Change		2001	Change		
Service age group (years)	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2001 to 2011	Number	%	Greater Sydney %	2001 to 2011
Babies and pre-schoolers (0 to 4)	4,868	7	7	3,792	7	7	1,076	3,792	7	7	1,076
Primary schoolers (5 to 11)	5,802	9	9	4,610	8	10	1,192	4,610	8	10	1,192
Secondary schoolers (12 to 17)	4,276	6	7	3,762	6	8	514	3,762	6	8	514
Tertiary education and independence (18 to 24)	5,706	8	10	5,605	10	10	101	5,605	10	10	101
Young workforce (25 to 34)	10,696	16	15	10,198	18	16	498	10,198	18	16	498
Parents and homebuilders (35 to 49)	16,141	24	22	13,580	23	23	2,561	13,580	23	23	2,561
Older workers and pre-retirees (50 to 59)	7,913	12	12	6,757	12	11	1,156	6,757	12	11	1,156
Empty nesters and retirees (60 to 69)	5,819	9	9	3,911	7	7	1,908	3,911	7	7	1,908
Seniors (70 to 84)	4,622	7	7	4,777	8	7	-155	4,777	8	7	-155
Elderly aged (85 and over)	1,512	2	2	1,247	2	1	265	1,247	2	1	265
<b>Total population</b>	<b>67,355</b>	<b>100</b>	<b>100</b>	<b>58,239</b>	<b>100</b>	<b>100</b>	<b>9,116</b>	<b>58,239</b>	<b>100</b>	<b>100</b>	<b>9,116</b>

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented by .id, the population experts. (Usual residence data)





Apartment Buildings, Chatswood



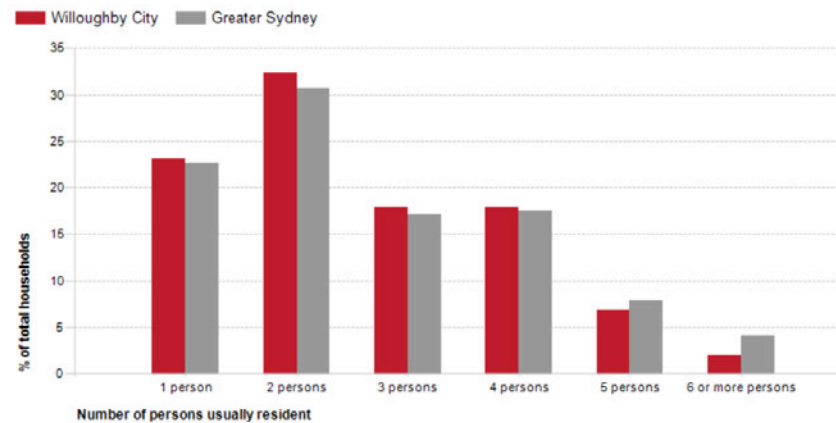
### 3 CHARACTERISTICS OF POPULATION AND HOUSING IN WILLOUGHBY OUR GROWING AND CHANGING POPULATION

#### 3.3 Household Size

The major differences in the household size for Willoughby City and Greater Sydney were:

- A larger percentage of households with 2 persons usually resident (32.3% compared to 30.7%)
- A smaller percentage of households with 6 or more persons usually resident (2.0% compared to 4.2%)

Household size, 2011



#### Household size - Summary

Willoughby City	2011			2001			Change
Dwellings	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2001 to 2011
Occupied private dwellings	25,997			22,863			+3,134
Persons in occupied private dwellings	66,898			57,622			+9,276
Average household size (persons per dwelling)	2.57		2.6	2.52		2.71	0.05

Source: Australian Bureau of Statistics, Census of Population and Housing 2001 and 2011. Compiled and presented in profile.id by .id, the population experts. The 'Dwellings' table is enumerated data.

### 3 CHARACTERISTICS OF POPULATION AND HOUSING IN WILLOUGHBY OUR GROWING AND CHANGING POPULATION

#### 3.4 Population Highlights

Between 2006 and 2011, the majority of new residents to Willoughby were from interstate with North Sydney, Sydney, Randwick and Leichhardt being the top 4 LGA choosing to relocate to Willoughby. Of the residents born overseas most came from China, South Korea, India and United Kingdom.

The following provides population highlights for the LGA.



Source: .id



### 3.5 Characteristics of Willoughby's Housing

Willoughby City has a variety of residential development including multi-storey flat development in the Chatswood Town Centre, St Leonards and Artarmon, urban villages with a mix of commercial, retail and residential uses, and single dwelling houses in suburban streets and on peninsular ridgelines and plateaux. The types of housing also vary significantly between suburbs e.g. the Griffin designed homes of the Castlecrag peninsula in comparison to the Californian Bungalows of the "flower streets" in Chatswood.

It is recognised that there is a need to balance the demand for residential development to meet demographic changes with the desire to retain valued neighbourhood attributes into the future.

The encouragement of good quality urban design and development of attractive streetscapes is essential. The Locality Specific controls for the low density residential areas in the Willoughby Development Control

Plan outline the character, streetscape elements, landscape and vegetation characteristics of each locality and identifies the desired future character. Distinctive natural boundaries such as public reserves and the bushland of the Middle Harbour and Lane Cove River are integral to the character of certain suburbs and these natural areas are retained through their recreation and environmental protection zonings under Willoughby Local Environmental Plan 2012.

Within the City there are several areas zoned "Environmental Living" which aims to accommodate housing within the scenic qualities and ecological values of environmentally sensitive natural area, thus protecting land from overdevelopment or visually intrusive development. These zones help to ensure that dwellings located on foreshore land (i.e. Northbridge, Castle Cove, Middle Cove, Chatswood West, Lane Cove North and Castlecrag) should be designed to minimise potential environmental impacts on water quality and disturbance to bushland and to protect views.

In certain areas where the land meets or is in close proximity to the water, Council imposes a foreshore building line (FBL) below which only certain development is permissible. The aim of the FBL is to preserve and enhance the natural features and vegetation of those localities.

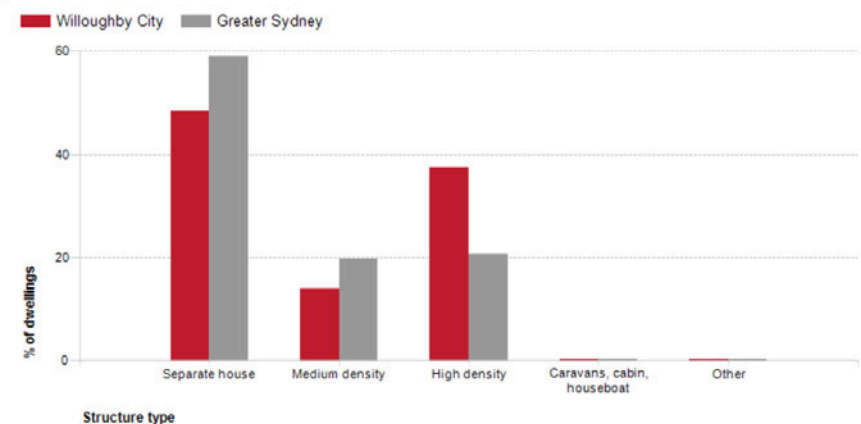
Willoughby is well known as a green and leafy area, and street trees play a central role in contributing to this landscape quality. Trees are considered to be very important in the urban context.

They provide a wide range of environmental, functional and aesthetic benefits that contribute greatly to the urban environment.

Generally, the LGA offers a diverse range of dwelling types, with high density residential located at Chatswood, Artarmon and St Leonards (37.5%). Low density dwellings including conservation areas make up 48.4% and only 13.8% medium density.

In terms of dwelling structure (occupied dwellings), the most common dwelling type is a separate house.

Dwelling structure, 2011



### 3 CHARACTERISTICS OF POPULATION AND HOUSING IN WILLOUGHBY OUR GROWING AND CHANGING POPULATION

#### *Dominant Housing types*

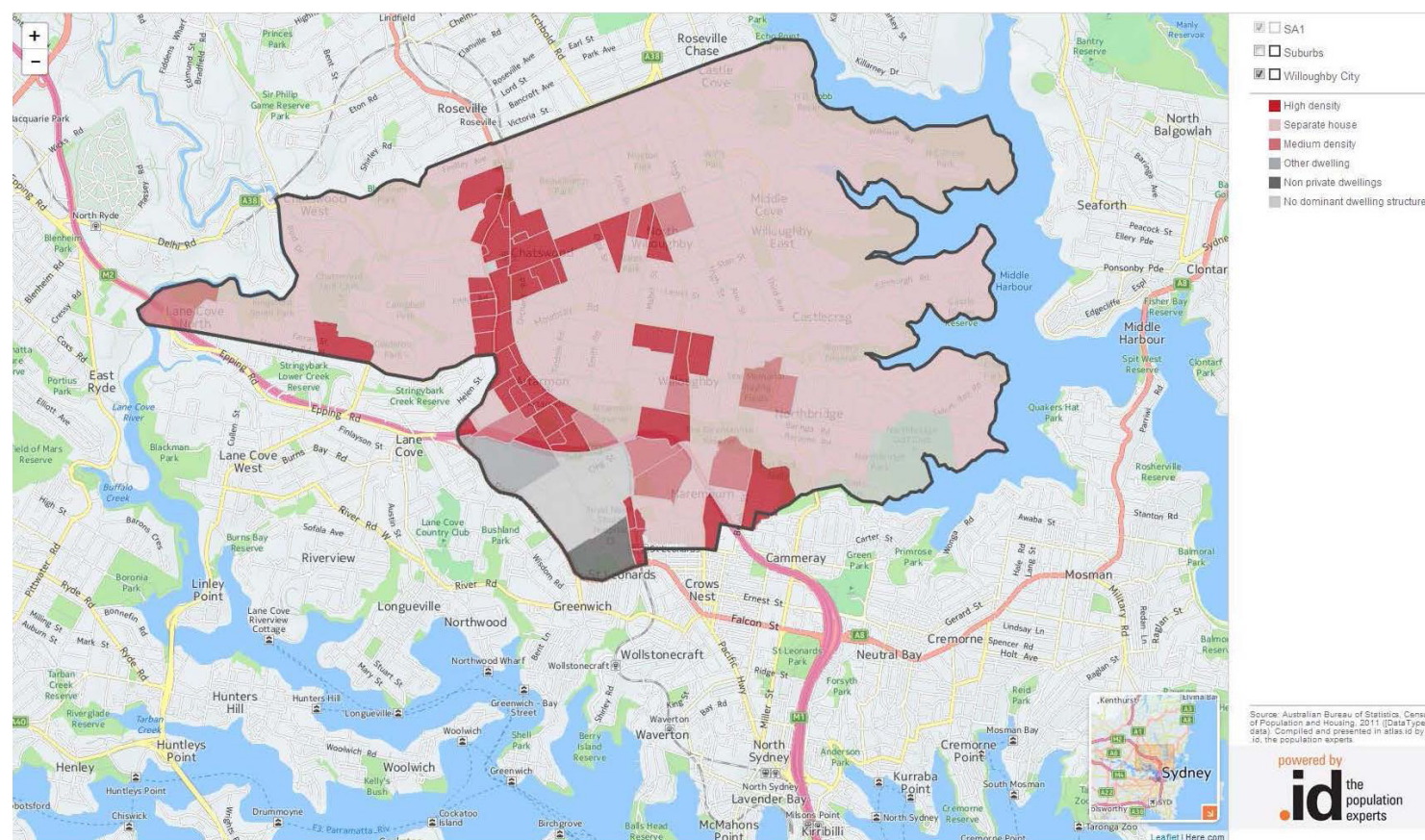
In 2011, there were 13,561 separate houses in the area, 3,877 medium density dwellings, and 10,506 high density dwellings.

Analysis of the types of dwellings in Willoughby City in 2011 shows that 48.4% of all dwellings were separate houses; 13.8% were medium density dwellings, and 37.5% were in high density dwellings, compared with 58.9%, 19.7%, and 20.7% in the Greater Sydney respectively.

In 2011, a total of 92.7% of the dwellings in Willoughby City were occupied on Census night, compared to 92.9% in Greater Sydney. The proportion of unoccupied dwellings was 7.2%, which is larger compared to that found in Greater Sydney (6.9%).

Figure above demonstrates that higher density areas are located primarily along the North Shore railway line as well as along major roads.

#### *Willoughby City Council, Dominant Dwelling Structure, 2011*





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### *Density*

In 2011, the population density in Willoughby City was 29.94 persons per hectare.

This figure was higher compared to Greater Sydney, which had a population density of 3.54 persons per hectare (the Greater Sydney however, does include very large areas of non-residential land). It is important to note that this varied across the Council area.

Population density ranged from a low of 11.04 persons per hectare in Castle Cove – Middle Cove to a high of 100.12 persons per hectare in Chatswood (CBD).





## 4 FUTURE DEMAND FOR HOUSING AND SUPPLY

### 4.1 Population Projections

The Department of Planning & Environment produce population and household projects to 2031. In addition .id also provide projections on behalf of Council. The methodologists are slightly different and result in a different 2036 figure. These differences are highlighted below

	Dept of Planning and Environment	Id Profile
Population 2011	71,150	71,139
Population 2016	75,450	75,231
Population 2036	88,650	89,271
Dwellings 2011	29,050 (implied dwellings)	28,306
Dwellings 2016	30,950 (implied dwellings)	29,928
Dwellings 2036	37,400 (implied dwellings)	36,686

The Department's forecasts a 13,200 increase in population and 6,450 increase in implied dwellings (2016-2036).

.id forecasts a 14,040 increase in population and 6,758 increase in implied dwellings (2016-2036). Overall, it is concluded that between 6,000 – 6,700 dwellings will be required to meet population growth to 2036.

.id provides further information on the breakdown of these projections as follows:

Willoughby City						
Summary	2011	2016	2021	2026	2031	2036
Population	71,139	75,231	79,637	83,507	86,591	89,271
Change in population (5yrs)		4,092	4,406	3,870	3,084	2,680
Average annual change		1.12%	1.14%	0.95%	0.73%	0.61%
Households	26,969	28,562	30,590	32,493	34,033	35,458
Average household size	2.61	2.59	2.56	2.53	2.50	2.47
Population in non private dwellings	742	1,301	1,357	1,357	1,472	1,527
Dwellings	28,306	29,928	31,919	33,816	35,320	36,686
Dwelling occupancy rate	95.28	95.44	95.84	96.09	96.36	96.65

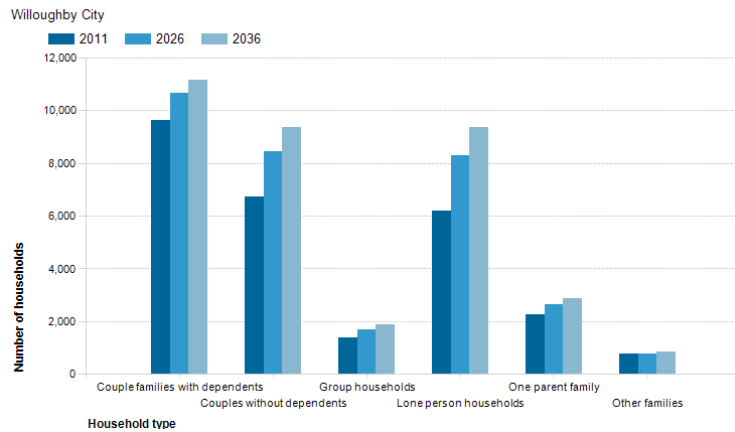
Population and household forecasts, 2011 to 2036, prepared by .id, the population experts, July 2015.

### Key findings

The population is expected to grow from 75,231 in 2016 to 89,271 by 2036. This is based on an increase of over 6,800 households during the period with an average number of persons per households falling from 2.59 to 2.47 by 2036.

## 4.2 Forecast household types

Forecast household types

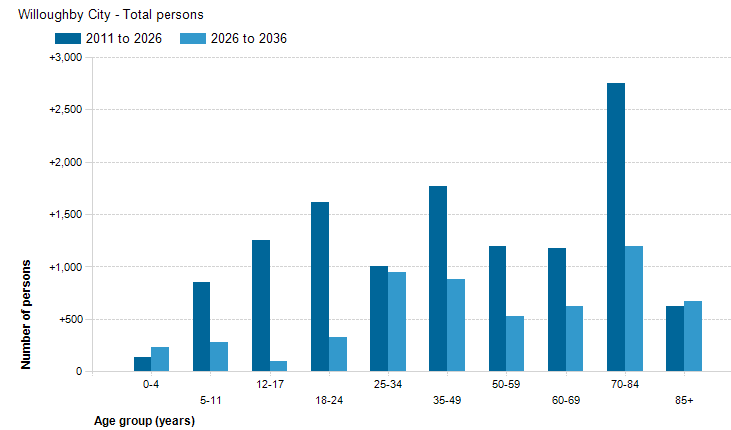


### Key findings

The largest increase between 2011 and 2026 is forecast to be in single person households which will increase 3,161 and account for 26.4% households. The dominant household group at 2036 with 35% will be couple families with dependents.

In terms of age groups, the following highlights the forecasted age structure to 2036:

Forecast change in age structure - Service age groups



### Key findings

The age structure category with the greatest increase in persons in Willoughby City is 'Seniors (70 to 84)'. The largest service age group forecasted is 'Parents and homebuilders (35 to 49)', with a total of 19,508 persons.

## 4 FUTURE DEMAND FOR HOUSING AND SUPPLY

### 4.3 Conclusions from Forecast Information

Key findings from the above which will affect residential demand to 2036 are as follows:

- an increase in couple with dependents
- an increase in single person households
- an ageing population – highest forecast being in seniors to 2036

### 4.4 Dwelling approvals

The Department of Planning & Environment produce housing monitor reports. The statistics for these are provided by Council and the reports provide information:

- The total number of dwellings approved and completed
- The types of dwellings that are being built
- Land available for future development

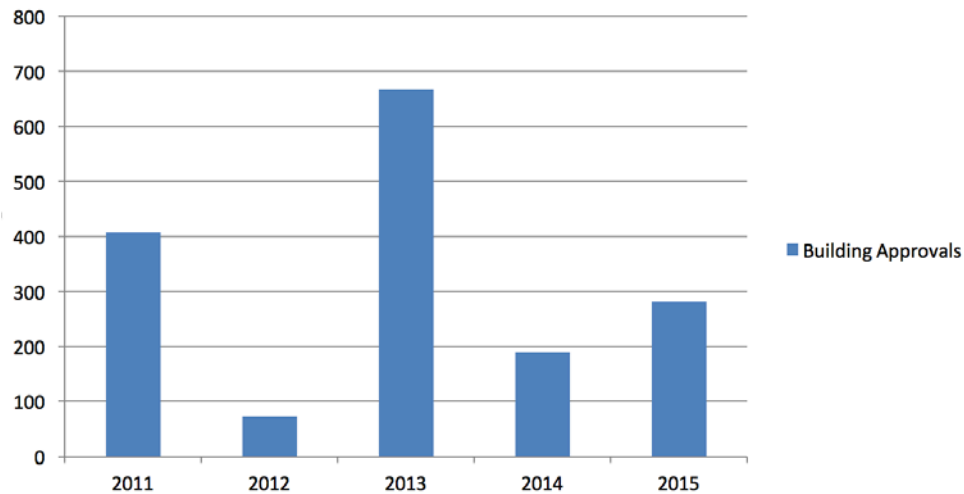
The table below shows approvals from January 2011 – June 2015 for Willoughby. These are broken down into approvals for detached dwellings, medium and high density as well as alterations and additions. The figures highlight a higher percentage for 4+ storey type development within the local government area with very little approvals for 1-3 storeys / medium density.

### MDP Residential Approvals for Willoughby

	Detached	Medium Density	1-3 storeys	4+ stores	Alts & Conversions	Total
April - June 2015	21	0	0	227	1	249
Jan - March 2015	17	2	0	10	3	32
Oct - Dec 2014	12	2	0	0	0	14
July - Sept 2014	21	0	0	0	0	21
April - June 2014	8	0	9	111	1	129
Jan - March 2014	14	0	0	11	0	25
Oct - Dec 2013	11	0	0	60	1	72
July - Sept 2013	20	46	0	353	2	421
April - June 2013	15	7	0	91	0	113
Jan - March 2013	30	2	8	0	22	62
Oct - December 2012	12	0	0	0	0	12
July - Sept 2012	3	3	0	0	0	6
April - June 2012	7	0	9	21	0	37
Jan - March 2012	4	14	0	0	0	18
July - December 2011	16	7	6	338	1	368
Jan - June 2011	27	2	9	0	1	39
						1618



### MDP Residential Approvals for Willoughby



The above Figure highlights the fluctuations of building approvals over time. The peak in 2013 being applicable due to high rise development in Chatswood.

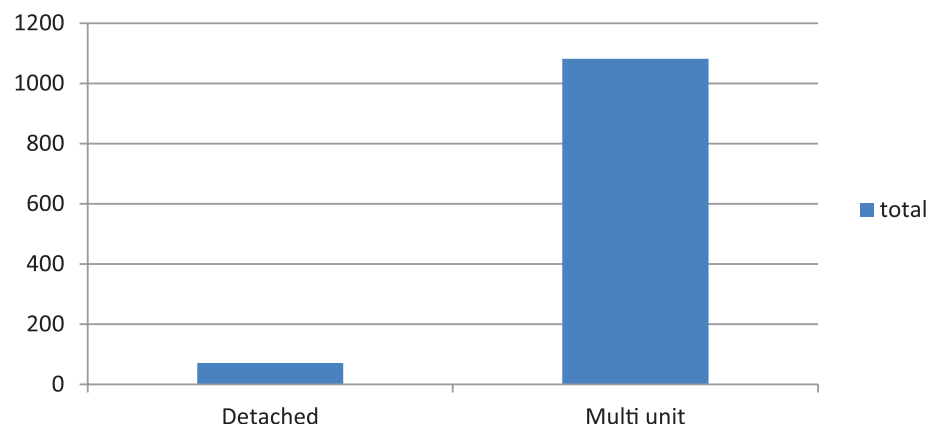
### MDP Completion Information for Willoughby

Net Dwelling Completions	Detached	Multi unit	Total
April - June 2015	13	32	45
Jan - March 2015	15	92	107
Oct - Dec 2014	1	69	70
Jul - Sept 2014	0	13	13
April - June 2014	0	293	293
Jan - March 2014	1	18	19
Oct - Dec 2013	3	295	298
July - Sept 2013	3	36	39
April - June 2013	0	0	0
Jan - March 2013	8	31	39
Oct - December 2012	1	63	64
July - Sept 2012	12	6	18
April - June 2012	1	1	2
Jan - March 2012	3	17	20
July - December 2011	5	39	44
Jan - June 2011	5	77	82
			1153

The above information refers to actual completions of residential development types from January 2011 – June 2015.

## 4 FUTURE DEMAND FOR HOUSING AND SUPPLY

### *Type of Dwelling completion (WCC)*



The total completions show a significant increase since 2011 for multi unit development.

In conclusion the above figures assist in determining how much supply is available for future development. This is looked at in the last section of this report regarding supply information

### **4.5 Supply**

The following information discusses the current supply of residential land in Willoughby.

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

Generally, residential land availability considered the following information:

- all land zoned for residential under WLEP 2012
- Development controls under WDCP

In addition, the following constraints were also taken into consideration:

- Bushfire prone land
- Heritage and conservation areas
- topography
- strata subdivision

The following principles are suggested as important in identifying areas that may have potential to accommodate additional density:

- Offer a variety of housing types
- Located close to public transport, including train stations and major bus routes.
- Heritage significance is not compromised.
- The scenic qualities and ecological values of environmentally sensitive natural areas, including foreshores and bushland, are maintained.
- An intensification not to occur in areas of bushfire risk.
- The capacity of existing infrastructure is considered. The majority of new development should occur in locations that are in close proximity to adequate educational, transport, health, social, cultural and employment services. New residential development needs to be adequately serviced by infrastructure. The adequacy of



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existing water supply, stormwater, drainage, open space and community facilities are important considerations in permitting additional development to take place.

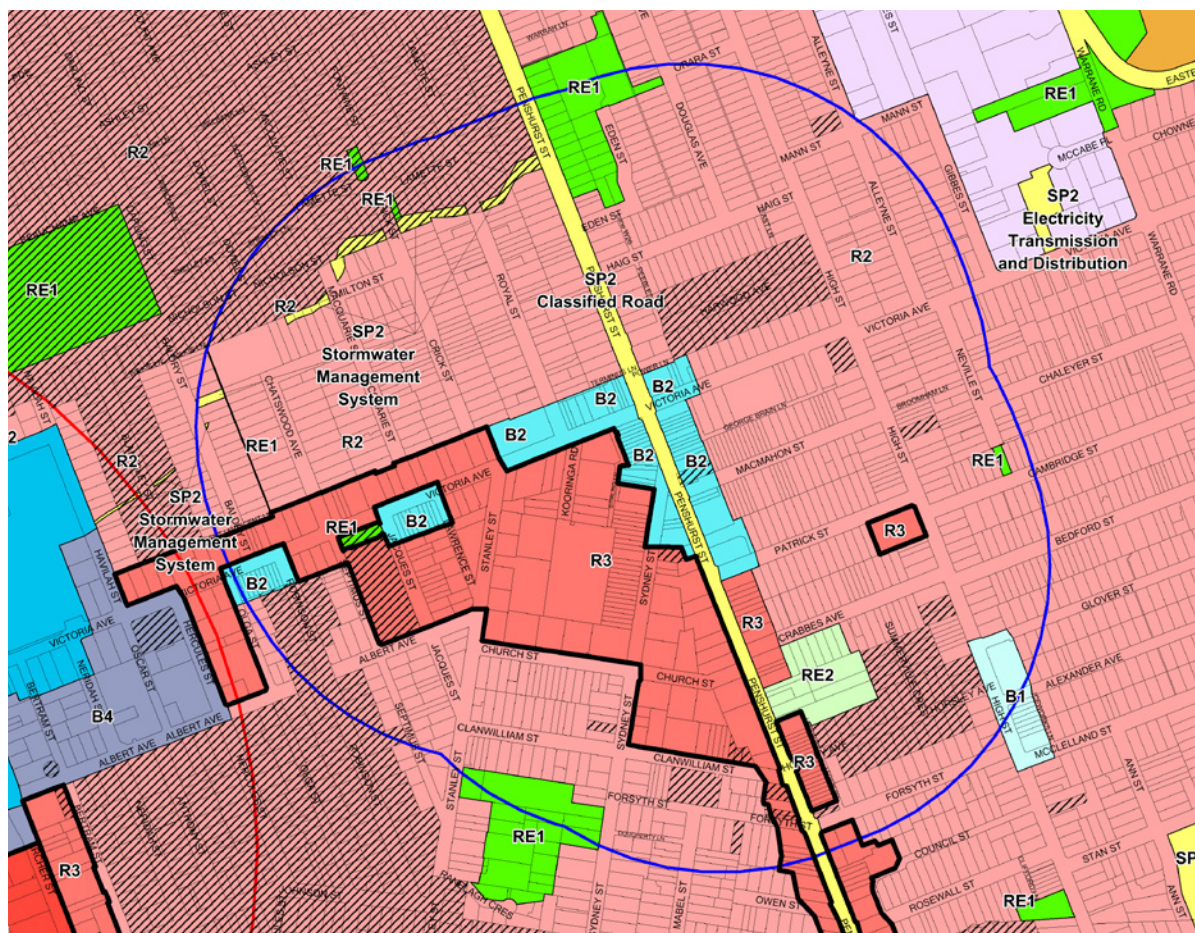
- Impacts of development on traffic movements and arterial road networks, and the improvement of public transport services need to be considered.
- Where possible, new pedestrian and cycling linkages will be required to increase accessibility both for prospective residents and residents of surrounding properties.
- Any additional density will be provided near existing business centres to support local business as recommended in the Willoughby City Strategy.
- Increase in population to be matched by social planning considerations for increased child care, open space, schools, youth services and improved infrastructure.
- Quality of existing housing stock





## 5 AREAS SUGGESTED FOR INVESTIGATION

### 5.1 PENSURST STREET/ VICTORIA AVENUE



Map 1 – Please refer to page 7 for the Land Zoning Map Legend.

The local centre at the corner of Victoria Avenue and Penshurst Street is approximately a 20 minute walk from Chatswood CBD. It is also located on a regular bus route to Sydney City and Chatswood with express buses taking 30 mins from the corner to Wynyard at peak times.

R2 low density residential zoning is located to the north of the centre between Baldry Street to Penshurst with bounded to its north and west by North Chatswood Conservation Area.

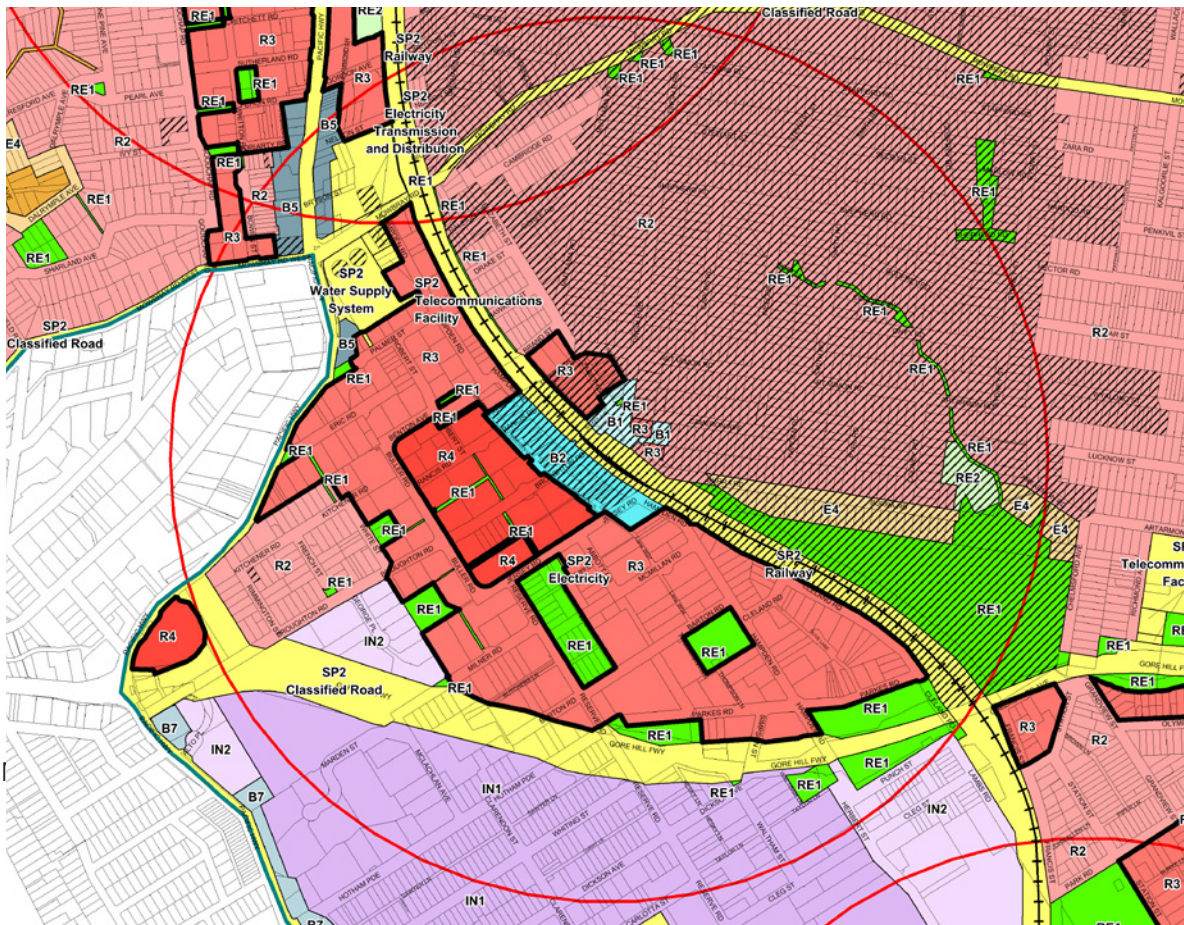
Areas of R2 are also located to the east of the centre east of Penshurst.

Medium density zoning is located along Victoria Avenue and Penshurst Street. Some areas of R3 are still under developed and could still be taken up with the existing WLEP 2012 controls, including areas rezoned as part of WLEP 2012

Map 1 outlines the area around the centre of Victoria/ Penshurst highlighting the R3 zoning in black. The hatched area is heritage conservation.



## 5.2 ARTARMON



Artarmon Station is at the focal point of the suburb. To the west of the station is the business centre which is part of the Artarmon Conservation Area.

The conservation area extends to the eastern side of the railway line and includes a large part of the R2 zoned land.

The majority of the suburb is located within the 800m of the railway station and therefore has excellent public transport links. The Artarmon Loop shuttle service provides a free bus link between the station and the Artarmon Industrial Area to the south. The area immediately to the west of the business centre is zoned R4 and the majority of the remaining residential section of the suburb west of the railway line is zoned R3.

Any sections of the R3 / R4 land that has not been developed to capacity could be further investigated to “reality check” the relevant WLEP 2012 controls.

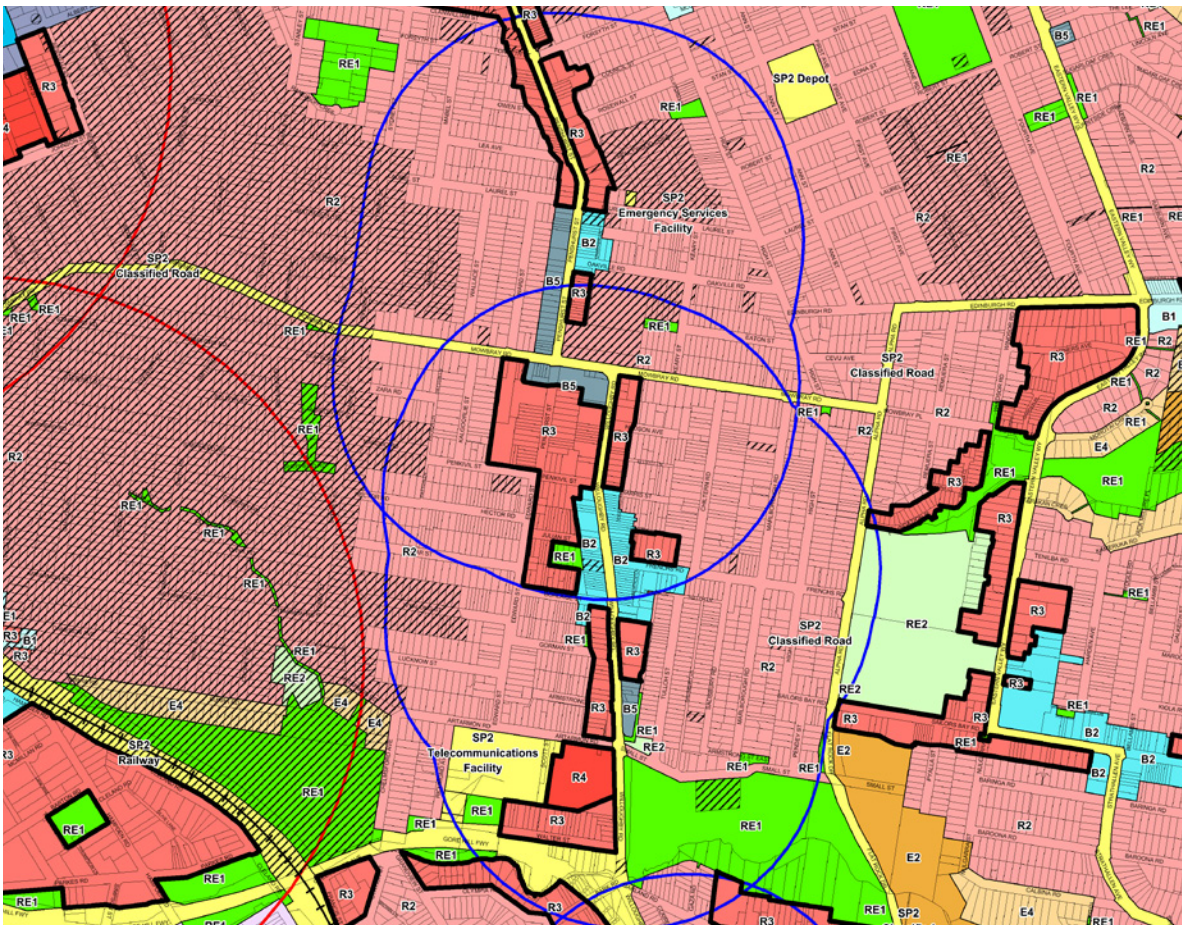
Map 2 outlines the 800m area Artarmon Station highlighting the R3 / R4 zoning in black. The hatched area is heritage conservation.

Map 2 – Please refer to page 7 for the Land Zoning Map Legend.



## 5 AREAS SUGGESTED FOR INVESTIGATION

### 5.3 WILLOUGHBY



Based across 2 business centres – the Penshurst Street shops located between Laurel Street and Mowbray Road and the Willoughby Road shops located between Mowbray Road and Artarmon Road. There are sections of R3 Medium Density zoned land which borders these centres along Penshurst Street and Willoughby Road.

Parts of the R3 land were rezoned as part of WLEP 2012. Map 3 outlines the R3 land within these 2 catchments. The hatched area is heritage conservation.

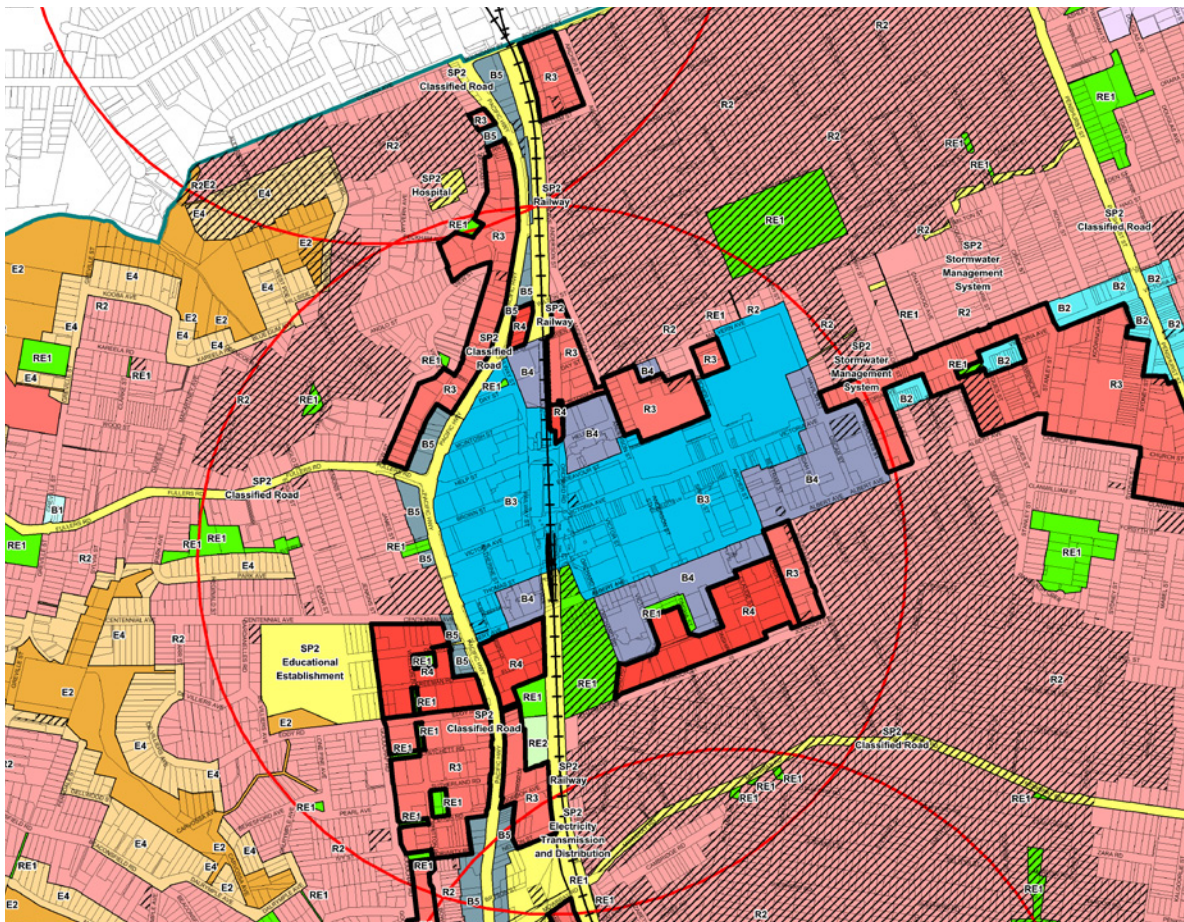
Map 3 – Please refer to page 7 for the Land Zoning Map Legend.



#### 5.4 CHATSWOOD (EDGE)

A Study is being carried out separately for Chatswood CBD.

There are limited remaining residential development opportunities for Chatswood. R3 and R4 land are located on the edge of the CBD, generally west of the Pacific Highway and around the B3 zoning. All of these areas fall into the 800m catchment of either Chatswood, Roseville or Artarmon railway stations.

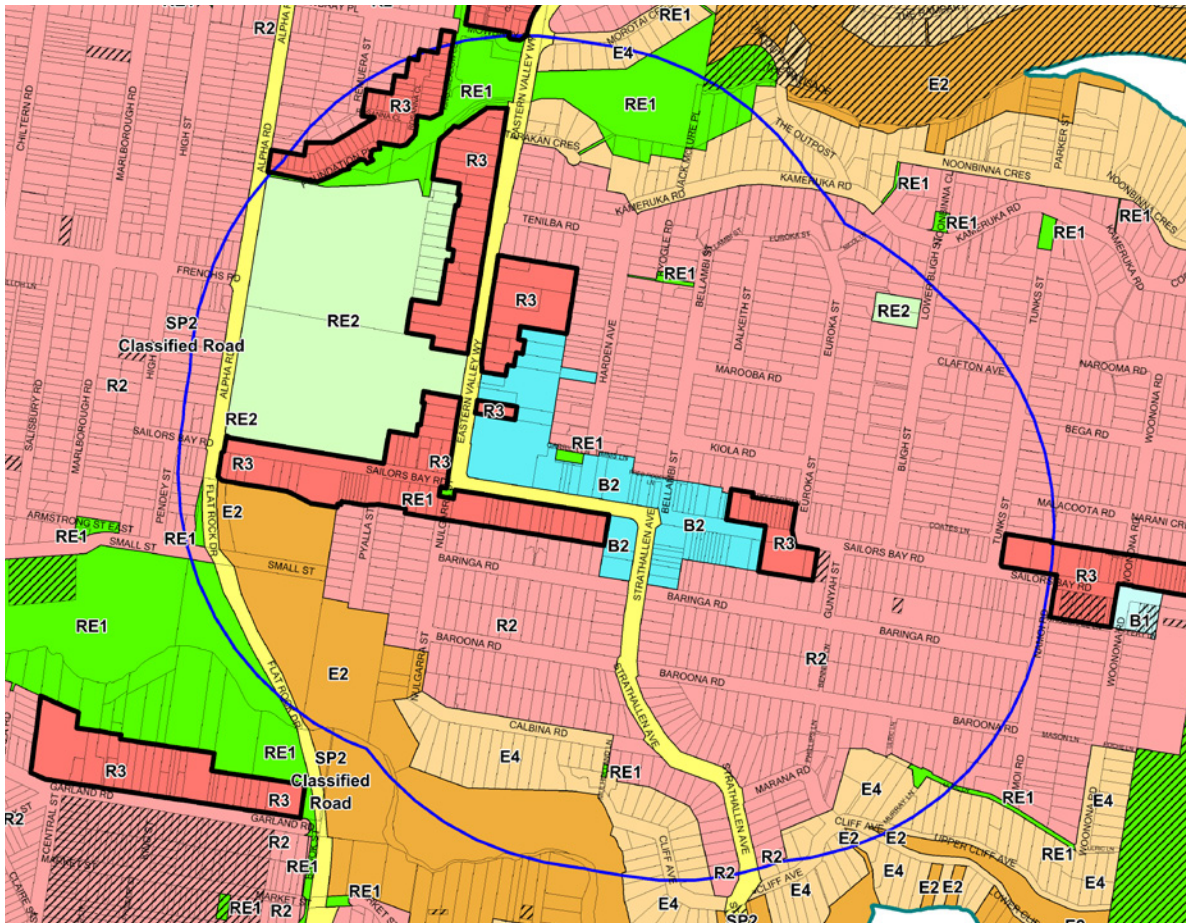


Map 4 – Please refer to page 7 for the Land Zoning Map Legend.



## 5 AREAS SUGGESTED FOR INVESTIGATION

### 5.5 NORTHBRIDGE



Map 5 – Please refer to page 7 for the Land Zoning Map Legend.

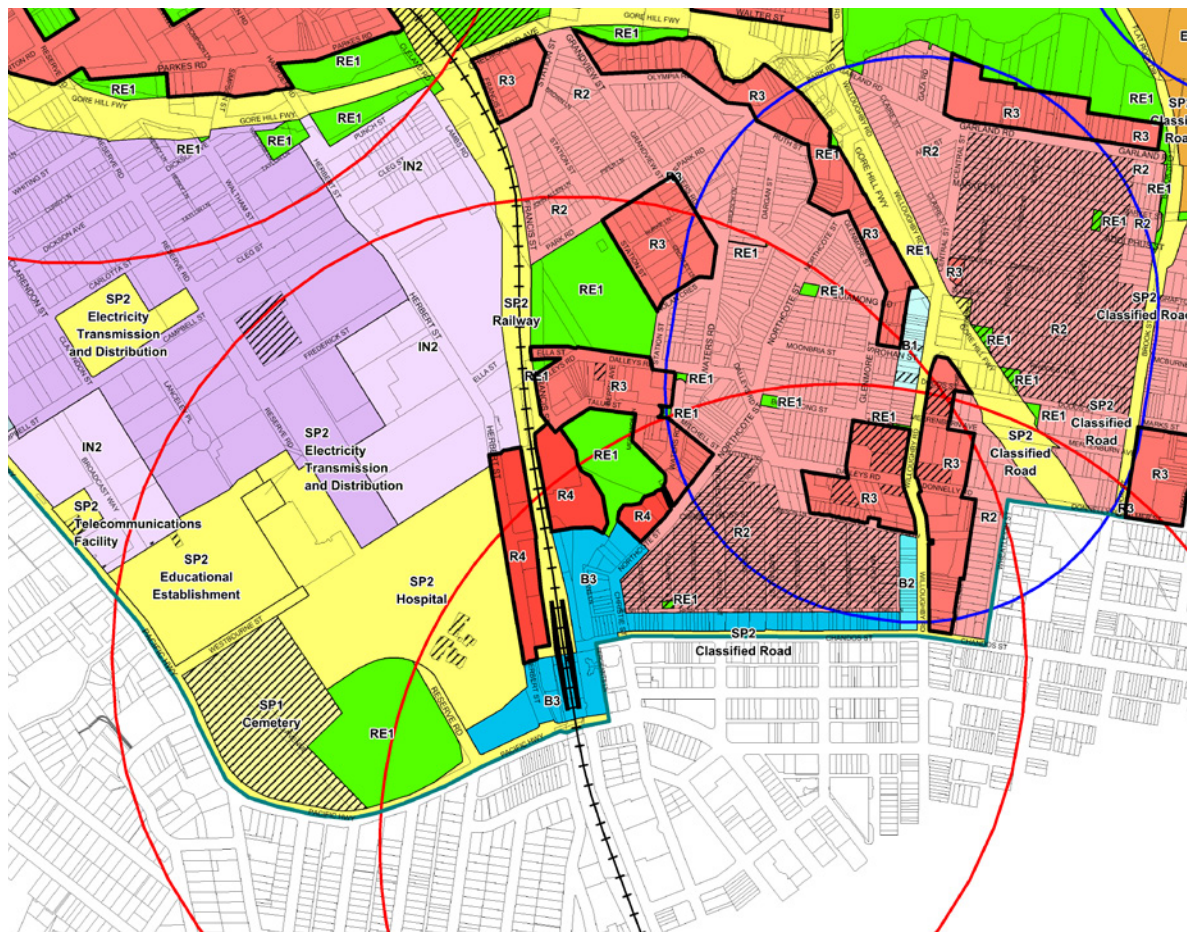
Northbridge Town Centre is a major entry point to Willoughby from the south.

The business precinct is located on one of the major arterial routes along Sailors Bay Road (west), Strathallen Avenue and Eastern Valley Way. Regular bus routes service the centre to Sydney CBD and Chatswood.

There are some R3 Medium Density zoned land located along Sailors Bay Road and Eastern Valley Way. Some of this was rezoned as part of WLEP 2012.

Map 5 outlines the area around the centre of Northbridge highlighting the R3 zoning in black.

## 5.6 ST LEONARDS / NAREMBURN



Map 6 – Please refer to page 7 for the Land Zoning Map Legend.

St Leonards is located to the south of Willoughby LGA and is centrally located for public transport and comprises high density commercial and residential areas.

The Business areas in the catchment include the B3 Commercial Core zoning next to St Leonards Station and along Chandos Street, and 2 business sections along Willoughby Road – one area to the north of Willoughby Road between the Gore Hill Freeway and Merrenburn Avenue and the other on the southern section of Willoughby Road between Lawson Lane and Chandos Street.

The R4 High Density Residential zone is located adjacent to St Leonards Railway Station. The R3 Medium Density Residential generally borders land adjacent to the Freeway and along Willoughby Road.

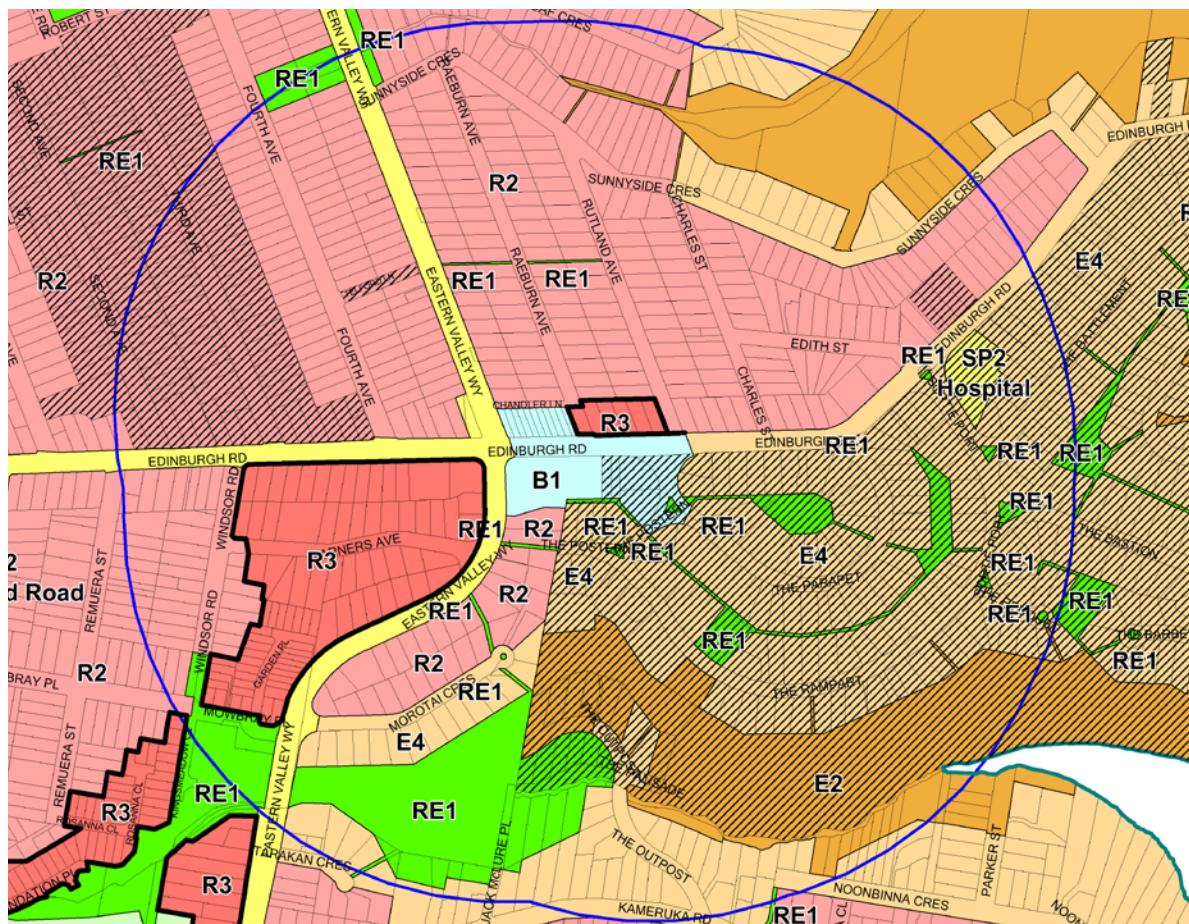
In July 2016, The Department of Planning & Environment publically announced its intention to undertake a strategic planning investigation of the St Leonards and Crows Nest Station Precinct. The investigation area incorporates areas that are within walking distance of the existing St Leonards station and the proposed Crows Nest station as well as the industrial and employment areas in Artarmon.

Map 6 outlines the 800m area around St Leonards Station and the proposed Crows Nest Station as well as 400m around Naremburn shops. The hatched area is heritage conservation.



## 5 AREAS SUGGESTED FOR INVESTIGATION

### 5.7 CASTLECRAG



Map 7 – Please refer to page 7 for the Land Zoning Map Legend.

The Castlecrag business centre is located on the corner of Edinburgh Road and Eastern Valley Way. Buses run along Eastern Valley Way and the centre is well serviced for public transport with frequent buses to the Sydney CBD.

The R3 Medium Density Residential zonings in the vicinity of the Castlecrag centre were rezoned as part of WLEP 2012. To date, there has been no take up of these sites for medium density development.

Map 7 outlines the area around Castlecrag Centre highlighting the R3 land in black. The hatched area is heritage conservation.

## 6 ACTIONS AND NEXT STEPS

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This Position Statement is the beginning of a process to engage stakeholders and the community in a discussion about housing growth in Willoughby. It proposes as a starting point that the R3 and R4 zoning controls be reviewed in order to establish what changes may be required to stimulate activity on sites in the R3 and R4 zones and see them developed to provide additional housing in response to growth.

A focussed Study is being carried out separately for Chatswood CBD and will be placed on exhibition concurrently with this Position Statement.

Underlying this Position Statement is the intention that the work will result in:

- the majority of new housing within 400m walking distance of a centre and in areas already zoned for higher densities;

- a review of controls for these areas to stimulate redevelopment;
- the identification of sites for an increase in controls being included in Council's affordable housing areas;
- an examination of capacity of existing facilities and social infrastructure such as schools and open space.

Feedback received from the community engagement process will inform drafting of this aspect of the Willoughby Planning Strategy.

