

# Draft Northern Beaches Local Housing Strategy Snapshot



northern  
beaches  
council

## Homes for all

### Snapshot

As the Northern Beaches community grows and changes, residents will be able to find the right housing that meets their needs, lifestyles and budgets.

The Draft Northern Beaches Local Housing Strategy looks at the housing mix in the Northern Beaches today, and the kind of housing that will be needed in the future. It considers trends in terms of population growth and change; household size and mix; lifestyle issues such as affordability, sustainability and building resilience; and housing diversity, including housing types such as boarding houses, seniors housing and social and affordable housing.

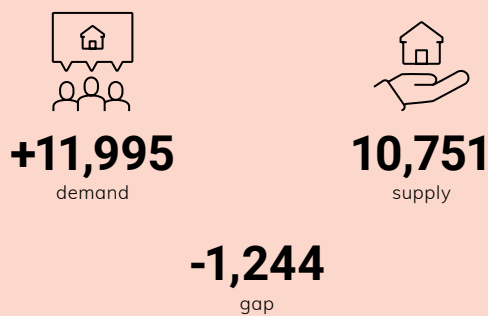
Planning for a diversity of housing in the right places means we can:

- protect the area's character, environment and heritage
- bring more activity to the busy centres and hotspots that people love and leverage development to invest in better public spaces and more lifestyle options
- plan for most of the Local Government Area (LGA) to only experience minimal change.

## What we know

**Figure 1**

Housing demand and supply  
- Northern Beaches LGA (2020-36)



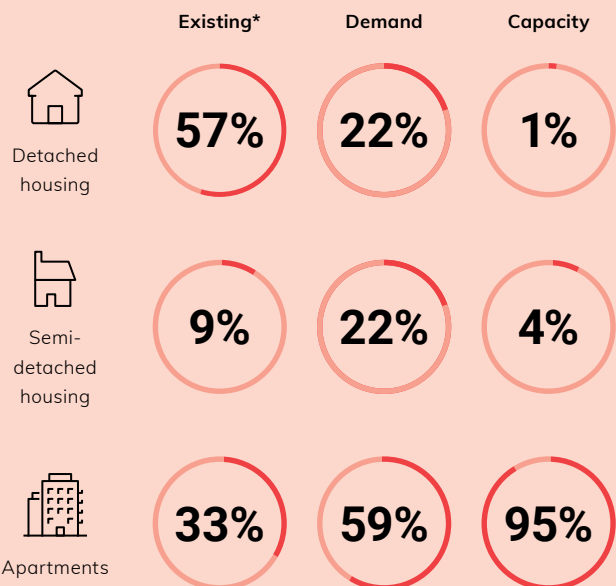
**Figure 2**

Other dwelling types constructed since 2016



**Figure 3**

Current housing stock, demand and capacity  
- Northern Beaches LGA



**Note:** Other housing types equate to less than 1% with overall demand for these dwelling types to fall by up to 3% over the next 20 years

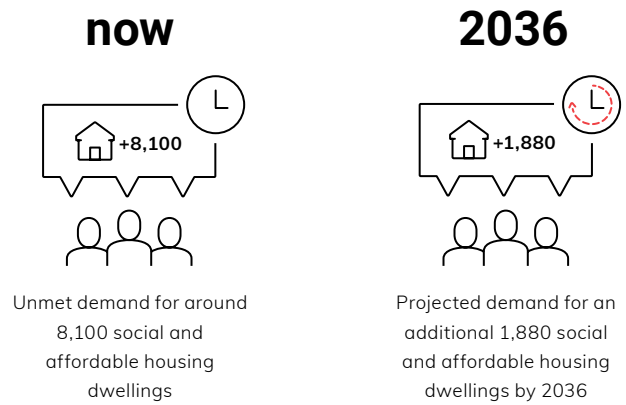
We're playing our part in accommodating Greater Sydney's growing population without seeing large-scale change. Nearly 290,000 people will live in the LGA by 2036\*, an increase of nearly 23,000 people. Our focus will be on the right mix of homes in the right places that suit people's lifestyle.

In this way, we have also, for the first time, set ourselves a target to provide 1,880 new social and affordable housing dwellings by 2036. We'll continue to advocate for other levels of government to address the current shortfall of more than 8,000 social and affordable housing dwellings today; our target is what we'll need in addition to today's shortfall.

We'll need to plan for around 12,000 new homes by 2036. Analysis shows we generally have the land capacity for these new homes; the shortfall between what is needed and what is financially feasible within current controls is around 1,250 dwellings.

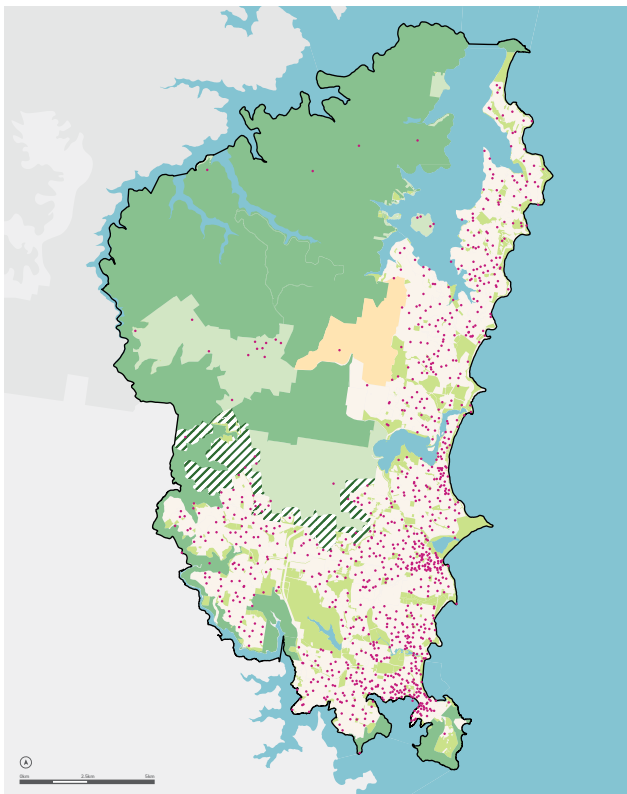
\*predictions calculated pre-COVID-19

**Figure 4**  
Demand for social and affordable housing



**Map 1**

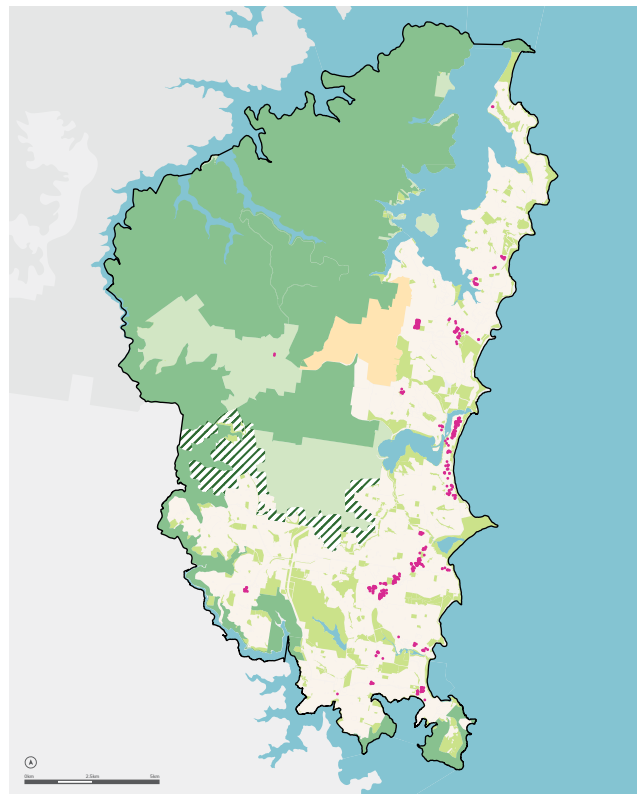
Northern Beaches existing housing density



**Legend** ● 1 dot - 100 houses

**Map 2**

Northern Beaches feasible housing capacity under current planning controls



**Legend** ● 1 dot - 10 houses

## Locations

This diverse mix of homes will be contained primarily within existing urban areas, with their design and construction respecting the area's heritage, environmental features and existing character. New housing will be focused in and near centres where people can easily access public transport or walk or cycle to shops and services.

Our planning builds on the designation of strategic, local and village centres in Towards 2040. This allows us to plan for housing in a way that does not bring broadscale changes.

This begins with the one-kilometre radius around Brookvale, Dee Why, Mona Vale, Manly Vale and Narrabeen along the existing B-Line.

Already, Brookvale, Dee Why and Mona Vale are classified as strategic centres in State-level planning, and Manly Vale and Narrabeen, while smaller, offer many opportunities to build on their existing characteristics.

Low to medium density housing will be targeted to the one-kilometre radius around other local centres identified in Towards 2040, including Avalon, Newport, Warriewood, Terrey Hills, Belrose, Forestville, Beacon Hill, Freshwater, Balgowlah and Manly, excluding areas with environmental and other constraints.

In the longer term, if a second B-Line to Chatswood goes ahead, centres such as Forestville and Beacon Hill could also be a focus for medium to higher density renewal, subject to detailed planning.

## Types of housing

The mix of new housing will include well-designed flats, low rise dwellings, and social and affordable housing, including boarding houses. Seniors housing will be developed in areas that will allow older people to easily access transport and services.

This mix will mean that young and older residents can continue to live on the Northern Beaches in the community they know.

We'll be limited in our ability to continue the tradition of separate houses with a garden – the LGA does not offer enough suitable land, especially if we want to protect bushland areas and open space. Instead, we'll plan for larger forms of attached or compact low-rise dwellings like terraces or townhouses that are lower maintenance and offer a small garden or courtyard.

We'll use a Centres Renewal Framework that will allow us to think about each centre in terms of its unique collection and distribution of assets and attributes, within four precincts:

1. **centre cores** that take advantage of immediate proximity to shops, services and transport and would typically include the densest development
2. **mixed housing** areas that build on amenities and local assets with low impact medium density housing
3. **influence areas** where housing will be low to medium density and in keeping with local character
4. **excluded areas** that are constrained by existing built form, heritage or environmental aspects.

We will undertake detailed planning for each centre that will also consider planning for appropriate infrastructure to support the residents living in this new housing.

We will also seek exemption from several State policies where we believe we can better plan for medium density housing, boarding houses and seniors housing while avoiding the potential impacts of ad-hoc development.

New housing will follow the principles of sustainable development, designed to reduce energy and water use and take advantage of natural elements such as breezes and heat. People will be less likely to use their cars and will enjoy living near new and enhanced open space areas.