



# **CANTERBURY BANKSTOWN HOUSING STRATEGY SUMMARY REPORT**

AUGUST 2019

PREPARED FOR  
CITY OF CANTERBURY BANKSTOWN





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## Quality Control

This document is for discussion purposes only unless signed and dated by a Principal of HillPDA.

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## Executive summary

*The City of Canterbury Bankstown identifies as a vibrant, culturally and linguistically diverse City with a rich heritage and a community ready to embrace the future.*

With an estimated population of 381,212 it is the most populous local government area within Greater Sydney. It is well located in term of connecting with major metropolitan centres being only 13 km south-west of Sydney CBD and 10 km to the south of Parramatta CBD.

Located within the South District, Canterbury Bankstown sits within a treasured natural environment with rivers, creek and bushland that will be protected and enjoyed. Canterbury-Bankstown 's residential areas are well serviced with parks, schools and cultural and community facilities dispersed throughout the City. Combined the LGA's suburbs, centres and neighbourhoods offer a broad range of housing options and opportunities. From traditional low rise suburbs to contemporary urban living in an emerging CBD, Canterbury Bankstown is well positioned to provide all housing opportunities into the future.

Canterbury-Bankstown's suburbs and neighbourhoods are a foundation for the Canterbury-Bankstown's identity and character. Protecting this character while balancing the need for growth, is an important challenge when planning for the future. Yet Council needs to plan for new dwellings across a range of housing types, locations and price points to meet the needs of families, couples, older people and those with special housing needs.



Over the next 20 years current population trends are likely to be influenced by new infrastructure transformations and changing housing needs. Some of these transformations will bring faster transport connections through-out the Greater Sydney region. Other transformations will see bring changes to the types of jobs available, emerging industries and services and access opportunities to improved cultural, community and natural facilities and assets. The types of housing needed will become more diverse. Providing opportunities for a diversity of housing that will meet future needs is key component of Councils planning for the future.

## Housing targets

The Greater Sydney Commission has set a target for Canterbury-Bankstown to deliver an additional 13,250 between 2016 and 2021. The Greater Sydney Commission has also suggested that Canterbury-Bankstown deliver an additional 58,450 dwellings by 2036. Research on existing capacity across the LGA for new housing, as well as analysis of current trends in housing take up, suggest there is demand for approximately 39,50 new dwelling across the City by 2036. Council is

planning for approximately 50,000 new dwellings by 2036, based on areas existing capacity and areas that may change in density.

## Planning for additional housing

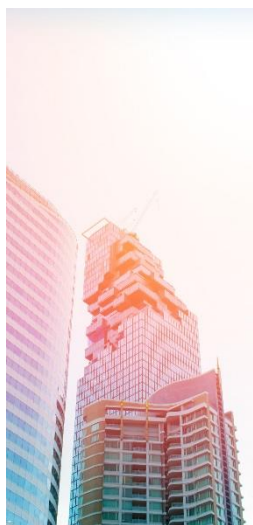
The City's demography, dwelling supply, environmental constraints and development opportunities have been examined. All of these factors have been balanced to develop the following set of principles - to guide Council's future decision making when planning for additional housing.

## Principles to guide the delivery of additional housing

<b>1</b>	Land use zoning needs to allow for the delivery of around 50,000 new dwellings in the LGA to accommodate new population growth	<b>6</b>	Infrastructure delivery needs to be matched with housing and population growth
<b>2</b>	New housing is best located in centres to maximise access to services, jobs and amenities - Aim to locate 80% of new housing within walking distance of mass transit	<b>7</b>	More affordable housing is necessary to support the community and reduce housing stress
<b>3</b>	A variety of dwellings, in terms of location, dwelling type, size and price points that provide housing across the full spectrum of housing types and tenure, will be needed to meet the needs of a diverse and aging population and to support employment and economic aspirations of the city.	<b>8</b>	The transition Bankstown to a modern high rise CBD will increase the diversity of housing in the LGA and reduce the pressure for housing growth in other centres and in suburban areas.
<b>4</b>	Housing should be located and designed to be compatible with the existing or desired future character of centres and neighbourhoods, with thresholds for design excellence.	<b>9</b>	The transition of Campsie to a lifestyle precinct will improve the entertainment and leisure opportunities available to residents and contribute to housing diversity.
<b>5</b>	Appropriate densities in centres are to be developed through design led and place based plans in order to prioritise good design outcomes in accordance with a hierarchy of centres and place characteristics	<b>10</b>	Existing suburban area are important to the character of Canterbury Bankstown and supply family style housing.

## Increasing housing supply

This Local Housing Strategy has been developed in collaboration with studies relating to transport, employment and infrastructure. Through these studies and coordination undertake to develop the Local Strategic Planning Statement, the key elements of a strategic approach to accommodating dwellings are outlined below.



Bankstown CBD will transition to a modern high profile mixed use commercial CBD providing apartment accommodation suited to singles, couples older people and families.

Consistent with Greater Sydney Commission's position, 5%-10% of new dwellings in Bankstown CBD be affordable dwellings targeted to essential urban workers such as teachers, nurses, police officers.

Incentives for student housing will support the establishment of a new Western Sydney University Campus and student aviation functions of Bankstown Airport. Executive, short-stay and medium term accommodation should also be considered to support Bankstown's emerging health and education role.



Housing in Campsie and its immediate surrounds will provide mixed housing options suited to singles, couples, older people and families around the town centre. New housing will maintain the existing character of Campsie.

Consistent with Greater Sydney Commission's position, 5%-10% of new dwellings in Campsie will be affordable dwellings targeted to essential urban workers such as teachers, nurses, police officers

Campsie will emerge as a lifestyle precinct with a strong night time economy and vibrant entertainment precinct. Stronger connections to Canterbury Hospital, the Cooks River foreshore, Bankstown CBD and Sydney SBD will improve the functionality of Campsie.



New housing in local centres such as Canterbury, Belmore, Yagoona and Lakemba will provide a mix of dwelling types in a built form that prioritises the need to maintain local character.

Additional housing in these suburbs will have good access to jobs and community facilities. Improved civic spaces and public domain will provide opportunities for social interaction and community based activities.

Population increases resulting from housing growth will support local businesses.



New housing in village centres such as Canterbury Road Corridor Nodes, Narwee, Clemton Park Roselands and, Yagoona (Hume Highway/ Rookwood Road) will add to the diversity of housing choice while maintaining existing character. Housing in these centres could include low rise medium density dwellings such as terrace houses.



Existing suburban precincts will continue to provide family style accommodation, meeting the needs of a large number of families in the LGA and allowing existing residents to age at home if they choose to.



## Increasing affordable housing

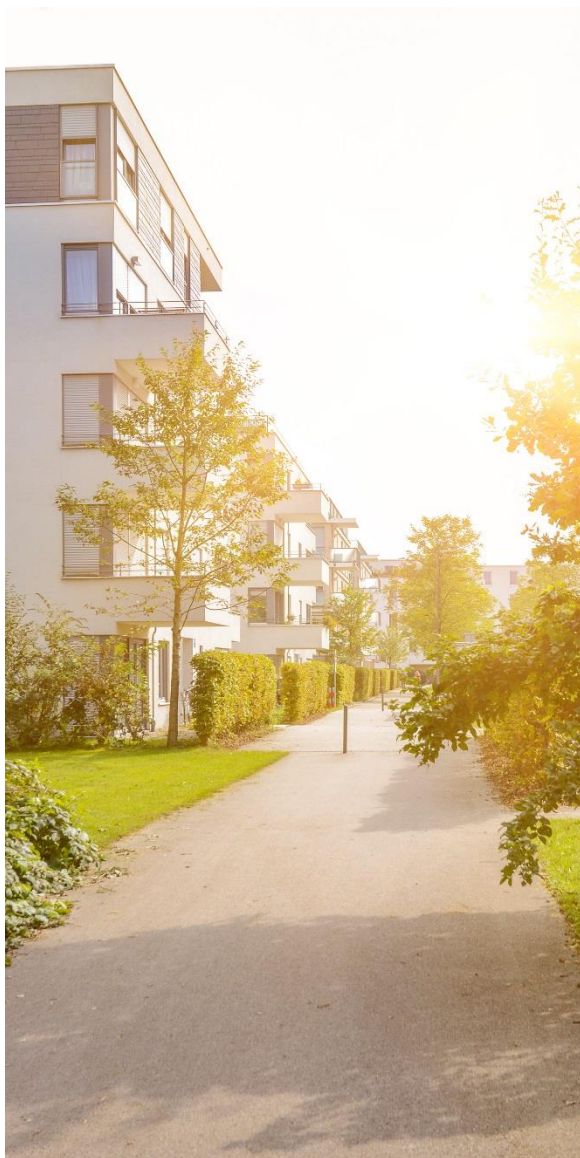
Housing costs are increasing. Housing prices in Canterbury-Bankstown, like the rest of Greater Sydney, have been increasing. Between 2006 and 2016, the median mortgage in the LGA increased by \$4,500 (23%) and the median rent increased by \$9,360 (90%). In the less affluent parts of the LGA, households are spending relatively more on their housing. In 2016, the median household income in Canterbury-Bankstown varied from \$52,624 per annum in Lakemba to \$92,352 per annum in Canterbury-Ashbury. In Lakemba the median rent was 35% of a household's median income yet in Chullora it was 28%. In 2016, 9.7% of households were experiencing mortgage stress.

*A holistic approach to the design of communities is crucial to ensure affordable living - through the inclusion of the cost of dwelling, transport, food and clothing and access to amenities, green space, schools and jobs in affordability analysis<sup>1</sup>.*

Consequently, the need for affordable housing options has been considered as part of this strategy. Further work is needed to develop a tailored response to the housing affordability problem in Canterbury-Bankstown. The range of affordable housing types is growing as innovative models are trialled in Australia and overseas. A summary of affordable housing options are detailed below. Canterbury-Bankstown can build on these learnings

Housing Type	Target households	Need
<b>Crisis and emergency accommodation</b>	Homeless or at risk of homelessness including youth aged 18-25, women escaping domestic violence, women with children, other vulnerable individuals and households	High
<b>Social Housing</b>	Very low income households who are unable to access and maintain shelter through the private market	High
<b>Low cost rental accommodation (e.g. boarding houses)</b>	Low to moderate income households, typically single person households	High
<b>Affordable housing</b>	Low to moderate income households including key workers	High
<b>Smaller dwellings in private rental market</b>	Moderate income households	Moderate
<b>Affordable dwellings for home purchase</b>	Moderate income households	Moderate

<sup>1</sup> 8 Zingoni de Baro, M.E. Kraatz, J. *Changing Demographics And Housing Typologies: Addressing Social And Affordable Housing In Australia*, Joint Asia-Pacific Network for Housing Research and Australasian Housing Researchers Conference Griffith University, Gold Coast, Australia, June 6-8 2018



## Strategy

Planning for housing is being informed by transport, environmental, employment and infrastructure planning. A collaborative approach has determined that focussing new housing in centres with access to mass transit provide better living conditions and minimises urban costs.

1

Deliver quality housing in liveable neighbourhoods to support population growth

4

Provide a choice of housing type, size tenure and price, to suite each stage of life

2

Focus new housing within walking distance of mass transit or a centre

5

Ensure design excellence on large developments

3

Ensure new housing in suburban areas and village centres maintains neighbourhood character

6

Provide housing to support strategic functions of Bankstown and Campsie



## 1.0 INTRODUCTION



*In 20 years' time CBCity will have harnessed the area's social, environmental and economic assets to provide healthy, prosperous, well designed and distinctive places.*

The City's community strategic plan (*CBCity2028*) sets out a 10 year plan for the City. The community determined that they want Canterbury-Bankstown to be a thriving, dynamic and interesting city which is home to a happy, healthy and safe community.

*CBCity 2028* recognises the need to plan for people first and then buildings and not the other way around.

Canterbury-Bankstown is made up of communities with our town centres, community facilities and recreational spaces providing focal point for community life.

Providing homes that meet the needs of Canterbury-Bankstown's population is a fundamental requirement. Predicting what types of homes will be needed is challenging as the population is growing and changes.

Having a diverse mix of houses, in suitable price submarkets, in locations that have good access to jobs, service and recreations will position Canterbury-Bankstown to respond to the housing needs of the future population. It will also help our communities to grow and support new households as they move into the area or form from young couples and families

Paying special consideration to the needs of households on very low and low incomes as well as those with special needs such as accessible homes will assist us to have a housing supply that meets all of our needs.

*CB City 2028* reports the community wants:

- An accessible city with great local destinations and many options on how to get there.
- A well designed, attractive city which preserves the identity and character of local villages.
- Access to affordable and decent housing.
- Better designed and well-managed development, including affordable housing, enough off-street car parking and not too much high density and overcrowding.
- A destination City, heritage-protected, having quality social interactions, clean, cosmopolitans, full of markets, arts and culture, safe, affordable and diverse when it comes to housing, having good amenities and open spaces.

This draft housing strategy seeks to build on *CB City 2028* to ensure that housing is delivered in a way that meets the community's aspirations and needs.

## 1.1 About this strategy

This draft Housing Strategy puts forward a pathway for the City to have the housing it needs for the population of 2036.

It responds to the requirements of the Greater Sydney Commission's South District Plan. It has been developed in tandem with a strategy for delivering jobs, infrastructure and a green and blue grid to the LGA – to provide for balanced growth that will support the community and maintain the distinctive Canterbury-Bankstown character.

This draft Strategy is based on an assessment of Canterbury Bankstown's:

- Current demography.
- Current housing supply.

- Projected housing demand having regard for expected population growth and change.
- Existing capacity to provide additional homes under current planning controls.
- An assessment of suitable areas to accommodate projected growth.
- A consideration of local:
  - Land use opportunities and constraints to inform growth locations.
  - Potential growth locations.
  - Existing and planned infrastructure.

The research and data used to develop this strategy is outlined in a separate report entitled *Canterbury Bankstown Housing Strategy*.

## 2.0 DEMOGRAPHIC PROFILE

The first step in preparing a housing strategy is to understand the community, to understand their likely housing needs and to see whether the current housing supply matches that need. A housing strategy is a Council's plan to deliver housing that matches the needs of the community.

At the 2016 census Canterbury Bankstown LGA had a population of 346,302, making it the largest LGA in terms of population in NSW. Canterbury Bankstown has experienced a population growth of +45,850 over the past 10 years.

The Canterbury Bankstown community is very diverse and growing quickly. Planning for new housing needs to consider the demography of the existing and projected population.



### A growing area

Canterbury-Bankstown has grown by almost 46,000 people since 2006. Particular hot spots of development were Canterbury (South) - Campsie, Punchbowl and Yagoona – Birrong - providing a variety of dwelling types, ranging from single houses and terraces in Potts Hill to mid-density residential flat buildings in Campsie and Punchbowl and apartments in Bankstown.



### Urban renewal fuelled by transport infrastructure

The Stage 2 City and Southwest Metro (Sydenham to Bankstown) – approved in December 2018 - will create a focus for new housing development. Investments in mass rapid transit usually leads to increased private investment around stations, include new housing development. Identified precincts

for investment along the metro line are Canterbury, Campsie, Belmore and Lakemba. Housing development should be managed to maintain existing character and improve liveability for the current and future community.



### A strong and diverse community

The LGA has a long-residing community of 'locals' with noticeable migration rates – 68% of residents today also lived in the LGA five years ago.

An increasingly multicultural LGA caters for diversity - cultural communities are anchors for newly arrived migrants.



### An emerging young and professional workforce

Canterbury-Bankstown one of the "younger" councils of Greater Sydney. A new university campus and hospital in Bankstown will attract increase numbers of students and young professional to the area, requiring a different housing mix.



### Housing needs are diverse

Canterbury-Bankstown is predominately a family area - Couples with Children make up 40% of the households.

Beyond 2016, the need to cater for mature aged communities will become increasingly important as the population is projected to age rapidly nationwide with high growth rates forecasted for people over 65.

Some homeowners are capitalising on their assets. Semi-detached housing and high-density living have risen since 2006 adding more dwellings to LGA. This trend is set to continue.





### **Residents are becoming increasingly car-dependent**

While the number of households owning motor vehicles is high, the number of households with three, four or more motor vehicles is increasing.

The planned investment in future transport infrastructure may impact on preferences for mobility and private vehicles. Increasing housing near rail stations will encourage public transport use, reducing traffic congestion and environmental impacts of car use.



### **The proportion of households renting is increasing with increases in group households**

The share of households renting has risen by approximately 4% since 2006, becoming the most prevalent tenure type in Canterbury-Bankstown. Most households in Canterbury-Bankstown pay \$450-\$549 in rent, and most household earnings range from \$400 - \$1,249 per week (equivalised).

The number of group households increased by approx. 2,000 since 2011 with Canterbury (South) - Campsie being a particular hotspot. Providing housing that is suited to group households is important.



### **Some households are experience housing stress**

At the 2016 census 18.6% of households were experiencing housing stress, being in the lowest 40% of household's incomes and paying rent or having housing repayments greater than 30% of their household income. This was high compared to the average for Greater Sydney (11.8%). In the decade to 2016, the



median mortgage repayments in the LGA increased by 23% compared to 20% in Greater Sydney.

### **Diversity of places**

In general, the more mature households are located on the outskirts of the LGA with higher provisions of separate houses – suburbs of Padstow, Kingsgrove (North) - Earlwood, Panania - Milperra and Canterbury (North) - Ashbury. In these areas, most families are transitioning as children are, or have, reached adulthood and moving out of home. The housing stock is not yet responding to the changes in household size.

Source: SGS Economics Draft Canterbury Bankstown Demographic Study 2019

## 3.0 HOUSING DEMAND

### 3.1 Projected housing demand 2019-2036

Canterbury Bankstown LGA has been growing rapidly. Between 2011 and 2016, the population increased by 26,826 people. The population is expected to grow by an additional 112,869 between 2021 and 2036. This represents an increase of 8.9% each five years. Compared to the previous growth rate (7.36%), growth is predicted to be at a slightly higher rate in the future. These projections have been translated not a projected number of dwellings needed to house the population.

HillPDA's projections for future dwellings in Canterbury Bankstown LGA are provided in the table below compared to projections prepared by Forecast ID and the Greater Sydney Commission's Target (extrapolated for five year intervals). The projections are based on an analysis of historical trends and anticipated impacts from investment in major urban infrastructure including the Sydenham to Bankstown Metro.

HillPDA projects that there will be demand for an additional 39,350 dwellings in Canterbury Bankstown LGA by 2036

#### Projected dwellings

Source	2016	2036
HillPDA**	121,319	160,669
Forecast ID*	122,738	162,320
GSC 5yr & 20 Target extrapolated ***	121,319	179,769

\* Forecast ID dwelling projections at LGA level. 2016 is an adjusted census count. Calculations 15% below use the census count of 121,319

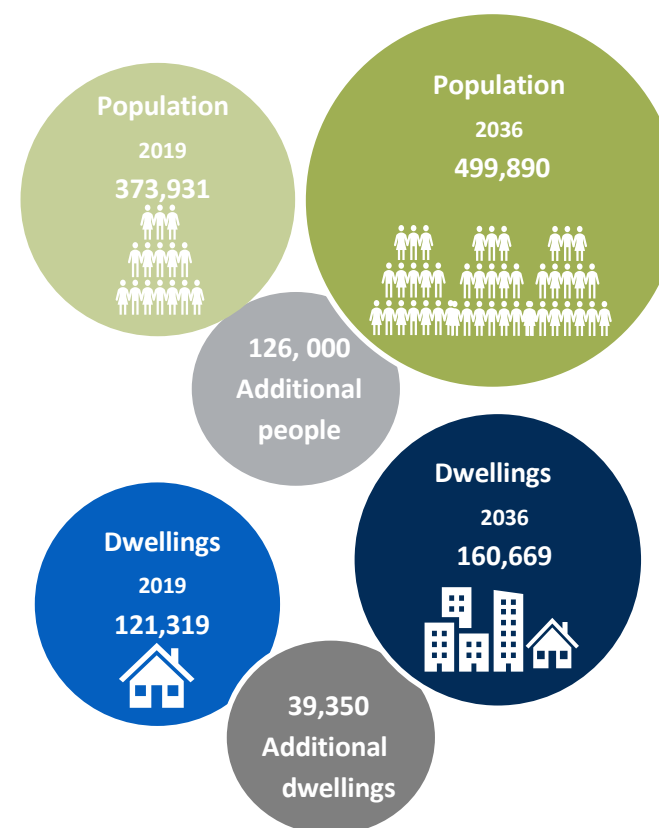
\*\* HillPDA projection based on past growth rates and take up

\*\*\* As stated in South District Plan, page 26 and extrapolated using a constant growth rate

### 3.2 Housing targets

The Greater Sydney Commission has established housing targets as a tool to support the creation and delivery of housing supply for the short, medium and longer terms. These targets exceed the projected dwellings demand above, which is based on recent trends and anticipated take up arising from investment in infrastructure.

The Greater Sydney Commission has set an aspirational target for Canterbury Bankstown LGA to deliver 58,500 dwelling by 2036, suggesting the LGA should increase its contribution toward accommodating population growth across Greater Sydney.



The aspirational target by the Greater Sydney Commission would require an average of 2,900 additional dwellings to be delivered each year. The dwelling projections by HillPDA suggest around 1,900 dwellings per annum.

HillPDA Dwelling Projection		Greater Sydney Commission Target	
2016-2021	2016-2036	2016-2021	2016-2036
9,000	39,350	13,250	58,450

Recent dwelling construction and development approvals have been reviewed to monitor how the LGA is tracking towards the GSC's target of 13,250 dwellings by 2021. From January 2016 to April 2019 there have been 8,368 dwellings completed within Canterbury Bankstown LGA. In June 2019, there were a further 3,700 dwellings under construction. Current indications are that LGA may fall short of the Greater Sydney Commission's target for 2021.

*Based on past performance of the market, Canterbury Bankstown has the demand to contribute up to 39,350 new dwellings by 2036. However, we will aim to provide capacity for 50,000 new homes to align more closely with the South District Plan and create flexibility for additional take up.*

### 3.3 Current capacity for new dwellings

HillPDA has analysed the capacity to accommodate additional dwellings in the Canterbury Bankstown LGA under current planning controls – zoning, floorspace ratios and maximum building height. Details relating to this analysis are provided in a separate background report.

The LGA currently has capacity for around 46,000 dwellings, based on current planning controls. This falls short of 50,000 dwellings being planning for. Much of the current capacity is in Bankstown CBD and in suburban locations. However, the preferred approach is to deliver new housing in centres, allowing the suburbs to maintain their current built form and character. While Council is planning for 50,000 dwellings, in response to the Greater Sydney Commission's targets, is anticipated that demand for new housing will be 39,350 dwellings between 2016 and 20336 based on current and expected market trends.

Across the LGA there is significant capacity for a variety of housing types including, dual occupancies, secondary dwellings, shop top housing, multi-unit housing and residential flat buildings. In this sense, the LGA is well positioned to deliver a variety of housing types and sizes.

Calibration and redistribution of the existing dwelling capacity is required to refocus growth in centres and to protect the low density character of suburban neighbourhoods within Canterbury Bankstown. This will result in reducing the development potential in the suburbs and increasing potential in centres, which are well serviced by public transport, infrastructure, and services.



## 4.0 Delivery approach



### 4.1 Principles for housing delivery

The following principles have been adopted to guide decisions about future housing delivery:

- Land use zoning needs to allow for the delivery of around 50,000 new dwellings in the LGA to accommodate new population growth
- A variety of dwellings should be provided in terms of location, dwelling type, size and price points will be needed to meet the needs of a diverse and aging population within the full spectrum of housing
- New housing is best located in centres to maximise access to services, jobs and amenities
- Housing should be located and designed to be compatible with the existing character of centres
- A commitment to delivering more affordable housing is necessary to support the community and reduce housing stress
- Infrastructure development needs to be matched with housing and population growth
- The transition of Bankstown to a modern high rise CBD will increase the diversity of housing in the LGA and reduce the pressure for housing growth in other centres whilst also supporting the City Centre's employment, health and education and strategic functions
- The transition of Campsie to the lifestyle precinct will improve the entertainment and leisure opportunities available to residents and contribute to housing diversity.

## 4.2 Responding to need

Analysis of the existing housing stock and projected demand has determined that new housing could be targeted to meeting the following needs:

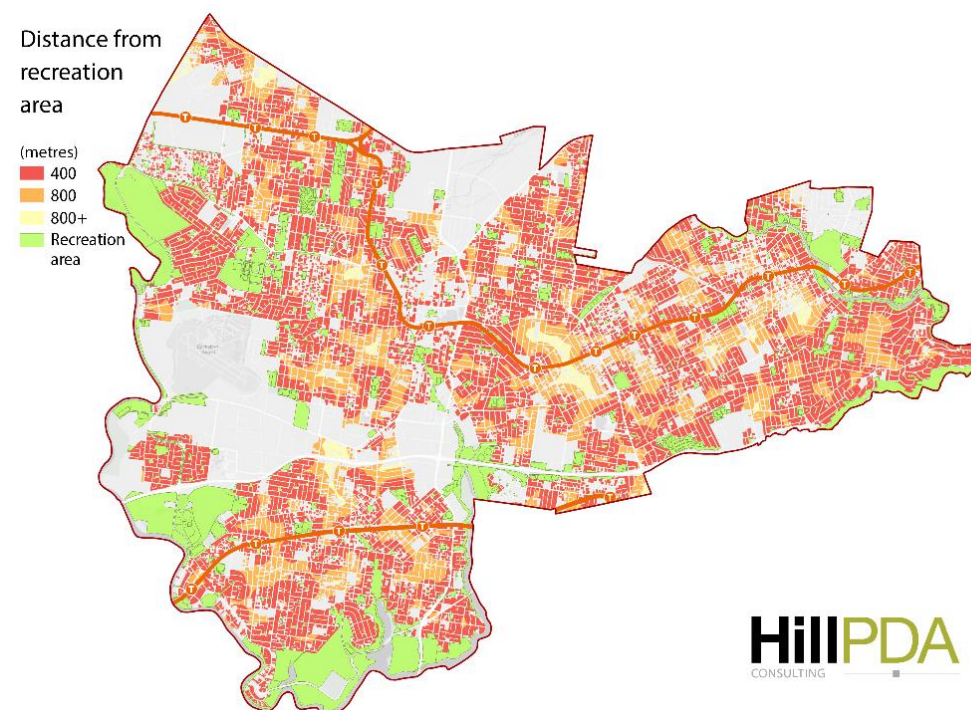
Need	Response
<b>More housing to meet the needs of the growing population</b>	<ul style="list-style-type: none"> <li>Review planning controls to ensure sufficient zoned land is available to accommodate additional housing</li> <li>Develop place based responses in selected centres that will accommodate housing growth, prioritising housing growth in centres, supported by parking rates that are relative to accessibility</li> <li>Prioritise retention of local character through the development of planning controls that are sympathetic to existing urban fabric and built form</li> <li>Implement design excellence requirements for higher density development formats</li> </ul>
<b>More housing that is suitable for families</b>	<ul style="list-style-type: none"> <li>Protect existing family style accommodation in suburban locations</li> <li>Protect existing low cost family style accommodation</li> <li>Encourage a proportion of larger apartments (3+ bedrooms) in selected locations through DCP provisions</li> <li>Continue to support secondary dwellings in low rise suburban locations to allow extended families to live together, whilst ensuring privacy, parking, and design are not compromised. .</li> </ul>
<b>More smaller dwellings are needed for older people and singles</b>	<ul style="list-style-type: none"> <li>Encourage more one and two bedroom dwellings in new high rise and medium density dwellings, through DCP provisions, in locations with good access to services</li> <li>Encourage, through DCP provisions, a growing proportion of accessible dwellings</li> </ul>

<b>More dwellings that are suited to group households</b>	<ul style="list-style-type: none"> <li>Undertake further research into the large number of group homes in Canterbury – Campsie area to better understand the needs of group households</li> </ul>
<b>More affordable housing for household on low-moderate incomes (nurses, teachers, fireman etc)</b>	<ul style="list-style-type: none"> <li>Reviewing Council's Voluntary Planning Agreement to address affordable housing delivery</li> <li>Prepare an affordable housing contributions policy</li> <li>Implement a target for affordable housing delivery through infill development</li> <li>Investigate the accommodation needs arising from the proposed new hospital in Bankstown for nurses, clinicians, visiting specialists and patients and their families/carers</li> </ul>
<b>More student accommodation</b>	<ul style="list-style-type: none"> <li>Encourage affordable rental housing through the introduction of affordable housing objectives into the Canterbury Bankstown LEP</li> <li>Consider the introduction of incentives for student accommodation to coincide with the commencement of operations at the new WSU Bankstown City Campus and to support the student aviation functions at Bankstown Airport.</li> </ul>
<b>Flexible housing</b>	<ul style="list-style-type: none"> <li>Explore housing designs that adapt to the needs of multi-generational housing</li> </ul>
<b>Continuing and growing need for housing suited to families</b>	<ul style="list-style-type: none"> <li>Protect suburban low rise, rise affordable dwellings suited to families.</li> <li>Increase supply of two and three bedroom apartments to provide more affordable housing for young families</li> <li>Ensure apartment development provides for genuine family living through appropriate open space (communal and private) and internal storage and living spaces</li> </ul>

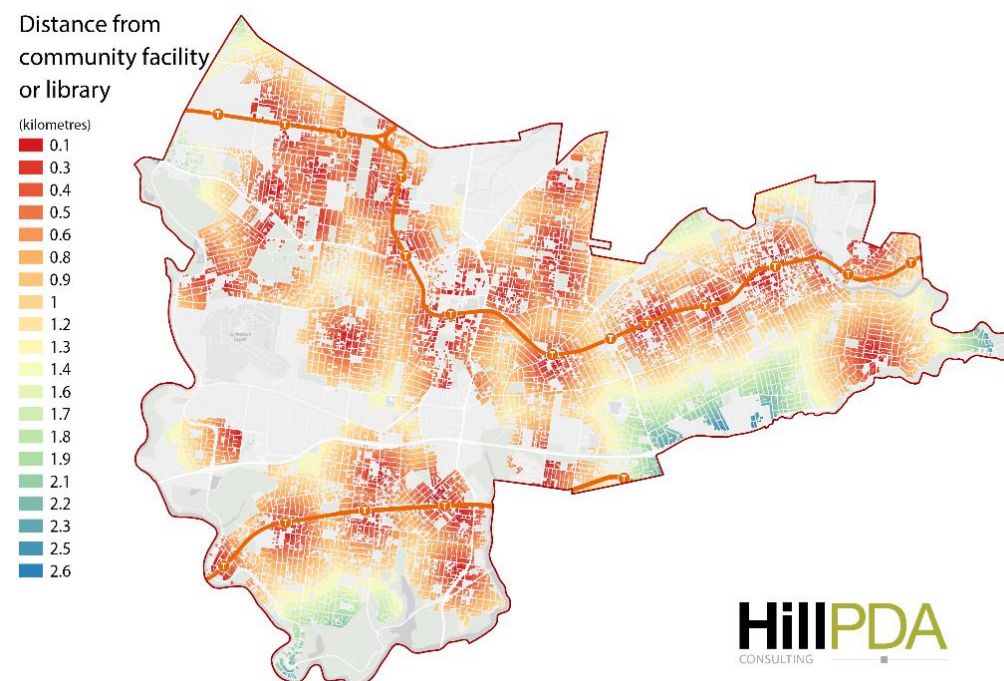
### 4.3 Maximising infrastructure

Locating housing near infrastructure maximises access to open space services and facilities. HillPDA has analysed the location of existing infrastructure. The maps below show the current location of open space and the accessibility of community facilities, primary schools and health services across the LGA. Over time, new infrastructure will be required to support housing in the desired locations.

#### Open space

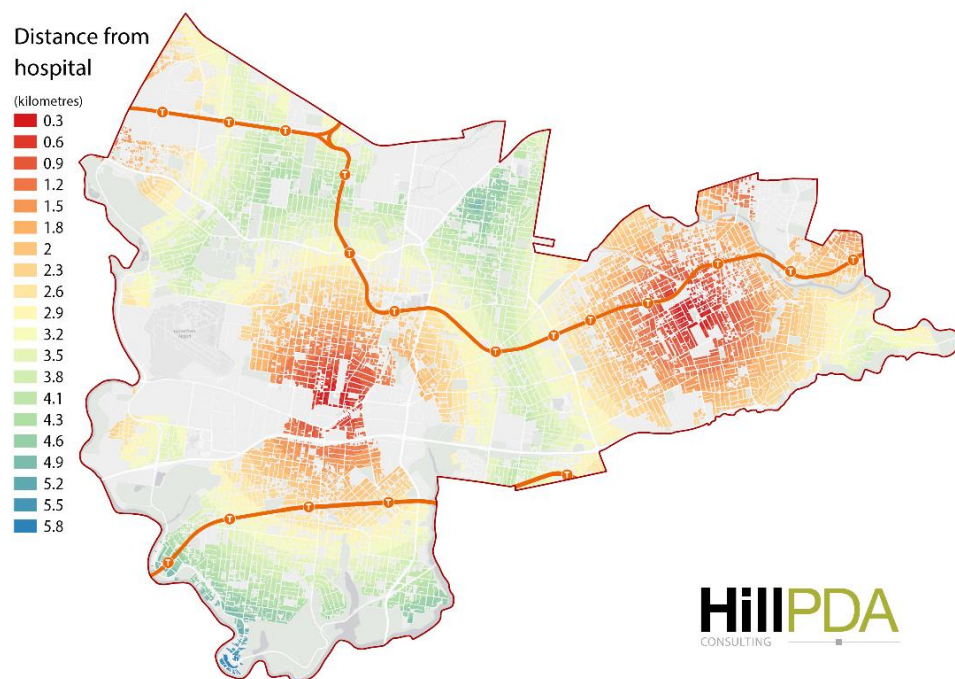


#### Community facilities

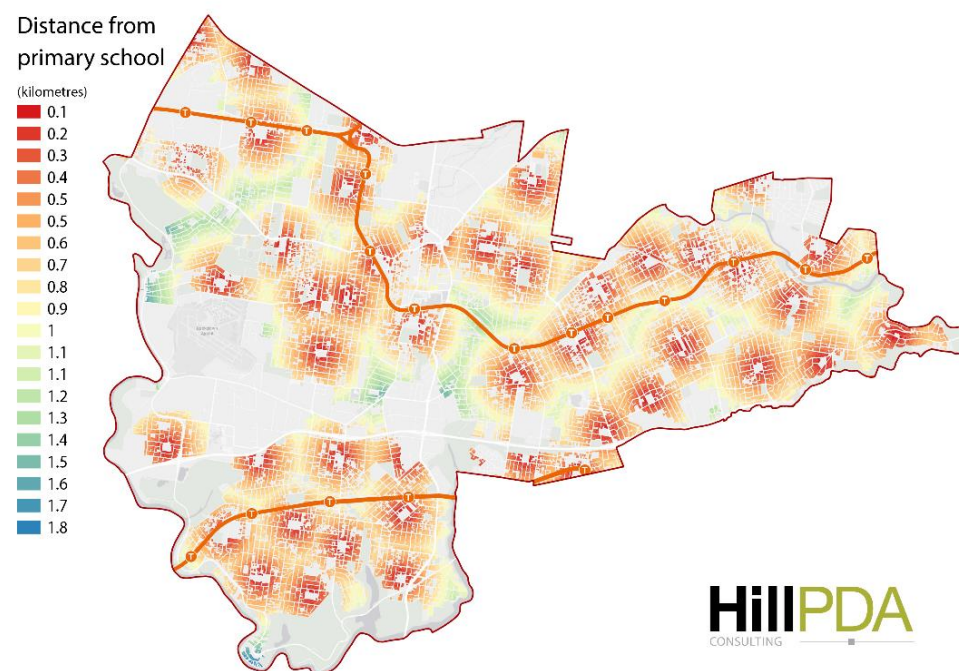




## Health services



## Primary schools



## 4.4 A focus on centres

Locating new housing in centres will:

- Support local businesses – by increasing the population in the local retail catchment
- Minimise the need for car travel and ensure parking rates reflect the relative accessibility of each centre – reducing traffic congestion and environmental impacts of car travel
- Maximise resident's access - to jobs, services, shops, recreation and leisure activities
- Make efficient use of existing infrastructure – minimising the need for construction of new services and facilities
- Generate active centres - interesting and vibrant centres that people enjoy visiting and spending time in
- Providing housing that supports centre functions, particularly for the strategic centres and Bankstown Health and Education Precinct

Centres that are best suited to accommodating additional dwellings have been assessed having regard for:

- The capacity analysis outlined above (section 3.3)
- Detailed investigations into transport, infrastructure and open space
- Previous consultation with the community
- The role and function of the centre – with larger centres being better able to meet the needs of a growing population.

It is anticipated that the centres planned for under the North Central, North East, South East and South West Local Area Plans will be implemented, providing an uplift in capacity, however as shown in the centres table below, the likely take up and demand to 2036 in each centre is likely to be significantly less than the capacity.

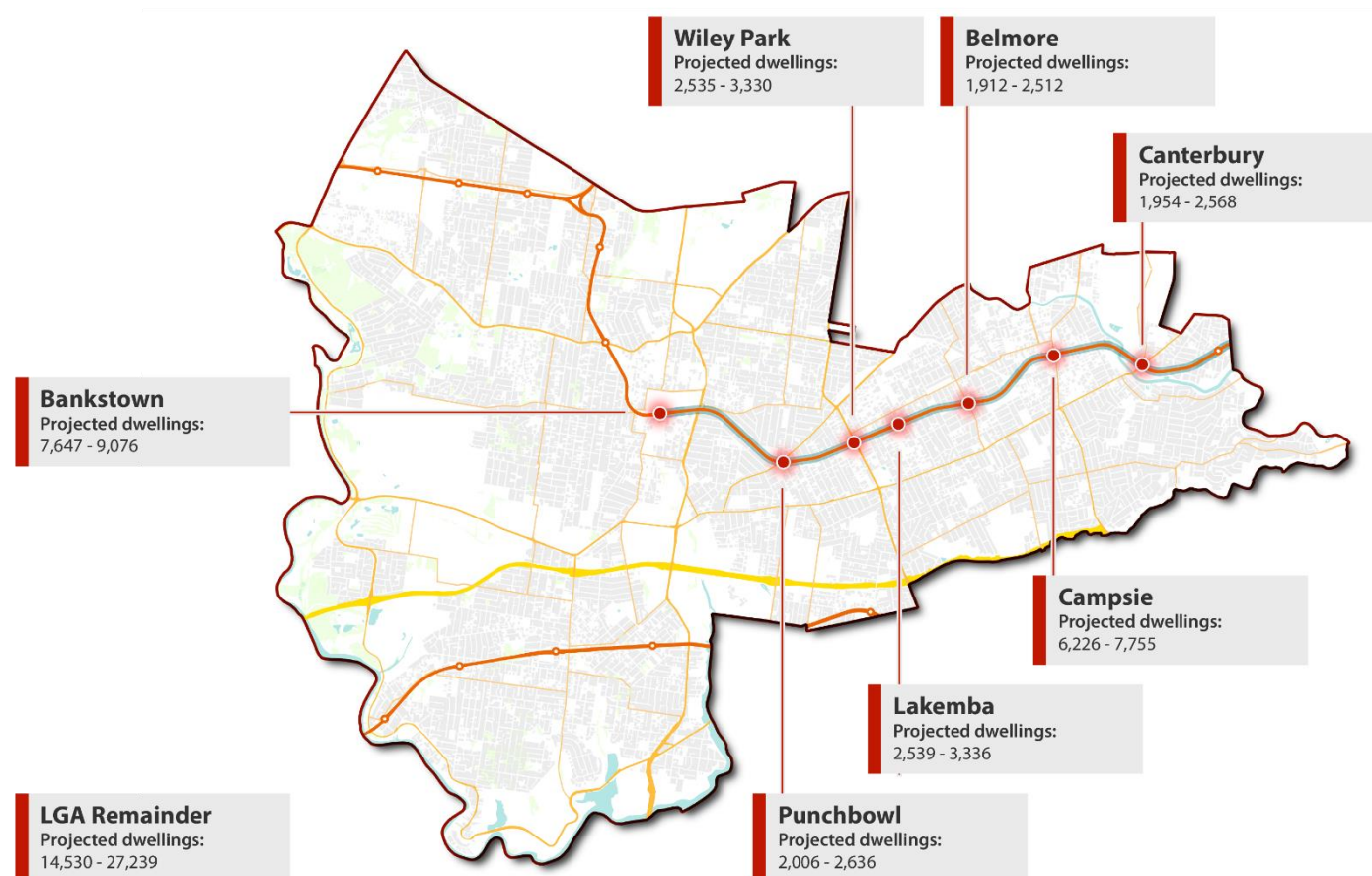
## Centres suited to housing growth

A centres hierarchy, based on commercial activity and size of the centre, is provided below. Outside these centres, housing growth will continue, consistent with current trends. This approach recognises that suburban locations are important to the overall character of Canterbury-Bankstown and housing diversity. Protecting existing suburban housing, outside selected centres is important to the long term diversity of the housing.

<b>City</b>	Bankstown
<b>Town</b>	Campsie
<b>Local Centre</b>	Canterbury, Belmore, Lakemba, Padstow, Revesby, Chester Hill, Greenacre, Yagoona
<b>Village Centre</b>	Punchbowl, Wiley Park, Canterbury Road-Hurlstone Park, Canterbury Road-Campsie, Canterbury Road-Belmore, Canterbury Road-Lakemba, Canterbury Road-Punchbowl, Narwee, Clemton Park, Yagoona-Hume Highway/Rookwood Road, Earlwood
<b>Small Village Centre</b>	Bass Hill, Regents Park, Georges Hall, Condell Park, Hurlstone Park, Birrong, East Hills, Belfield, Croydon Park, Sefton, Panania

### Dwelling projections to 2036

Dwelling projections by suburb, based on historical trends and an increased share of housing going to residential development in Housing strategy and LSPS allowing for a increased share of new housing being located in Bankstown, Campsie and centres on the Metro line. They do not represent dwelling targets. Dwelling projections will be refined with Place Based plans and may change substantially an integrated design approach which considered the feasibility of urban renewal in each of the centres:





## 5.0 HOUSING STRATEGY



### 5.1 Housing vision

This Housing Strategy provides a vision for how new housing growth will be accommodated. This vision is informed by what the community said were its preferences through the community strategic planning process.

*Canterbury Bankstown LGA will have housing that meets the needs of its growing and changing population. New housing development will provide a mix of housing types and sizes in a range of price points. Larger developments will provide at least 5%-10% of new dwellings as affordable housing. New housing growth will be targeted to centres that can offer residents a high level of amenity and access to jobs, services and community facilities.*

## 5.2 Aims and objectives

### Aim 1: Plan for housing to support population growth

Objective	Benchmark	Actions
All households have access to housing that meets their needs.	<ul style="list-style-type: none"> <li>Population growth and housing need are regularly monitors and housing targeted refined</li> <li>Strategic planning allows capacity for: <ul style="list-style-type: none"> <li>13,250 additional dwellings by 2021</li> <li>25,000 additional dwellings by 2026</li> <li>50,000 additional dwellings by 2036.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Conduct annual updates on dwelling approvals and completions</li> <li>Review planning controls as part of the current strategic planning work to permit and adequate housing supply in the LGA.</li> </ul>

### Aim 2: Focus new housing within walking distance of mass transit or an existing centre

Objective	Benchmark	Action
Improved access to jobs and services, with easier movement around the City for all users.	<ul style="list-style-type: none"> <li>80%of new housing growth should be located within walking distance of mass transit.</li> <li>All housing should have easy access to good amenities, services and open spaces.</li> </ul>	<ul style="list-style-type: none"> <li>Review built form controls to permit additional housing to strategic centres to provide the highest share of growth across the LGA.</li> <li>Review built form controls to permit additional housing within walking distance of a train station, with a focus on metro stations.</li> <li>Review developer contributions plans to ensure infrastructure developer keeps pace with population growth.</li> </ul>

### Aim 3: Ensure new housing in neighbourhoods maintains local character

Objective	Benchmark	Action
An attractive and sustainable built environment	<ul style="list-style-type: none"> <li>Place-based planning is completed for city centre, town centre, local centres, village centres</li> <li>The city centre, town centre, local centres, village centres: <ul style="list-style-type: none"> <li>Maintained their current character</li> <li>Infrastructure delivery to match housing growth</li> <li>High quality open space and/or civic spaces suited to community based activities</li> </ul> </li> <li>The city centre, town centre, local centres, village centres are highly valued by residents and the wider community.</li> </ul>	<ul style="list-style-type: none"> <li>Prepare place based plans for key centres to plan for housing growth that is balanced with the need to protect local character.</li> <li>Prepare infrastructure plans and civic improvement plans which support the character, distinctiveness and visual amenity of centres and villages.</li> <li>Protect areas of high ecological and scenic amenity and value.</li> </ul>

### Aim 4: Provide housing choice to suit each life stage through a range of housing typologies, sizes and tenures

Objective	Benchmarks	Action
Residents can remain living in the local area, near friends and family, throughout their lifetime.	<ul style="list-style-type: none"> <li>Planning controls encourage a range of dwelling types</li> <li>Development control plan encourages a range of apartment sizes</li> <li>Development control plan requires and increased proportion of accessible and adaptable housing</li> </ul>	<ul style="list-style-type: none"> <li>Implement affordable housing mechanisms to increase dwellings for essential urban service workers (key workers) such as teachers, nurses, emergency service workers by: <ul style="list-style-type: none"> <li>Identifying opportunities for housing uplift where the provision of affordable housing can be captured</li> <li>Preparing an Affordable Housing Contributions Scheme</li> <li>Encouraging student housing developments to coincide with the opening of the new WSU campus in Bankstown and support student aviation functions at Bankstown Airport</li> <li>Encourage and planning for a range of housing types across the LGA (e.g. smaller dwellings within the centres to suit household structure).</li> </ul> </li> </ul>



## AIM 5. Ensure design quality on large redevelopments

Objective	Benchmark	Action
Large developments are of a high design quality and contribute to the creation of great places	<ul style="list-style-type: none"> <li>New development delivers high quality design outcomes for households and the community.</li> <li>High-growth areas are underpinned by good design ensuring redevelopment contributes positively to the public domain</li> </ul>	<ul style="list-style-type: none"> <li>Introduce a design quality clause within the comprehensive LEP.</li> <li>Provide design quality direction as part of the master planning process for centres including indicative envelopes, public domain interface and movement and connection networks.</li> <li>Establish a design review panel to improve design quality for larger scale developments.</li> <li>Ensure LEP built form controls deliver feasible development and positive design outcomes.</li> </ul>

## 5.3 Strategies

### Aim 1: Delivery housing to support population growth

*We are planning for an additional 50,000 dwellings by 2036. This requires a re-think on planning for new dwellings.*

#### 5.3.1 Adopt housing targets

The background report provides an examination of the Greater Sydney Commission's housing targets in the context of recent trends, market analysis and the capacity of the LGA to accommodate new housing growth.

Strategic planning will be underpinned by the need to deliver around 50,000 additional dwellings in the LGA by 2036. Ongoing monitoring of population growth, dwelling approvals and completions will assist Council to refine its strategic planning as the outlook for housing growth becomes more certain.

#### 5.3.2 Adopt a housing distribution strategy

A theoretical assessment of the LGA's ability to accommodate new dwellings has been undertaken and is presented in the background report. This assessment is based on:

- The principles for housing delivery in section 4.1 above
- Analysis of the theoretical maximum capacity for new dwelling under current planning controls in key centres
- Environmental constraints (e.g. flooding)
- The location of existing infrastructure

The analysis suggests that strategic planning should commence on the basis of the dwelling distribution indicated on page 21. Place-based planning can be undertaken in each of the

centres identified with capacity for additional dwellings - to ensure local character and conditions are taken into consideration.

It is anticipated that place-based planning may result in some refinement to the dwelling projections for each centre.

### Aim 2: Focus new housing growth in walking distance of centres

Dwelling demand projections suggest that around 2,500 dwellings will be needed per annum across the LGA. Planning for these new dwellings will require revisions to the Canterbury Bankstown planning controls to:

- Allow centres to accommodate housing growth
- Balance the need for feasible development sites and the protection of local character
- Encourage new development to contribute to positive design outcomes.

#### 5.3.3 Refine planning controls for Bankstown City Centre to encourage a mix of dwelling sizes in high-rise developments

As Bankstown transitions to a regionally significant CBD it is appropriate that it accommodates additional housing, along with other land uses including a university, commercial offices, a hospital and retail. Additional housing in Bankstown CBD, including the Chapel Road activation spine, will help raise the status of Bankstown as a regionally significant CBD destination.

Delivering housing in Bankstown City Centre will provide homes in a highly accessible location, providing ease of access to jobs, education, health, community facilities and services. This will deliver convenience through quality high-rise apartment lifestyles.

NSW Government has established a Bankstown and Bankstown Airport-Milperra Collaboration Area to support the emergence of a Health and Education Precinct. This precinct will see the establishment of Western Sydney University Bankstown City Campus by 2022 and a new hospital in Bankstown City Centre (no timeframe commitment). Residential development is compatible with these proposals as it will provide housing for

student and workers to support the growing health and education functions of the City Centre.

Delivering housing in Bankstown City Centre will:

- Help meet the long term housing target for the LGA
- Provide housing that has excellent access to mass transit, shops, services, facilities and jobs
- Support businesses by bringing more households into the trade catchment for the City Centre
- Support a lively and vibrant night-time economy
- Provide accommodation for students and workers at the proposed new University and Hospital, and support the student aviation functions of Bankstown Airport
- Encourage a lively and active Bankstown City Centre
- Enable urban design improvements to the CBD buildings, private and public domain.
- Encourage a connected and active Bankstown City Centre
- Generate opportunities to improve circulation and movement around the CBD and connectivity between Chapel Rd, the CBD and the metro station
- Relieve pressure on other parts of the LGA to accommodate housing growth.

#### **Suggested actions**

- Prepare a place-based plan for the Bankstown City Centre which:
  - Reviews height and FSR controls on a site by site basis to ensure sufficient capacity for projected increases in dwellings and jobs and deliver good urban design outcomes, balanced with the need to suitably protect sites for employment generating development to meet the centre's job target of 25,000 jobs by 2036
  - Includes outcomes aimed at high quality living through interesting civic spaces, adequate and appropriate infrastructure and street activation.

#### **5.3.4 Deliver housing in Campsie that is designed to match the existing character**

Campsie has been identified by the Greater Sydney Commission as a strategic centre. Campsie is already an important civic and local employment centre with a strong local character and particular focus on multicultural restaurants.

Housing delivery will support the transition of Campsie to a lifestyle precinct, offering a diversity of retail and leisure experiences that building on the existing character of the town centre. Providing housing in a built form that is compatible with the existing buildings and character of Campsie, would support local businesses by increasing the population in the local catchment whilst maintaining the character of Campsie. It would also encourage a lively day and night-time economy in the precinct.

The lifestyle precinct will provide an opportunity for integrated, mixed use developments with a metro station on its doorstep. Entertainment and leisure uses, including a cinema, are to be encouraged. Campsie has an unmatched opportunity to create a destination incorporating lifestyle retail, walks and cycling routes, a mix of residential and office spaces, maximising the centre's extensive character and places of interest.

#### **Suggested actions**

Housing delivery in Campsie should aim to address current and projected housing needs by reviewing planning controls to:

- Protect the character of Campsie while allowing residential development in a built form that is compatible with the existing development in the town centre and transitions to the low density surrounds
- Encourage more diverse housing sizes and housing suited to students, key workers housing and group homes through the preparation of a master plan and amendment to the development control plan
- Undertaking detailed master planning for Campsie which:
  - Adopts place making principles to leverage the existing character of the centre
  - Confirms LEP densities deliver well-designed and feasible development in line with the zoning. Identifies opportunity sites for housing development



- Preparing building envelopes that set out how additional density can be accommodated while maintaining the existing Beamish St streetscape and scale.
- Achieve active street frontages
- Improve pedestrian and cycle connections throughout the centre and its surrounds to the centre/metro station
- Preparing an infrastructure strategy (including a public domain improvements), to be funded through development contributions.

### 5.3.5 Investigate opportunities to increase housing supply in centres on the proposed Sydenham to Bankstown Metro line

The Sydenham to Bankstown Metro corridor has been identified by the NSW Government as a location suited to increased housing supply. New housing development will need to balance the need to protect the character of the local centres and while making a significant contribution to incremental growth. The importance of maintaining local character and the integrity of the urban fabric will limit the forms of housing that are suited to these locations.

Planning for balanced growth in selected centres on the Metro corridor will require:

- Consulting with the community and State Government
- Reviewing constraints and opportunities in each of the centres
- Preparing a masterplan for each of the centres for consultation with the community, which identifies:
  - sites considered suited to increased densities
  - public domain improvements necessary to support additional population
  - infrastructure necessary to support additional population.

#### Suggested actions

- Undertake place-based design led master planning for consultation with the community and State Government which identifies:
  - character of centres and placemaking principles

### Protecting centre character

- Strategies to protect the character of Canterbury Bankstown's vibrant and unique centres include:
- Preparing a place-based masterplan for the centre that supports the valued characteristics of that centre and provide building envelopes that can guide future development
- Ensuring shops and commercial development occurs within defined local or strategic centres to support the commercial viability of these centres
- Set building envelopes and appropriate development controls that sets development behind parapet/shop front so that original shop fronts and the dominant building line is preserved.
- Set and step building heights to be proportionate to the existing scale of the street and to maintain amenity within the public domain of that centre (solar access and to enable street trees and landscaping)
- Concentrate higher densities within 400m of the station; step heights down for 400m to 800m from the station to provide a transition to the existing low density parts of the suburbs, subject to contextual analysis and considering walkability, topography, scenic views and local character
- Deliver civic space through street closures or new developments
- Improve the public domain through street plantings and street furniture
- Encourage quality design through design excellence requirements in development control plans.



- sites considered suited to increased densities
- sites that should be protected or are unsuitable for redevelopment
- complete streets plan
- proposed height and density controls for inclusion in a future LEP
- proposed built form controls for inclusion in a future DCP.
- Prepare master plans for each of the centres to ensure growth builds on the
- Prepare costed and funded public domain plans which support the character, distinctiveness and visual amenity of centres.

### 5.3.6 Ensure housing growth is matched with infrastructure delivery

It is important that infrastructure and services such as roads, community centres, libraries, schools and health centres, keep pace with housing development. Infrastructure helps maintain and improving liveability by bringing economic, social and cultural opportunities to centres. Lags in infrastructure provision impact on the local economy and affect people's quality of life.

#### Suggested actions

- Prepare costed infrastructure plans which support the character, distinctiveness and visual amenity of centres
- Develop an infrastructure funding framework to identify a funding source for all needed infrastructure
- Determine the local, regional and State infrastructure and funding framework required
- Review infrastructure funding schemes including
  - Existing s.7.11 and s.7.12 plans to ensure new development contributes to the cost of necessary infrastructure augmentation
  - Review existing Voluntary Planning Agreement Policy for application to future major development proposals

- Introduce design excellence requires as indicated in section 5.12 including
  - A requirement in the LEP for design excellence of major development proposals
  - design excellence direction as part of the master planning process including indicative envelopes, public domain interface and movement and connection networks.

### Aim 3: Ensure new housing in neighbourhoods and suburbs maintains local character and landscape

#### 5.3.7 Protect low rise suburbs for housing suited to families

The LGA's suburbs and neighbourhood centres are integral to the identity of Canterbury Bankstown. Low rise suburbs provide a mix of dwelling styles reflecting the history of urban development and the neighbourhood centres provide a focus for community life and a richness of cultural diversity. These suburbs provide important accommodation for the LGA's above average proportion of families. Housing growth in these areas has typically emphasised low rise housing forms including secondary dwellings and dual occupancy development, and this is likely to continue. Further increases in dwellings as medium density housing would be most located near the many village and neighbourhood centres. Some low density leafy neighbourhoods include areas of ecological significance which will continue to be protected.

Suburban Canterbury Bankstown provide a substantial supply of low rise housing that is important to families and households that have been in the area for an extended period. While it will be necessary to review planning controls close to stations and centres, it is also important to protect the suburbs for their existing role.

The suburbs mostly provide detached dwellings but they also have a growing number of dual occupancy and secondary dwellings development, to cater for changing household requirements. In 2015/16 there were over 1,000 secondary dwellings (granny flats)

approved in Canterbury Bankstown<sup>2</sup>. Secondary dwelling approvals represented around 1 in 12 new dwellings built in the decade to 2016 across the broader region. Secondary dwellings provide a relatively affordable expansion to housing supply.

#### **Suggested actions**

- Maintain existing R2 Low Density Residential across the existing suburban areas, excluding selected areas near centres that are suitable for housing growth.
- Continue to allow secondary dwellings and dual occupancy development in the suburban areas as a source of smaller and more affordable dwellings that meet the needs of extended families, while ensuring that secondary dwellings do not compromise liveability and amenity of primary dwellings.
- Limit medium rise residential development to within walkable catchments of selected centres, subject to consideration of topography, local character, scenic views.

#### **5.3.8 Limit medium rise residential to centres**

Medium rise housing is most suitable in centres and along major transportation corridors - to take full advantage of the public transport system without compromising character through high rise development. Medium rise housing can contribute to housing diversity:

- It provides opportunities for increased supply of smaller dwellings in accessible locations – suited to older people, singles and young couples
- It helps revitalise centres through increasing population in the immediate catchment of the centre, making businesses more viable.

However, Council and the community has expressed strong concern at the implementation of the Medium Density Housing Code by the NSW Government. The Low Rise Medium Density Housing Code (Codes SEPP) allows one and two storey dual occupancies, manor houses and terraces as complying development in the R2 and R3 zones in Canterbury Bankstown LEP, where development proposals meet requirements of the State Policy and

the Design Criteria contained in the supporting Low Rise Medium Density Design Guide for complying development.

Options that allow Council to put in place design standards are likely to be more acceptable and achieve a better outcome than complying development proposals.

#### **Suggested actions**

- Continue work on Council's Planning Proposal to prohibit villas and other forms of multi dwelling housing (manor houses and terraces) in the R2 Low Density Residential zone
- Build on the information provided in the background report through place based planning to identify locations suited to medium density housing along the T3 Bankstown train line including low rise medium density development (dual occupancies and multi dwelling housing).

#### **5.3.9 Implement place based planning in key centres**

Place Based Planning is an approach to guiding community development and planning. It's a way to shape the future by concentrating on the look and feel of places, their form, their character, instead of conventional land use.

A Place Based Plan is developed through a process of making places better. It involves looking at, listening to, and engaging with community members who live, work and play in a particular place (from a street to an entire town) to understand their needs and aspirations.

Working in partnership, it involves council and the community identifying physical and social assets that are unique to a locality and capitalising on these to create distinctive places that are sustainable.

<sup>2</sup> Dr Laurence Troy, Dr Ryan van den Nouweland & Prof Bill Randolph, State Environmental Planning Policy (Affordable Rental Housing) 2009 and affordable housing in Central and Southern Sydney, City Futures Research Centre University of New South Wales June 2018



### Suggested actions

- Adopt a place based approach to planning for growth in Bankstown, Campsie and local centres to:
  - Ensure that important social assets are protected
  - The character of each centre is celebrated
  - The community's views are accommodated in the planning process
  - Deliver centres that a vibrant, interesting and support a high level of liveability.

## Aim 4: Encourage housing that caters for each stage of life

### 5.4.1 Review planning controls to provide for a diversity of housing types

The population in Canterbury Bankstown is highly diverse in terms of age, culture, incomes and household size. This requires a diverse housing stock to meet the whole of the community's needs. At 2016 around 20% of households in the LGA consisted of one person and a further 22% were couples without children, yet only 5% of dwellings had one bedroom. This miss-match between household size and dwelling size is forcing some households in the LGA to spend more on their housing than needed. Around 8% of households are older people living alone. Older people generally like to stay near their family and friends but sometimes need to down-size their dwelling. Providing a supply of smaller dwellings throughout the LGA would support older people. Providing housing options for all, will require a change in the mix of dwellings in the LGA.

Following the formation of Canterbury Bankstown Council, there are inconsistencies in the application of zoning provisions. Under Bankstown LEP, R2 Low Density Residential zone is used extensively outside of the centres while the Canterbury LEP applies the R3 Medium Density zone for the same purpose. Many areas and suburbs between the two LGAs share consistent characteristics which facilitates a consistent application of zones for similar areas. This may result in an increase in the use of R3 zone in the areas of the former Bankstown LGA and to potentially reduce the use of the R3 zone in the former Canterbury LGA.

### Suggested actions

- Align planning controls across the LGA to provide for a diversity of housing across the housing continuum.
- Encourage and plan for a range of housing types across the LGA (e.g. smaller dwellings within the centres to suit household structure).
- Encourage accommodation for students and workers at the proposed new University and Hospital and support the aviation student functions of Bankstown Airport.
- Review Development Control Plans and consider requiring a mix of dwelling sizes in apartment development, to increase the supply of smaller dwellings.

## Aim 5: Increase the supply of more affordable housing types

### 5.4.2 Undertake a detailed assessment of affordable housing Needs in the LGA

Housing prices in Canterbury Bankstown LGA, like the rest of Greater Sydney, have been increasing. Between 2006 and 2016, the median mortgage in the LGA increased by \$4,500 (23%) and the median rent increased by \$9,360 (90%). In the less affluent parts of the LGA, households are spending relatively more on their housing. In 2016, the median household income in the LGA varied from \$52,624 per annum in Lakemba to \$102,596 per annum in Chullora. In Lakemba the median rent was 35% of a household's median income yet in Chullora it was 28%.

Households are identified as being in stress if they fall within the lowest 40% of equivalised incomes (income adjusted by ABS using equivalence factors to remove the effect of household size and composition on income nationally), who are paying more than 30% of their usual gross weekly income on mortgage or rent repayments. In 2016, 9.7% of households were experiencing mortgage stress.

A detailed investigation of affordable housing need would assist Council to

- Maximise opportunities to increase the provision of affordable housing throughout the LGA.

- Test an appropriate target for affordable housing to be required as part of developments of over 10 dwellings, to ensure requirements do not deter development.
- Develop a targeted response to encouraging more affordable housing types such as micro-apartments (boarding houses).

#### 5.4.3 Develop an affordable housing policy and contributions scheme

Preparation of an Affordable Housing Policy would identify opportunity locations to increase the provision of affordable rental housing throughout the LGA including both market-led and as well as community housing initiatives. Increased delivery of affordable dwelling can be targeted to key workers such as police, teachers and nurses. The retention of low cost housing, such as fibro cottages, in suburban areas can sustain a form of low cost housing for families.

##### Suggested actions:

- Adopt and Implement Canterbury Bankstown's Affordable Housing Policy to deliver housing that meets the needs of its current and emerging community.
- Identify opportunities to capture zoning uplift for the benefit of affordable housing.
- Complete a detailed Affordable Housing Investigation to inform an Affordable Housing Contributions Scheme.
- Develop and implement an Affordable Housing Contributions Scheme.
- Require, on large developments, the dedication of affordable rental housing in Council ownership in perpetuity.
- Continue to support development of micro apartments (boarding houses), secondary dwellings, however carefully consider the location of boarding houses to ensure they are appropriately located near transport and amenities.
- Investigate and adopt innovative models which achieve more affordable homes through compact layouts, shared facilities and less car spaces in accessible locations.

#### 5.4.4 Ensure design excellence on large redevelopments

Design excellence processes foster innovation and collaboration to achieve best practice design. It champions universal design and accessibility and integrates design expertise from the earliest stages of a plan or project through to completion. The process involves skilled professionals designing and delivering development to a high standard. The objective is to deliver a high standard of architectural, urban and landscape design.

A competitive design process can be either through an architectural design competition or the preparation of design alternatives on a competitive basis. Some Council's offer height or floorspace bonuses for development that have involved a competitive design process. In the City of Sydney, design competitions are mandatory for new developments of a specified scale.

#### 5.4.5 Social Housing

The NSW Government is a significant housing provider in the Canterbury Bankstown Local Government Area, providing large areas of social housing. The renewal of these sites for appropriately scaled development that increases social and affordable housing supply.

##### Suggested actions

- Council develop a mechanism for design quality which sets out how development is expected to achieve high quality design outcomes.
- Insert a clause into Council's forthcoming Canterbury Bankstown Local Environmental Plan setting out the requirements.
- Consider specific mechanisms to ensure design and sustainability quality in Bankstown City Centre due to the significant nature of expected development.

#### 5.4.6 Provide for a high quality of life through neighbourhood and housing design

Housing quality refers to the physical condition of a person's home as well as the quality of the social and physical environment in which the home is located.

*"As more and more people choose apartment living, we need to ensure these buildings are high-quality and ready for twenty-first century challenges such as climate change and our growing population growth."*

Poor quality housing has been associated with various negative health outcomes, including chronic disease and poor mental health. Delivering high quality housing improves mental health, encourages healthy lifestyles and promotes community wellbeing.

#### **Housing should meet the needs of its users in terms of:**

- Size: Units should be big enough for the number of people they're intended for.
- Layout: Space should be used efficiently and be arranged in a logical manner (dining area next to kitchen for example), traffic patterns should be easy and natural.
- Access: Units should be easy to get to and accessible.
- Public spaces: Ideally, there should be outdoor space where children can play safely and/or places to sit in sun and shade.
- Location: Housing should be located near transport, shopping, and recreation. Affordable housing should not be assigned to areas where no one wants to live.

#### **Housing should respond to its context by:**

- Being oriented in the appropriate direction and to create an attractive space and to minimize the effects of an extreme climate.
- Fitting in with other nearby buildings, using similar building materials, windows, roof heights.
- Increasing the appeal of the neighbourhood, reflecting the history and style of its neighborhood or community.

#### **Housing should enhance its neighbourhood by:**

- Being well-designed with colourful or particularly attractive details
- Improve the feel of the whole neighbourhood by echoing the interesting features and style of existing buildings.
- Contributing to pedestrian traffic and street life.
- Setting aside space at street level for retail and commercial use will increase activation
- Contributing to the public domain through spaces that draw people out to shop and socialise help to create a sense of community.
- Contributing to the desirability of the neighbourhood by being of a quality that will attract people to live in it.

- Encouraging those who don't live in the new housing to see their neighbourhood differently, resulting may be people paying more attention to keeping up their own buildings and houses, and a rise in property values and community pride.

#### **Housing should be built to last by:**

- Using good-quality, durable materials suited to the climate.
- Choosing materials and construction techniques that are low-maintenance.
- Employing high-quality construction techniques.
- Paying attention to the use of the building eg corridors and other spaces that bear heavy traffic could have harder flooring surfaces than the rest.

#### **Suggested actions**

- Council review DCP provisions to encourage residential development whereby new housing:
  - Makes a positive contribution to the neighbourhood
  - Meets the needs of the community
  - Responds to context
  - Is built to last.
- Implement neighbourhood revitalisation programs, through place based planning, to encourage new housing to contribute to an active and vibrant neighbourhood
- Consider the need for development assessment criteria to achieve desirable housing outcomes.

## Victoria Park

Victoria Park is a medium to high density suburb of approximately 8,000 residents, on 24.5 hectares of former industrial land in the inner Sydney suburb of Zetland. The development commenced in 1997. The project has involved the construction of new road and drainage systems, around 3,000 multi-unit dwellings in a range of building types, including terraces, walk-up, and high-rise units, a neighbourhood retail centre, commercial space and 3.7 hectares of public open space.

The design of the estate focussed on providing attractive green space areas and walkable connections to surrounding transport links and regional recreation facilities. The aim was to create a green and leafy residential environment in a dense inner-city format. Features that can promote community wellbeing include a variety of public open spaces, water-sensitive urban design, buildings with adequate light and ventilation, direct access paths between housing, bus stops and shops, and the establishment of a sense of community through provision of local facilities and activities.



## Wattle Apartments



Completed in January 2017, Wattle Apartments provide 40 modern, purposefully designed, low maintenance homes for seniors who were previously under-occupying public housing family homes. Community housing, retirement living, residential aged care and community care services are co-located alongside other health and integrated facilities.

This integrated community model enables residents to age in place with freedom, independence, privacy, dignity and security.

The developer (Churches of Christ in Queensland) engaged with prospective tenants, the wider community and existing retirement villages and aged care service during the design phase. CofCHS held information sessions with local prospective residents to assess their housing needs and willingness to voluntarily transition from their long-term homes. CofCHS invited guest speakers to advise about downsizing and provide tips to support residents with the moving process. Occupational therapists also provided input, contributing to the effective internal design of the apartments.

## White Gum Valley, Perth



WGV is a 2.2-hectare mixed typology residential precinct, featuring a combination of detached houses, town houses and apartments. Currently under construction, the homes will each include private and shared outdoor areas, practical storage, generous ceiling height, and a range of environmentally sustainable initiatives. The precinct layout is oriented to allow most homes to be north facing allowing for a solar passive orientation. The development has been designed to reduce non-renewable energy use and carbon emissions and improve the health and wellbeing of the community through various design features, such as:

- An emphasis on outdoor environments and active travel
- The activation of public open spaces to support social capital and generate a safe spaces for the community.
- the use of recycled materials, waste minimisation and landscapes that respond to the local climate.
- Encouraging local healthy food production



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