



LOCAL HOUSING STRATEGY

August 2020





Georges River Council acknowledges the Biddegal/Bidjigal/Bedegal people of the Eora Nation as the traditional inhabitants and custodians of all land and water in which the Georges River region is situated.

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1 INTRODUCTION

1.1 Executive Summary

The Georges River Local Housing Strategy (Strategy) sets out the strategic direction for housing in the Georges River Local Government Area (LGA) over the next 20 years. It identifies the housing demand, gaps and issues, and establishes housing objectives to manage future growth. It is a mandated Strategy in response to the *Greater Sydney Region Plan* and *South District Plan* requirements, and aligns with the directions, objectives and actions for housing in the South District. The Strategy also responds to local needs and context as well as community input from extensive consultation undertaken during the preparation of the Council's Community Strategic Plan and Georges River *Local Strategic Planning Statement 2040 (LSPS 2040)* which involved a housing survey and targeted consultation on five housing investigation areas.

Council's *LSPS 2040* commits to supporting homes with safe, accessible, green, clean, creative and diverse facilities, services and spaces by setting criteria to influence decisions about where new housing should be provided. This set of criteria responds to a number of key messages raised by the Georges River community during the LSPS engagement process, such as the need for more and improved public transport, telecommunications infrastructure, recreational facilities and open space to accommodate current and future demand with additional housing and jobs along transport links. They also expressed a need to deliver this infrastructure ahead of growth and in collaboration with state government and private sector providers.

Georges River is required to meet the *South District Plan* 0-5 year housing target of 4,800 dwellings, deliver a 6-10 year housing target to meet anticipated demand, contribute to the District's 20 year target and include affordable housing targets.

The population of the LGA is projected to increase from 156,293 in 2017 to approximately 185,000 by 2036. This equates to an average annual growth rate of 0.9%. Population and household size forecasts in **Section 5** indicate that we need approximately an additional 14,000 dwellings by 2036. Under the existing planning controls, major development applications and planning proposals under assessment, approximately an additional 12,000 dwellings can be provided. Accordingly, this results in a shortfall of approximately 2,000 dwellings that will need to be provided by 2036. To ensure there will be sufficient housing to accommodate the growing population, Council commits to providing the capacity for an additional 2,000 dwellings in the next 20 years. The investigation work that Council has done to date on the potential Housing Investigation Areas (as indicated in *LSPS 2040*) indicate that approximately 650 new dwellings can be accommodated in LEP 2020. These areas are explored in further detail in the Council's "*Housing Investigation Areas Paper*".

The question of housing preferences was a core focus of the external community engagement process conducted to inform the making of the LSPS2040. It is clear from the consultation that was conducted that the Georges River community wants access to a choice of high quality housing across the LGA; with a mix of housing types and sizes located appropriately to meet the needs of people at different life stages, with differing incomes and lifestyles. Our suburbs need to provide various options for different sized families and households - from free standing homes to terraces, while still incorporating the character of the past. Good design is important to our community. Design needs to be functional, user friendly and enjoyable with attractive places and spaces. **Section 4** outlines clearly what is important to the Georges River community.

The evidence base in **Section 3** and housing preferences in **Section 6**, identify the gaps and issues which are discussed in **Section 7** and in summary are:

- Meeting housing targets
- Managing growth and improving liveability
- Providing inclusive and affordable housing
- Providing choice and diversity
- Providing a clear hierarchy of residential zones
- Protecting local character where change and growth cannot be justified
- Requiring design excellence

Section 8 provides the objectives that have been developed to address the corresponding gaps and issues identified in **Section 7** in meeting the future housing demands of existing and future residents of the LGA. Each objective will be achieved through a set of Actions that will result in changes to both strategic planning processes and statutory controls within the Georges River planning framework. The objectives are:

- Objective 1: Accommodate additional housing growth
- Objective 2: Coordinate growth with infrastructure
- Objective 3: Provide affordable and inclusive housing
- Objective 4: Provide greater housing choice and diversity
- Objective 5: Have consistent LEP zoning and controls across the LGA
- Objective 6: Enhance and protect the local character
- Objective 7: Facilitate good design and sustainable development practices

The staged Georges River Local Environmental Plan (LEP) program which is reflected in **Section 8** of the Strategy provides the opportunity for Council to address the shortfall of approximately 2,000 dwellings via a sequenced approach that will distribute housing growth gradually from the short term into the long term so the target of creating the capacity for an additional 2,000 dwellings will be met by 2036. This allows Council to ensure that future housing growth is aligned to and supported by transport, centres, services and open space to ensure liveability.

The staged LEP allows Council to also respond to changing demographics by providing housing choice and diversity. New housing areas identified in the *LSPS 2040* will be introduced through the staged approach to supply a mix of housing, particularly medium density housing and support aging in place such as adaptable dwellings and smaller dwellings for empty nesters wishing to down size.

It also allows Council to investigate inclusive housing provision. Inclusive housing includes housing that is affordable for very low, low and moderate income households as well as catering to the wide range of household types in the LGA including singles, families, couples, seniors, people with disabilities, students, key workers, households in housing stress and the broader

residential market, including first home-buyers. Council plays a key role in influencing the types and affordability of housing in the LGA.

Council intends to work in collaboration with the industry, community housing providers, the NSW Government and the community in providing inclusive housing in its staged LEP approach. With this in mind, Council has established inclusive housing targets for the LGA as follows:

- 2020-2025 14 inclusive dwellings per year
- 2025-2030 24 inclusive dwellings per year
- 2030-2040 34 inclusive dwellings per year

The inclusive housing targets are included in the overall target. To ensure that the actions of the Strategy are being implemented and housing is being delivered **Section 10** requires a 10 year review of the Strategy as well as an annual review of housing supply and delivery with a 5 yearly review of the evidence base and housing stock against the Region and District Plans.

This Strategy has been informed by the findings and conclusions of the *Georges River Council – Evidence Base for Local Housing Strategy* (Evidence Base) and the *Inclusive Housing Strategy* (IHS). Refer to **Section 3**.

1.2 Strategy Area

The LGA sits within the South District in the Greater Sydney Region and covers 38 square kilometres of an undulating landform with a distinct ridgeline close to the foreshore edge. Refer to **Figure 1**.

Figure 1: South District

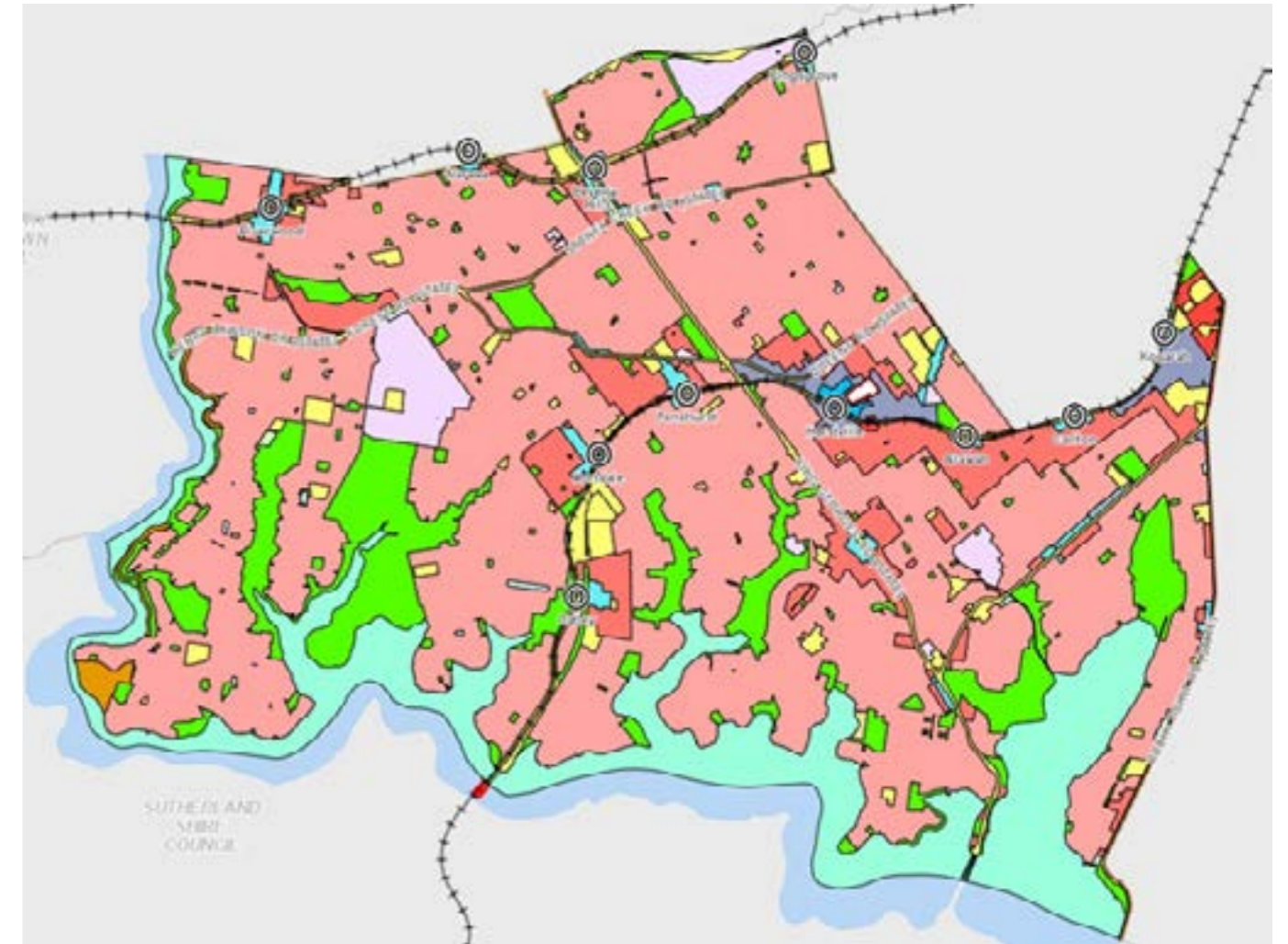


Source: Georges River Local Strategic Planning Statement

The Strategy covers the whole LGA (Refer to **Figure 2**) and focuses on all zones that permit forms of residential accommodation under the Hurstville Local Environmental Plan 1994, Hurstville Local Environmental Plan 2012 and the Kogarah Local Environmental Plan 2012.

Council has prepared its new comprehensive Georges River LEP 2020 (draft GRLEP 2020) and the short term actions in this Strategy have been implemented in the Draft GRLEP 2020 and DCP 2020.

Figure 2: Georges River LGA



Source: Georges River Council

1.3 Housing Vision

The housing vision for the LGA has been drawn from the extensive consultation undertaken during the preparation of the Council's Community Strategic Plan and *LSPS 2040* which involved a housing survey and targeted consultation on the five housing investigation areas.

The vision is:

The Georges River LGA provides a diverse range of housing to cater for a changing and growing population. Housing types cater to differing needs, life stages and

lifestyle choices, and are supported by good access to infrastructure, services and amenities. High quality and affordable housing choices are accessible across the LGA and responsive to the LGA's local character and heritage. As neighbourhoods grow, residents of all ages and abilities remain connected with one another, and can enjoy high levels of amenity, sustainability, accessibility and liveability.



2 PLANNING CONTEXT

A number of factors affect housing provision. They include supply, planning restrictions, population growth, lending and Government policy. Local, State and Federal government policy and legislation can affect:

- The cost of a home loan through stamp duty concessions, or the first home owner's grant making it easier for first time home buyers to enter the market.
- The amount of land available for medium density housing in a given area, adding to supply.
- The type of housing allowed in a particular suburb.

This section explores the regional, district and local planning context which influences housing decisions in the Georges River LGA.

2.1 Regional and District Policy Framework

2.1.1 A Metropolis of Three Cities

The *Greater Sydney Region Plan - A Metropolis of Three Cities* was released by the Greater Sydney Commission in March 2018. The Region Plan is guided by a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. The plan provides a 40 year vision and a 20 year plan to accommodate Sydney's anticipated growth of 725,000 dwellings and 817,000 jobs by 2036 across the three cities. The three cities are:

- Eastern Harbour City, with the Harbour CBD at its centre
- Central River City, the geographic centre of Sydney focused on Greater Parramatta
- Western Parkland City, to be established around Western Sydney Airport.

The Georges River LGA is in the Eastern Harbour City. The population of the Eastern Harbour City is projected to grow from 2.4 million people in 2016 to 3.3 million people by 2036.

As well as providing a 40 year vision, the Plan also:

- establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters
- informs district and local plans and the assessment of planning proposals

- assists infrastructure agencies to plan and deliver for growth and change and to align their infrastructure plans to place-based outcomes
- informs the private sector and the wider community of the growth management and infrastructure investment intentions of government.

The Region Plan provides Directions and Objectives to deliver the Plan. The Directions relate to the following themes:

- Infrastructure and collaboration
- Liveability
- Productivity
- Sustainability

Housing is a core component of Liveability

Regarding Liveability, there are 3 specific Directions:

- A City for people – Celebrating diversity and putting people at the heart of planning
- Housing the City – Giving people housing choices
- A City of great places – Designing places for people

The Region Plan specifies the following metropolitan wide Actions to deliver Liveability objectives:

- Prepare housing strategies
- Develop 6-10 year housing targets
- Implement affordable rental housing targets

Regarding these Actions councils are required to:

- Prepare local or district housing strategies that respond to the principles for housing strategies and housing targets published in the District Plans.
- Outline how housing growth is to be managed, identify the right locations for additional housing supply in each local government area and inform updates of local environmental plans.
- Update local environmental plans that respond to housing strategies and submit within three years of the finalisation of District Plans.

The Region Plan recommends an affordable rental housing target in the range of 5-10 percent of new residential floor space in defined precincts, prior to rezoning occurring. The need for affordable housing targets is referred to in several Strategies and Actions within the Region Plan including:

- Strategy 5.7 – Prepare Affordable Rental Housing Target Schemes, following development of implementation arrangements
- Strategy 5.8 – State agencies, when disposing or developing surplus land for residential or mixed-use projects include, where viable, a range of initiatives to address housing diversity and/or affordable rental housing
- Action 5 – Implement Affordable Rental Housing Targets, which will involve a range of measures including the development of a viability test.

Housing strategies need to identify:

- Where in their local government area the 0–5 and 6–10 year housing targets (when agreed) would most appropriately be applied to align with existing and proposed improvements to local infrastructure and open space improvements
- The right locations for growth, including areas that are unsuitable for significant change in the short to medium term
- Capacity to contribute to the District's 20 year strategic housing target.

This Strategy has been prepared in accordance with the requirements of the Region Plan.

2.1.2 South District Plan

The South District Plan was released by the Greater Sydney Commission in March 2018. The District Plan is a guide for implementing the Region Plan at the district level and proposes a 20 year vision by setting our aspirations and proposals for the South District. The District Plan provides planning priorities which are consistent with the Objectives of the Region Plan.

The South District is one of five districts in Greater Sydney. Georges River Council is located in the South District alongside Canterbury-Bankstown and Sutherland Shire Councils.

The South District Plan requires Council to plan for anticipated growth associated with the 0–5 and 6–10 year housing targets. Planning Priority S5 relates to “providing housing supply, choice and affordability, with access to jobs, services and public transport.”

The South District Plan sets a housing target of 23,250 additional dwellings in the district by 2021 of which 4,800 are to be in the Georges River LGA. Council is required to prepare a local housing strategy to guide how these additional dwellings are going to be delivered.

The District Plan indicates that:

- Housing completions in the LGA have been concentrated around Hurstville and Kogarah.
- Housing initiatives to be led by NSW Department of Planning, Industry and Environment include planned precincts at Riverwood and the Kogarah Health and Education Precinct
- Affordable housing should have good access to transport and employment, community facilities and open spaces, which can provide a better housing experience
- Multi-unit dwellings can provide transitional housing for seniors, homes for small households and more affordable homes for young people and young families
- A diverse mix of housing can provide greater opportunities to cater for a range of changing needs
- Diversity means including a mix of dwelling types, a mix of sizes, universal design, seniors and aged care housing, student accommodation, group homes, and boarding houses
- An inclusive housing strategy should manage potential impacts of growth on existing communities such as displacement by understanding the location and volume of affordable rental housing stock
- Affordable rental housing should be provided through housing diversity for those on moderate incomes and affordable rental housing for low and very low income households
- The Kogarah Health and Education Precinct is a Collaboration Area in which opportunities for affordable housing for students, moderate income households and health visitors will be prioritised.

Council needs to prepare a Local Housing Strategy that:

- Plans for the delivery of five-year housing supply targets
- Plans for the delivery of 6–10 year housing supply targets
- Demonstrates capacity to contribute to the longer term 20-year strategic housing target for the District
- Supports planning and delivery of growth areas and planned precincts
- Supports investigation of opportunities for alignment with investment in regional and district infrastructure
- Supports the role of centres and employment lands.

The South District Plan commits the NSW Department of Planning, Industry and Environment and the Greater Sydney Commission to jointly investigate ways to facilitate housing diversity through innovative purchase and rental models. The Plan indicates that affordable rental housing targets generally in the range of 5-10 percent of new residential floor space are appropriate subject to viability. Councils are encouraged to prepare an Affordable Rental Housing Contribution Scheme (Strategy 11.1 of the Region Plan) utilising a range of available mechanisms to meet these targets.

2.2 State Legislation

2.2.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) sets out the laws under which planning in NSW takes place. The EP&A Act underwent significant change on 1 March 2018 with emphasis on up-front strategic planning. The Act introduced requirements for the preparation of a Local Strategic Planning Statement to form part of the planning framework and align the objectives and planning priorities of current regional and district plans. Council's *LSPS 2040* has informed the Local Housing Strategy.

Table 1: Land use types where SEPP 65 applies per zone and

Land use zone	Kogarah LEP	Hurstville LEP
R3	Residential flat buildings	Residential flat buildings
R4	NA	Residential flat buildings and shop top housing
B1	Shop top housing	Shop top housing
B2	Shop top housing	Shop top housing
B4	Shop top housing	Residential flat buildings and shop top housing
B6	Shop top housing	N/A

2.2.3 SEPP No 70 – Affordable Housing

The EP&A Act enable councils to levy contributions for affordable housing if the LGA is named in State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes) (SEPP 70).

SEPP 70 permits a council to seek an amendment to its local environmental plan to reference an affordable rental housing contribution scheme and to levy affordable housing contributions.

In February 2019, the NSW Department of Planning, Industry and Environment published an amendment to SEPP 70 and released a guideline with the aim to make it easier for councils to prepare affordable housing contribution schemes and increase affordable housing across NSW.

The preparation of an affordable housing contribution scheme is a proposed Action in the IHS.

2.2.2 SEPP No 65 – Design Quality of Residential Apartment Development

This State Environmental Planning Policy (SEPP) aims for a consistent approach to the design and assessment of apartments throughout the State. It aims to deliver better living environments for residents choosing apartment living and to enhance streetscapes and neighbourhoods. The Apartment Design Guide (ADG) supports the SEPP and explains how to apply SEPP 65 design principles to the design of new apartments. The ADG specifies a number of design requirements for apartments and apartment buildings which influences the number of and type of dwellings that can be delivered. This includes minimum apartment sizes, apartment mix, balconies and other amenity considerations. In the LGA, SEPP 65 applies for the land use types specified in **Table 1**:

2.2.4 SEPP (Affordable Rental Housing) 2009

The aim is to increase the supply and diversity of affordable rental and social housing in the state and covers housing types including in-fill affordable housing, along with secondary dwellings (granny flats), boarding houses, group homes, social housing and supportive accommodation.

In-fill affordable rental housing

This form of affordable housing allows for new dwellings that are available as affordable rental housing for a 10-year period, managed by a community housing provider. In-fill affordable rental housing is intended to be provide a mixed tenure housing to minimise the stigma of affordable housing. The SEPP offers a market-led response to providing Affordable Rental Housing in the LGA. This SEPP offers bonus provisions like additional floorspace to be provided in new multi unit developments in accessible locations such as around local centres.

Secondary dwellings as complying development

The SEPP allows a secondary dwelling (granny flat) as complying development on a residential lot where a dwelling house is permissible with consent. This form of affordable housing allows for a smaller additional dwelling to be provided on an existing property without the need to submit a development application. This is aimed at increasing the supply of smaller houses which are generally more affordable and provide an alternative to more conventional housing options, which may be suitable for people at certain life stages. Like in-fill development, this is a market-led response already available within the LGA.

Boarding houses

The SEPP permits boarding houses in zones R1, R2, R3, R4, B1, B2 and B4 where certain requirements are satisfied, including the height and floor space ratio limits established in the relevant local environmental plan, access to public transport and development standards (in the SEPP) for private open space, solar access, internal room size, parking and accommodation size.

There are two types of boarding houses - traditional boarding houses with shared facilities and new generation boarding houses which have self-contained rooms. Like in-fill development and secondary dwellings, new generation boarding housings is a market-led response already available in the LGA.

2.2.5 SEPP (Exempt and Complying Development Codes) 2008

The Codes SEPP aims to provide a streamlined assessment process for development that complies with specified development standards and types of development in areas that are affected by minimal environmental constraints, e.g. 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 July 2020, the Low Rise Housing Diversity Code came into effect which allows one and two storey dual occupancies, manor houses and terraces which meet requirements of the Codes SEPP and the Design Criteria contained in the supporting Low Rise Housing Diversity Design Guide to be carried out under a fast tracked complying development approval process.

2.2.6 SEPP (Housing for Seniors or People with Disability) 2004

This SEPP encourages the provision of housing that will increase the supply and diversity of housing to meet the needs of seniors and people with disability in appropriate locations.

2.3 Local Planning and Policy Framework

2.3.1 Georges River Community Strategic Plan 2018 – 2028

Georges River Community Strategic Plan 2018 – 2028 (CSP), was adopted by Council on 25 June 2018. The CSP was developed around six themes or pillars which were identified in consultation process as important to the community. These six pillars will underpin council's work for the next 20 years

1. A protected environment and green open spaces
2. Quality, well planned development
3. Active and accessible places and spaces
4. A diverse and productive economy
5. A harmonious and proud community with strong social services and infrastructure
6. Leadership and transparency

Under Pillar 2, the following goals apply:

- 2.1 – Sustainable development delivers better amenity and liveability for the community and the environment.
- 2.2 – The community helps to plan the LGA's future.
- 2.3 – Council-led development and assets provide quality, long-term benefits to everyone.

Under Pillar 5 the following goal applies:

- 5.2 – Affordable and quality housing options available.

The strategies to implement this goal include:

- Collaborate across all levels of government so that the Kogarah Health and Education Precinct can grow and attract allied services, increase employment, provide a range of housing types (including affordable housing) and provide excellent transport connections to and within the South and Eastern City districts
- Partner with State agencies to increase supply of affordable housing for residents on very low to moderate incomes
- Advocate to the NSW Government to include 'key worker' housing for moderate income earners to be included in affordable housing initiatives
- Advocate to the NSW Government to include mandatory affordable housing requirements in Council LEPs
- Develop policies that encourage a greater supply of housing diversity and choice
- Council-led development proposals incorporate, where feasible, options that support affordable and diverse housing.

This Strategy focuses on LGA-wide initiatives to improve housing choice, affordability and diversity as well as more targeted initiatives focused on specific precincts.

2.3.2 Georges River Local Strategic Planning Statement (LSPS 2040)

The *LSPS 2040* creates a land use vision that recognises the character of the LGA's suburbs and builds on the Georges River community's social, environmental and economic values.

The *LSPS 2040* sets a vision for the Georges River LGA to be a productive place to live, work and enjoy - with diverse, active, green, well designed and connected places.

Council carried out an extensive two stage community engagement process informed the development of the *LSPS 2040*. Overall 905 people participated in a series of general and targeted workshops, pop-up and drop in events. In addition, 743 people completed surveys specifically about housing and centres within the LGA. Council also received 136 written submissions during the public exhibition period.

As a result, the following set of criteria was defined in consultation with the community and has informed the plan's development. This criteria will continue to influence ongoing decisions around managing growth within the LGA.

1. *The LGA's special characteristics are retained*
2. *Growth is supported by green open space, social and physical infrastructure*
3. *Growth areas are linked to transport corridors and frequent services*
4. *Kogarah and Hurstville are enhanced as strategic centres*
5. *All centres have a role in jobs and housing growth*
6. *A hierarchy of residential zones is developed*
7. *Evidence and community consultation provide the framework for strategic planning and decision-making.*

The *LSPS 2040* has five themes:

- Theme 1: Access and Movement
- Theme 2: Infrastructure and Community
- Theme 3: Housing and Neighbourhoods
- Theme 4: Economy and Centres
- Theme 5: Environment and Open Space.

Theme 3 – Housing and Neighbourhoods has five planning priorities which directly inform this strategy. The planning priorities are:

- P7. Residential suburbs will be protected and retained unless identified as areas of change or investigation
- P8. Place-based development, quality building design and public art deliver liveable places
- P9. A mix of well-designed housing for all life stages caters for a range of lifestyle needs and incomes
- P10. Homes are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces
- P11. Aboriginal and other heritage is protected and promoted.

Council's *LSPS 2040* also commits to a range of actions which will deliver the longer term land use vision for the LGA through a staged approach via the preparation of a number of LEPs due to the detailed investigations required to support the full suite of changes proposed.

The staged approach to preparing the Georges River LEP is outlined as follows:

- Stage 1: Housing and Harmonisation
 - Harmonise the existing LEPs
 - Seek to achieve housing targets through up-zoning certain areas
- Stage 2: Housing Choice
 - Seek to promote inclusive and affordable housing
 - Investigate big house conversions and build to rent
- Stage 3: Jobs and Activation
 - Review development standards in centres
 - Infrastructure delivery mechanisms
 - Hurstville City Centre and Beverly Hills Local Centre master planning
- Stage 4: Housing and Future Growth
 - Update or amend the housing strategy as required

During the preparation of the *LSPS 2040* Council commenced the investigation of appropriate locations for medium density development which will contribute to offering people more choice in terms of dwelling type. These areas were selected following an assessment against the criteria to guide growth above and are identified in **Figure 33** as potential new housing as part of Council's LEP 2020.

The *LSPS 2040* vision was endorsed by the Greater Sydney Commission in March 2020.

2.3.3 Local Environmental Plans and Development Control Plans

A LEP is the principal legal instrument for guiding and controlling development at the local government level. LEPs guide development outcomes through landuse

zoning, development standards (i.e. height and FSR) and specified provisions for a range of issues including heritage conservation and environmental protection.

Georges River currently has three LEPs and four DCPs in effect:

Table 2: Existing LEP and DCP

Existing LEP	Existing DCP
Hurstville Local Environmental Plan 1994 (HLEP 1994)	Hurstville Development Control Plan No. 2 – Amd No. 5 (deferred matter sites within the HCC)
Hurstville Local Environmental Plan 2012 (HLEP 2012)	Hurstville Development Control Plan No.1 (sites outside of the Hurstville City Centre)
	Hurstville Development Control Plan No.2 – Amd No.9 (sites within the Hurstville City Centre)
Kogarah Local Environmental Plan 2012 (KLEP 2012)	Kogarah Development Control Plan 2013

Whilst the *HLEP 2012* has not experienced any significant amendments to its development standards, the *KLEP 2012* was amended on 26 May 2017 with significant uplifts in the development standards, including a number of up-zoned areas in and around existing commercial centres.

To guide future growth of the LGA through a consistent approach, Council has prepared a draft Georges River LEP 2020 as the first step in the staged LEP program outlined in **Section 2**. This LEP includes the five Housing Investigation Areas that have been investigated for their suitability in delivering additional housing capacity:

- North and West of Peakhurst Park, Peakhurst
- Culwulla Street, South Hurstville
- Hillcrest Avenue, Hurstville
- Apsley Estate, Penshurst
- Connell's Point Road, South Hurstville

The assessment of the suitability of these areas has been conducted based on their access to existing infrastructure and social services, such as schools, community facilities, open space and public transport to promote the efficient use of land and infrastructure. The assessment is also supported by a preliminary traffic study.

The evidence of the suitability of the five areas is contained in a separate Council document titled "*Housing Investigation Areas Paper*" which supports the draft Georges River LEP 2020.

Council has four Development Control Plans (DCPs) which supplements the LEP by specifying controls and design guidelines for new development which need to be considered in preparing a Development Application. The existing DCPs contain specific controls for:

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

Council is currently preparing a new comprehensive DCP that will address the Actions in this Strategy.

2.4 Other Council Strategies and Studies

Council has a number of other strategies and studies that have an impact on housing policy and provision.

2.4.1 Georges River Council – Evidence Base for Local Housing Strategy

The *Evidence Base* analysis identifies the current and future demographic profile of the LGA, the current housing demand and supply, whether there are any gaps in current housing supply, and what type of housing is required for the projected demand. This evidence base highlights a number of challenges for Council in future policy and planning activities:

• Supporting ageing in place:

- An estimated population of 185,000 is forecast for 2036, with the largest increase in residents 60 years and older.
- Significant growth in smaller households. High proportions of smaller households are in Lugarno, Oatley, Blakehurst, Kyle Bay and Connells Point.
- Support services aiding the elderly to stay in their own homes longer is particularly important as ageing in place is a main trend.

• Encouraging housing choices:

- There is a mismatch between the demand and supply of dwellings in the LGA. Smaller households are forecast to grow by 41%.
- There is limited choice for small dwellings that will suit the ageing population available outside of the growth areas of Hurstville and Kogarah.
- Different forms of medium density housing are needed in a wider range of suburbs in the LGA in order to allow for the transition from mature families to empty nesters and older lone person households.

• Need age diversification:

- The current housing supply of larger detached dwellings which older smaller households occupy are not becoming available to attract and retain younger households to the area.
- Diversifying housing will free up the stock of three or more bedroom dwellings, increasing the range of dwelling choices for family households, the dominate household in the LGA.
- Diversifying choice by facilitating alternative housing options is crucial to help maintain population levels and create more sustainable, equitable and healthy communities.

• Addressing housing affordability:

- The rate of housing stress in the LGA is higher than the Greater Sydney average, especially for renters with very low or low incomes.
- A diverse dwelling stock means a wider variety of price points within the housing market, which goes some way to addressing issues of housing affordability.

• Continue to encourage development along transport corridors:

- Residential development occurring in and around commercial centres and transport corridors provides residents easy access to amenities, services and public transport.
- Design principles will also be important for maintaining liveability outcomes and for ensuring that a proportion of housing is suitable for the elderly.
- In new developments ensure dwelling mix is correct for the emerging households to enable residents to stay in the area.

This strategy proposes actions (refer to **Section 8**) that addresses the above challenges. The actions will focus on improving housing choice, affordability and diversity as well as introducing planning framework that support aging in place such as adaptable dwellings and smaller dwellings for empty nesters wishing to down size.



2.4.2 Inclusive Housing Strategy

The *IHS* provides a comprehensive framework for the provision of affordable and inclusive housing in the LGA to 2036. The analysis in the *IHS* includes the current housing needs of the Georges River community, projected population growth and housing demand, principles to guide the location of new housing in the LGA, options available to influence housing delivery, and an implementation plan to guide Council's work program and encourage housing delivery that meets the community's needs.

The *IHS* highlights similar challenges to the Evidence Base for Council in future policy and planning activities:

- **Overcrowding:**
 - Overcrowding exists and is most serious in Hurstville (18 percent), Kogarah (17.6 percent) and Allawah (15 percent).
- **Under occupied dwellings**
 - Under occupied dwellings (that is, those dwellings with more bedrooms than usual occupants) are predominantly located in financially better off areas of the LGA. The most common housing type amongst under occupied dwellings is detached houses.
 - In Peakhurst and Lugarno a majority of lone person households are residing in dwellings of three or more bedrooms.
 - All suburbs in the LGA River have a greater number of households with at least one spare bedroom than they do households requiring at least one spare bedroom.
- **Mortgage and rental stress**
 - A significant number of households in the Georges River LGA are experiencing mortgage stress and a substantially higher number in rental stress.

2.4.3 Commercial Centres Strategy

The *Commercial Centres Strategy* is being prepared in two parts (Part 1 and Part 2) to support the staged approach to preparing the new Georges River Local Environmental Plan. Part 1 has been prepared to address the immediate issue concerning the loss of employment floor space through infill development and informs LEP 2020. Part 2 of the Strategy is currently being prepared to inform future LEPs. Part 2 adopts a place-based planning approach to explore opportunities for providing housing growth in the LGA's commercial centres in the forms of mixed use development and shop top housing.

2.4.4 Infrastructure Integration Advice Roadmap

The *Infrastructure Integration Advice Roadmap* (Roadmap) conducts a gap analysis which identifies data gaps in relation to economic, social and green infrastructure outcomes.

The Roadmap assists Council in understanding the critical infrastructure that is required to support housing and employment growth over the short, medium and long term in alignment with the *LSPS* Actions. The data gaps that have not been able to be addressed in *LSPS 2040* will be reviewed and considered as part of future policy work and/or work programs in accordance with the commitment given at Council's meeting on 28 October 2019. The Roadmap also supports Council's staged Georges River LEP program which is reflected in **Section 8** of this Strategy. The staged LEP program provides the opportunity for Council to address the remaining shortfall of approximately 2,000 dwellings via a sequenced approach that will distribute housing growth gradually from the short term into the long term so the target of creating the capacity for an additional 2,000 dwellings will be met by 2036. This allows Council to ensure that future housing growth must be aligned to and supported by transport, centres, services and open space to ensure liveability.

2.4.5 Open Space and Community Facilities Strategy

The *Open Space, Recreation and Community Facilities Strategy* (Open Space Strategy) provides a high-level direction for the provision of community centres, libraries, open space, sport and recreation facilities, athletics and aquatic facilities in the LGA. The purpose of the Open Space Strategy is to examine existing services and current demand, and determine the infrastructure needed based on projected future population and demographic estimates for the LGA until 2036.

The implications raised in the Open Space Strategy are:

- **Community centres:** The majority of Council's hireable community space is positioned in and around the main centres of Hurstville and Kogarah. Access to hireable community space varies in other parts of the LGA with low rates of provision in some areas and no provision in the western part of the LGA including Peakhurst and Lugarno. A large number of Council's current community facilities are smaller than 500sqm. This limits their ability to include flexible, multipurpose space that can support a range of different users. If no additional hireable community space is provided by 2036, the provision rate will drop to 21sqm per 1,000 people, which is considered very low.
- **Libraries:** Overall, Georges River is significantly underprovided for library space with population benchmarks suggesting an additional 1,800sqm is required to serve the 2016 population. If no additional library space is provided by 2036, the benchmark-based LGA-wide shortfall in library space will grow to 2,399sqm. Library space and program provision is unevenly distributed across the LGA, with the district libraries in Hurstville and Kogarah accounting for 86 percent of all library space and providing 65 percent of all library events and programs. In order to address this issue Council is undertaking a library service model review which will provide opportunities to expand access to a range of library services and programs across the LGA.

- **Open space:** At 2.7ha per 1,000 people (excluding golf courses), the overall amount of open space provided in the Georges River area is comparable to nearby LGAs. Georges River contains a fairly even split between passive open space, active open space and bushland. The balance of these types of open space is a key feature of the character of the area and is highly valued by the community. Nearly all Georges River residents live within 400m of an open space. However, there are a number of pockets of high density development along the Eastern Suburbs and Illawarra train lines in which residents do not have access to open space within 200 metres. This includes areas north and south of the Kogarah, Carlton, Allawah and Hurstville stations, as well as an area north west of Penshurst station.
- **Sport and recreation facilities:** The existing supply of sports fields is insufficient to support current or projected future use. There is an estimated shortfall of sports field and playing surface area supply (including associated ancillary areas) of 7.6ha. Overuse at some fields is resulting in deteriorating surface quality. Synthetic fields and other field upgrades at Penshurst Park Sporting Hub, Gannons Park, Peakhurst Park and Poulton Park will help alleviate pressure on sports fields in the short to medium term. Analysis indicates that the current provision of outdoor netball and tennis courts is sufficient. However, a notional shortfall of six indoor sports courts currently exists, a figure expected to increase to a shortfall of eight courts by 2036.
- **Athletics facilities:** Georges River LGA does not contain a synthetic athletics track but contains two shared-use facilities at Olds Park and Hurstville Oval with grass surface tracks in excellent condition, supporting amenities and a grandstand. Four of the 12 synthetic athletics tracks in NSW are located in neighbouring LGAs within 30 minutes travel time of Georges River residents. Developing a synthetic athletics track in Georges River LGA would to an extent 'cannibalise' the use of existing facilities in surrounding LGAs.
- **Aquatic facilities:** There are three aquatic facilities located within the Georges River LGA.



2.4.6 Georges River Vision 2050 Strategy – Leading for Change

The Georges River Vision 2050 amplifies strengths and unlocks opportunities to establish Georges River Council as a positive leader for change. The strategy will respond to long term trends, challenges and the global call to action.

The Strategy has a target to increase housing affordability and inclusiveness and by 2050 10% of new residential floor space be affordable housing.

2.4.7 Foreshore Study

The *Foreshore Study* is comprised of two studies that review the existing planning controls in the foreshore localities of the Georges River through the lenses of environmental hazards and local character:

- The *Tidal Inundation Study* determines the tidal inundation level in the Georges River foreshore at present and for future timeframes through hydraulic modelling to map the extent of sea level rise.
- The *Foreshore Strategic Directions Paper* conducts a visual character assessment of the foreshore localities to the ridgelines (as viewed from the water) and waterways along the land and water interface and categorises the study area into distinct character areas to allow for the designation of a rating system in terms of the overall character value and the area's sensitivity to change.

2.4.8 Hurstville City Centre Urban Design Strategy

The *Hurstville City Centre Urban Design Strategy* reviews the existing planning controls in the Hurstville City Centre and recommends amended planning controls to provide a logical approach to the built form controls, identify opportunities for additional housing capacity within the Hurstville City Centre and reinforce the role of Hurstville as a gateway to southern Sydney.

2.4.9 Beverly Hills Masterplan

The purpose of the Beverly Hills Masterplan is to revitalise the Beverly Hills commercial centre and improve the quality of life for residents, workers and visitors by creating attractive streets and a Centre that are great places to live, work and visit. The Masterplan will recommend changes to land use and built form controls for the centre including identifying future infrastructure requirements for inclusion in an infrastructure contributions plan. The study area includes the B2 Local Centre zoned area along King Georges Road and adjoining residential areas within an approximately 400m radius of the Beverly Hills Station.

2.4.10 Georges River Development Contributions Plan

There are currently six Section 94 Development Contributions Plans for Georges River Council LGA and one Section 94A Plan. Council is currently preparing a new comprehensive development contributions plan for the LGA. At the completion of the project Council will have a comprehensive development contributions system that meets the future demands and requirements of the Georges River community.



2.5 Summary Implications

The review of planning policy context indicates that the Local Housing Strategy will have to address the following requirements:

- How Georges River will meet the South District Plan 0-5 year housing target of 4,800 dwellings
- How Georges River will deliver a 6-10 year housing target to meet anticipated demand, contribute to the District's 20 year target
- How Georges River will provide a range of housing stock that provides choice and diversity to address the changing demographic and smaller household
- How Georges River will facilitate ageing in place for an ageing LGA.
- How the Georges River will deliver affordable housing targets. The Region Plan recommends an affordable rental housing target in the range of 5-10 percent of new residential floor space in defined precincts, prior to rezoning occurring.
- How the Strategy will inform the preparation of an Affordable Housing Contribution Scheme for areas that are identified for uplift through rezoning to be captured through SEPP 70.

It is clear from the review that State and local legislation influence housing provision, not just in terms of the number, but also the type of dwellings that can be delivered. There are existing gaps in infrastructure provision for the existing population within the LGA and the community have made it clear that future growth must be aligned to and supported by transport, centres, services and open space to ensure liveability.

The work that Council has currently underway through the consolidation of the planning instruments and harmonisation of the development standards will provide an opportunity to introduce provisions relating to multi dwelling houses and inclusive housing. This work will also allow the development and implementation of a hierarchy of residential zones which will clearly articulate appropriate zoning and controls to guide the right scale of housing being delivered in the right locations across the LGA.

The review of the planning documents also identifies as a challenge, increasing the supply of inclusive housing stock for very low to medium income households including key workers. The NSW Government is supportive of inclusive housing approaches within the Kogarah Health and Education Precinct and other sites to experience an up-zoning; however collaboration is needed with State agencies on Riverwood Planned Precinct, Kogarah Health and Education Precinct and any future priority precincts.





3 DEMOGRAPHIC OVERVIEW – EXISTING AND PROJECTED

This section highlights the key demographics and housing trends in the Georges River LGA and their implications for future housing needs. It will enable the identification of where housing supply is adequate and where gaps will need to be addressed by delivering new housing or specific type of a housing.

Population growth is interrelated with housing demand. As the population grows and the number of households grows the demand for housing will increase. Housing demand is influenced by a number of key factors including employment, market preferences, local amenity, household formation patterns and affordability.

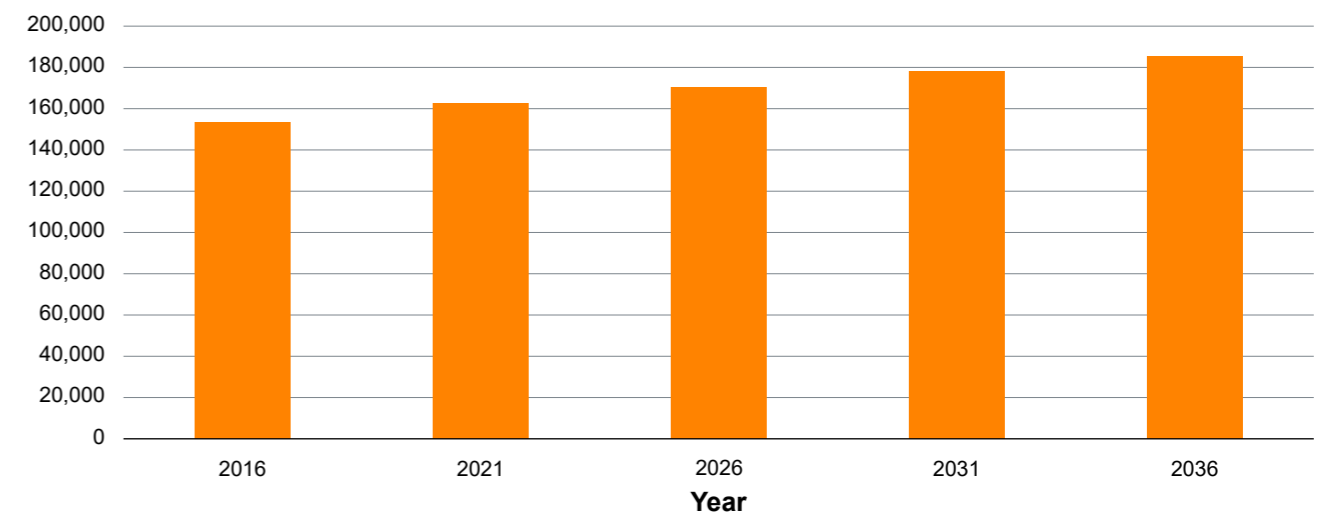
The following information is sourced from the *Evidence Base (January 2019)* and the *Inclusive Housing Strategy (December 2019)*.

3.1 Population Growth

The LGA has a current (2017) population of 156,293 people and is experiencing moderate rates of growth. Over the past ten years, population growth has been around 1.6% p.a. This rate of growth is marginally slower than the Greater Sydney average, which experienced a growth rate of 1.7% p.a. over the past decade.

Over the next 20 years, the population of the LGA is forecast to reach 185,000 by 2036. This equates to an average annual growth rate of 0.9%. **Figure 3** shows the forecasted population for the LGA to 2036. Much of the forecast population growth will be driven by migration to the area, both from other areas of Australia and overseas.

Figure 3: Population, Georges River – 2016-2036

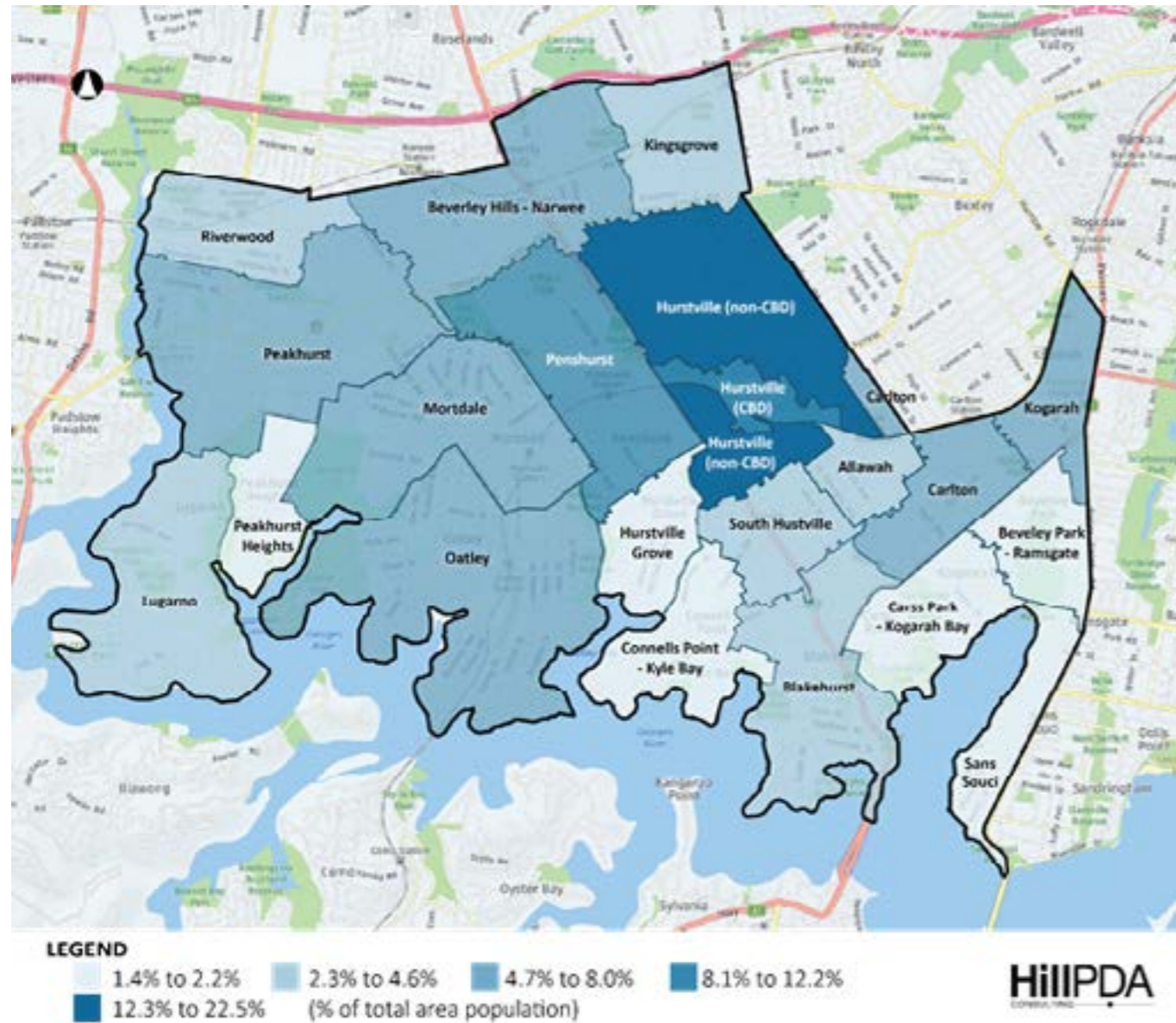


Source: ABS Estimated Resident Population, Cat. 3218.0, 2001, 2006, 2011 and 2016

Majority of the population growth has been accommodated in higher density developments around train stations in Penshurst, Mortdale and to a larger extent, Kogarah and Hurstville, as illustrated in **Figure 4** below. These four suburbs have had a population increase of 7,000 residents, approximately half of the total population growth in the LGA. Outside these suburbs the growth is more evenly spread out, with minimal growth in smaller, more constrained riverside suburbs, such as Lugarno, Oatley and Kyle Bay.

People that moved to the LGA were younger, aged between 20 and 29 years, often university students and young adults starting their career. This group is attracted to the amenity and higher density housing around the Hurstville and Kogarah centres. Those that moved from the LGA to other areas were a little older, aged 30 to 44 years, and often had young children.

Figure 4: Projected Population, Georges River – 2016-2036



Source: Forecast .id, HillPDA

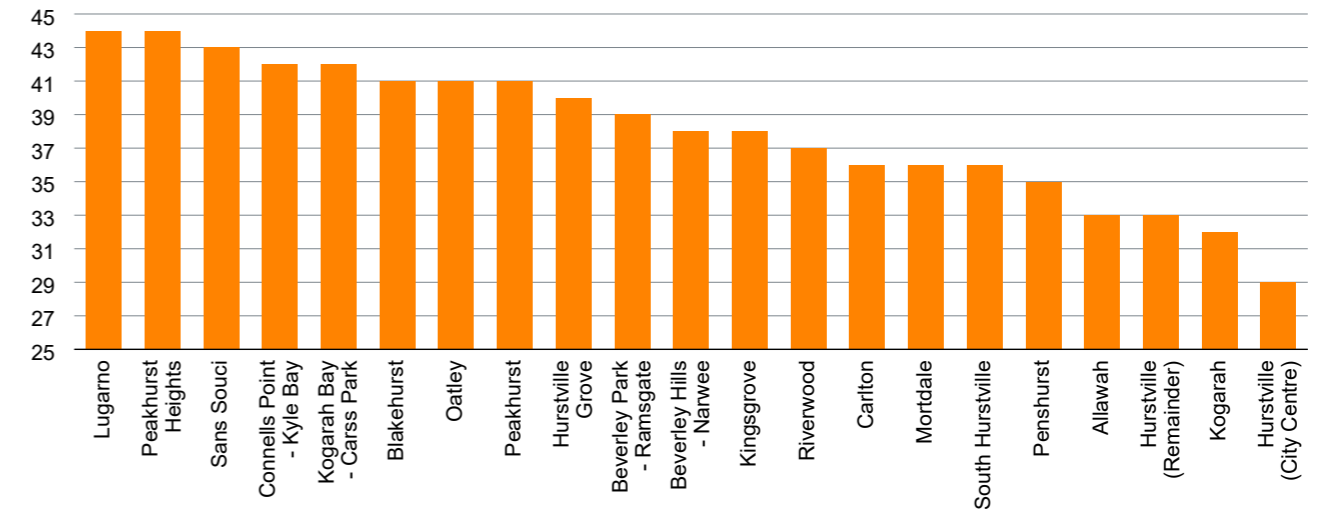
3.2 Age Structure

The age structure of the LGA (2016) is fairly similar to that of Greater Sydney. However, there are a slightly higher proportion of young adults (20-29 years) and older adults aged over 75 years in the LGA.

Over the last 10 years, the LGA experienced significant growth in both the 20-34 years (young workers), along with the 50-69 years (pre-retirement age groups) and moderate growth in infants due to the significant increase in young workers.

As shown in **Figure 5**, the higher density centres of Hurstville and Kogarah have the youngest residents in the LGA, with median ages of 29 and 32 respectively. Conversely, there are a higher proportion of older residents in riverside suburbs located further away from major centres and transport nodes, including Lugarno, Peakhurst Heights, Sans Souci, Connells Point – Kyle Bay and Kogarah Bay – Carss Park, where the median age is between 42 and 44 years.

Figure 5: Median age, suburbs of Georges River – 2016

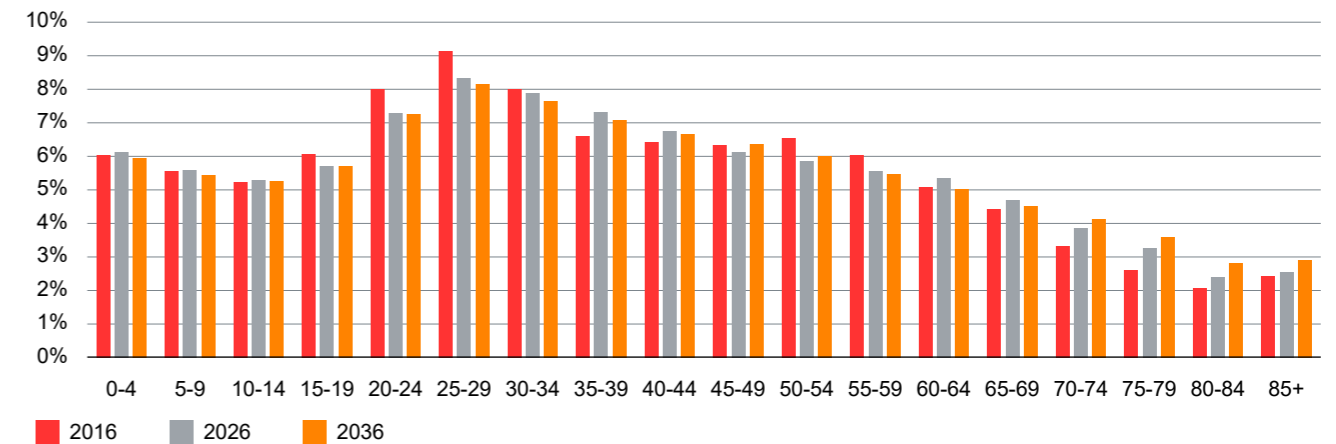


Source: ABS, Census of Population and Housing (2016)

The Georges River population is ageing and by 2036 there will be a significantly larger proportion of residents aged 65 years and older who will comprise 18% of the LGA's population, an increase from 14.9% in 2016.

The increase in the proportion of older dependent residents will impact on housing requirements, such as an increase in demand for adaptable housing and aged care facilities.

Figure 6: Forecast age structure, Georges River – 2016-2036

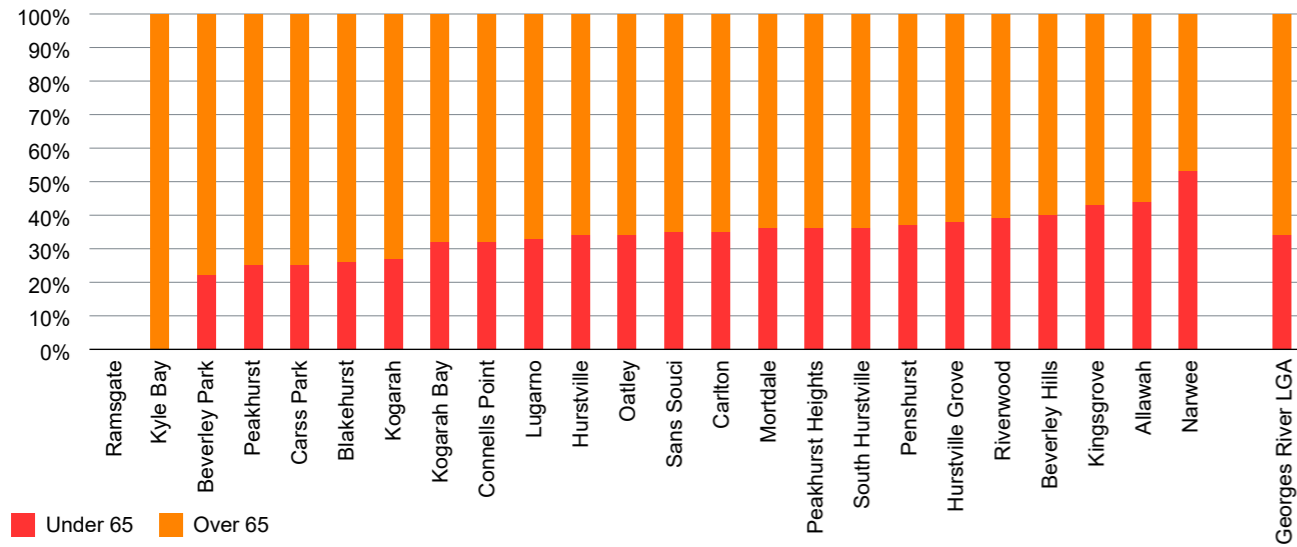


Source: forecast.id (2018)

Furthermore, as shown in **Figure 7** below, over 66% of residents in the LGA required assistance with core activities like self-care and communication at the time of Census 2016 were aged 65 or older. While this distribution

varied between suburbs, the riverside suburbs, comprised a higher proportion of residents aged over 65 requiring assistance.

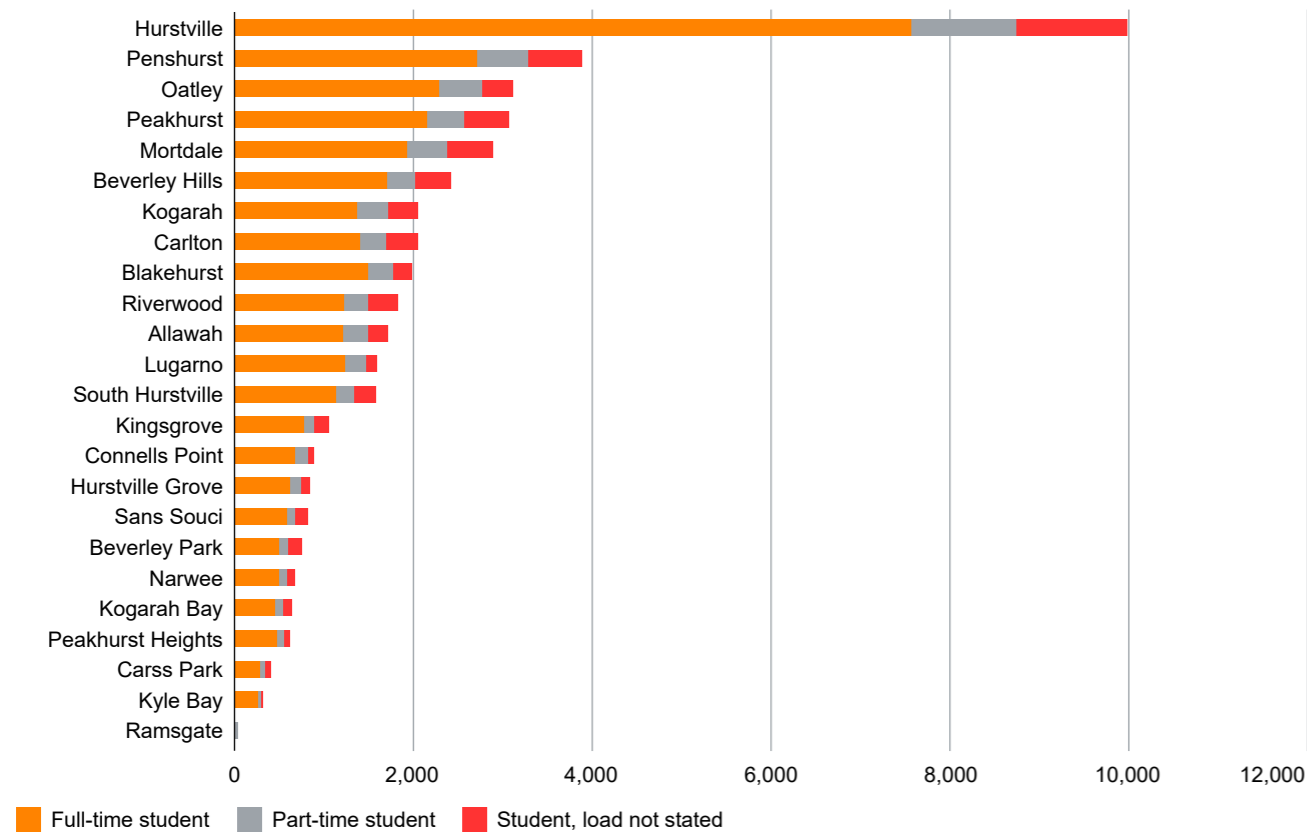
Figure 7: Proportion of residents who require assistance under the age of 65 and 65 years and older



Source: ABS 2016/Hill PDA

In regards to the student population, at Census 2016, there were approximately 45,120 students (full or part time) resident in the LGA. **Figure 8** shows that the largest numbers of students live in Hurstville (9,988).

Figure 8: Total student numbers by suburb and study load



Source: ABS 2016/Hill PDA

3.3 Household Types

3.3.1 Household size

The household size in the LGA increased to 2.84 people per household in 2016 from 2.76 in 2011 and is expected to decrease to 2.79 persons in 2036.

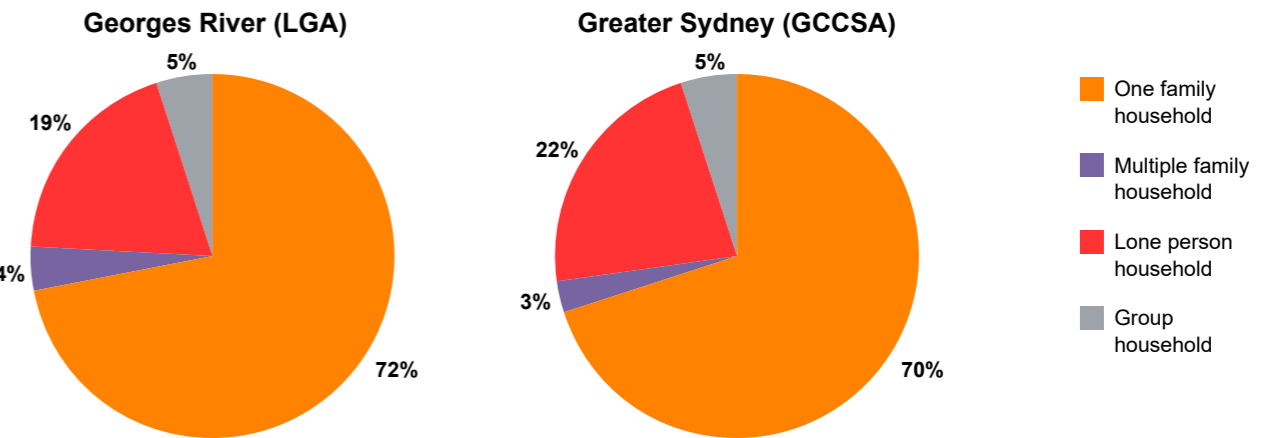
Social and demographic changes have influenced changes in household size. These include ageing of the population, family breakdown and fewer children per family. In many areas, family households are declining in number, while smaller households (couples without children and lone person households) are increasing which results in a

lower average household size (fewer people per dwelling). Declining household size tends to increase the demand for dwellings, even if the population is stable or slowly declining.

3.3.2 Household composition

As shown in **Figure 9**, the overall composition of households in the LGA is predominantly single-family households, comprising 72% of households, 4% of multiple family households, 19% of lone person households and 5% of group households, which is a similar breakdown to Greater Sydney.

Figure 9: Household composition in the Georges River LGA

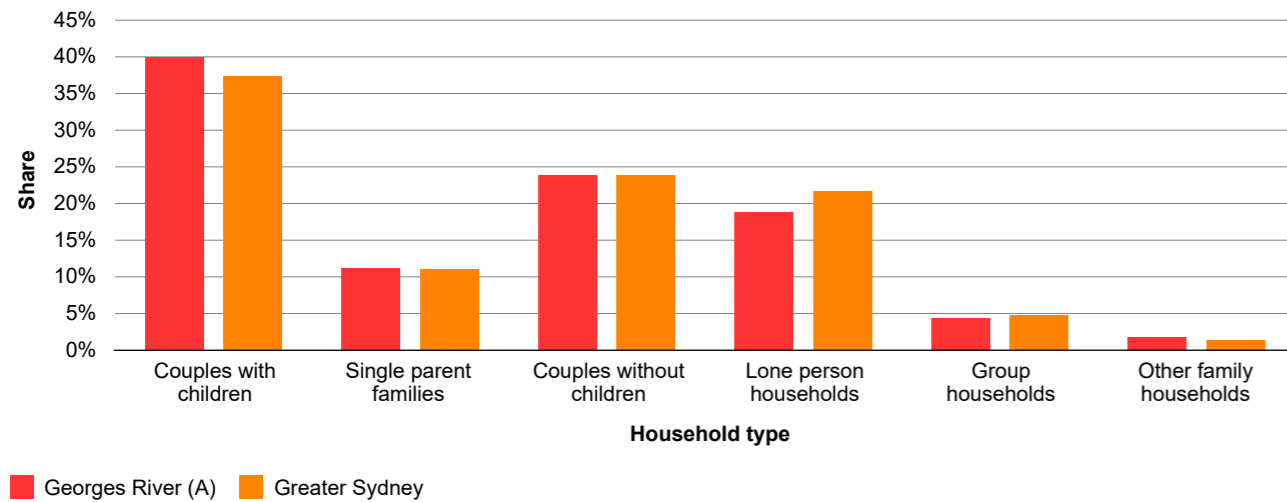


Source: ABS 2016/Hill PDA

As shown in **Figure 10**, the LGA household type mix is very similar to Greater Sydney. The dominant household type in the LGA is couples with children, totalling 19,195 households and comprising 37.4% of the total number of households. Between 2006 and 2016, couples with children increased by 12.6% (2,143 households). The majority of these households are couples with young children, similar to Greater Sydney. Growth in family households in the LGA has been concentrated in Hurstville, Beverly Hills-Narwee and Kogarah because of the significant growth in dwellings in these areas. Conversely, Peakhurst Heights and Lugarno have experienced a decline in family households as a result of ageing in the area.

Couples without children were the next most common, comprising around 23.8% of all households, followed by lone person households. Growth in these smaller households has been mainly concentrated in Hurstville City Centre, driven by apartment developments that have attracted young lone person and couple households. Other areas such as Riverwood and San Souci have had small increases in small households, mostly in the older ages.

Figure 10: Household types, Georges River and Greater Sydney

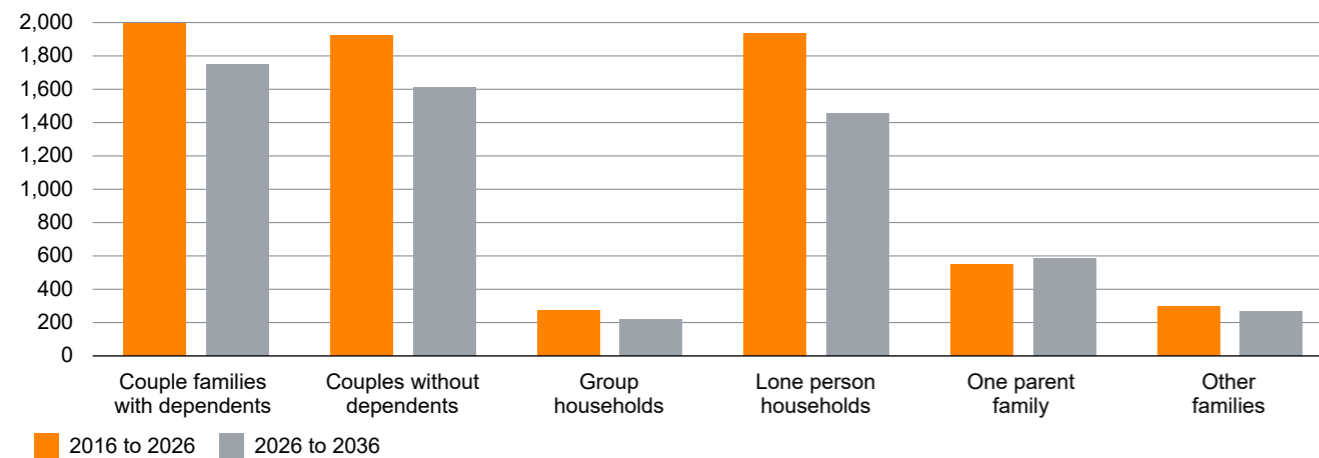


Source: ABS, Census of Population and Housing (2016)

Over the next 20 years, the number of household types will increase as a result of population growth. As shown in **Figure 11**, the most significant growth will occur in couples with children, with growth slowing a little after 2026.

Couples without children and lone person households are also forecast to increase in both the young and older age groups driven by migration and ageing.

Figure 11: Change in households by type, Georges River – 2016-2036



Source: forecast.id (2018)

The most significant increases in families with children are forecast to occur in the major centres of Hurstville and Kogarah, and in Beverley Park – Ramsgate due to recent development. These areas are also forecast to have large increases in couples without children and lone person households but Peakhurst, Riverwood and San Souci will also experience significant increases in families with children households over the next 20 years.

With growth in all household types, the planning framework needs to promote a diversity of dwelling sizes and typologies so housing choice is provided, ranging from adaptable housing that allows downsizing and ageing in place in low density suburbs to family-friendly dwellings in medium and high density locations.

3.4 Key Workers

BankWest's Key Worker Housing Affordability Report defines key workers as "occupations which provide essential services to all Australians including teachers, nurses, police and ambulance officers and those in fire and emergency services". (Source .id)

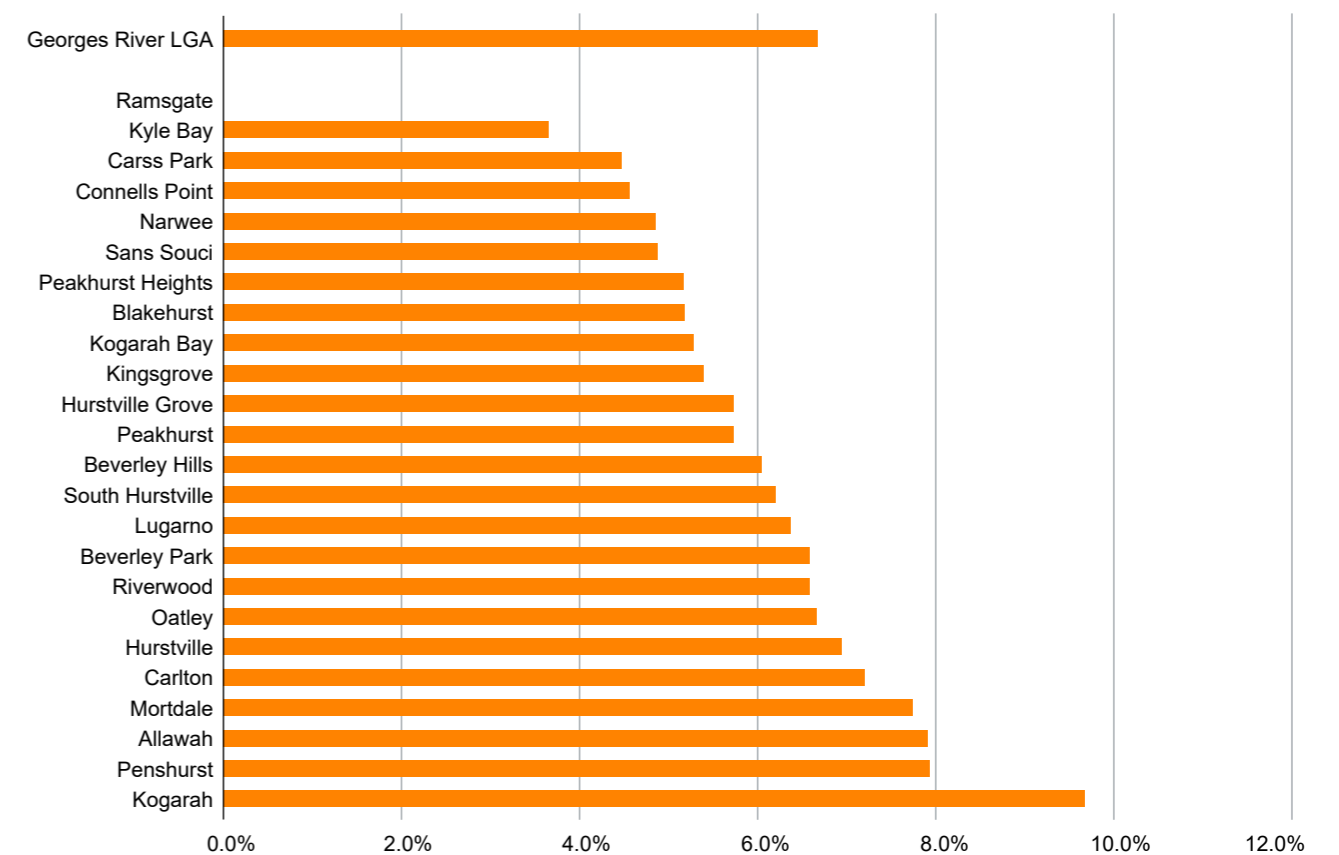
In 2016, there were 12,329 key workers employed in the LGA, representing 29% of the total workforce. Of these key workers, 37.7% also live in the LGA. The majority of the remainder live in the neighbouring councils of Sutherland (19.8%), Canterbury-Bankstown (11.8%) and Bayside (12.0%).

As shown in **Figure 12**, Kogarah has the highest overall proportion of residents employed in key worker occupations, where midwifery and nursing professionals make up a substantially high proportion of the key worker population, potentially due to its proximity to the hospitals.

The weekly individual income of key workers in the Georges River LGA varies considerably based on occupation, ranging from \$400 for hospitality workers to \$1,788 for defence force members, firefighters and police. The median weekly individual income of a key worker living in the LGA is \$844, considerably lower than the median for all workers employed in the LGA (\$982).

With a median weekly individual income of \$844, a key worker living on their own could afford to purchase a property of \$246,000 or a weekly rent of \$253. Over the 2017-18 financial year, only 9 properties for sale and 9 rental properties in the LGA would have been affordable to key workers on a weekly individual income of \$844. This highlights that it is unlikely that key workers employed in the LGA would live in the local area in lone person households. Most would be reliant on combining their income with a spouse, partner or housemate to live affordably in the area and avoid housing stress. Source (IHS)

Figure 12: Proportion of residents employed in key worker occupations by suburb



Source: ABS 2016/Hill PDA

3.5 Household Income

Residents of the LGA currently have a median household income of \$1,650 per week, slightly less than the Greater Sydney median of \$1,745. Income levels differ between the different household types; couples with children have the highest median income, while lone person households have the lowest income levels.

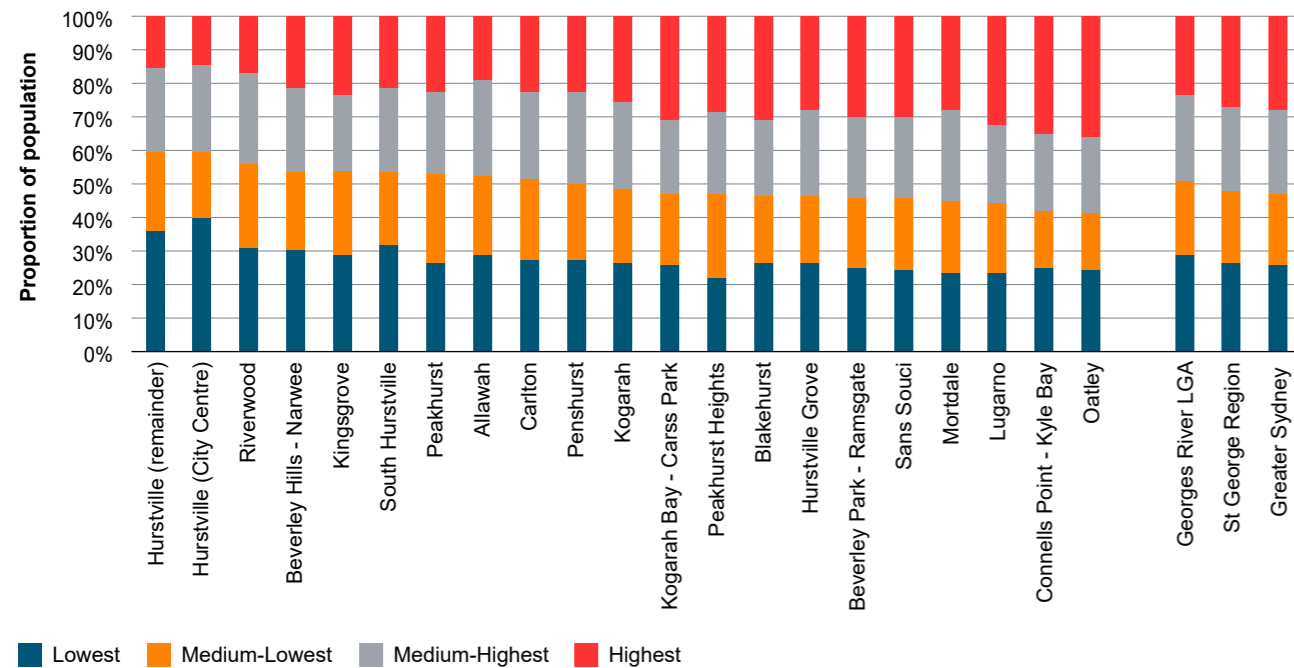
There is also a slightly higher proportion of very low and low income households in the LGA compared to Greater Sydney. This is due to the larger elderly population relying on superannuation and the aged pension and number of university students with limited earning capacity due to study commitments.

Note:

- a very low income household earns less than 50% of the relevant median household income for Sydney.
- a low income household earns between 50% and 80% of the relevant median household income for Sydney.
- a moderate income household earns between 80% and 120% of the relevant median household income for Sydney.

Figure 13 below shows the income by suburbs. Those suburbs to the left of the chart which are generally those in the north of the LGA, such as Hurstville, have over a third of the population within the lowest quartile of incomes while suburbs to the right of the chart, generally in the south of the LGA, such as Oatley, Connells Point, Kyle Bay and Lugarno, have over a third of the population within the highest quartile.

Figure 13: Distribution of income quartiles by small areas

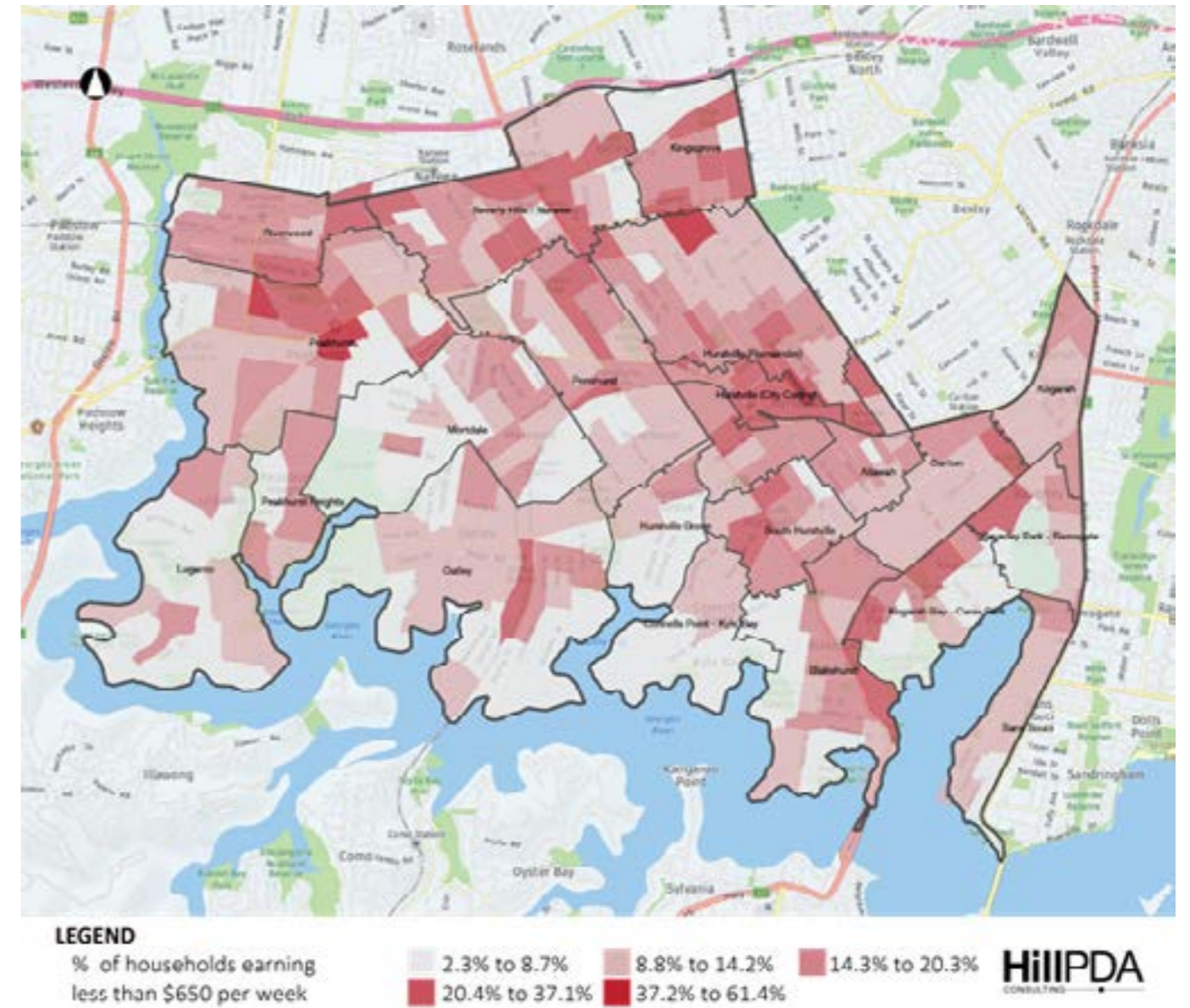


Source: Population .id, Census 2016, HillPDA

The disparity in household income between the northern and southern suburbs of the LGA is illustrated in Figure 14 below which shows the proportion of households with incomes below \$650 per week. Suburbs to the north such as Riverwood, Beverly Hills-Narwee,

Kingsgrove and Hurstville have higher proportion of households earning less than \$650 a week. Whilst higher proportion of households earning more than \$650 a week are suburbs to the south such as Lugarno, Oatley and Connells Point-Kyle Bay.

Figure 14: Proportion of households with income below \$650 per week (before tax in 2016)



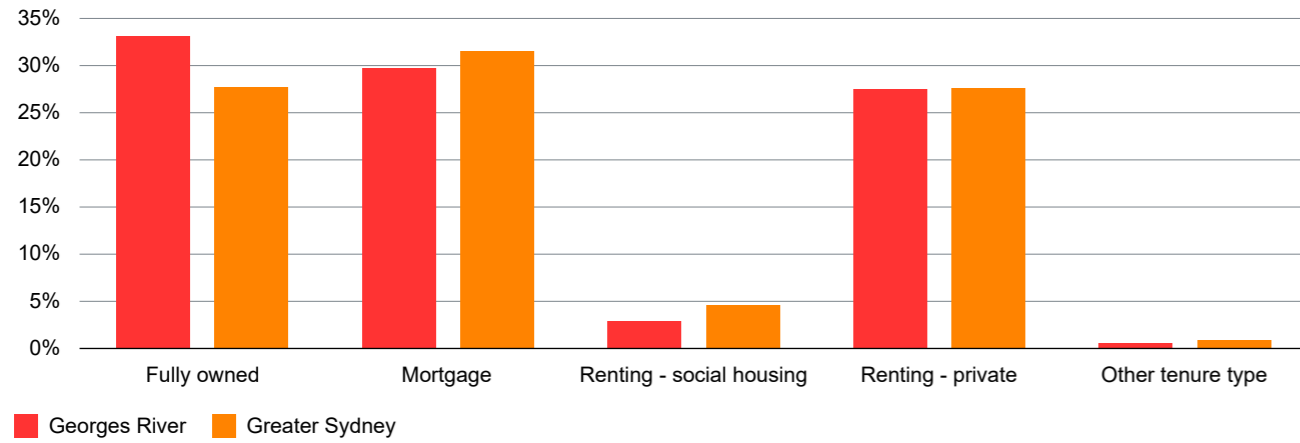
Source: Population.id, HillPDA

3.6 Tenure

Housing tenure data (refer to **Figure 15** below) provides an insight into the existing housing market, and the life stage and socio-economic status of the Georges River residents. There are almost equal shares of people fully owning their

homes, people with a mortgage and those who are renting. Social and community housing only comprise 3.1% of the overall tenure mix in the LGA.

Figure 15: Tenure types, 2016



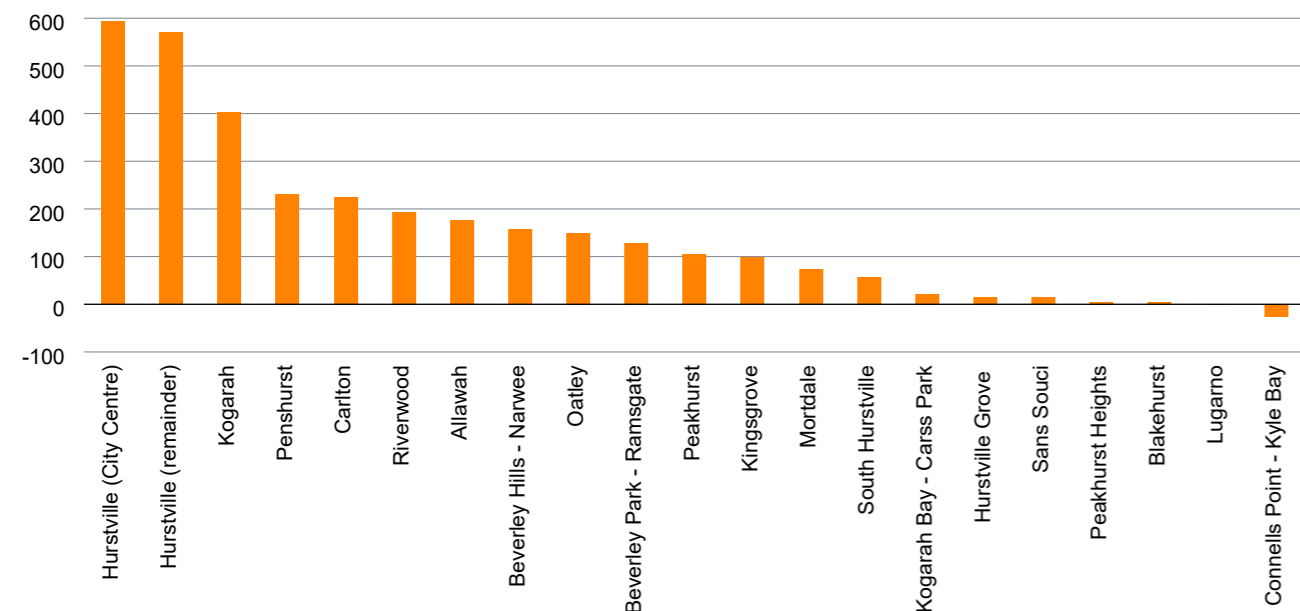
Source: ABS, Census of Population and Housing (2016)

There is a significant variation in the rate of outright home ownership, with over half of all dwellings owned outright in Connells Point, Peakhurst Heights, Lugarno, Sans Souci and Hurstville Grove, while Kogarah and Hurstville both have below 30 percent of their constituent dwellings owned outright. This is reflected in **Figure 16** which shows that the number of rental households has increased most significantly in the Hurstville City Centre, followed closely by the remainder of the suburb of Hurstville and Kogarah.

In contrast, Connells Point – Kyle Bay has experienced a decrease in the number of rental households.

Over the last 10 years, renting has become much more common in the LGA due to affordability pressures. This trend is occurring across all life stages, though much of the increase is driven by the increase in families with children living in rented dwellings.

Figure 16: Growth in rental households, 2006-2016



Source: ABS, Census of Population and Housing (2006, 2016)

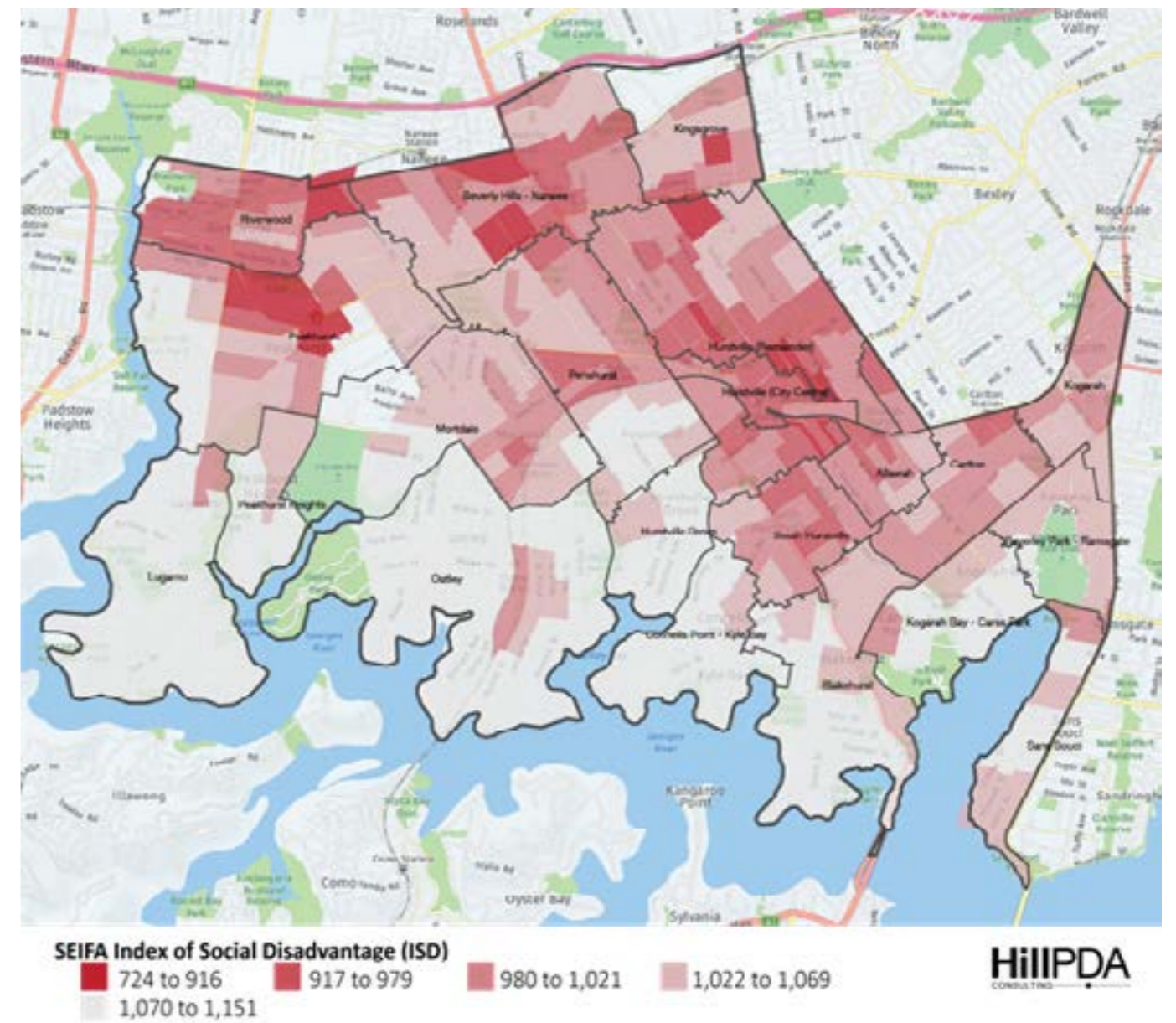
3.7 Socio-Economic Indexes for Areas

The Socio-Economic Indexes for Areas (SEIFA) has been developed by the Australian Bureau of Statistics to provide an overview of social and economic wellbeing and welfare of communities across a range of spatial scales. The SEIFA measures the relative level of socio-economic advantage and disadvantage based on various characteristics, such as income, education, unemployment and occupations.

These rankings indicate a relative lack of disadvantage in general. However, when the scores are broken down by statistical areas within the LGA, as shown in **Figure 17**, there are notable pockets of disadvantage. Areas with higher scores (and therefore lower levels of disadvantage) are the suburbs in the south of the LGA, whilst suburbs in the north of the LGA typically have lower scores (and therefore higher levels of disadvantage). This is reflective of the distribution of household income across the LGA.

In regards to the Index of Relative Social Disadvantage, the Georges River LGA was in the 80th percentile nationally and in the 78th percentile in NSW at Census 2016.

Figure 17: Index of Relative Social Disadvantage scores at Statistical Area Level 1, Georges River LGA



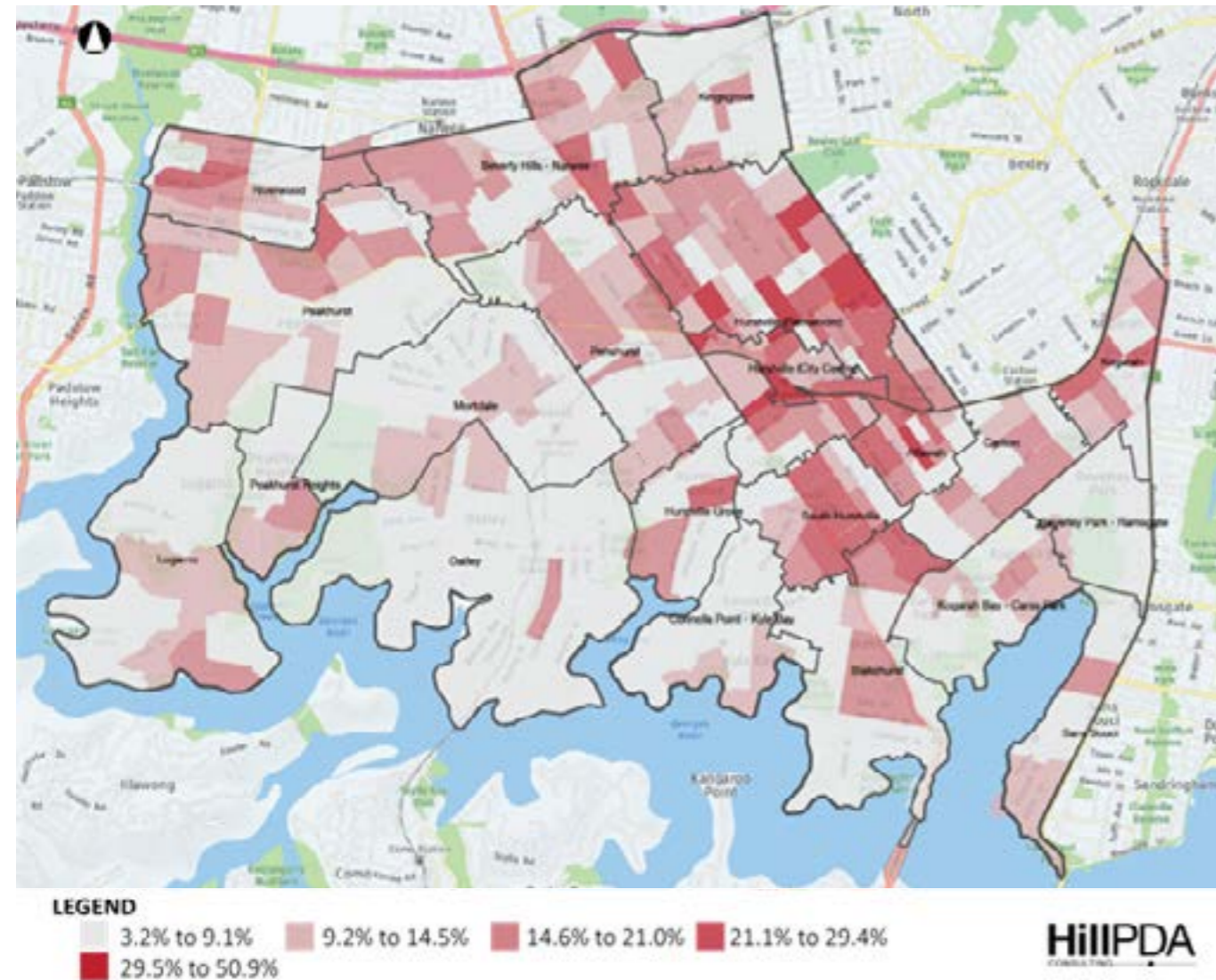
3.8 Housing Costs

Median house sale prices have risen sharply in the LGA over the past decade. In 2008, the cost of a house in the area was around \$662,000. In 2018, house prices were \$1,250,000; growing by approximately 6.6% per year since 2008. Very low and low income households who would find it near impossible to enter the housing market. For example, the median medium and high-density price is 2.9 times more expensive than what a very low-income lone person household could afford (\$243,200) in 2018.

Rental costs for houses and units in the LGA have also increased significantly. Units have increased at a more rapid rate than houses in the area. The median rent for a 2-bedroom unit in the area has increased by 4.6% per annum over the past decade.

Houses and medium and high-density dwellings are largely unaffordable for lower income households in the Georges River LGA. This is most acute for very low- and low-income households who would find it near impossible to enter the housing market.

Figure 18: Proportion of households experiencing mortgage stress



Source: Population.id, HillPDA

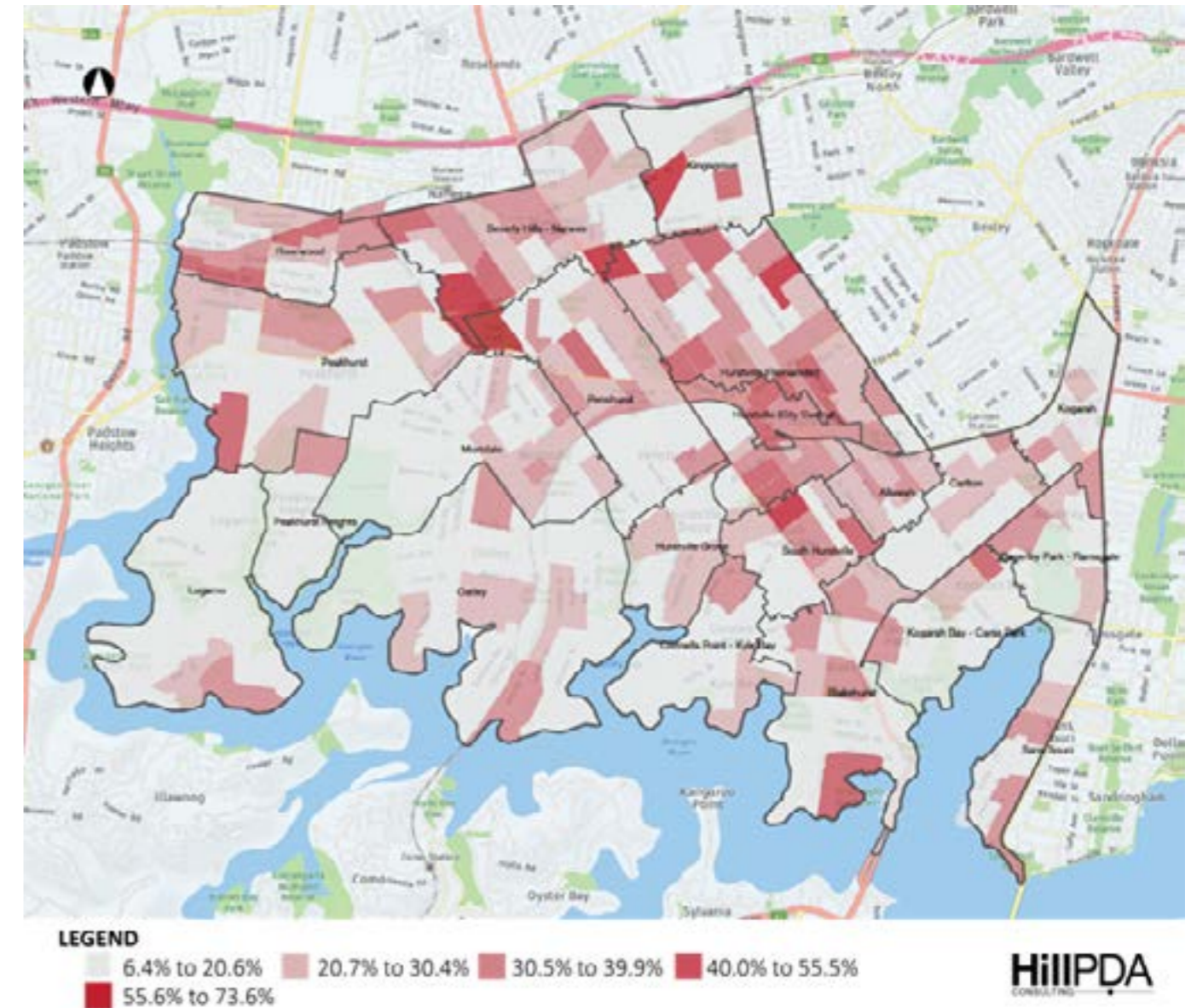
3.9 Rental and Mortgage Stress

Housing stress is defined as households in the very low, low and moderate income brackets spending more than 30% of their income on housing costs. Housing stress comprises of mortgage stress and rental stress.

At the time of the 2016 Census, there were 3,124 households (13.3%) with mortgage and 6,235 households (29.6%) renting that were experiencing housing stress. Hurstville City Centre has the largest proportion of households in both mortgage stress (25.6%) and rental stress (39.1%), as shown in **Figure 18** and **Figure 19**. Berrys Hills – Narwee, Riverwood, South Hurstville and Allawah are also experiencing high mortgage and rental stress.

The level of rental stress experienced in the LGA is higher than the Greater Sydney average. The difference in rates is particularly significant for low income households, suggesting there is limited rental supply affordable for this group.

Figure 19: Proportion of rented households experiencing housing stress by SA1



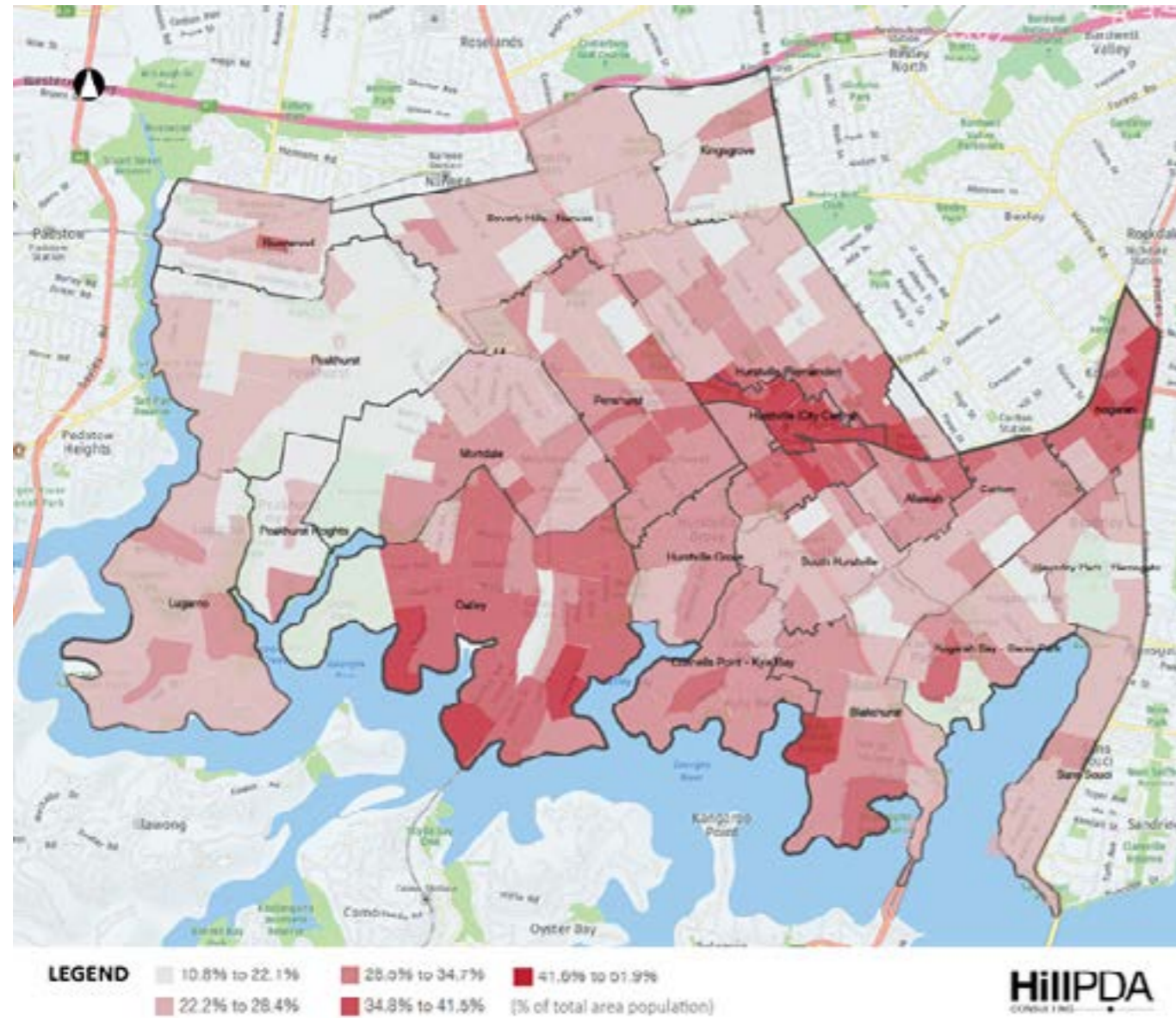
Source: Population.id, HillPDA

3.10 Education

Education attainment is mixed across the LGA. The LGA has a higher than average proportion of individuals who have not completed a Year 10 or equivalent secondary education. Peakhurst, Kingsgrove, Beverly Hills and Beverley Park all recorded greater than 10 percent of their populations with their highest level of secondary education being Year 9 or below at Census 2016.

Figure 20 maps the proportion of individuals aged 15 years or older who had a tertiary qualification on census night 2015.

Figure 20: Residents aged 15+ years with university qualifications



Source: Population.id, HilIPDA

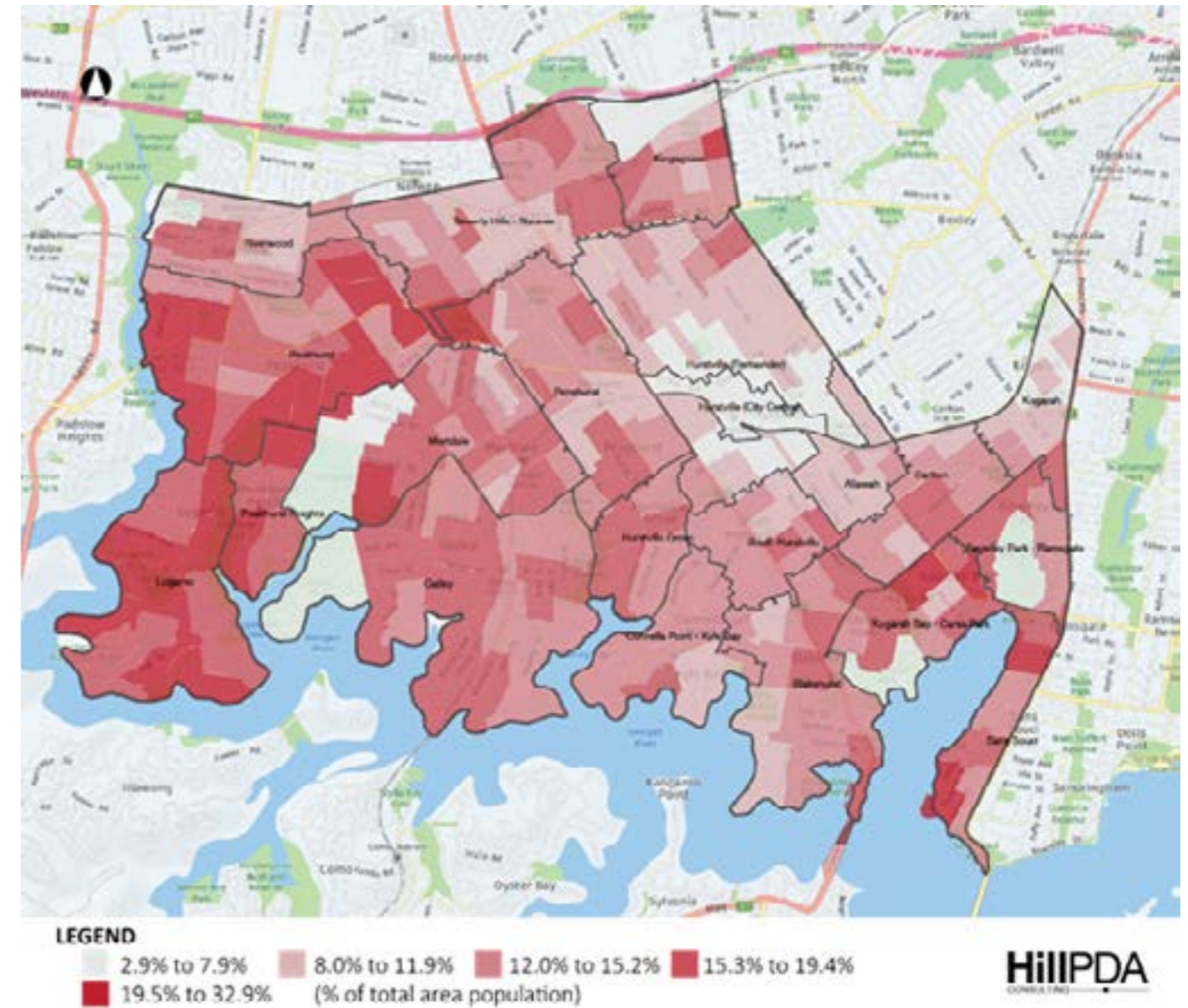
It reveals areas to the west of the LGA have a much lower proportion of individuals with a tertiary qualification than other parts of the LGA.

While there is also an overall rate of postgraduate attainment that is slightly higher than the average for Greater Sydney, this is largely contained within Allawah, Oatley, Penshurst, with particularly high concentrations in Kogarah and Hurstville.

Figure 21 shows that the greatest concentrations of residents with trade qualifications are to the west of the LGA in Lugarno and Peakhurst. This contrast in the spatial distribution of individuals with tertiary and trades qualifications shows that those with tertiary qualifications

congregate around denser urban centres and transport hubs, particularly Hurstville and Kogarah. Conversely, higher proportions of trade qualified individuals are recorded in areas less well connected to public transport which are Lugarno, Peakhurst Height and Oatley.

Figure 21: Map showing proportion of residents with a trade qualification



Source: Population.id, HilIPDA

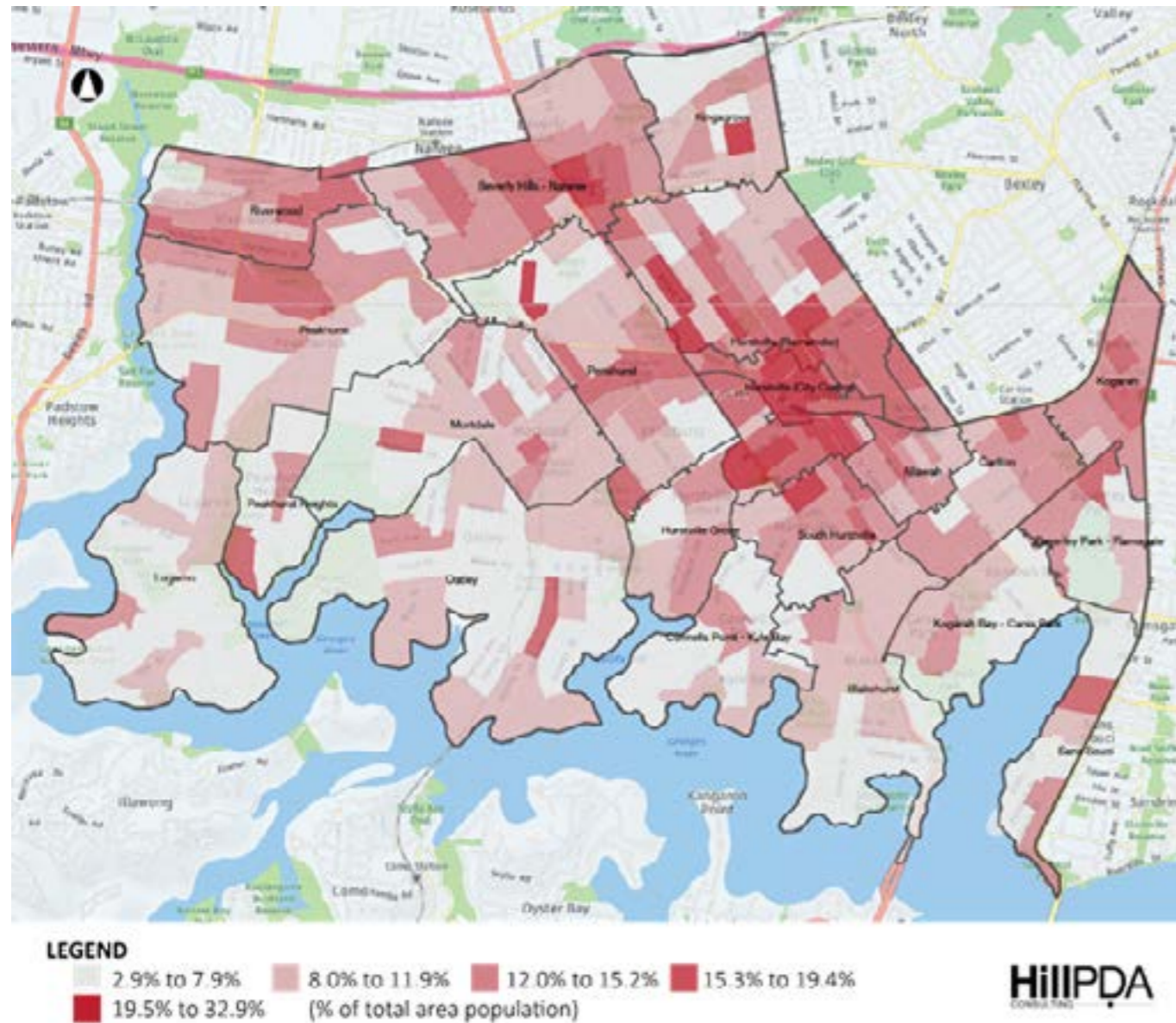
3.11 Employment

The evidence noted that Sydney's middle ring areas, including Georges River Council, were experiencing significant employment growth between 2011 and 2016. The evidence adds that this growth is partially attributable to a similar but stronger growth in knowledge intensive jobs in the inner city, which tend to be attracted to high quality places that can access large labour force pools and enjoy the benefits of agglomeration.

The unemployment rate (refer to **Figure 22**) recorded across the Georges River LGA at Census 2016 was 6.5 percent. Recent labour force data from the Department of Jobs and Small Business, estimates in 2018 that the overall rate of unemployment for the LGA has not experienced significant variation since the Census

As a result of this relative stability in the unemployment rate, the data obtained at the Census can still be used to examine localised rates of unemployment across the LGA with relative accuracy. The distribution of unemployment is shown in **Figure 25**, which shows that higher rates of unemployment tend to be around more densely populated centres of Hurstville, Beverly Hills-Narwee and Riverwood.

Figure 22: Unemployment rate, Georges River LGA



Source: Population.id, HillPDA



3.12 Summary

In summary Georges River's population has grown at a rate of 1.6% per annum over the last ten years (comparable to the 1.7% across Greater Sydney). This rate of growth is projected to slow over the next 20 years to 0.9% per annum. The population is forecast to reach 185,000 by 2036.

The age structure of the population is also generally comparable to that of Greater Sydney, with the exception of a smaller proportion of primary schoolers and larger proportions of independents and young workforce (18-34 year olds) and pre and post retirees (50+ year olds).

Recent population growth in higher density areas around train stations, particularly in Hurstville and Kogarah, has predominately attracted young singles and couples. This age cohort will ultimately lead to an increase in young children. Adults included in the pre and post retirement and older groups, tend to reside in the lower density suburbs in the southern portion of the LGA.

In developing this Local Housing Strategy, housing affordability has arisen as an important consideration. Housing stress is higher in our LGA than the Greater Sydney average, with 13.3% of households experiencing mortgage stress and 29.6% rental stress.

Median house sale prices have risen sharply in Georges River over the past decade. In 2008, the cost of a house in the area was around \$662,000. In 2018, house prices were \$1,250,000, growing by approximately 6.6% per year since 2008. Rental costs for houses and units in the LGA have also increased significantly. Units have increased at a more rapid rate than houses in the area. The median rent for a 2-bedroom unit in the area has increased by 4.6% per annum over the past decade.

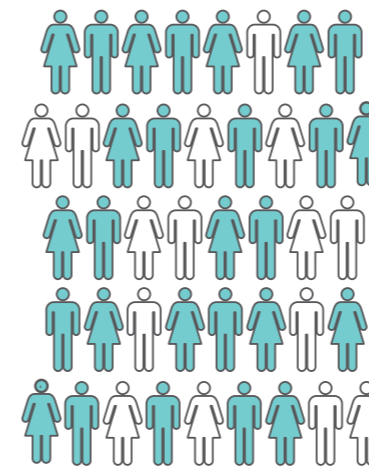
Over a third of people working in the local area work in the health and education sectors – these can be essential workers like teachers and emergency services workers that are included in a category known as 'key workers'. We expect key worker households to increase – meaning we need inclusive housing targets so that key workers, very low, low and moderate income households can afford to remain in the LGA. There are limited properties for sale and rent in the LGA which would have been affordable to key workers on the medium weekly individual income.

4 GEORGES RIVER LGA SNAPSHOT

4.1 Introduction

Georges River is located in the South District and bounded by the City of Canterbury-Bankstown in the north, the Bayside Council area in the east, the Georges River in the south, and Salt Pan Creek in the west. It boasts the Georges River as a predominant waterway and significant bushland areas. People and businesses in the Georges River LGA can access two train lines and several arterial roads, providing efficient access to Sydney CBD, Sydney Airport and Port Botany.

The LGA includes the suburbs of Allawah, Beverley Park, Beverly Hills (part), Blakehurst, Carlton (part), Carss Park, Connells Point, Hurstville, Hurstville Grove, Kingsgrove (part), Kogarah (part), Kogarah Bay, Kyle Bay, Lugarno, Mortdale, Narwee (part), Oatley, Peakhurst, Peakhurst Heights, Penshurst, Ramsgate (part), Riverwood (part), Sans Souci (part) and South Hurstville.



POPULATION

2016: **153,450**

Increase: **8.3%** (2011-2016)

2018 ERP: **159,000**

Grown at a rate of **1.6%** over the last 10 years

2018 ERP: **1.7%** growth in Greater Sydney.

Majority of the growth has been in our major centres of Hurstville and Kogarah.

Projected 2036: **185,346**



AGE STRUCTURE

Median Age: **37 years**

Under 20 years: **35,161**
and projected to grow
by 2036 to 41,491

Over 65 2016: **22,802**
and projected to grow
by 2036 to 33,234



OWNERSHIP

33% fully owned

29.8% mortgage

27.5% renting private

2.9% renting social

0.05% other



AFFORDABILITY

(compared with Greater Sydney - GS)

Median house purchase price: **\$1.25M (GS \$825,000)**

Median strata purchase price: **\$690,000 (GS \$705,000)**

Mortgage Stress: **13.3% (GS 11%)**

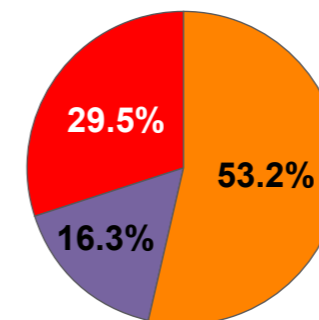
Rental Stress: **29.6% (Hurstville 39%) (GS 27%)**

DENSITY

low density
(separate dwellings)

medium density
(town houses/villas)

high density
(apartments above
three storeys)



COMPOSITION

39.9% couples with children

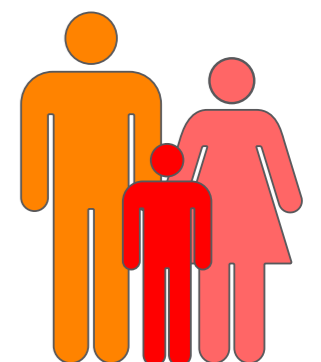
11.2% single parent

23.8% couples without children

18.8% lone person households

4.4% group households

1.7% other



4.2 Desired future character

The Georges River CSP envisions the LGA in 2038 as:

“A progressive, environmentally and culturally rich community enjoying a unique lifestyle.”

The plan supports this vision through initiatives designed to support the area through protecting the local environment and ensuring that open spaces are available and of high quality; development is well planned; the community can access active and accessible places and spaces; there is a diverse and productive local economy; the area continues to be home to a harmonious and proud community with strong social services and infrastructure; and Council provides leadership and transparency.

The Georges River LSPS 2040 expresses Council and the wider community’s vision for the Georges River LGA in 2040 with the statement:

“A productive place to live, work and enjoy – with diverse, active green, well designed and connected places.”

This statement is expressed and explored in the LSPS 2040 through the following themes and key aspirations:

- Access and movement
 - Less cars
 - Walk and cycle to work, school, centres and transport options
 - 30 minutes to and from Kogarah to Parramatta via Kingsgrove
 - More and faster services on T4 and T8 rail lines
 - T4 and T8 rail lines linked by express buses
 - between Riverwood and Hurstville
 - Walkable centres
- Infrastructure and community
 - Less cars
 - Walk and cycle to work, school, centres and transport options
 - 30 minutes to and from Kogarah to Parramatta via Kingsgrove
 - More and faster services on T4 and T8 rail lines
 - T4 and T8 rail lines linked by express buses between Riverwood and Hurstville
 - Walkable centres
- Housing and neighbourhoods
 - Low-density areas retain their character
 - New housing choices near transport
 - Lots of trees and landscaping
 - Affordable and well-designed homes

- Economy and centres
 - ‘Arty’ centres and public spaces
 - More local jobs
 - Hurstville - a Southern Sydney cultural hub
 - Kogarah - a health, knowledge and innovation precinct
 - Local centres with good shops and great services
 - Hurstville, Kogarah and Beverly Hills thrives night and day
- Environment and open space
 - Homes close to open space
 - Corridors of blue (waterways) and green (vegetation)
 - Environmentally friendly development
 - Able to respond to hazards and risks.

These themes and aspirations set a direction for the LGA’s future character. This Strategy seeks to align with Council and the community’s vision for the future character of the LGA.

4.3 Key Features

4.3.1 Open Space

Open space is a form of green infrastructure that enhances the character of the LGA’s neighbourhoods, supports healthy and active lifestyles, and brings communities together. Housing that is connected to a wide network of open space increases liveability and health outcomes for individuals and communities, as well as improves community building by encouraging social participation and interaction.

Council owns and maintains 266 parks and reserves, totalling 477 hectares. They range from foreshore parks, natural bushland, sportsgrounds and passive open space areas. The LGA contains a fairly even split of passive open space, active open space and bushland. The balance between these types of open space is a key feature of the character of the area and is highly valued by the community.

The *South District Plan* states that high density residential areas (over 60 dwellings per hectare) should be located within 200 metres of open space and all residential areas should be within 400 metres of open space. People in urban neighbourhoods should be able to walk to local open space. In high density neighbourhoods, public open space should be used like a shared backyard, providing a green communal living space.

The Open Space, Recreation and Community Facilities Strategy highlights that the existing supply of sports fields is insufficient to support current or the projected future use with an estimated shortfall of 7.6 hectares.

Nearly all residents in the Georges River LGA live within 400m of open space and the majority of open space in the Georges River LGA is of good quality. However, there are a number of smaller local parks that lack facilities, visibility and general functionality. There are also a number of pockets of high density development along the Eastern Suburbs and Illawarra Line in which residents do not have access to open space within 200 metres. This includes areas north and south of Kogarah, Carlton, Allawah and Hurstville stations, as well as an area north west of Penshurst station.

Council’s *Open Space Strategy* provides high-level future direction for open space in the Georges River area, and identifies the issues relating to open space, current and future demand across the LGA, key gaps and needs, as well as opportunities to better meet community needs. In response to the LSPS vision to deliver additional open space across the LGA, especially in areas of housing growth, the Georges River Planning Proposal includes three new areas for RE1 Local Open Space acquisition by Council.

Providing for and developing innovative ways to optimise and deliver additional open space for recreation, sport and social activities, as well as establishing physical links that support social networks and create a sense of community, is imperative. For example, better use of existing sportsgrounds, converting existing open space into sports fields, and shared use by the community of open space within school grounds outside of school hours are being investigated by Council.

The provision open space is a key consideration when planning for growth. Pressure on demand for open space and recreation facilities will be greater as the population grows and residential densities increase. Council is working to find opportunities for more open space provision to meet the community needs.

Figure 23: Georges River Council parks and open space



Source: Georges River Council

4.3.2 Educational Establishments

Educational establishments, such as schools and tertiary institutions, form an important part of the Georges River community. Schools help to create and support inclusive and vibrant neighbourhoods that enhance and promote social connections and networks within the community. Housing in close proximity to educational establishments offer residents greater choice, accessibility and convenience, as well as the ability to access school sport and recreational facilities readily and participate in local social activities.

The LGA currently has 48 public and private schools, with a high number of schools, both public and private, located particularly to the north-east of the LGA. TAFE NSW St George Campus and the Sutherland Clinical School – University of NSW are both located within the LGA.

By 2036, the LGA would experience a growth of approximately 2,300 primary school children and 2,000 high school children. A projected increase in school aged children of 30 per cent necessitates planning for new and more innovative use of existing schools. This could include more efficient use of land, contemporary design, greater sharing of spaces and facilities, and flexible learning spaces.

The NSW Department of Education's high-level School Assets Strategic Plan Summary 2017 coordinates planning for, and delivery of, both new and expanded schools. School Infrastructure NSW, a new specialist unit within the Department, will undertake school community planning and deliver the education infrastructure program, working with other State agencies and community groups to develop schools as community hubs. Council will advocate to the NSW Government to provide expanded and new educational facilities to meet current and future demand, particularly in new housing investigation areas.



4.3.3 Community Facilities

Community facilities provide residents with welcoming and inclusive spaces. Community facilities in close proximity to housing can enhance social cohesion, build community links, increase connectivity between residents and improve community wellbeing.

The LGA has a range of community facilities comprising of libraries, aquatic facilities, an entertainment centre, sports stadium, community centres and halls, and hireable community spaces.

Most of Council's hireable community spaces are located in and around Hurstville and Kogarah. Additional community space varies in other parts of the LGA and is particularly limited in the LGA's west.

To date population increase has not been matched by a noticeable increase in the gross floor area of community facilities. Social infrastructure needs to be available in different sizes and for different uses as the population grows and diversifies. Council's Open Space, Recreation and Community Facilities Strategy indicate a current shortfall of 6,690sqm which will grow to 9,243sqm in 2036 if no additional space provided. Suburbs to the west of the LGA such as Lugarno and Peakhurst have no community centres with hireable space available.



4.3.4 Health Services Facilities

The LGA is part of the South Eastern Sydney Local Health District. There are two public and four private hospitals in the area, listed below:

- St George Hospital - a major tertiary and teaching hospital, is the District's leading hospital. It specialises in medical trauma services and contains the Medical Retrieval Service Coordination Centre for NSW.
- Calvary Health Care - provides Specialist Palliative Care Services and Rehabilitation Services.
- St George Private Hospital – provides strong surgical expertise in cardiac, orthopaedics, cancer care, spinal surgery, endoscopy, aged care, general surgery and obstetrics.
- Hurstville Private Hospital – provides a range of services, addressing a broad spectrum of surgical and medical illnesses.
- Waratah Private Hospital - provides comprehensive healthcare with full diagnostic, surgical and interventional facilities.
- Wesley Hospital Kogarah – provides mental health care to people in need and their families.

The *South District Plan* has identified the Kogarah Strategic Centre as a Health and Education Precinct and a Collaboration Area. The Greater Sydney Commission has facilitated collaboration between the NSW Department of Planning, Industry and Environment, Georges River Council, Bayside Council and State Agencies to develop a shared vision, objectives, and identify impediments and opportunities to:

- Prioritise land uses to grow existing and new allied health and education services.
- Increase knowledge-based and population serving employment.
- Prioritise opportunities for affordable housing for students, moderate income households and health visitors.
- Investigate opportunities to improve connections within the precinct and east-west transport connections within the District.

Providing housing and choice for moderate-income households, students and health visitors are important to support the growth of the precinct.

4.3.5 Transport Infrastructure

Housing around transport nodes provides the Georges River LGA community with convenience and accessibility, as well as improves connectivity to jobs, services and recreation. The LGA is serviced by two rail lines, the T4 Illawarra Line to the south and the T8 East Hills Line to the north, with 11 stations within or immediately adjacent to the LGA and a number of major bus routes. Nearly a third of residents use public transport to travel to work – a greater share than the Greater Sydney average (22.6%). Just over half (52.1%) use a private vehicle, compared to 57.6% in Greater Sydney.

However, better connections and services between Georges River's commercial centres and other metropolitan and strategic centres around Greater Sydney will improve quality of life and productivity for the people who live and work in the LGA.

The T4 and T8 rail lines are generally close to or above capacity during peak hour commutes. The State Government's 'More Trains, More Services' Program focusses on these lines. However, given that capacity on the T8 line is likely to be improved as a consequence of the Sydney Metro City and South West rail upgrades, passenger access between both lines, and to the T4 line generally should be improved.

Currently there is no direct rail access to Parramatta which makes it difficult for our residents to access employment and other opportunities based in the Central River City. Also, access to the M5 Motorway at Kingsgrove is currently limited to eastbound vehicles. Council will explore the future potential of Kingsgrove and any synergies with the Western Parkland City, Council will need to advocate for a westbound vehicular access on the M5.

The Future Transport Strategy 2056 proposes NSW Government investments in transport infrastructure such as new mass transport links, improved services and road corridors.

The following NSW Government major transport proposals will have significant implications across the LGA and the South District:

- 0-10 years for investigation initiatives: F6 Extension - Kogarah to Loftus, Parramatta to Bankstown to Hurstville/ Kogarah rapid bus link

- 10-20 years for investigation initiatives: Parramatta to Kogarah mass transit/train link, completion of Maldon to Dombarton railway line (to allow T4 frequency improvements)
- 20+ years visionary initiatives: Train/mass transit link Macquarie Park to Hurstville via Rhodes, extension of the South East mass transit/train link to Miranda, a future strategic road corridor linking NorthConnex near the M2 with Greater Parramatta and the F6 in Southern Sydney.

As these proposals are progressed, Council will need to review and revise land use strategies to influence the alignment of these major transport initiatives and ensure that opportunities for accommodating additional homes and jobs in the context of a 30 minute city are maximised.

Maintaining and improving connectivity is important as the LGA grows. The Strategy focusses on coordinating housing growth alongside transport infrastructure and supports outcomes that improve the walkable and connectivity of LGA. This includes encouraging density and diversity in areas that are well connected by public transport.

Council will investigate areas along existing and planned transport links, centres and services that can accommodate additional housing. Also advocate to the NSW Government to provide expanded and new public transport links to meet current and future demand, particularly in new housing investigation areas.

4.3.6 Commercial Centres

The LGA currently has 48 commercial centres – refer to **Figure 24**. A centres hierarchy based on the existing provision of retail floor space within each centre was developed as part of the *Commercial Centres Strategy Part 1 – Centres Analysis*. The hierarchy is comprised of 6 classifications with the following breakdown:

1. 2 Strategic centres
2. 7 Local centres
3. 5 Villages
4. 9 Small villages
5. 24 Neighbourhood centres
6. 1 B6 Enterprise Corridor



Figure 24: Existing Centres Hierarchy



Source: Georges River Council

The strategic centre of Kogarah is one of two strategic centres in the LGA and is comprised of the Kogarah Town Centre and the surrounding hospital and education uses. The Greater Sydney Commission identifies Kogarah as a health and education precinct due to the high concentration of medical facilities and schools in addition to the presence of a mix of retail and community activities.

The Hurstville strategic centre footprint comprises the Hurstville City Centre and the adjacent centre at Hurstville East. The City Centre is recognised as an important retail destination with an active main street (Forest Road) and a large shopping centre (Westfield). It also has excellent public transport connectivity as provided by the Hurstville Railway Station and two bus interchanges.

All commercial centres play a significant role in delivering additional housing within the LGA. Housing should be close to amenities, services, support networks and public transport when located within centres.

However, to date residential development has encroached into the commercial and retail spaces resulting in an overall reduction of the employment floor space provided in the LGA's commercial centres.

In addition to the forecasted population growth, it is projected that Council would need to make provision for 13,000 new jobs by 2036. To address the loss of employment floor space in all centres, the draft LEP 2020 proposes a set of minimum non-residential FSRs for the B1, B2, B4 and B6 zones to ensure all centres are appropriately managed for on-going employment growth in accordance with the recommendations of the *Centres Strategy*.

4.3.7 Character

Character is an important element that makes the suburbs of Georges River unique. Character in the LGA encompasses a combination of land, people, built environment, history, culture and tradition.

Through community consultation on the *LSPS 2040*, the community raised the importance of retaining the local character for existing and future residents, including the existing streetscape, trees, open space and built form. It can be a challenge ensuring local character is retained whilst accommodating population growth. However, planning controls can be enforced to ensure character is retained.

For example, landscaping is a significant part of the local character of many suburbs in the LGA. The landscaped character can be retained by requiring developments to retain and provide vegetation that contributes to the local biodiversity and enhances the tree canopy of the LGA, whilst minimising urban run-off, the visual impact of development and the urban heat island effect.

4.3.8 Heritage

Heritage is an important part of the built environment and contributes to a sense of identity and history in the LGA. Council's aim is to conserve and protect the LGA's heritage so it can be enjoyed by current and future generations.

Housing growth may be a challenge in areas constrained by heritage due to specific planning controls and guidelines that ensure heritage significance is not compromised. New development, including development on sites adjacent to heritage items and development in Heritage Conservation Areas, must respect the architectural character of a heritage item or conservation area and complement and enhance their significance and setting. While an increase in density is required to create more housing, it will be at a scale that responds to heritage significance and character.

The LGA has over 300 heritage items and three Heritage Conservation Areas (refer to **Figure 25**) including:

- Peshurst Heritage Conservation Area
- O'Brien's Estate Heritage Conservation Area
- Kogarah South Heritage Conservation Area

4.3.9 Environmental Constraints

The LGA has a number of environmental constraints that could limit the development opportunity in some locations. These constraints include flood prone land, bushfire prone land, acid sulfate soils, coastal hazard, riparian lands and watercourses and foreshore. These constraints (apart from a separate bushfire prone land map) are contained in maps associated with the draft GRLEP2020.

Placing developments in hazardous areas or increasing the density of development in areas with limited evacuation options increases risk to people and property. Minimising interfaces with hazardous areas can reduce risks. For example, reducing vegetation around developments on bushfire-prone land can help reduce risks from bushfire, but must be balanced with protecting bushland and its ecological processes and systems. Planning on bushfire-prone land should consider risks and include hazard protection measures within the developable area.

Foreshore includes a mixture of land uses, including recreational, national parkland and residential. As the population grows and new developments are built to accommodate this growth, land use conflicts caused by the attraction of foreshore living and the loss of scenic and environmental values through increased development and subdivision will need to be managed.

The *HLEP 2012* identifies a foreshore scenic protection area (FSPA) for the former Hurstville LGA which is subject to a clause of the same name which specifies planning controls to recognise, protect and enhance the natural, visual, environmental and heritage qualities of the scenic area; protect significant views to and from the Georges River; and reinforce the dominance of landscape over built form.

In the former Kogarah LGA, the existing *Kogarah DCP 2012* identifies the location of foreshore localities and specifies planning controls to retain and protect the natural landform, native vegetation and views.

Both the existing *HLEP 2012* and *KLEP 2012* present a correlation between foreshore localities and increased lot size requirements. Properties in these areas generally require larger lot sizes because of factors such as the requirement for more landscaping to be provided, more generous traditional subdivision patterns due to topography constraints, and buildings needing increased setbacks to encourage sharing of views to the water. The increase in lot size for foreshore localities enables developments in these areas to meet these requirements.

4.3.10 Summary of Opportunities and Challenges

The key features of the LGA present a number of opportunities and challenges for the provision of housing within the LGA:

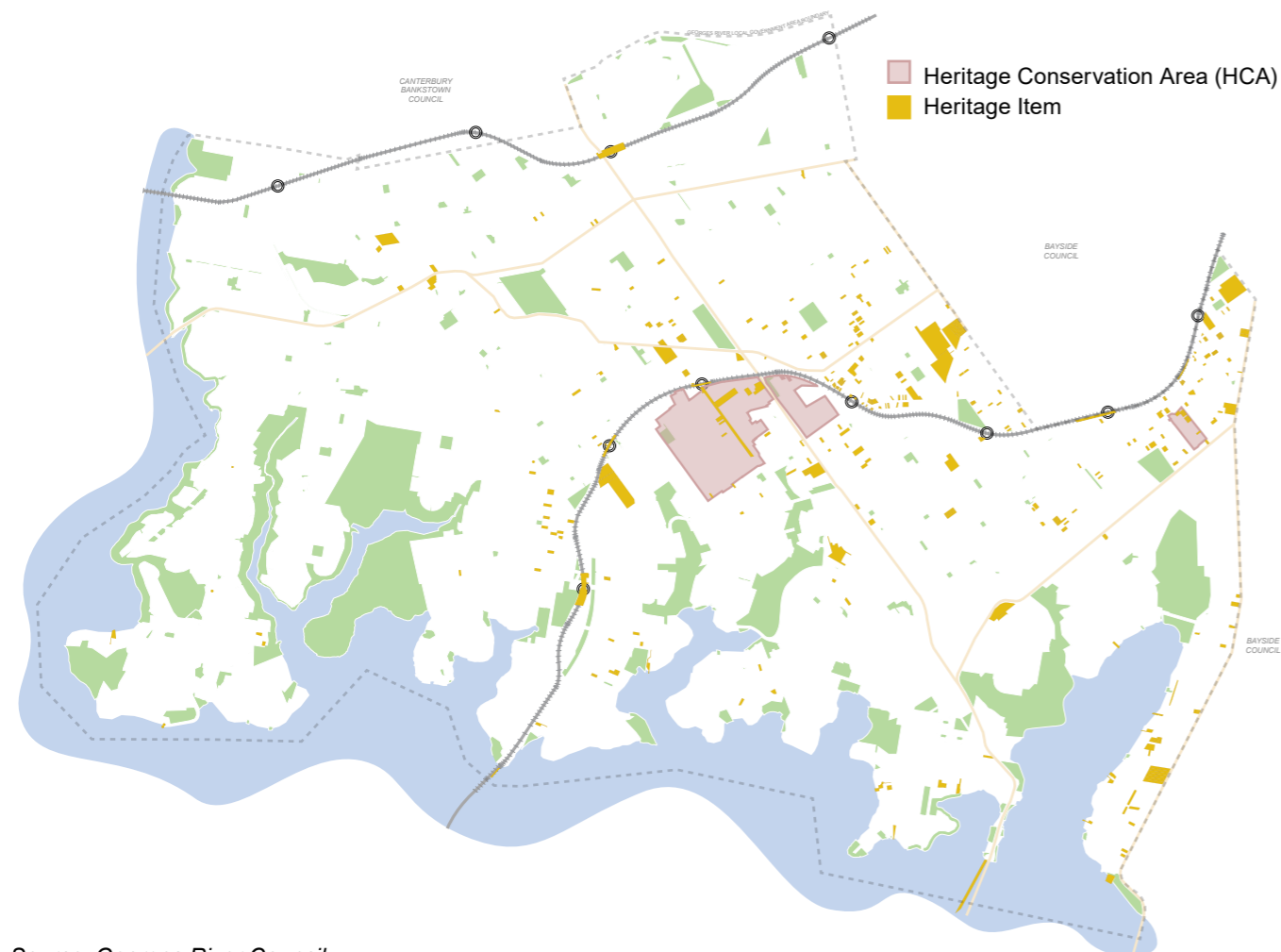
Opportunities

- Proximity to Sydney CBD, good connections to jobs and other opportunities
- Numerous local centres have exceptional access to transport infrastructure
- Centres offer a mix of cultural, retail, entertainment and community facilities
- St George Public Hospital is one of six major trauma centres in NSW
- Proposed mass transit links will enhance the LGA's connectivity to the Central River City and Western Parkland City
- Opportunities to increase access to housing and jobs along future new transport links

Challenges

- Providing additional public open space for future population increase, especially in the north of the LGA and in the vicinity of the Strategic Centres of Hurstville and Kogarah
- Protecting the character of the suburbs whilst housing future population growth
- Protecting heritage
- Protecting the riparian lands and watercourses, foreshore area and tree canopy
- Balance between commercial and residential floor space

Figure 25: Georges River Heritage Items and Conservation Areas



Source: Georges River Council

5 HOUSING SUPPLY AND DEMAND

The housing market relies heavily on supply and demand. Housing demand and low supplies normally cause prices to rise. Prices drop when there is low demand and a larger supply of homes on the market.

Factors affecting demand include affordability, consumer confidence, interest rates, population growth and demographic changes, mortgage availability (i.e. the willingness of banks to lend mortgages), economic growth and real incomes and the cost of renting.

Factors influencing supply include the number of new houses being built, planning restrictions on the use of land, and the profitability of building new houses.



5.1 Supply – Existing number of dwellings and dwelling types

At the 2016 Census, there were 49,133 occupied dwellings in the LGA, consisting of:

- 53.2% separate houses
- 16.3% medium density dwellings (terraced housing and apartment buildings up to 2 storeys)
- 29.5% high density dwellings (apartment buildings of three or more storeys)

This mix is fairly similar to the Greater Sydney average (55%, 20.3%, and 23.5% respectively), though Georges River has a slightly higher proportion of high-density dwellings.

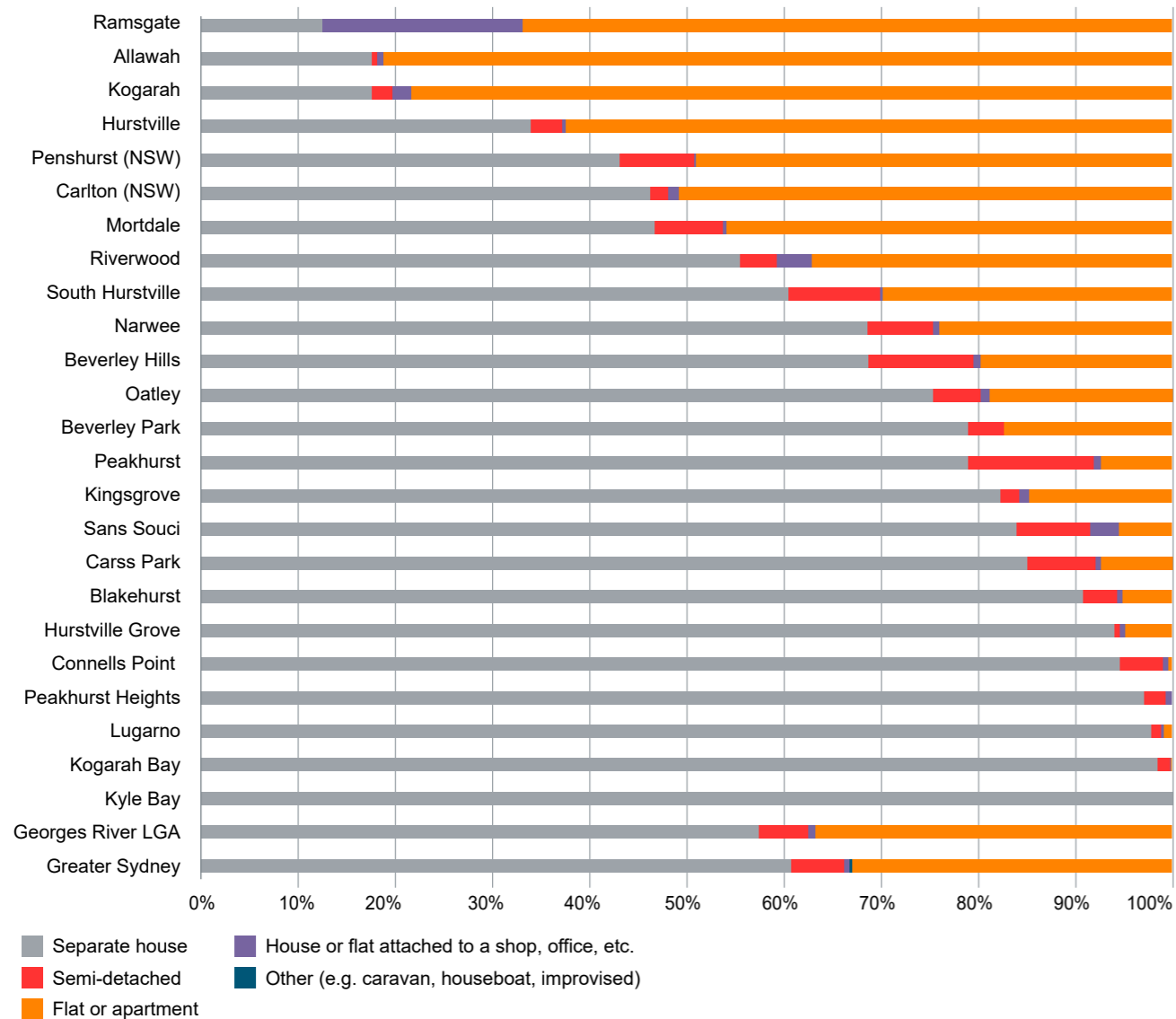
A substantial number of dwellings (19.9%) in the LGA are located in Hurstville, of which 62.5% of these dwellings are apartments. Allawah has the highest proportionate number of apartments, where they make up 81.4% of the total housing stock followed by Kogarah on 78.3%.

In contrast, there are high proportions of separate houses in areas such as Lugarno, Peakhurst Heights and Connells Point.

Higher concentrations of medium density housing can be found in the western portion of the LGA, in Peakhurst and Mortdale.

The variation in the dwelling structure of each suburb is shown in **Figure 26**.

Figure 26: Proportion of dwelling structure by suburb in the Georges River LGA

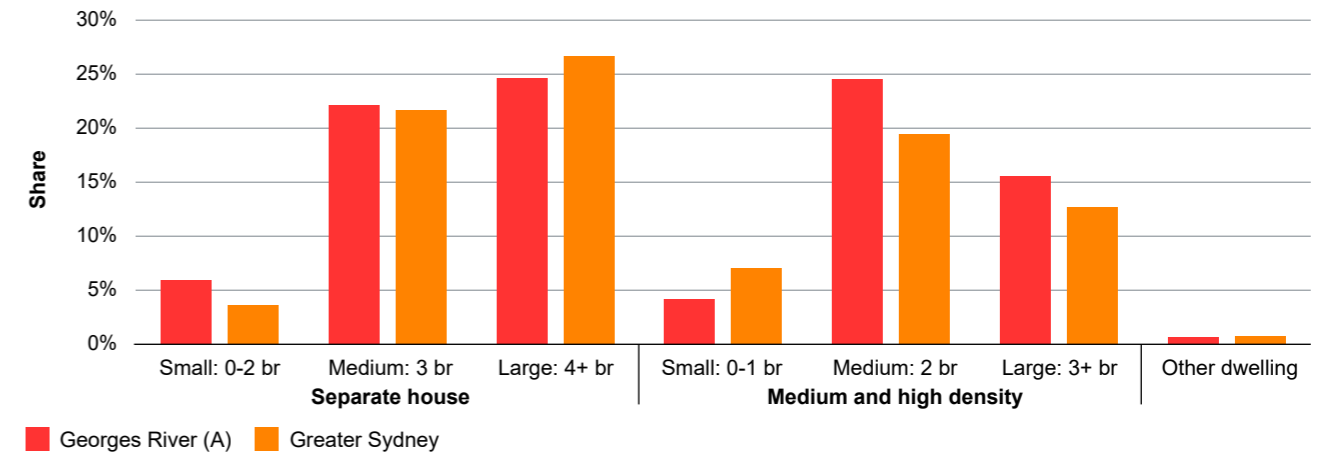


Source: ABS 2016 (excludes "not applicable" and "not stated"), HillPDA

As shown in **Figure 27**, based on number of bedrooms, separate houses with four or more bedrooms are the most common (24.6%), followed by medium and high density dwellings with two bedrooms (24.5%). There were smaller

proportions of small (5.9%) and medium separate houses (22.1%) and large medium or high density dwellings (15.5%).

Figure 27: Dwellings by type, Georges River – 2016



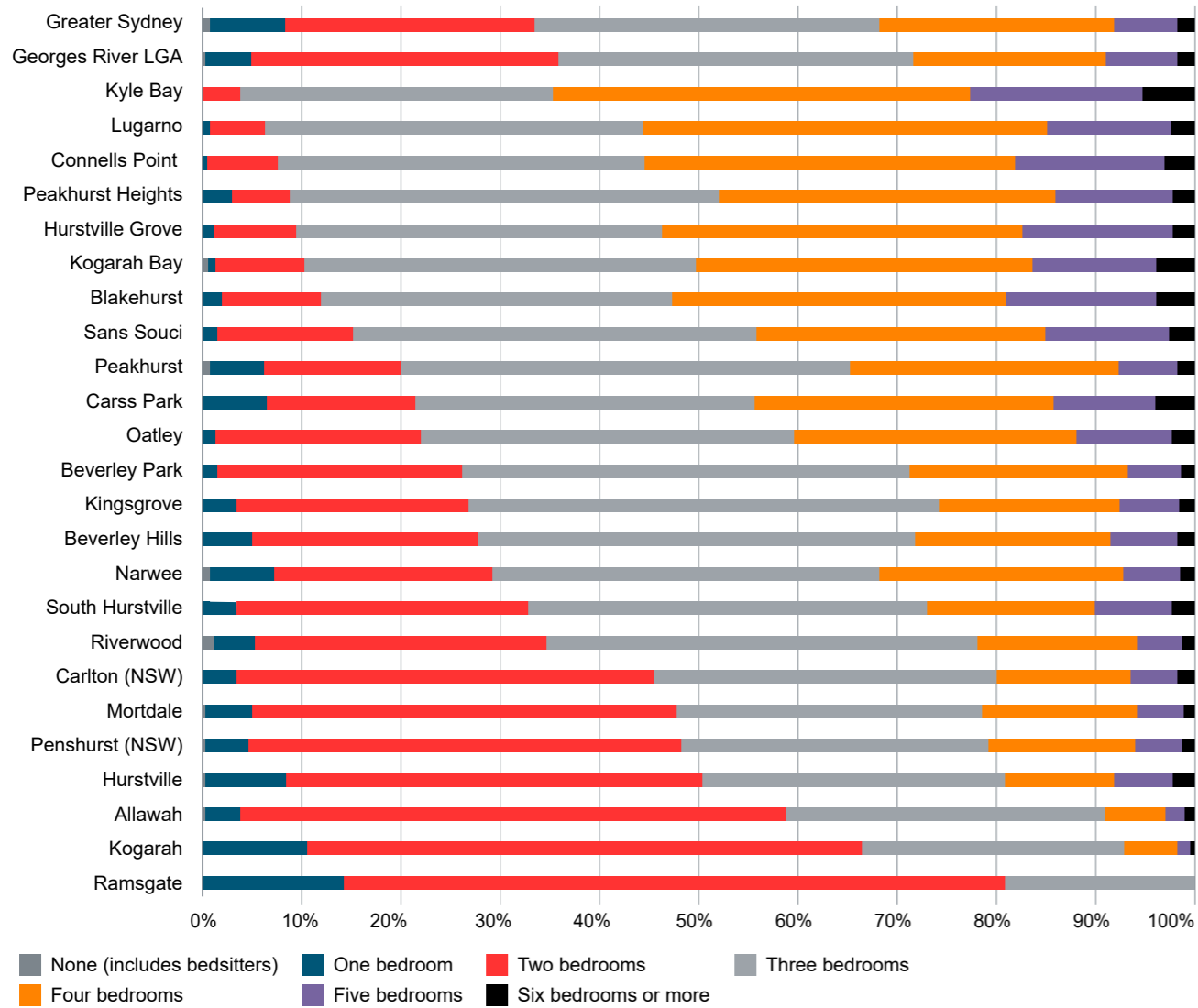
Source: ABS, Census of Population and Housing (2016)



The majority of dwellings in the Georges River LGA have at least three bedrooms, with Hurstville, Allawah, Kogarah and Ramsgate (majority of which is located in Bayside Council) being the only suburbs where a majority of dwellings have two or fewer bedrooms. Conversely, Kyle Bay, Lugarno

and Connells Point are all suburbs where most dwellings have at least four bedrooms. The proportion of dwellings by number of bedrooms by suburb in the LGA is shown in **Figure 28**.

Figure 28: Proportion of dwellings by number of bedrooms by suburb in the Georges River LGA



Source: ABS 2016 Census, HIIPDA

In the last 10 years, the size of separate houses has increased, mainly through renovations that add extra floor space such as bedrooms to an existing dwelling. There has also been a significant increase in medium and high density dwellings, especially those with two or more bedrooms.

Currently, 41.2% of households in the LGA are small, but only 34.0% of dwellings are classified as small (0-2 bedrooms). This highlights a mismatch in the demand and supply of dwellings. If the current bedroom mix continues to 2036, the mismatch between supply and demand will grow.

In 2036, 45.6% of households are forecast to be small, whereas it has been estimated that only 35.7% of dwellings will be small.

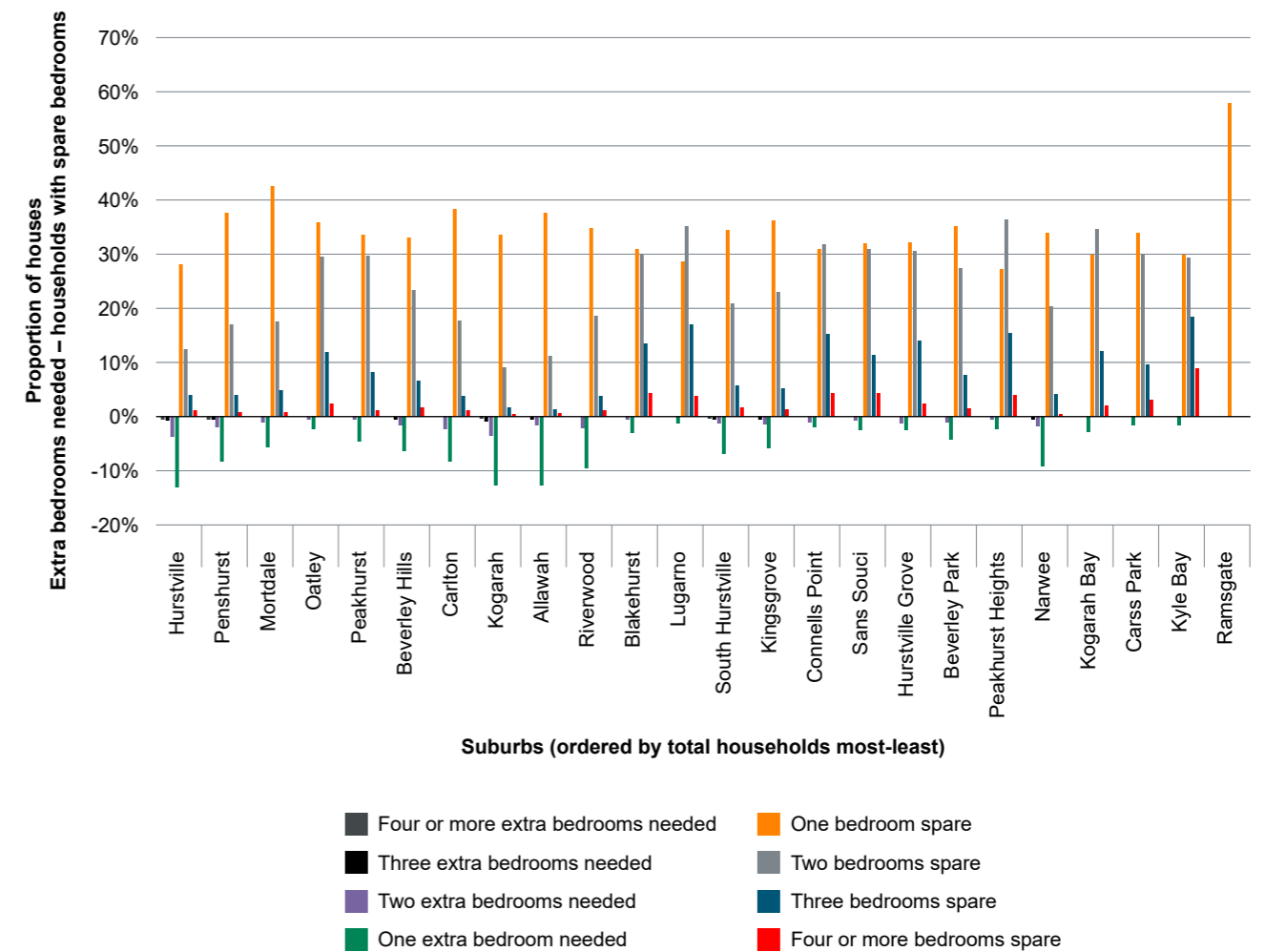
As discussed above, there are a number of household sizes and types residing in the LGA. The household size does not necessarily correspond to the size of the dwelling (i.e. number of bedrooms). One such issue is under occupied dwellings (i.e. those dwellings with more bedrooms than usual occupants). These are predominantly located in financially better off areas located to the south

of the LGA, including Kyle Bay, Lugarno, Peakhurst Heights, Connells Point, Kogarah Bay and Sans Souci, where between 82% and 98% of under occupied dwellings are detached houses. These detached dwellings are predominantly occupied by older couples without children who are ageing in place. However, there have been small increases in older couples living in medium density housing, suggesting that there is some demand for downsizing in the area.

Conversely, overcrowding (i.e. inadequate number of bedrooms to meet the needs of the usual occupants) exists and is most prevalent in Hurstville, Kogarah and Allawah which predominantly contain smaller two bedroom apartments and where the following proportions of households require at least one extra bedroom – 18%, 17.6% and 15% respectively.

The suitability of dwellings (i.e. the balance of excess bedrooms for residents versus the number of additional bedrooms required) is shown in **Figure 29**.

Figure 29: Dwelling suitability (bedrooms needed and spare) expressed as a proportion of total dwellings by suburb



Source: ABS, HIIPDA. Non-applicable, unable to determine and not stated have been excluded

There are differences with the supply of housing within the LGA, Hurstville, Allawah and Kogarah have a higher proportion of higher density dwellings because of close proximity to Sydney CBD. Suburbs such as Lugarno, Peakhurst Heights and Connells Point have higher proportions of separate dwellings, while Peakhurst

and Mortdale have a higher concentration of medium density housing.

5.2 Supply – Capacity of Existing Controls

As part of the *Evidence Base*, the potential net additional dwellings that could be built under the existing planning controls was determined. Detail on the methodology utilised to determine development potential is provided in **Appendix 1**.

Table 3 is a summary from the Evidence Base which identifies the number of potential net additional dwellings by zone and by each area in the LGA. The analysis identified that there is significant capacity in the Hurstville City Centre and Kogarah Town Centre. This is due to these areas having a significant proportion of lots zoned as R4 High Density Residential and B4 Mixed Use which permit residential flat buildings. Together, Hurstville City Centre and Kogarah account for 40% of potential dwelling capacity. The assessment indicates that under existing planning controls, 6,602 additional dwellings can be accommodated within the LGA.

The following assumptions and methodology was used to determine the 6,602 additional dwellings in **Table 3**:

- The analysis was completed with current zoning in the Hurstville and Kogarah LEP's.
- The analysis was completed with the removal of multi dwelling housing from the R2 zone in the Hurstville LEP. (dual occupancy was still included)
- Assumed rates of development (%lots developed) is based upon the attractiveness of the area for development
- These assumed rates have been based upon historical dwelling change seen between the 2011 and 2016 Censuses, and .id's experience of working in similar areas.
- Strata properties were not included.
- Major development sites were not included – i.e. land under existing planning proposals lodged with Council (9 Gloucester, Landmark, Bing Lee, Hurstville Civic Precinct) and DAs lodged but not approved in July to December 2017 and January to December 2018. These are included in **Section 5.3** of the Local Housing Strategy and add up to an additional 5532 dwellings.
- Cadastral parcels less than 450m2 are excluded from further analysis as larger lot sizes have the potential for higher yield increases.
- Age of existing dwelling – Older residential areas have a greater potential to be redeveloped

Table 3: Potential net additional dwellings by small area

Centre	% lots developed	High Density R4	Local Centre B2	Low Density R2	Medium Density R3	Mixed Use B	Neighbourhood Centre B1	Total net additional dwellings
Allawah	10%	0	7	4	147	0	0	158
Beverley Park - Ramsgate	20%	0	31	71	39	0	0	141
Beverly Hills - Narwee	25%	0	45	216	17	0	0	278
Blakehurst	10%	0	16	78	40	0	0	134
Carlton	25%	0	114	53	266	0	0	433
Connells Point – Kyle Bay	5%	0	0	16	2	0	0	18
Hurstville City Centre	50%	0	0	0	0	1,355	0	1,355
Hurstville (Remainder)	33%	19	0	277	499	20	8	823
Hurstville Grove	5%	0	0	18	0	0	0	18
Kingsgrove	10%	0	6	27	0	0	0	33
Kogarah	33%	369	0	14	186	732	12	1,313
Kogarah Bay – Carss Park	5%	0	3	11	7	0	0	21
Lugarno	5%	0	0	211	0	0	0	211
Mortdale	25%	0	55	296	63	0	0	414
Oatley	20%	0	71	187	42	0	20	320
Peakhurst	20%	0	0	205	11	0	29	245
Peakhurst Heights	5%	0	0	53	0	0	1	54
Penshurst	25%	0	97	184	99	0	0	380
Riverwood	20%	0	21	56	34	0	0	111
Sans Souci	5%	0	1	22	5	0	4	32
South Hurstville	10%	0	52	15	43	0	0	110
TOTAL		388	519	2,014	1,500	2,107	74	6,602

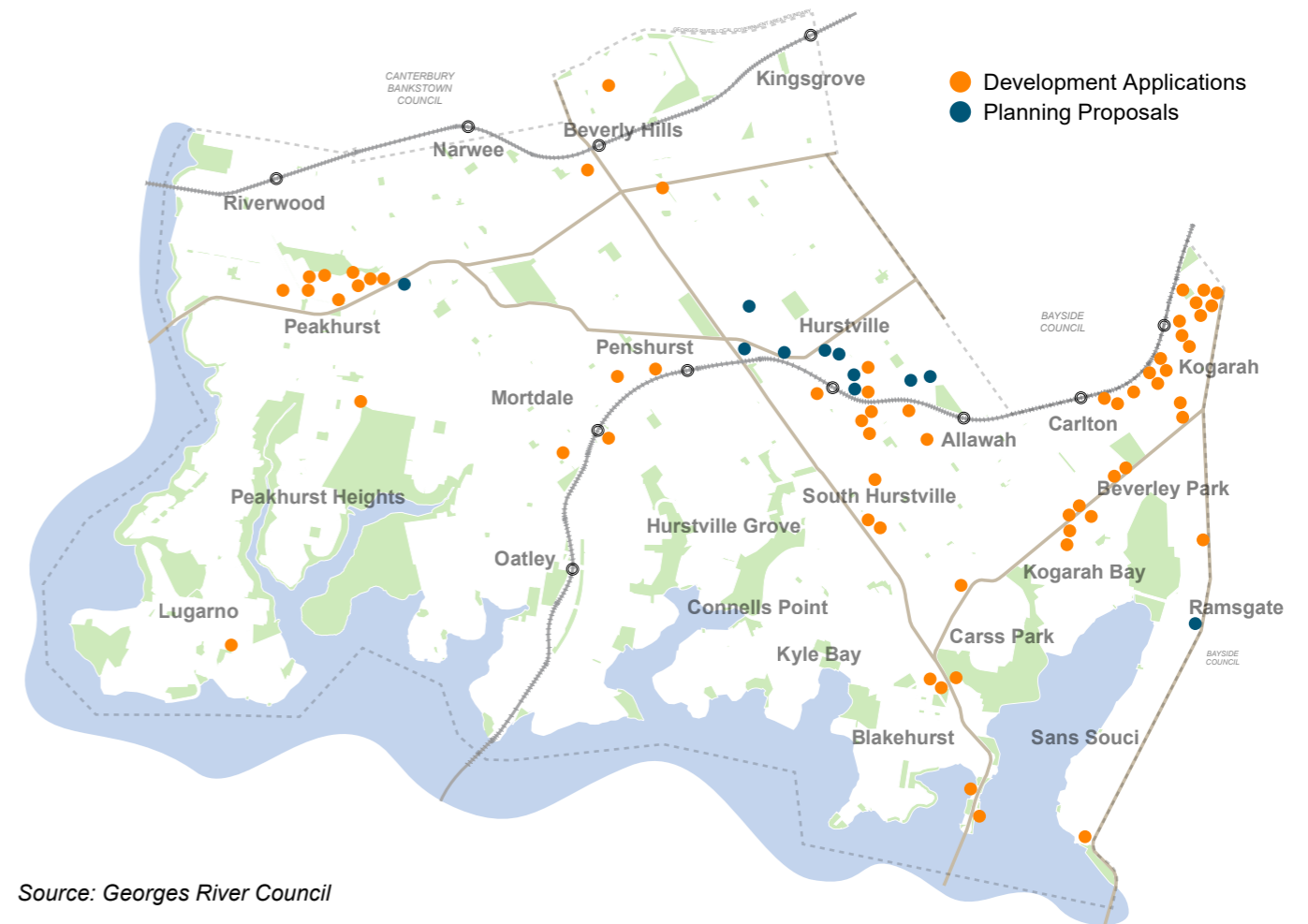
5.3 Supply – Major development opportunities

In addition to the capacity analysis, in the previous section an assessment of the number of dwellings that is likely to be developed over the short, medium and long term from known major development and strategic sites within Georges River LGA was undertaken. (Major developments are known development applications that have 10 dwellings or greater and strategic sites are current planning proposals).

Illustrated in **Figure 30** below are the major development applications which predominantly consist of residential flat buildings are largely located in Hurstville City Centre, Peakhurst and Kogarah, and the planning proposal sites located in and around the Hurstville City Centre. These developments will contribute to the housing supply in the short (0-5 years) and medium (6-10 years) term to ensure Council meets its housing targets.

Based on an analysis of major development and planning proposal undertaken in October 2017, it has been forecasted that an additional 5,532 dwellings will be supplied. This is in addition to the total net additional dwellings (6,602) in **Table 3**.

Figure 30: Major Development Applications and Planning Proposals



Source: Georges River Council

5.4 Forecasted future housing supply

To determine the total forecasted future housing supply, the number of dwellings that can be provided under the existing controls (refer **Section 5.2**) and major development opportunities (refer to **Section 5.3**) is 12,134 dwellings, as indicated in **Table 4**.

Table 4: Dwelling opportunity summary

Source	Opportunity	Share of total opportunity
Major residential development sites	5,532	45.6%
Other residential lots	6,602	54.4%
Total	12,134	100.0%

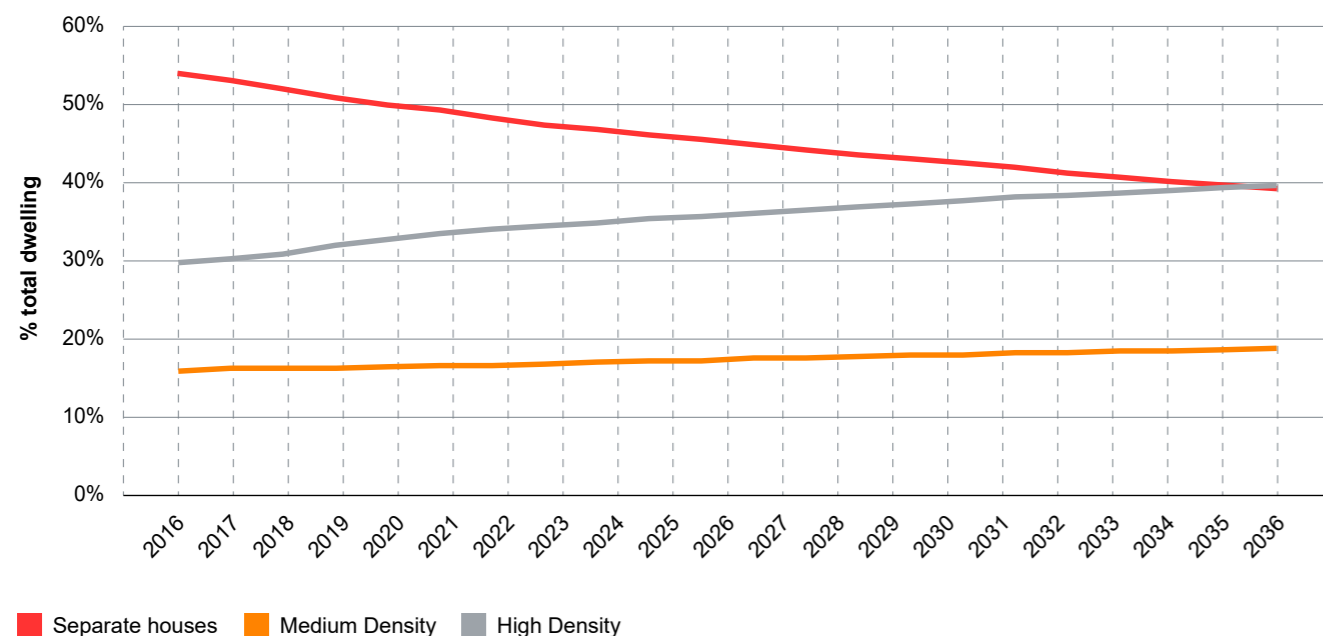


In addition to forecasting the future housing capacity, the dwelling mix based on existing trends has been forecasted. The proportion of separate houses in the LGA is likely to decline from 53.2% to 39.3% of total dwellings by 2036. Over the same time period, high density dwellings are forecast to increase from 29.5% to 39.9% of all dwellings, within Hurstville City Centre, Kogarah and Peakhurst. In contrast, Connells Point – Kyle Bay, Hurstville Grove, Kogarah Bay – Carss Park, Lugarno and Peakhurst Heights

are expected to experience low density development over the next 20 years.

As illustrated in **Figure 31**, in 2036 if no changes were made to current planning controls, the LGA is likely to have similar proportions of separate houses and high density dwellings. The proportion of medium density dwellings are also forecast to increase slightly, from 16.3% in 2016 to 19.1% in 2036.

Figure 31: Forecast change in dwelling mix, 2016-2036



Source: forecast.id, 2017.

5.5 Demand – Housing Targets from South District Plan and LSPS2040

The *South District Plan* requires Georges River Council to supply 4,800 new dwellings by 2021. The target is based on the South District's dwelling needs and existing opportunities to deliver supply. They include traditional detached and attached houses, apartments and secondary dwellings. The five-year targets are generally consistent with known housing approvals, construction activity and current planning controls. These are minimum targets and largely reflect delivery potential under current planning controls.

As shown in **Table 6**, from January 2016 to March 2020 there have been over 3,300 dwellings completed, resulting in an average of around 800 dwellings per year. This indicates that based on the current demand for dwellings it will be challenging for Georges River to meet the South District Plan target of 4,800 dwellings for the 0-5 years (2016-2020 inclusive).

While there is a shortfall for the 0-5 years, Council is still committed to deliver 14,000 new homes over the next 20 years to align closely with the *South District Plan's* strategic housing target and create flexibility for additional take up in the 6-10 year and 10-20 year dwelling targets.

The *South District Plan* requires Council to develop a 6-10 year housing target through a housing strategy. The target is to meet anticipated demand and contribute to the South District's 20 year target of 83,500 dwellings. Informed by an analysis of demographic data, the *LSPS 2040* identifies the following housing targets:

- 0-5 year (2016 to 2021): 4,800 dwellings as specified by the *South District Plan*
- 6-10 year (2021 to 2026): additional 3,450 dwellings
- 10-20 year (2026 to 2036): additional 5,750 dwelling

Therefore, the LGA is required to create capacity to accommodate approximately 14,000 additional dwellings by 2036. To ensure Council delivers an additional 14,000 dwellings by 2036, further work will be conducted in future LEPs to accommodate the shortfall in the 0-5 years and create flexibility for additional take up in the 6-10 year and 10-20 year dwelling targets.

The 6-10 year housing target of 3,450 dwellings will be achieved through the following:

- Upzoning of five potential Housing Investigation Area (refer to Councils "Housing Investigation Areas Paper" and **Objective 1**)
- New consistent LEP controls across the LGA (refer to **Objective 5**)

- Existing major development and planning proposal sites (refer to **Section 5.3**)
- Potential dwellings that are currently under DA assessment (refer to **Objective 5**)

With the gazettal of the City Plan Amendment to the Kogarah LEP 2012 in May 2017 Council has issued a number of approvals for residential flat development in various precincts throughout the LGA. The majority of this development is yet to be completed. Given the shortfall in the 0-5 years (2016-2021) target Council has investigated the time lag between when a development application is approved and when construction is completed.

Appendix 2 illustrates that from the time an application is approved by Council, completion of a multi-unit development will be around two to three years. In 2019 dwelling approvals in the LGA increased with a substantial number of approvals issued in the last quarter of 2019. If the DA approval/completion trend continues these applications will be completed in 2021 and beyond and will contribute to the 6-10 year housing target.

With the current rate of dwelling approvals and completion Council is close to achieving the South District housing target, but to ensure that the housing targets are met further work will need to be conducted in future LEPs to add to the supply and diversity of housing within the LGA.

As discussed in **Sections 5.1 to 5.4**, approximately 12,000 dwellings can be provided under the existing planning controls and through dwellings in the pipeline. Accordingly, this results in a shortfall of approximately 2,000 dwellings to be provided by 2036.

5.6 Demand – Targets from Inclusive Housing Strategy

Affordable rental housing targets are a mechanism identified by the Greater Sydney Commission to deliver additional supply of affordable housing for very low to low-income households across Greater Sydney. The approach is to apply a target (usually between 5-10 percent of new residential floor space) for defined precincts prior to up zoning for the provision of affordable rental housing.

Council intends to work in collaboration with industry, community housing providers, the NSW Government and the community in providing inclusive housing in its staged LEP approach. The following affordable housing targets have been established by the IHS:

- 2020-2025 14 affordable dwellings per year
- 2025-2030 24 affordable dwellings per year
- 2030-2036 34 affordable dwellings per year

5.7 Drivers for Housing Demand

Planning for housing demand needs to consider the type of dwellings required to respond to expected changes in household and age structures.

The drivers for housing demand in Georges River are:

Population Growth and Migration

The Georges River population is forecast to reach 185,000 by 2036 an increase of 31,894 people. Population growth will be driven by migration to the area, from other areas of Australia and overseas.

In the last five years people that moved to the LGA were younger, aged between 20 and 29 years, often university students and young adults starting their career. This group is attracted to the amenity and higher density housing, around the Hurstville and Kogarah centres. This trend is forecast to continue. Couples with young children (aged 30 to 44 years) are those that moved away from the Georges River LGA because of the more availability of affordable family housing in the neighbouring LGA's, this has led to a minor net loss of families. However the proportion of residents aged 65 years and over is also likely to increase substantially to 2036 and will significantly alter the housing requirements within the LGA.

The future population profile of the LGA is shown in **Figure 3**. Proportionately, older groups will increase the most, with residents aged 65 years and older to make up a more significant share of the population growing from 14.9 percent of the total population in 2016 to 18 percent in 2036. As a result, the dependency ratio within the LGA, that is the ratio of people aged 14 and under and 65 and older to people aged 15 to 64, will increase from 46.4 percent in 2016 to 53 percent in 2036. While this forms part of the wider national narrative of Australia's aging population, the increase in the proportion of older dependent residents will impact on the housing requirements of the resident population.

Of the 45 non-private dwellings recorded in the LGA on the night of Census 2016, there were 15 classified as nursing homes and 8 classified as accommodation for the retired or aged. Of the 22,524 residents aged 65 and over living in the LGA at Census 2016, 1,465 residents or 6.5 percent identified themselves as a guest, patient, inmate or other resident at a non-private dwelling. If this overall proportion of residents in aged care continues there would be over 2,165 residents aged 65 and older in nursing homes or aged care facilities, representing an increase of 700 residents over 20 years.

Figure 4 shows the spatial distribution of this growth, showing that Hurstville and Penshurst will experience the greatest proportionate surge in population. Outside of these areas the growth is more evenly spread out, with minimal additional growth projected in smaller more constrained riverside suburbs.

Liveability

Liveability has become essential to housing demand. Liveability defines how suitable a place is to live in; where the built environment supports and responds to the way in which people live, promoting safety, comfort, enjoyment, environmental quality and access to services. Where a place contributes to the overall quality of life experienced by its residents and the broader community.

Liveability underpins the *South District Plan* and the Council's LSPS2040. Housing needs to be provided with access to green spaces, commercial areas with cafes, restaurants, shops and entertainment and in close proximity to transport nodes and work.

The LGA benefits from the waterways of the Georges River and numerous open spaces such as Carss Bush Park, Jubilee Stadium, Gannons Park, Hurstville Oval, Oatley Park and Olds Park. Hurstville is a significant transport interchange and retail destination and Kogarah is an education precinct and home to St George Hospital which contribute services, education and jobs to the community. People living and working in the area can easily access Sydney CBD, Port Botany and Sydney Airport via road and rail. Georges River has a diverse community. The LGA has a mix of housing types including housing that is ready for renewal and newer housing that could be supplemented by additional capacity that matches the LGA's demographic profile.

Housing affordability

A significant number of households in the LGA are experiencing mortgage stress and a substantially higher number in rental stress. This suggests there is limited sales and rental supply that is affordable for these Georges River residents. It should also be noted that the areas with higher incomes and lower levels of mortgage stress tend to have smaller proportions of key workers as residents.

Over the past 10 years renting has become more common in the Georges River LGA. This trend is occurring in all life stages, but more significant in families with young children living in rented dwellings in Hurstville and Kogarah due to the availability of supply and changing preference for home ownership of housing for improved amenity and greater flexibility in location and lifestyle.

Just under 40% of key workers employed in Georges River also live in the area. Their median individual income is, significantly less than the median for all workers employed in Georges River. However, there were very few property sales or rental listings that would be considered affordable for those on very low or low incomes.

Kogarah had the highest overall proportion of residents in key worker occupations, where midwifery and nursing professionals make up a substantially higher proportion of the resident key worker population. This is potentially a result of the presence of St George hospital within Kogarah. The evidence shows that there is significant variation in the concentration of key workers and the nature of that concentration by suburb. The provision of affordability key worker housing in Kogarah and Hurstville is an important housing driver.

Further, the 2016 Census reported there were approximately 45,120 students living in the LGA, Majority located in Hurstville where overcrowding is most serious, followed by Kogarah and Allawah.

Increase in lone person households

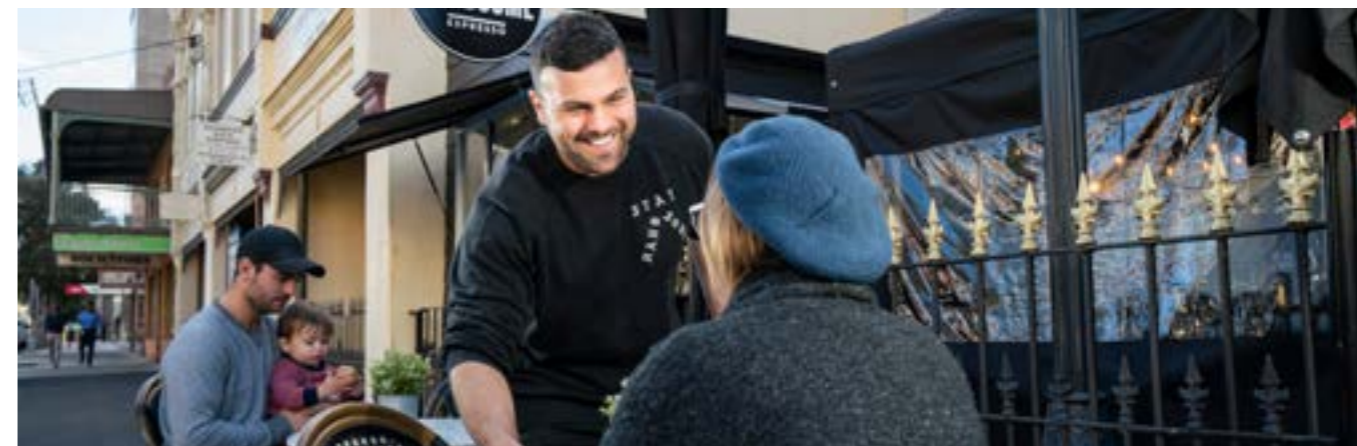
There is an increasing tendency for people around Australia to live alone or as a couple without children. Smaller households, couples without children and lone persons (1-2 persons), have grown in the area, however much of the housing stock in Georges River is geared towards the needs of larger households. Currently, 41.2% of households are small, but only 34.0% of dwellings are classified as small (0-2 bedrooms). This highlights a mismatch in the demand and supply of dwellings in Georges River.

Suburbs highlighted in blue in **Table 5**, Connells Point – Kyle Bay, Lugarno and Peakhurst Heights, have the largest mismatch between small households and small dwellings. Of concern is the age of these households. In the three suburbs mentioned, smaller households are generally elderly, which can bring significant challenges, from the maintenance of a large home and their safety in a larger dwelling. It also limits their ability to move, as they often have lower incomes and cannot afford the upfront costs of moving to a small dwelling, should there be supply.

Table 5: Housing stock compared with small households, suburbs of Georges River, 2016

Area	Small households (1-2 persons) %	Small dwellings (0-2 bedrooms) %
Allawah	44.6	56.5
Beverley Park - Ramsgate	40.5	25.3
Beverly Hills - Narwee	39.5	26.6
Blakehurst	37.1	12.1
Carlton	43.7	42.0
Connells Point - Kyle Bay	38.1	7.1
Hurstville (City Centre)	45.0	66.8
Hurstville Grove	32.4	8.5
Hurstville (Remainder)	37.6	41.3
Kingsgrove	38.9	24.8
Kogarah	44.0	62.2
Kogarah Bay - Carss Park	39.4	12.7
Lugarno	42.5	6.1
Mortdale	46.3	45.1
Oatley	44.1	20.8
Peakhurst	43.1	19.6
Peakhurst Heights	46.8	8.6
Penshurst	44.1	44.9
Riverwood	38.4	32.1
Sans Souci	41.8	14.7
South Hurstville	37.3	29.9

Source: ABS Census of Population and Housing, 2016



In the LGA there is a growth of empty nester and elderly lone person households, and also in couples choosing a child-free lifestyle. Over the next 20 years, small households are forecast to grow at a faster rate than family households, at 1.3% per annum compared to 0.9%. This highlights that the demand for smaller dwellings in the LGA will increase over the next 20 years. If the current bedroom mix continues to 2036, the mismatch between supply and demand will grow. In 2036, 45.6% of households are forecast to be small, whereas it has been estimated that only 35.7% of dwellings will be small.

The increase in smaller households creates a demand for smaller dwellings in a wider range of suburbs within the Georges River LGA. Diversify housing stock within the Georges River LGA will increase the range of dwelling choices for smaller households for both the elderly and young person households.

Aging communities

The evidence shows that the population within the Georges River LGA is ageing and there will be an increase in the number of elderly people aged 60 years or more by 2036. Small, ageing households are found in high proportions in the riverside areas of the LGA, and growth in this household type is forecast to continue in these areas.

Council's policies need to support the elderly community to age in place. Housing needs to accommodate this by providing a diversity of dwelling sizes and typologies so housing choice is provided by being adaptable so the elderly are able to downsize in all suburbs within the LGA.

Council will address the drivers for housing demand through its planning framework that responds to the changing needs of the community within the LGA. Greater housing choice and diversity is needed within the LGA to respond to housing affordability, increase in lone person and our ageing communities.

5.8 Summary

In summary Georges River LGA is required to create capacity to accommodate approximately 14,000 additional dwellings by 2036 to meet the population growth. Further work will be conducted in future LEPs to accommodate the shortfall in the 0-5 years and create flexibility for additional take up in the 6-10 year and 10-20 year dwelling targets.

Table 6 summarises the capacity of existing zoning within the LGA and Major Development sites identified. It also shows current dwelling completions, dwelling approvals and potential dwellings in the LGA.

Table 6: Summary of potential dwellings

Source	Potential no. of dwellings	Notes
Capacity		
Existing zoning capacity	6,602	Assumed rates of development differ between the different areas of Georges River, and have been based upon the attractiveness of the area for development.
DA and planning proposals	5,532	Major Sites are developments with 10 dwellings or greater.
Total	12,134	
Completions		
Dwelling completions January 2016 - March 2020	3,356	Based on DPIE's <i>Greater Sydney Region Local Government Area Dwellings Data</i> for multi-unit and detached dwellings https://www.planning.nsw.gov.au/Research-and-Demography/Metropolitan-Housing-Monitors
Approved and Potential		
Dwelling approvals 2016-2018	3,653	Determined DAs and CDCs
Potential Dwellings	Approx. 1,050 as of March 2020	Undetermined DAs (includes secondary dwellings)

Table 6 illustrates the housing development that has occurred and potentially still to occur in Georges River LGA.

As shown in **Table 6** from January 2016 to March 2020 there have been over 3,300 dwellings completed, resulting in an average of around 800 dwellings per year. This indicates that on current demand for dwellings it will be challenging to meet the *South District Plan's* target of 4,800 dwellings for the 0-5 years (2016-2021). While there is a shortfall for the 0-5 years, Council is still committed to deliver 14,000 new homes over the next 20 years to align closely with the *South District Plan's* strategic housing target and create flexibility for additional take up in the 6-10 year and 10-20 year dwelling targets.

To continue to provide additional housing the *LSPS 2040* has identified a number of locations where opportunities for new housing should be investigated through a staged approach in accordance with the staged Georges River LEP approach (refer to **Section 8.2**). These areas identified will contribute to the provision of additional dwellings to meet the 6-10 year and 10-20 year housing targets.

The existing housing opportunities are primarily located in the Hurstville City Centre and Kogarah Town Centre, as well as various locations across the former Kogarah LGA as enabled by the New City Plan amendment of the Kogarah LEP in 2017 where significant uplifts were introduced with the intent of providing a steady supply of additional housing until 2031.

To contribute to the 6-10 year housing target a detailed investigation was undertaken of each potential new

housing area as nominated by the *LSPS 2040* for *LEP 2020 – Housing and Harmonisation*. These Housing Investigation Areas are able to accommodate an additional 650 dwellings. Further information regarding the five Housing Investigation Areas for LEP 2020 is available in the *"Housing Investigation Areas Paper"*.

To meet the 20 year housing targets additional capacity will be explored through Part 2 of the *Commercial Centres Strategy*. Additional dwellings will be in the forms of mixed use development and shop top housing. Additional housing will also be investigated for LEP 2025 and beyond; in accordance with areas identified by the *LSPS 2040* (refer **Figure 33**).

With the existing capacity and future planning of additional housing capacity Council will be able to meet the forecast 14,000 extra dwellings by 2036. Housing market conditions, take up rate, population and migration will however influence the number of dwellings completed.

An important consideration for housing in Georges River is affordability as a significant number of households are experiencing mortgage and rental stress. The increase of lone person households which highlights the mismatch between supply and demand of dwellings in the LGA is also a factor. We need to support the ageing community and provide housing diversity in all suburbs. Additional housing in the LGA should be supported by services, open space and transport and contribute to overall quality of life and liveability of the community.





6 COMMUNITY HOUSING PREFERENCES

The question of the Georges River community housing preference was a core focus of the external community engagement process conducted to inform the making of the *LSPS 2040*.

The community was invited to have their say on the future vision for housing and to identify the characteristics of the LGA which have special meaning to them in the first stage in February 2019. This involved both a housing survey that revealed current housing circumstances and future housing aspirations.

The second stage was conducted in June/August 2019 when the draft LSPS was publicly exhibited. This stage also included targeted consultation on the five Housing Investigation Areas that were included in the draft LSPS.

6.1 Feedback from draft LSPS Community Consultation – Stage 1 & 2

The first stage of the LSPS consultation collected information about the community's preferences and vision for improved livability. This was conducted in February 2019.

The second stage of the LSPS consultation was to seek feedback on the content of the LSPS and in particular the priority action areas. The draft LSPS was placed on public exhibition from 26 June to 7 August 2019. A total of 5 workshops and 5 drop in information sessions were held across the LGA to provide the community with more opportunities to be involved.

Throughout the engagement Council consistently heard the following key messages from the community:

- Workforce and visitors need to be better connected by public transport options. Increased train services and a reduction in the existing congestion on the T4 and T8 rail lines were considered critical. Improving connectivity between the T4 and T8 rail lines was also called for and there was significant support for a train link to Parramatta. Connected and separated active transport options across the LGA with linkages to neighbour council areas were identified as very important.
- Infrastructure needs to be delivered ahead of growth especially transport, commercial, service and social infrastructure such as schools and health services.
- Further greening across the LGA take place particularly in centres, areas with higher density living and in our neighbourhoods.

- Centres within the LGA need to deliver a greater variety of services, businesses and retail. They also need to provide seating, shelter, social public spaces, car parking and active transport links.
- Maintaining the existing character of neighbourhoods was important, particularly with respect to streetscape, trees, open space and walkability.
- People want to see a mix of housing, especially housing that is affordable and suitable for older members of the community, such as single-level housing
- People support a clear hierarchy of residential zones
- There should be better transitions between different zone types and open space
- Quality building design is considered essential, and could be supported by enforcement or monitoring of requirements.

6.2 Housing Survey results

As part of the first stage preliminary LSPS consultation the community was invited to participate in a housing survey to tell us about their current housing and household arrangements, what their future housing needs are such as location, dwelling characteristics and types of dwellings they would consider living in.

The 429 people who completed a survey around their housing needs indicated that:

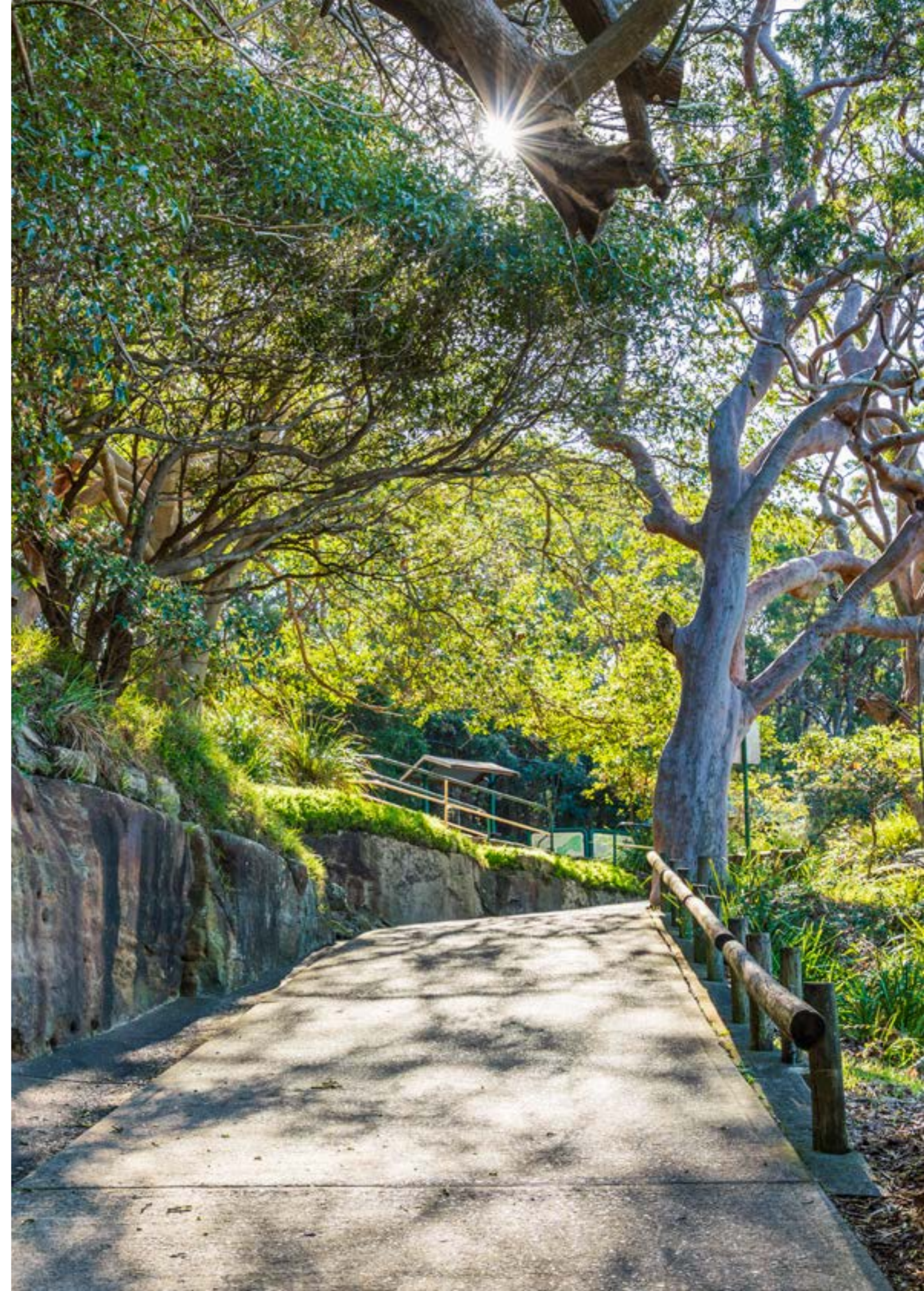
- Most were currently living in free standing homes
- Most people over the age of 45 years have lived in their homes for over 10 years, in contrast 40% of respondents under the age of 45 years had been in their current home less than 5 years
- Larger dwellings are more likely to be occupied by those 45 and over, while the one and two bedrooms owned by respondents under 45 years.
- Almost two thirds of those under the age of 45 indicate that they are likely to move whereas less than a quarter of those 75 or older anticipated a move.
- Reason on why people would like to stay are access to facilities, enjoy the area and satisfaction with their current premises.
- The main reason for those over 45 years to move is to downsize and those under 45 years is to upgrade
- It is most important for their next home to be close to public transport, local shops and open space
- People would consider living in a duplex, dual occupancy dwelling or a terrace.

6.3 Summary

It is clear from the consultation to date that the Georges River community wants access to a choice of high quality housing across the LGA; with a mix of housing types and sizes located appropriately to meet the needs of people at different life stages, with differing incomes and lifestyles. The community wants to maintain and improve the character of higher density suburbs and protect the low scale residential areas. Given this Council needs to ensure that our suburbs provide various options for different sized families and households - from free standing homes to terraces, while still incorporating the character of the past.

Good design is important to our community. Design needs to be functional, user friendly, enjoyable with attractive places and spaces. Our neighbourhoods need to be well connected urban areas and easy to get around. Landscaping and trees need to be planted around safe public spaces to soften buildings, shade paved areas, reduce heat, minimise wind and bring life and greenery to local areas.

The outcomes from the consultation have been key considerations in Councils planning for the future land use vision for the Georges River LGA. Council has responded to the feedback through the objectives and actions of this Strategy (refer to **Section 9.1**).





7 GAPS AND ISSUES

With a focus on maintaining and improving liveability, the evidence base in **Section 3** has been analysed to identify the critical gaps and issues in the LGA's existing housing supply in **Section 7**. The following sections discuss these known gaps and issues and acknowledge the considerations required to meet future housing demands.

7.1 Meeting Housing Targets

Future population forecasts indicate that approximately an additional 14,000 dwellings are required to be provided by 2036 to accommodate the growing population of the Georges River LGA. The existing land use planning framework established by the Hurstville and Kogarah LEPs already contains capacity to provide approximately an additional 12,000 dwellings, including existing major development application and planning proposal sites that are in the pipeline. However as indicated previously in **Section 5.5 and 5.8** it will be a challenge to meet the 0-5 year housing target specified by the *South District Plan*.

To provide sufficient housing to house the growing population, the Georges River planning framework will need to be adjusted gradually to accommodate the shortfall of approximately 2,000 dwellings by 2036.

Note: the existing capacity to provide approximately an additional 12,000 dwellings does not assume 100% development take-up; instead it has been calculated based on the application of development take-up rates that vary for each suburb to reflect existing development trends.

7.2 Managing Growth and Improving Liveability

The Housing Survey results highlight that the Georges River community values a home that is close to public transport, shops, services and open space. Recent development in the LGA has been centred around existing infrastructure and facilities to enable access to public transport, jobs, education, health services and recreation, particularly in the Hurstville City Centre and Kogarah Town Centre. These areas are also identified by the evidence base in **Section 3** as locations with the highest population growth as attributed to the inflow of young adults starting their careers.

Council's *LSPS 2040* commits to supporting homes with safe, accessible, green, clean, creative and diverse facilities, services and spaces by setting a criteria to influence decisions about where new housing should be provided. This criteria responds to a number of key messages raised by the Georges River community during

the LSPS engagement process, such as the need for more and improved public transport, telecommunications infrastructure, recreational facilities and open space to accommodate current and future demand with additional housing and jobs along transport links. They also expressed a need to deliver this infrastructure ahead of growth and in collaboration with government and private sector providers.

Accordingly, any future housing growth must be aligned to and supported by transport, centres, services and open space to ensure liveability.

7.3 Inclusive and Affordable Housing

The 2016 Socio-Economic Indexes for Areas (SEIFA) indicates that whilst the Georges River community is not as socially disadvantaged as a whole compared to the remainder of NSW, there are some pockets of disadvantage towards the north and west of the LGA as well as areas around the Hurstville City Centre and Kogarah Town Centre. A significant number of households in these localities are observed to be very low to moderate income earners and are experiencing housing stress by spending more than 30% of their income on rental and mortgage costs. Furthermore, overcrowding is observed as a notable issue in these areas.

Council recognises the need to prioritise the provision of housing options that are affordable and responsive to the needs of the Georges River community. Measures need to be put in place to address housing affordability; in particular, reducing rental and mortgage stress for very low to moderate income households. Inclusive housing that caters to a wide range of users, including households in housing stress, seniors, people with disabilities, students, key workers, and the broader residential market also needs to be encouraged by the planning framework. Providing the 'right mix' of housing is important to meet the housing needs of the LGA.

7.4 Choice and Diversity

Section 3 identifies a significant mismatch between the existing supply of housing and the demand for additional choice and diversity. The majority of the current housing stock provided in the Georges River LGA is either two bedroom apartments in high density locations or large dwelling houses with typically four or more bedrooms in low density suburbs. Medium density housing such as semi-detached dwellings only makes up 5% of total dwellings in the LGA.

While the “couples with children” household is expected to remain as the dominant household type, the average household size is anticipated to decrease and the “couples without children” and “lone persons” households are forecasted to experience significant growth by 2036.

The emergence of smaller household sizes will require a notable adjustment to the housing supply to meet future demand. If the current dwelling mix continues until 2036, then only 35% of the dwellings in the LGA will be small (0-2 bedrooms) while the percentage of “couples without children” and “lone persons” households will increase to over 45% due to various demographic trends including those associated with the ageing population, young professionals leaving home, arrival of international students and migration. Currently, all suburbs in the LGA have more homes with spare bedrooms than overcrowded households with an insufficient number of bedrooms. These numbers reveal that if the current trend of housing mix continues, smaller households could be forced to occupy homes that are too large for their needs.

At the same time, the continued growth of the “couples with children” household requires a greater diversity in the supply of medium and high density dwelling types. Evidence has shown that the recent growth in high density residential developments has attracted a significant number of families with young children to reside in these medium and high density residential areas of the LGA.

The need for greater housing choice in the LGA is an issue that has been repeatedly raised by the Georges River community, as reflected by the Housing Survey results. Respondents under the age of 45 indicated that they are more likely to move to upgrade from their smaller dwellings while those over the age of 45 were less likely to move from their larger dwellings but may consider downsizing. Supplying a mix of housing, particularly medium density typologies like multi dwelling housing, is supported by the community as an appropriate response to the forecasted demographic changes.

The mismatch between housing supply and demand needs to be addressed by a planning framework that promotes a diversity of dwelling sizes and typologies so housing choice is provided, ranging from adaptable housing that allows downsizing and ageing in place in low density suburbs to family-friendly dwellings in medium and high density locations.

7.5 Hierarchy of Residential Zones

Due to the similarities of the Hurstville and Kogarah LEPs in their approach to regulate residential development outcomes through the permissible land uses in the various land use zones, a clear hierarchy of residential zones is absent from both existing planning frameworks. The types of residential development permissible in the existing R3 Medium Density Residential zones does not reflect the objectives of this zone due to the permissibility of low and high density typologies by both LEPs.

This is demonstrated by the permissibility of residential flat buildings as the prevailing typology in R3 Medium Density Residential zones under the existing LEPs due to the building heights and floor space ratios applied to these zones. As a result, a number of transition and built form interface issues have been observed at the boundary between existing R2 Low Density Residential and R3 Medium Density Residential zones across the LGA. This is especially evident through recent development applications in areas undergoing extensive urban renewal.

A harmonised hierarchy of residential zones is required to ensure development typologies reflect the objectives of the respective zone, including a ‘true’ medium density residential zone. The recommended hierarchy of residential density is outlined as follows:

- Low density: dwelling houses and dual occupancies
- Medium density: attached dwellings, multi dwelling housing, terraces and manor houses
- High density: residential flat buildings

A comprehensive review of the existing development standards is also required to distinguish the various densities through the allocation of appropriate building heights and floor space ratios for each respective density so that a consistent approach to planning and development is applied across the LGA. Regular reviews of the residential zones and the associated built form outcomes should also be implemented to continually address transition and interface issues as a result of infill development.

7.6 Local Character

Local character is what makes an area distinctive and desirable. The local character of the LGA's low density suburbs is highly valued by the Georges River community. These low density neighbourhoods are defined by their landscaped frontages, tree-lined streetscape and low-scale houses. Council's LSPS commits to the protection of residential suburbs where change and growth cannot be justified.

However, as development and renewal occurs in response to population growth and housing needs, local character may change over time to reflect the communities that it is valued by. Many of the medium and high density residential areas in the LGA are undergoing significant transformation due to recent infill development. In many of these areas, the local character is in the process of being redefined.

Accordingly, an understanding of the existing character is required so the desired future character can be established, whether that is retention and enhancement of the existing character or development of a new character. Future developments should reflect this desired future character, whether it is within a low, medium or high density neighbourhood. Consideration of character should be integrated into the planning framework through both strategic planning processes and statutory controls.

Heritage is also an important component of local identity and contributes to the value of a place. The continued conservation and management of the LGA's cultural and environmental heritage items, especially in areas undergoing significant urban renewal, is necessary so that the impacts of development on existing heritage values are managed and minimised.



7.7 Design Excellence

Recent up-zonings in the LGA, such as those provided through the Kogarah New City Plan amendment to the Kogarah LEP in 2017 have facilitated extensive urban renewal through infill residential flat building development. The LGA is also experiencing a steady stream of new housing supply in suburban areas in the form of dual occupancies. In light of recent development, the Georges River community has communicated through the LSPS all developments achieve high standards of architecture and urban design in light of these recent development activities.

In response to community feedback, the LSPS commits to prioritising place-based development and quality building design to achieve a high quality, well-designed built environment that is attractive, walkable, safe, clean and green. The design quality and sustainability outcomes of the LGA's built environment need to be lifted to meet the expectations of the Georges River community. High standards of architecture, urban design and environmental sustainability should be consistently applied and monitored across the LGA to ensure new housing achieves design excellence and sustainability principles.



8 POLICY RESPONSE – HOUSING OBJECTIVES

Informed by the evidence base, a number of objectives have been developed to address the corresponding gaps and issues identified in **Section 7** in meeting the future housing demands of existing and future residents of the LGA. Each Objective will be achieved through a set of Actions that will result in changes to both strategic planning processes and statutory controls within the Georges River planning framework.

8.1 Objective 1: Accommodate additional housing growth

Addresses Issue #1 Meeting Housing Targets

In accordance with the requirements of the *South District Plan*, this Strategy has been prepared to address the following three key components:

- Mechanisms to deliver the specified 0-5 year housing supply target of an additional 4,800 dwellings
- Establishment of a 6-10 year housing supply target and how it could be achieved
- Investigation of the capacity to contribute to the longer term 20-year strategic housing targets for the District.

This Strategy provides the link between the LGA's housing vision as identified in **Section 1** and the requirements of the *South District Plan* by presenting Council's response to how the additional housing will be delivered in the LGA. As discussed in **Section 5**, Council's existing planning framework already contains capacity to provide approximately an additional 12,000 dwellings, equating to a shortfall of less than 2,000 dwellings that will need to be accommodated by the Georges River planning framework by 2036.

The existing housing opportunities are primarily located in the Hurstville City Centre and Kogarah Town Centre, as well as various locations across the former Kogarah LGA as enabled by the New City Plan amendment of the Kogarah LEP in 2017 where significant uplifts were introduced with the intent of providing a steady supply of additional housing until 2031. A number of Council strategic plans including the *Kogarah Council Housing Strategy 2031* (2014) and *Kogarah North Urban Design Strategy* (2017) informed the selection of these areas of additional housing supply.

Accordingly, a significant portion of the major development applications and planning proposals in the pipeline are located in these existing housing opportunity areas as illustrated in **Figure 30**. Cumulatively, these pipeline developments will contribute to the provision of over 5,500 dwellings in the next few years.

It will be challenging for the Georges River LGA to meet the *South District Plan* target of 4,800 dwellings for the 0-5 years (2016-2021). However with the current rate of dwelling approvals and completion (refer to **Section 5.5** and **Appendix 2**) Council is close to achieving the South District housing target, but will need to ensure that further work is undertaken in future LEPs to add to the supply and diversity of housing within the LGA.

To accommodate the LGA's growing population over the next 20 years, the *LSPS 2040* identifies the following additional housing targets, which can mostly be accommodated within the capacity of the existing zoning and controls:

- 6-10 year: additional 3,450 dwellings
- 10-20 year: additional 5,750 dwellings

The *LSPS 2040* also identifies a number of locations where opportunities for new housing should be investigated through a staged approach in accordance with the staged Georges River LEP program. These areas will contribute to the provision of additional dwellings to meet the 6-10 year and 10-20 year housing targets.

A detailed investigation was undertaken of each potential new housing area as nominated by the *LSPS 2040* for *LEP 2020 – Housing and Harmonisation a*. These Housing Investigation Areas are able to accommodate an additional 650 dwellings, which will contribute towards meeting the shortfall of 2,000 dwellings that need to be accommodated by the Georges River planning framework within the next 20 years.

Further information regarding the five Housing Investigation Areas for LEP 2020 is available in the "*Housing Investigation Areas Paper*" which supports the draft *Georges River LEP 2020*.

The staged Georges River LEP program provides the opportunity for Council to address the remaining shortfall of approximately 2,000 dwellings via a sequenced approach that will distribute housing growth gradually from the short term into the long term so the target of creating the capacity for an addition 2,000 dwellings will be met by 2036.

In the short term, opportunities to create additional housing capacity should be explored given that a comparison of the existing Hurstville and Kogarah LEPs demonstrates a number of inconsistencies in the planning controls which are causing an inequity in development potential between the two former LGAs. This will be explored in further detail in **Objective 5**.

In accordance with the *LSPS 2040* criteria to guide future growth, there is also opportunity to provide additional housing in and around well-served commercial centres. Part 2 of the *Commercial Centres Strategy* is currently being prepared to inform LEP 2022 and beyond. This Part adopts a place-based planning approach to investigate housing growth within the LGA's commercial centres in the forms of mixed use development and shop top housing,

with a particular focus on the local centres under the Hurstville LEP as there has been limited development activity in these centres compared to their Kogarah LEP counterparts. In addition to the Strategy, the Beverly Hills Masterplan is also underway to review land use and built form controls for the centre for the purpose of creating a great place to live, work and visit.

Capacity to accommodate additional housing will also be investigated for LEP 2025 and beyond; in accordance with the housing investigations areas identified by the *LSPS 2040* (refer **Figure 33**). The criteria to guide growth will be utilised in the assessment of the suitability of these precincts in providing the right types of housing for the Georges River community.



Figure 33: Investigation for additional Housing



- | | | |
|--|--|--|
| Heath and Education Precinct | Future Housing Investigation LEP 2025 & Beyond | Proposed Primary Green Grid Extension |
| Strategic Centre | Big House Conversion Investigation | Visionary Green Grid to Botany Bay Investigation |
| Local Centres | WestConnex (New M5 Motorway) * | Existing M5 Motorway |
| Netstrata Jubilee Stadium | Future Mass Transit/Train Link * | Main Roads |
| Hurstville Entertainment Centre | Road Visionary (Central City Strategic Road Corridor) * | Railway Lines |
| Riverwood Precinct Investigation Area | Future F6 Extension * | Parks |
| Potential New Housing LEP 2020 - Housing & Harmonisation | Limited Stops Bus from Riverwood to Hurstville (T4 to T8 link) | Waterways |
| | Current Primary Green Grid | LGA Boundary |

Source: Georges River Council

* Proposed: as outlined in Future Transport 2056

Actions:

- Create additional capacity to meet the 6-10 year housing targets through LEP 2020 by rezoning the five Housing Investigation Areas which are:
 - North and West of Peakhurst Park, Peakhurst
 - Culwulla Street, South Hurstville
 - Hillcrest Avenue, Hurstville
 - Apsley Estate, Penshurst
 - Connell's Point Road, South Hurstville
- Investigate opportunities to create additional capacity through a comprehensive review of existing LEPs
- Investigate the role of commercial centres in providing additional housing in LEP 2022 and beyond
- Investigate the potential housing growth areas identified by the *LSPS 2040* to inform LEP 2025 and beyond

8.2 Objective 2: Coordinate growth with infrastructure

Addresses Issue #2 Managing Growth and Improving Liveability

As discussed above in Objective 1, Council's planning framework needs to provide approximately an additional 2,000 dwellings by 2036 to accommodate population growth. However, as discussed in **Section 7.2**, this growth needs to be managed to ensure future housing is aligned to and supported by infrastructure, such as public transport, utilities (eg. energy, water, gas, waste and telecommunications), health, education and recreational facilities.

The *Region Plan* and *South District Plan* recognise the importance of planning for a city supported by infrastructure. The Plans are built on a vision where most residents live within 30 minutes of a metropolitan or strategic centre where they can access jobs, educational facilities, community facilities, health facilities and services. This vision will guide decision-making on locations for new jobs and housing and the prioritisation of transport, health, schools and social infrastructure investments. This will facilitate the co-location of infrastructure in metropolitan and strategic centres with housing located in and around centres and connected to these centres by efficient public transport and safe and convenient walking and cycling routes to allow people to access services and jobs within 30 minutes of their place of residence.

As discussed in the *South District Plan* and **Section 4.3** (Key Features), there are many benefits to residents being located near infrastructure, these include increasing:

- Liveability – improving quality of life by reducing the need for long commutes and helping to manage congestion by better spreading transport demand.
- Productivity – reducing the time people spend travelling, increasing people's access to jobs and services and business' access to workers.
- Sustainability – increasing the proportion of trips by public transport, walking and cycling and reducing average journey lengths, thereby reducing emissions and improving air quality.

Given the benefits of locating housing near infrastructure, when determining where to locate additional housing, investments in infrastructure need to be considered, such as investment by the NSW Government in major transport and health investments. These may include the expansion of St George Public Hospital and WestConnex which aligns with *Future Transport 2056*, or even Council through investment in infrastructure, such as local roads, community facilities and open space. Infrastructure planning requires collaboration between all levels of government, industry and the community.

Growth can be better aligned with infrastructure by identifying the capacity of existing infrastructure and existing infrastructure commitments and programs. Aligning land use and infrastructure planning will maximise the use of existing and planned infrastructure to ensure optimal use of infrastructure investment.

Furthermore, infrastructure is also required to be sequenced to support growth and delivered concurrently with new homes and jobs (i.e. infrastructure is required to be delivered in the right places at the right time). The needs of the population and changes to demographics need to be considered in this delivery of infrastructure to ensure appropriate infrastructure is delivered. For example, with an increasing proportion of people over 65 years of age forecasted for the Georges River LGA, a supply of smaller dwellings near centres, services, public transport and health services is required to satisfy the demand for this portion of the population and maintain and improve their liveability by enabling them to stay in their neighbourhoods and with their communities.

The LSPS acknowledges the need to provide new housing in the right places and coordinated with local infrastructure. It recognises the opportunity to locate medium to high density housing around transport nodes to provide residents with convenient access to infrastructure. It also recognises the opportunity to increase access to housing and jobs along future new transport links.

As discussed above, the LSPS was placed on community consultation from 26 June 2019 to 7 August 2019. The provision of infrastructure was the subject of a number of key messages raised by the community during the engagement process. The Georges River community values a home that is close to public transport, shops, services and open space. The community raised the need for more and improved public transport, telecommunications infrastructure, recreational facilities and open space to accommodate current and future demand with additional housing and jobs along transport links. They also expressed a need to deliver this infrastructure ahead of growth and in collaboration with government and private sector providers.

In accordance with the criteria for growth in **Section 2** and as indicated by the evidence base in **Section 3**, most of the dwellings recently built in the LGA have been high density development (i.e. apartments) in the major centres of Hurstville and Kogarah. These developments are attractive to developers and residents as they provide convenient access to public transport, goods and services that are available in centres. Locating higher density development along transport corridors and in centres for accessibility and promotion of centres is consistent with community feedback from the LSPS consultation.

Utilising the criteria, housing investigation areas have also been identified in the LSPS and subsequently LEP 2020 to accommodate additional dwellings to accommodate growth as discussed in Objective 1. These areas have been selected based on their access to infrastructure, including public transport, centres, educational facilities and open space. Further information regarding these areas for rezoning in LEP 2020 is available in the "*Housing Investigation Areas Paper*".

Opportunities for additional housing and jobs will also be created as part of the future investigation into centres growth and further explored once future visionary new transport links by the State Government are committed to/funded.

Council will use the Roadmap to either advocate Federal and State Governments and the private sector for infrastructure or determine what local infrastructure needs to be provided.

Council can fund local infrastructure projects through mechanisms such as development contributions. These are payments levied on developments which will increase demand on infrastructure, as part of a development consent. These funds are directed to provide or improve community facilities such as sports fields, parks, traffic management facilities, local roads, libraries and community centres. Councils prepare Contributions Plans which calculate the rates of contribution and nominate and budget for potential uses based on the local population.

Alternatively, a developer may enter into a Voluntary Planning Agreement (VPA) with Council to provide a public benefit, in return for a change to a Local Environmental Plan or a large-scale development approval. As part of an agreement, a developer can dedicate land, or agree to provide or fund:

- Public amenities or public services
- Transport
- Conservation or enhancement of the natural environment or
- Other infrastructure for the public purpose.

Actions:

- Ensure rezonings are consistent with the criteria to guide growth in *LSPS 2040*
- Investigate areas along existing and planned transport links, centres and services that can accommodate additional housing
- Provide additional open space in residential growth areas (note: including through the DA process and opportunities to purchase land for open space)
- Advocate to the NSW Government to provide expanded and new public transport and education facilities to meet current and future demand, particularly in new housing investigation areas
- Investigate appropriate infrastructure funding options where there is an uplift in density
- Collaborate with the NSW Government and State owned corporations to deliver adaptive and flexible enabling infrastructure (energy, gas and water), especially in areas of housing and employment growth
- Investigate inclusionary zoning provisions in the LEP to deliver inclusive housing.

8.3 Objective 3: Provide affordable and inclusive housing

Addresses Issue #3 Inclusive and Affordable Housing

As indicated by the demographics in **Section 3**, there is a lack of affordable housing in the Georges River LGA and a presence of housing stress, in particular rental stress which is higher than the Greater Sydney average. Accordingly, it is critically important that the LGA provides affordable housing to a range of household types (i.e. provide *inclusive housing* which is housing that is affordable for the very low, low and moderate income households as well as catering to a wide range of household types in the LGA including singles, families, couples, seniors, people with disabilities, students, key workers, households in housing stress and the broader residential market, including first home buyers).

The *Region Plan* and *South District Plan* recognise the importance of giving people housing choices by providing housing that is more diverse and affordable. The Plans offers mechanisms to help improve affordability, such as a diversity of housing types, sizes and price points, including smaller well-located dwellings. The Plans also indicate that affordable rental housing targets generally in the range of 5-10% of new residential floor space are appropriate subject to viability.

During the community consultation on the LSPS, the community raised the issue that more affordable housing options are needed for older people, young people, key workers and for people on very low, low and moderate incomes. The LSPS identifies increasing the supply of inclusive/ affordable housing stock for the very low to medium income households, including key workers, as a challenge. The LSPS aims to provide a mix of well-designed housing for all life stages that caters for a range of needs and incomes (Planning Priority 9).

In response to the demographics, *Region Plan*, *South District Plan* and implementation of the LSPS, Council has prepared an *Inclusive Housing Strategy and Delivery Plan* which focuses on LGA-wide initiatives to improve housing choice, affordability and diversity. The objectives of this Strategy are listed below:

- To research and develop strategies to increase affordable housing supply for a range of households including the very low to moderate income households, single-person families, couples, seniors, people with a disability, students, key workers and the broader residential market including first home buyers.

- To encourage the provision of affordable, adaptable and diverse housing.
- To develop planning controls and mechanisms that prevent the loss of existing and deliver new supplies of affordable housing.
- To advocate for, and build partnerships to increase, affordable and liveable housing.
- To explore options for managing affordable housing.

The delivery of inclusive housing within our LGA will be staged and set out in three key documents as provided below:

- *Inclusive Housing Strategy and Delivery Plan* – Will align with LEP 2020 and provide an inclusive housing policy framework and Delivery Plan.
- *Inclusive Housing Policy* - Will align with LEP 2021, set the targets and make expectations for inclusive housing clear to developers and the community.
- *Affordable Housing Contributions Scheme* – Will align with LEP 2022 and comply with NSW Government's guidelines and statutory requirements to enable Council to require affordable housing contributions.

As part of the delivery and maintenance of affordable housing in the LGA, Council will investigate options like 'build to rent' schemes, incentives for the delivery of key worker housing and 'adaptive reuse of big houses' to encourage a broader range of housing to cater for the existing and changing community needs.

Actions:

- Prepare an Inclusive Housing Policy
- Include provisions in the LEP for affordable and inclusive housing
- Amend Council's Planning Agreement Policy in line with the Ministerial Direction for VPAs and affordable housing to permit affordable housing contributions on sites with a planning proposal resulting in an uplift
- Prepare an Affordable Housing Contributions Scheme and identify areas where this can apply
- Preparation of a policy and procedures via collaborating with community housing providers to support the ongoing delivery and management of affordable housing
- Investigate the adaptive re-use of large houses in LEP 2021
- Investigate build to rent schemes, including incentives in the LEP and DCP

8.4 Objective 4: Provide greater housing choice and diversity

Addresses Issue #4 Choice and Diversity

As indicated by the demographics in **Section 3** and discussed in **Section 7.4** (Choice and Diversity), in response to changing demographics and a mismatch between housing supply and demand, a planning framework is required that promotes a diversity of dwelling sizes and typologies.

As discussed in **Objective 3** above, the *Greater Sydney Region Plan* and *South District Plan* recognise the importance of giving people housing choices by providing housing that is more diverse and affordable. The Plans describe *Diversity* as a mix of dwelling types, a mix of sizes, universal design, seniors and aged care housing, student accommodation, group homes, and boarding houses.

During the community consultation on the LSPS, the community requested a mix of housing, especially housing that is suitable for older members of the community, such as single-level housing. In response, the LSPS identifies facilitating a supply of a diversity of housing as a challenge and aims to provide a mix of well-designed housing for all life stages that caters for a range of needs and incomes (Planning Priority 9). This includes providing more diverse housing options that support ageing in place, such as adaptable dwellings, and smaller dwellings for empty nesters wishing to downsize and older lone person households. It also includes providing apartments with a mix of bedrooms for families with dependents who wish to live in our main centres with their convenience and accessibility to public transport and services.

One response to facilitating the delivery of housing choice across the LGA is to enable the development of an 'internal secondary dwelling' up to a maximum of 75sqm GFA that is wholly contained within the building envelope of an existing principal dwelling.

Council's draft GRLEP2020 includes a clause which has been developed in response to the findings of the Evidence Base for the Local Housing Strategy which identifies that the LGA needs to provide a greater diversity of dwellings to accommodate both the ageing population who are looking to downsize in their local area and the younger working age group who are looking for affordable accommodation. An example of a dual key dwelling development would be the conversion of a 'rumpus room' into a separate dwelling.

Council will also investigate 'build to rent' developments, incentives for the delivery of key worker housing and 'big house conversions' as options to encourage a broader range of housing to cater for existing and changing community needs.

As discussed above, this Strategy identifies five Housing Investigation Areas within the LGA to be rezoned to meet the 0-5 year housing targets. These Housing Investigation Areas will be incorporated in LEP 2020 as identified in Objective 1 of this section. Four of the new areas identified will accommodate medium density housing which will offer people more choice and diversity. Additional Housing Investigation Areas (to be identified in LEP 2025) and the future planning of commercial centres (through Council's Commercial Centres Strategy and LEP 2022) will play an important role in promoting housing choice and diversity into the future.

The *Inclusive Housing Strategy* also provides recommendations for Council to review the local planning framework, specifically Council's DCP 2020 to investigate ways for providing a greater diversity of dwellings and choice to accommodate the future population.

Actions:

- Facilitate a broader range of housing types across the LGA through rezoning land, including controls for medium density development in the LEP and DCP
- Rezone land from R2 to R3 to deliver medium density housing in the housing investigation areas
- Provide controls to deliver universal design as part of new residential developments through DCP 2020
- Amend the DCP to require a suitable mix of apartment sizes
- Investigate the provision of housing for seniors through the LEP
- Introduce a dual key apartments provisions in LEP2020
- Investigate "build to rent" provisions.

8.5 Objective 5: Have consistent LEP zoning and controls across the LGA

Addresses Issue #5 Have Consistent LEP zoning and controls across the LGA

The *South District Plan* places a significant emphasis on creating great places based on input from the local community's shared values and visions. As part of the LSPS community consultation process, the Georges River community expressed support for Council's commitment to provide a greater housing mix, especially medium density housing like villas and townhouses, in the future while retaining the valued low-rise characteristics of most of the LGA's residential suburbs.

However, the community conveyed reluctance towards the creation of additional capacity for medium density housing due to the high density developments that are currently being approved in the designated medium density zones. This is due to the permissibility of residential flat buildings as the prevailing building typology in the existing R3 Medium Density Residential zones under both the Hurstville and Kogarah LEPs. The majority of R3 zones in the LGA are assigned maximum building heights of 12m to 21m, which translate to apartment buildings ranging from three to seven storeys. As a result, a number of built form interface issues have been observed at the boundary between existing R2 Low Density Residential and R3 Medium Density Residential zones across the LGA due to a lack of transition between the low and high density developments.

Table 7: Hierarchy of Residential Zones

Zone	Preferred Housing Types	Height of Buildings	Suitable Locations
R2 Low Density Residential	Dwelling houses, dual occupancies	9m	Throughout the LGA, particularly in environmentally sensitive areas
R3 Medium Density Residential	Attached dwellings, multi dwelling housing, terraces, manor houses	9m	Transition between low and high density neighbourhoods
R4 High Density Residential	Residential flat buildings	≥12m	Around public transport nodes and within commercial centres

As outlined above in **Objective 1**, there is a shortfall of approximately 2,000 dwellings that will need to be accommodated within the Georges River planning framework by 2036. In addition to the capacity of 650 new dwellings in the five Housing Investigation Areas, there is also an opportunity to create additional housing capacity through the review and harmonisation of the inconsistent

To ensure a diverse range of housing is created in appropriate locations, a harmonised hierarchy of residential zones is required to regulate the built form, typology and transition between the low, medium and high density zones. This was completed in LEP 2020 as the first stage of the Georges River comprehensive LEP program, with a focus on translating the existing R3 Medium Density Residential zones that are assigned maximum building heights of 12m or more to the R4 High Density Residential zone so the permissible built forms reflect the objectives of the respective zone. More detailed and prescriptive building envelope and interface controls should be included in the accompanying DCP 2020 to supplement the transition between different residential zones.

The removal of residential flat buildings as a permissible development type from the R3 Medium Density Residential zone will enable the creation of a 'true' medium density zone to accommodate medium density developments like villas and townhouses. This will also allow the Georges River planning framework to prepare for the introduction of the Low Rise Housing Diversity Code, which enables manor houses and multi dwelling housing (terraces) to be carried out as complying development where medium density housing is permitted (i.e. the R3 zones). It is important that these medium density typologies are restricted to the R3 Medium Density Residential zones and regulated with controls specific to these housing types in the Georges River LEP to protect the amenity and character of the LGA's low density residential neighbourhoods.

Accordingly, the recommended hierarchy of residential zones is tabulated below in **Table 7**:

planning controls between the existing Hurstville and Kogarah LEPs, notably through the rationalisation of the minimum subdivision lot size requirements for dwelling houses in the non-foreshore localities of the R2 Low Density Residential zones. A comparison of the minimum subdivision lot size controls specified by the existing LEPs is tabulated below in **Table 8**.

Table 8: Comparison of Minimum Subdivision Lot Size for R2 zones

LEP	Location	Minimum Subdivision Lot Size
Hurstville LEP 2012	Non-FSPA	450 sqm
	FSPA	550 sqm
Kogarah LEP 2012	Non-foreshore	550 sqm
	Foreshore	700 sqm

Note: FSPA refers to the Foreshore Scenic Protection Area

It is evident that the Hurstville LEP is less stringent in its requirement of the 450sqm minimum subdivision lot size when compared to the 550sqm requirement specified by the Kogarah LEP for areas outside of the FSPA and foreshore localities. Similarly, the foreshore minimum subdivision lot size of 700sqm required by the Kogarah LEP is greater than the 550sqm requirement specified by the Hurstville LEP.

It should be noted that both existing LEPs present a correlation between foreshore localities and increased lot size requirements. Properties in these areas generally require larger lot sizes because of factors such as the requirement for more landscaping to be provided, more generous traditional subdivision patterns due to topography constraints, and increased setbacks to encourage sharing of views to the water. For the purpose of harmonisation, a single minimum subdivision lot size requirement should be adopted across the LGA for all R2 Low Density Residential zones, including one set of controls for non-foreshore localities and another for foreshore areas.

It is recommended that LEP 2020 reviews the minimum subdivision lot size requirement, especially in non-foreshore areas where there are fewer environmental constraints. A reduction in the minimum subdivision lot size requirement is likely to result in the creation of additional housing through the review of lot sizes where larger sites may gain the development potential for subdivision.

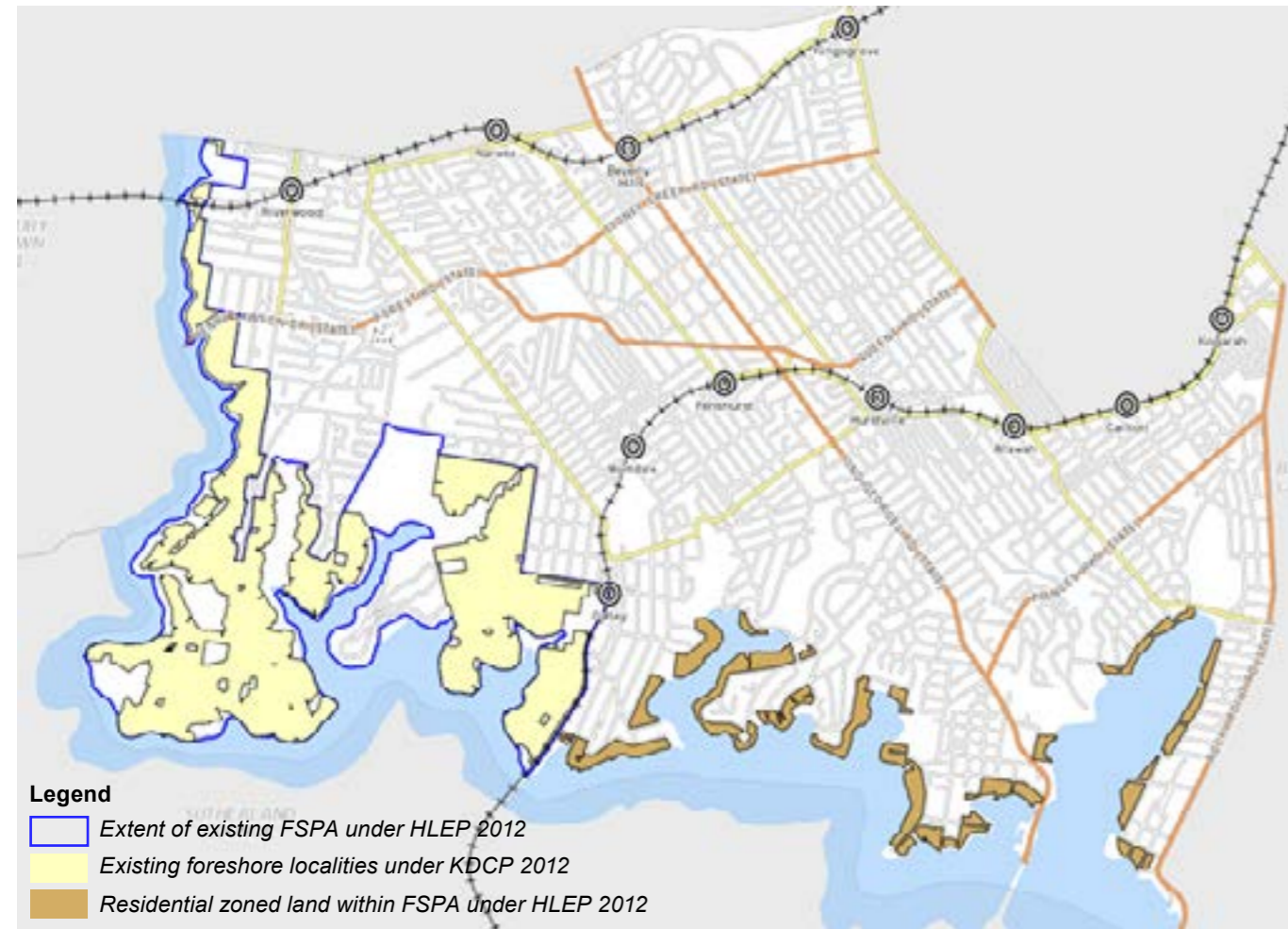
There is also opportunity to create additional housing capacity through the rationalisation of the minimum lot size requirements for dual occupancies across the LGA. Although both existing LEPs are consistent in their minimum lot size requirements for dual occupancy developments, as indicated in **Table 9** below, a comparison of the existing Foreshore Scenic Protection Area (FSPA) under the Hurstville LEP and the foreshore localities of the former Kogarah LGA illustrate the inequity between the extent of the two foreshore areas (refer **Figure 34** below). The FSPA is enforced by the Hurstville LEP as a local provision while the foreshore localities are identified in the Kogarah DCP.

Table 9: Comparison of Minimum Lot Size for Dual Occupancies

LEP	Location	Minimum Lot Size
Hurstville LEP 2012	Non-FSPA	650 sqm
	FSPA	1,000 sqm
Kogarah LEP 2012	Non-foreshore	650 sqm
	Foreshore	1,000 sqm

Note: FSPA refers to the Foreshore Scenic Protection Area

Figure 34: Foreshore Scenic Protection Area



Source: Georges River Council

Extent of the existing FSPA under the HLEP 2012 (outlined in blue with the residential zoned lands coloured yellow) and the existing foreshore localities under KDCP 2012 (with the residential zoned lands coloured brown)

To ensure an equitable and consistent approach is adopted in the planning and delivery of new housing across the LGA, LEP 2020 reviews the extent of the FSPA in accordance with Action A84 of the *LSPS 2040* by expanding its application into the former Kogarah area while investigating the potential reduction in the former Hurstville area. In light of the LEP 2020 public exhibition, the Georges River Local Planning Panel resolved to retain the existing extent of the FSPA identified by the HLEP

2012. Therefore the proposed development potential of an extra 740 lots of dual occupancy developments will not be realised.

Council will need to further define the role, mapped extent and zoning of the FSPA, in both the former Hurstville and Kogarah LGAs, having regard to those properties and ridge lines visible to and from the Georges River and its tributaries, and associated environmental protection applying to those areas in order to better reflect the objectives of the FSPA clause within LEP 2020.

Table 10 outlines the Proposed Minimum Lot Sizes for Draft Georges River LEP 2020.

Table 10: Proposed Minimum Lot Sizes for Draft Georges River LEP 2020

LEP	Location	Minimum Lot Size
Minimum Subdivision Lot Size for R2	Non-FSPA	450 sqm
	FSPA	700 sqm
Minimum Lot Size for Dual Occupancies	Non-foreshore	650 sqm
	Foreshore	1,000 sqm

Actions:

- Establish a hierarchy of residential zones that restricts low, medium and high density development to their respective zones in LEP 2020
- Harmonise the minimum subdivision lot size requirements for R2 Low Density Residential zones in LEP 2020
- Review the extent of the FSPA in LEP 2020 in accordance with the *LSPS 2040* key action with a specific focus on creating an equitable and consistent application across the LGA
- Further define the role of the FSPA in LEP 2021
- Implement prescriptive building envelope and interface controls in DCP 2020 to address and regulate transitions between different residential zones
- Prepare development controls for manor houses and multi dwelling housing (terraces) in the R3 Medium Density Residential zone in LEP 2021
- Investigate opportunities to utilise the medium density zone as a transition between low and high density zones in LEP 2025 and beyond

8.6 Objective 6: Enhance and protect the local character

Addresses Issue #6 Local Character

The *LSPS 2040* provides a vision of the ideal future character for the LGA and defines the special characteristics that our community value and wish to retain and enhance. The community identified they highly value the local character of the low density suburbs and the area's heritage. Council's *LSPS 2040* commits to the protection of residential suburbs where change and growth cannot be justified (P7) and ensuring Aboriginal and Local heritage is protected and promoted (P11).

Council's objective (and challenge) for this strategy is to enhance and protect the local character of the area while balancing population growth and future housing needs.

The planning framework should be investigated to ensure that the local character of the area is maintained and enhanced by having a consistent approach throughout the LGA. A local character assessment of the residential suburbs would identify the key elements of character which should be protected and retained, whether it is a low, medium or high density neighbourhood. The *Local Character and Place Guideline*, issued by the Department of Planning and Environment, includes a character assessment toolkit to develop local character statements.

In areas that are undergoing significant change or identified for future housing, the local character statement should reflect the desired future character whilst retaining existing elements of character for enhancement. Local character

statements should be included in DCP 2020 and require future development to demonstrate how it will relate to and enhance the local character of an area.

Landscaping is a significant part of the local character of many suburbs in the Georges River LGA. The landscaping character can be protected through the planning framework by requiring developments to retain and enhance vegetation through minimum landscaping standards within the LEP 2020 and planning controls within DCP 2020. These planning controls would work in conjunction with Council's Tree Management Policy to protect and manage private and public trees in the LGA.

LEP 2020 will harmonise the hierarchy of residential zones across the LGA to better align residential zoning with the existing housing typologies and densities (see **Section 7.5**). The removal of the permissibility of multi-dwelling housing within low density residential areas across the LGA ensures the character of those areas is protected from the introduction of medium density style housing typologies. Council will continue to advocate to the NSW Government for improvements to the Low Rise Housing Diversity Code to ensure medium density developments respect the established and desired local character of medium density residential areas.

Heritage is also an important component of unique local identity and contributes to the value of a place. Georges River has a significant number of large detached dwellings within heritage conservation areas which are prized for their streetscape character and contain historic and architectural interest. As the demand for housing and housing diversity continues, the need to protect and promote our heritage conservation areas and heritage items will become increasingly important. Large detached dwellings within conservation areas and heritage items will continue to cater for larger households and families in the LGA. Heritage provisions in LEP 2020 and DCP 2020 will continue to protect heritage so the impacts of development on existing heritage values is managed and minimised. New development is required to demonstrate how they propose to respond to heritage values, especially in transitional areas undergoing significant urban renewal.

Actions:

- Identify the key characteristics of each suburb to be protected and retained and incorporate into DCP 2020
- Advocate to the NSW Government for improvements to the Low Rise Housing Diversity Code to ensure medium density developments respect the established local character
- Continue to protect and promote the character of heritage items and conservation areas through LEP and DCP
- Introduce landscaping provisions in LEP 2020 for the development of sites
- Introduce design excellence provisions in the LEP 2020.

8.7 Objective 7: Facilitate good design and sustainable development practices

Addresses Issue #7 Design Excellence

Throughout the LSPS community consultation process, the community emphasised the importance of ensuring new development achieves high standards of architecture and urban design in light of recent development activities across the LGA. The design quality and environmental sustainability outcomes of the built environment need to be raised to meet the expectations of the community. Well-designed places add value and attract further investment into areas.

An objective of this strategy is to facilitate good design and sustainable development practices. Council is committing to prioritising place-based development and quality building design that achieves a high quality, well-designed built environment that is attractive, walkable, safe, clean and green. Council's LEP 2020 should incorporate design excellence to improve design and sustainability outcomes for the amenity of residents and visitors to the LGA. DCP 2020 should ensure developments include accessible green spaces and gradual and appropriate height transitions, landscaping, vista protection and the integration of Crime Prevention through Environmental Design (CPTED) principles.

The NSW Government Architect's "*Better Placed: an integrated design policy for NSW*" provides clarity on what the NSW Government considers to be good design. The NSWGA is also developing standard design clauses for LEPs and DCPs as part of the Department of Planning, Environment and Industry's standardised approach to planning instruments.

Good design includes sustainable development practices. Environmental sustainability and resilience in all buildings is considered essential to meet the increasingly high standards the community expects for living and working. Sustainable design reduces the impact of new development on the environment, through a variety of ways that may include passive design strategies, building material choices, and the use of energy conservation systems. Council is committed to achieving net zero greenhouse gas emissions by 2050 and is developing a Resilience Strategy for Council functions, incorporating targets to reduce emissions towards net zero carbon and deliver adaptation and mitigation projects identified in the climate change risk analysis for the LGA.

Council recognises the importance of retaining vegetation, particularly in high density residential areas, as it contributes to biodiversity and enhances the tree canopy of the LGA. Clever landscaping can help minimise urban run-off and improve the visual impact of a development. The design and delivery of integrated green infrastructure (such as plantings, green walls, green roofs and other permeable surfaces) can help to reduce the urban heat island effect particularly for people in and around higher density areas. DCP 2020 should include provisions for landscaping for all residential areas and require green infrastructure in the private domain for development in our high density residential areas.

In more urban environments, building design can also assist in reducing our reliance on private vehicle usage. Providing bicycle storage, space for car sharing, and capacity for charging electric vehicles are a few examples of how building design can encourage and support more sustainable and active modes of transport. DCP 2020 should encourage the provision of these facilities in high density residential developments.

Actions:

- Incorporate design excellence provisions in LEP 2020 and DCP 2020
- Provide provisions in LEP 2020 to ensure development in high density residential zones is consistent with principles of sustainable practice and environmentally sensitive design
- Include controls in DCP 2020 to ensure accessible green spaces and gradual and appropriate height transitions, landscaping, vista protection and the integration of Crime Prevention through Environmental Design (CPTED) principles
- Include waste and sustainability controls in Council's DCP 2020
- Provide controls for the provision of facilities to support the operation of car and ride sharing in high density residential developments in DCP 2020
- Promote the use of renewable energy storage through Council's DCP 2020





9 IMPLEMENTATION

As indicated to the Georges River community a staged approach is being taken to implement the future land use vision for the Georges River LGA established by the *LSPS 2040*. This incremental approach will ensure land use planning is informed by a sound evidence base and is continually responsive to emerging trends, projections, constraints, threats and community values.

The implementation of the objectives and actions in this Strategy also take a staged approach to ensure that housing growth and infrastructure provision are considered together.

9.1 Implementation Plan

The following table is the implementation plan for this Strategy. It includes time frames as follows:

- Short term 0-5 years
- Medium term 6-10 years
- Long term 10+ years

Table 11: Implementation Table

Objective	Action	Short (0-5 years)	Medium (6-10 years)	Long (10+ years)
Objective 1: Accommodate additional housing growth	HA1. Create additional capacity to meet the 6-10 year housing targets through LEP 2020 by implementing the proposed Housing Investigation Areas	●		
	HA2. Investigate opportunities to create additional capacity to meet the 6-10 year housing targets through a comprehensive review of existing LEPs		●	
	HA3. Investigate the role of commercial centres in providing additional housing in LEP 2022 and beyond		●	●
	HA4. Investigate the potential housing growth areas identified by the <i>LSPS 2040</i> to inform LEP 2025 and beyond			●
Objective 2: Coordinate growth with infrastructure	HA5. Ensure rezonings are consistent with the criteria to guide growth in <i>LSPS 2040</i>	●	●	●
	HA6. Investigate areas along existing and planned transport links, centres and services that can accommodate additional housing		●	
	HA7. Provide additional open space in residential growth areas (note: including through the DA process and opportunities to purchase land for open space)	●		
	HA8. Advocate to the NSW Government to provide expanded and new public transport and education facilities to meet current and future demand, particularly in new housing investigation areas	●	●	●
	HA9. Investigate appropriate infrastructure funding options where there is an uplift in density	●	●	●
	HA10. Collaborate with the NSW Government and State owned corporations to deliver adaptive and flexible enabling infrastructure (energy, gas and water), especially in areas of housing and employment growth	●	●	●
	HA11. Investigate inclusionary zoning provisions in the LEP to deliver inclusive housing.	●		

Objective	Action	Short (0-5 years)	Medium (6-10 years)	Long (10+ years)
Objective 3: Provide affordable and inclusive housing	HA12. Prepare an Inclusive Housing Policy	●		
	HA13. Include provisions in the LEP for affordable and inclusive housing (note: includes aims, implementation of the AHCS and dual key dwellings)	●		
	HA14. Prepare an Affordable Housing Contributions Scheme (note: includes identifying areas)	●		
	HA15. Facilitate the use of VPAs as a means of providing affordable and inclusive housing (note: includes amending the VPA policy)	●		
	HA16. Investigate the adaptive re-use of large houses (big house conversion) in LEP 2021		●	
	HA17. Preparation of a policy and procedures via collaborating with community housing providers to support the ongoing delivery and management of affordable housing	●	●	●
	HA18. Investigate build to rent development, including incentives in the LEP and DCP		●	
Objective 4: Provide greater housing choice and diversity	HA19. Facilitate a broader range of housing types across the LGA through rezoning land, including controls for medium density development in the LEP and DCP	●		
	HA20. Rezone land from R2 to R3 to deliver medium density housing in the housing investigation areas	●		
	HA21. Provide controls to deliver universal design as part of new residential developments through DCP 2020	●		
	HA22. Amend the DCP to require a suitable mix of apartment sizes	●		
	HA23. Investigate the provision of housing for seniors through the LEP		●	
	HA24. Introduce a dual key apartments provisions in LEP 2020.	●		
Objective 5: Have consistent LEP zones and controls across the LGA	HA25. Investigate “build to rent” provisions.		●	
	HA26. Establish a hierarchy of residential zones that restricts low, medium and high density development to their respective zones in LEP 2020	●		
	HA27. Harmonise the minimum subdivision lot size requirements for R2 Low Density Residential zones in LEP 2020	●		
	HA28. Review the extent of the FSPA in LEP 2020 in accordance with the <i>LSPS 2040</i> key action with a specific focus on creating an equitable and consistent application across the LGA	●		
	HA29. Further define the role of the FSPA in LEP 2021		●	
	HA30. Implement prescriptive building envelope and interface controls in DCP 2020 to address and regulate transitions between different residential zones	●		

Objective	Action	Short (0-5 years)	Medium (6-10 years)	Long (10+ years)
Objective 5: Have consistent LEP zones and controls across the LGA	HA31. Prepare development controls for manor houses and multi dwelling housing (terraces) in the R3 Medium Density Residential zone in LEP 2021		●	
	HA32. Investigate opportunities to utilise the medium density zone as a transition between low and high density zones in LEP 2025 and beyond			●
Objective 6: Enhance and protect the local character	HA33. Identify the key characteristics of each suburb to be protected and retained and incorporate into DCP 2020	●		
	HA34. Advocate to the NSW Government for improvements to the Low Rise Housing Diversity Code to ensure medium density developments respect the established local character	●	●	●
	HA35. Continue to protect and promote the character of heritage items and conservation areas through LEP 2020 and DCP 2020	●	●	●
	HA36. Introduce landscaping provisions in LEP 2020 for the development of sites	●		
	HA37. Introduce design excellence provisions in the LEP 2020	●		
		HA38. Provide provisions in LEP 2020 to ensure development in high density residential zones is consistent with principles of sustainable practice and environmentally sensitive design	●	
Objective 7: Facilitate good design and sustainable development practices	HA39. Incorporate design excellence provisions in LEP 2020 and DCP 2020	●		
	HA40. Include controls in DCP 2020 to ensure accessible green spaces and gradual and appropriate height transitions, landscaping, vista protection and the integration of Crime Prevention through Environmental Design (CPTED) principles	●		
	HA41. Include waste and sustainability controls in Council's DCP 2020	●		
	HA42. Provide controls for the provision of facilities to support the operation of car and ride sharing in high density residential developments in DCP 2020	●		
	HA43. Promote the use of renewable energy storage through Council's DCP 2020	●		



9.2 LEP Staged approach

Council is taking a staged approach in implementing the future land use vision for the Georges River LGA established by the *LSPS 2040*. This staged approach is as follows:

- **LEP 2020 (Harmonisation and Housing)** will be based on the current and emerging evidence base and community engagement outcomes. The focus of this LEP will be on delivery of housing targets, housing choice and harmonising the existing planning instruments.
- **LEP 2021 (Housing Choice)** will investigate infill and inclusive / affordable housing and big house conversions, build to rent etc
- **LEP 2022 (Jobs and Activation)** will require further detailed studies and investigations to focus on the ongoing viability, competitiveness and activation of centres.
- **LEP 2025 and beyond** will be informed by the above LEPs and future strategic planning work to respond to longer-term housing and jobs forecasts and community values.

The draft Georges River LEP 2020 has addressed the following actions in the Implementation Plan in **Table 11** of this Strategy:

- HA1. Create additional capacity to meet the 6-10 year housing targets through LEP 2020 by implementing the proposed Housing Investigation Areas which are:
 - North and West of Peakhurst Park, Peakhurst
 - Culwulla Street, South Hurstville
 - Hillcrest Avenue, Hurstville
 - Apsley Estate, Penshurst
 - Connell's Point Road, South Hurstville
- HA2. Investigate opportunities to create additional capacity to meet the 6-10 year housing targets through a comprehensive review of existing LEPs
- HA5. Ensure rezonings are consistent with the criteria to guide growth in *LSPS 2040*

- HA6. Investigate areas along existing and planned transport links, centres and services that can accommodate additional housing
- HA7. Provide additional open space in residential growth areas (note: including through the DA process and opportunities to purchase land for open space)
- HA19. Facilitate a broader range of housing types across the LGA through rezoning land, including controls for medium density development in the LEP and DCP
- HA20. Rezone land from R2 to R3 to deliver medium density housing in the housing investigation areas
- HA24. Introduce a dual key apartments provisions in LEP 2020
- HA26. Establish a hierarchy of residential zones that restricts low, medium and high density development to their respective zones in LEP 2020
- HA27. Harmonise the minimum subdivision lot size requirements for R2 Low Density Residential zones in LEP 2020
- HA28. Review the extent of the FSPA in LEP 2020 in accordance with the *LSPS 2040* key action with a specific focus on creating an equitable and consistent application across the LGA
- HA35. Continue to protect and promote the character of heritage items and conservation areas through LEP 2020 and DCP 2020
- HA36. Introduce landscaping provisions in LEP 2020 for the development of sites
- HA37. Introduce design excellence provisions in the LEP 2020
- HA38. Provide provisions in LEP 2020 to ensure development in high density residential zones is consistent with principles of sustainable practice and environmentally sensitive design
- HA39. Incorporate design excellence provisions in LEP 2020 and DCP 2020

9.3 DCP Staged Approach

Georges River DCP 2020 is currently underway which will provide the detailed planning and design guidelines to support the planning controls in the Local Environmental Plan.

DCP 2020 is being completed in four stages outlined below:

- **Stage 1:** Community Participation Plan (CPP) – statutory document required under the Act. It details how and when the community will be involved in planning matters.
- **Stage 2:** General planning considerations, general land uses and Land zoned IN2.
- **Stage 3:** Residential Controls and Precincts for dwelling houses, medium density and residential flat buildings
- **Stage 4:** Business Precincts

The draft DCP 2020 has been informed by this Strategy and will address the following actions of the Strategy:

- HA19. Facilitate a broader range of housing types across the LGA through rezoning land, including controls for medium density development in the LEP and DCP
- HA21. Provide controls to deliver universal design as part of new residential developments through DCP 2020
- HA22. Amend the DCP to require a suitable mix of apartment sizes
- HA30. Implement prescriptive building envelope and interface controls in DCP 2020 to address and regulate transitions between different residential zones
- HA33. Identify the key characteristics of each suburb to be protected and retained and incorporate into DCP 2020
- HA35. Continue to protect and promote the character of heritage items and conservation areas through LEP and DCP
- HA39. Incorporate design excellence provisions in LEP 2020 and DCP 2020

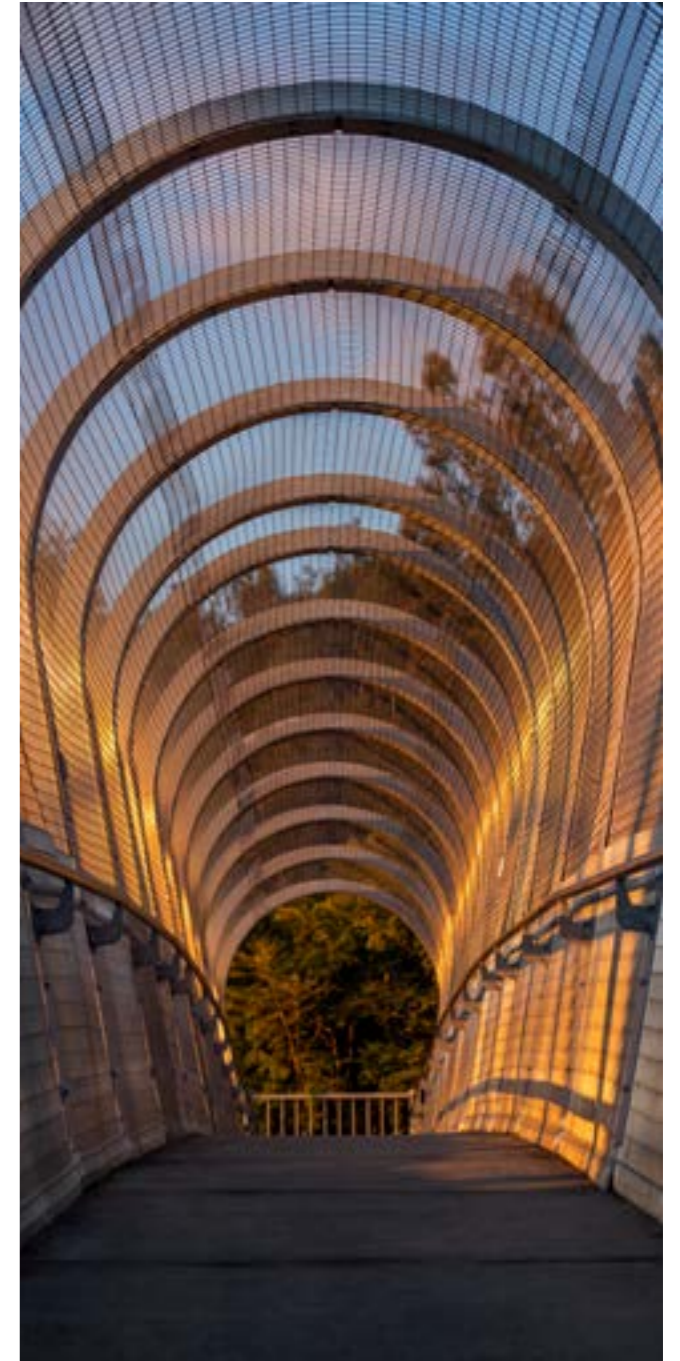




10 MONITORING AND REVIEW

To ensure the priorities, objectives and actions of this Strategy are being delivered, ongoing monitoring and review is required, as outlined below:

- An annual review of housing delivery and supply against the actions to ensure that this Strategy and Council's LEP are delivering the objectives in a timely manner.
- Five-yearly reviews of the evidence base and housing stock against the aims in the Region and District Plans to ensure that this Strategy aligns with community housing needs.
- A 10-year review of this Strategy to ensure that the 20 year vision statement, the evidenced-based assessments and the planning contexts align with the actions, community views and aims in the Region and District Plans.



APPENDIX 1 – CAPACITY OF EXISTING CONTROLS

As part of the *Georges River Council Evidence Base for Local Housing Strategy*, .id determined the residential capacity (i.e. the potential net additional dwellings that could be built under the existing planning controls).

To assess development potential, .id developed a methodology that consisted of the following four steps:

- Step 1 – Identify suitable residential zones
- Step 2 – Establish geographic boundaries
Each cadastral parcel is tagged with the small area it falls in to aid suburb-based analysis
- Step 3 – Identify developable land parcels
 - Cadastral parcels under 450m² are excluded from further analysis
 - Major development sites identified in forecast.id are excluded from further analysis
Note: Major development sites are discussed below.
- Step 4 – Demolition and replacement assessment
The assessment is based on the following considerations:
 - Lot size
 - This indicates the potential (or attractiveness) for a lot to be redeveloped at a higher density. With a larger lot, the potential for a higher yield increases.
 - Age of existing dwelling stock
 - Older residential areas have a greater potential to be redeveloped. They are often replaced by forms of higher density developments. In contrast, areas developed in the last 10 years are less likely to be developed in the next 20-30 years. Recent development sites are regarded as parcels with 'no opportunity'.
 - Planning, heritage or environmental significance
 - These constraints are often reflected in planning controls, such as limitations to height, dwelling densities and forms considerate of neighbourhood and environmental characteristics.

Assumed rates of development differ between the different areas of the Georges River LGA, and have been based upon the attractiveness of the area for development. The highest rate of development has been assumed in Hurstville City Centre, with the assumption that 50% of available lots will be developed. The remaining Hurstville area and Kogarah centre is also assumed to have a high rate of development, 33% of lots. The lowest rates of development (5% of lots) have been assumed in established, riverside areas such as San Souci and Lugarno. These assumed rates have been based upon historical dwelling change seen between the 2011 and 2016 Censuses.

APPENDIX 2 – HOUSING APPROVALS AND COMPLETIONS

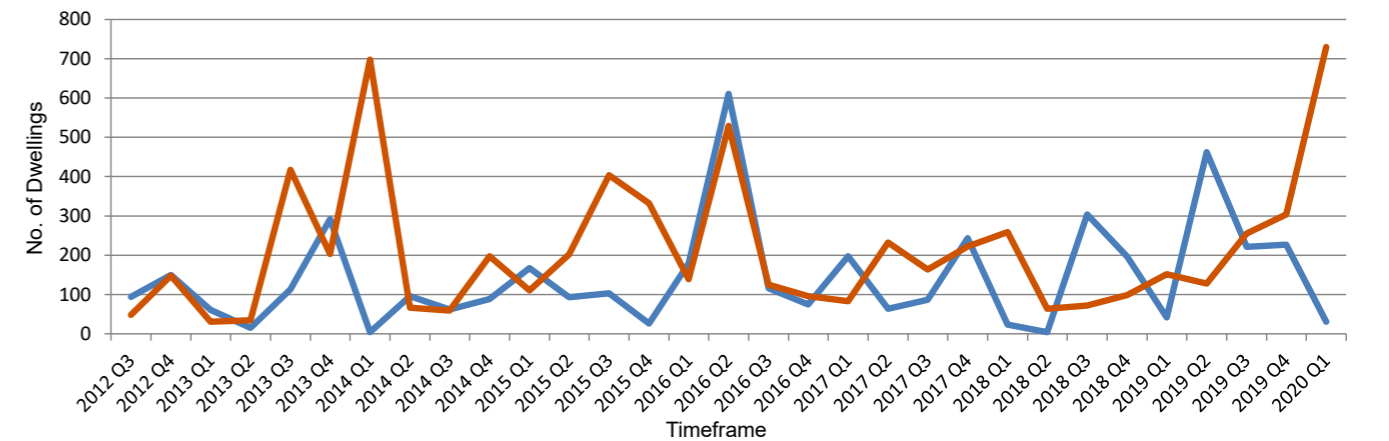
A review of housing development completion and approvals from July 2012 to March 2020 was completed and is shown in **Figure 35**. This data has been sourced from the DPIE's *Metropolitan Housing Monitors - Greater Sydney Region Local Government Area Dwellings data*.

The first graph illustrates the multi unit approvals and completions together in the same timeframe, and the second one shows a 2 year delay/offset in the completions as compared to the approvals and shows the completions projection based on a 80% completion rate (as per the trend shown by historic patterns).

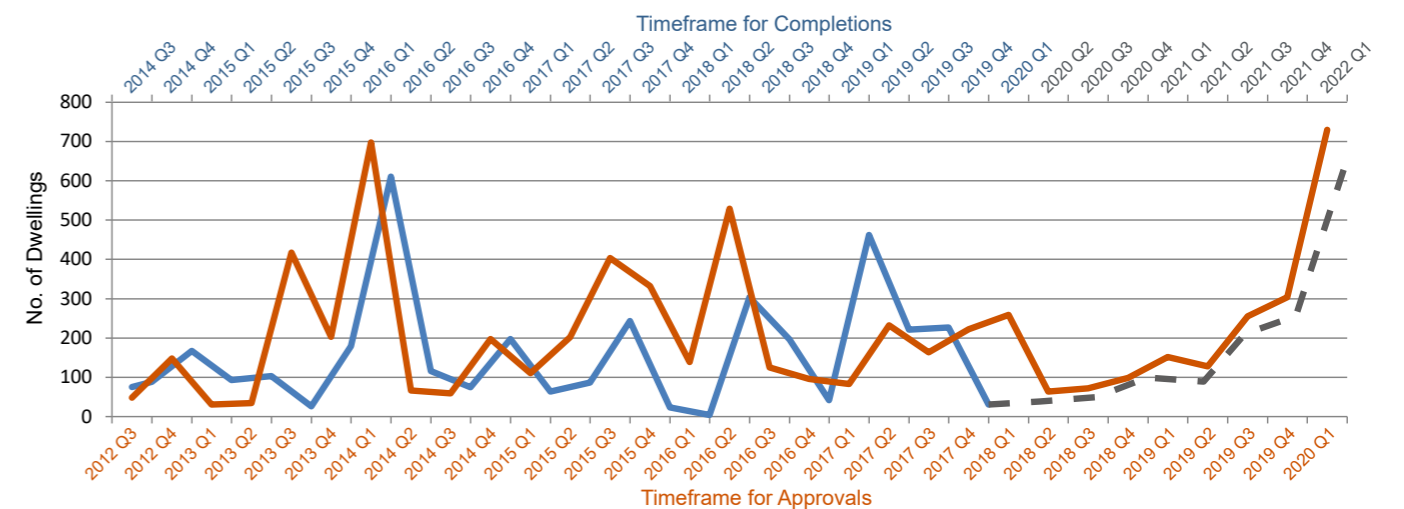
Based on the analysis of the historic trend of approvals and completions, a multi-unit development application will be completed in around two to three years after the date of approval.

Approvals in the LGA have increased with a substantial number of approvals in the last quarter of 2019 and if the trend continues these applications will be completed in 2021 and beyond and will contribute to the 6-10 year housing target.

Figure 35: Housing completions and approvals from July 2012 to March 2020



Graph of Multi Unit Approvals and Completions from July 2012 to March 2020



Graph of Relationship of Multi Unit Approvals and Completions with Projected Completions Trend

