

# HOUSING STRATEGY SUPPLEMENT

DRAFT

An aerial photograph of North Sydney, Australia, showing a dense urban landscape with numerous multi-story apartment buildings and houses. The city is situated along a coastline with a harbor filled with sailboats and yachts. The water is a deep blue-green color. The sky is clear and blue.

Delivering housing that meets the  
needs of a growing population







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## Recognition of the Cammeraygal People

*We respectfully acknowledge the Traditional Custodians of the land and waters of North Sydney local government area (LGA), the Cammeraygal people*

We recognise the Cammeraygal people as the Traditional Owners of the area known today as North Sydney.

We acknowledge that the alienation of Cammeraygal Country followed the first local land grant in 1794 which occurred without consultation, treaty or compensation.

Western archaeological evidence shows that Aboriginal people lived in the North Sydney area at least 5,800 years ago, and likely for thousands more. That evidence is precious. We seek to preserve it and through that to better understand Cammeraygal connection to Country.

After North Sydney Council was formed in 1890 through the merging of three boroughs, the word Cammeraygal was included on its coat of arms. Today it holds a central position in the Council's logo as a reminder of the long and ongoing Indigenous heritage of this place.

In recent years the spelling of Cammeraygal has varied to include Gammeraigal and Gai-maragal as our community has sought to reflect and honour the heritage of First Nations people in a more culturally appropriate manner.



## Introduction

The existing North Sydney Local Housing Strategy (NSLHS) is a 20-year plan, established in 2019, that outlines the strategic direction for housing within the North Sydney local government area (LGA). Mandated under the Environmental Planning and Assessment Act (1979), the strategy aligns with Regional and District Plan directions, objectives and actions for housing in metropolitan Sydney.

At the time of preparing the NSLHS, North Sydney Council was required to meet the North District Plan zero to five-year housing target of 3,000 dwellings, deliver a six to ten-year housing target to meet anticipated demand, and contribute to the District's 20-year target. This amounted to approximately 3,000 new dwellings every five years.

In mid-2024, the NSW Government released new dwelling completion targets for each local government area. North Sydney was set a target of 5,900 dwelling completions over the next five years (2024-2029). Of this target, 2,630 are already planned and either have existing approvals or are where rezonings have already occurred. The remaining 3,270 will need to come from the expected delivery of homes which can occur in the next five years based on the NSW Government's Transport Oriented Development (TOD) program (Crows Nest precinct) and low and mid-rise housing reforms.

Council is currently working with the State Government to understand and appropriately manage the impacts of the planning reforms.

This housing strategy supplement is not intended to replace the existing NSLHS, rather it highlights key projects and initiatives from the existing strategy that are ongoing and incorporates new and modified actions to ensure alignment with the new housing targets and associated reforms. A comprehensive review of the NSLHS will be undertaken in 2025/26 following clarification on a number of issues with the State Government.

This supplement is consistent with the overarching goal of the existing NSLHS and seeks to deliver **housing that meets the needs of a growing population** through three key strategic directions:



Support the delivery of affordable and diverse housing.



Provide additional dwellings to meeting housing targets.



Protect the amenity of our LGA through design excellence and provision of appropriate infrastructure in growth areas.

## Background

As detailed in the introduction, a comprehensive review of the North Sydney Local Housing Strategy (NSLHS) will be undertaken in 2025/26 following clarification on a number of issues with the State Government.

Until the review is undertaken in 2025/26, the existing NSLHS will remain as Council's adopted Housing Strategy, with this supplement used to ensure ongoing relevance and to align the format of the Housing Strategy with Council's other Informing Strategies.

The NSLHS (as summarised and updated in this supplement) is part of a suite of informing strategies (see Figure 1) that articulate North Sydney's needs and priorities over the next ten years. These strategies, including this supplement, will form the basis for Council's new Community Strategic Plan (CSP) 2025-2035, Delivery Programs and Operational Plans.



Figure 1: Suite of Informing Strategies

### The role of Council

North Sydney Council plays an important role in shaping strategic directions that align with community aspirations and prioritising funding accordingly, however collaboration will be essential to driving meaningful outcomes.

Council's ten-year strategies must be viewed within the broader framework of local government's role in relation to State and Federal policies and jurisdictions.

While Council has significant responsibilities, its powers can be limited in certain areas. In these situations, advocacy and partnerships with other organisations may be necessary to influence specific actions in place of more direct initiatives.



## About this supplement

This Housing Strategy Supplement details how we will deliver the outcome of:

### Housing that meets the needs of a growing population

#### Principles

The following principles guide planning and delivery of housing in North Sydney:



##### DIVERSITY AND AFFORDABILITY

Offering a variety of housing types to address the diverse needs of our community.



##### AMENITY

Creating well-designed housing that promotes vibrant, liveable communities with access to essential services, infrastructure and green spaces.



##### SUSTAINABILITY

Planning for housing growth that meets the needs of both current and future generations while minimising environmental impact.



##### COLLABORATION

Fostering partnerships with government agencies, community stakeholders and the private sector to effectively deliver housing solutions.





## Structure

This Housing Strategy Supplement follows the same format as our seven Informing Strategies (see Figure 1 above). It includes strategic directions with clear measurable objectives, that outline how we will strive towards the outcome of providing **housing that meets the needs of a growing population**.

Under each direction are specific projects and initiatives that will help us achieve the objectives. There is also a list of Council's existing services that support each strategic direction.

Figure 2 illustrates the structure of the supplement.



Figure 2: Structure of the Housing Strategy Supplement

Timing and delivery of new projects and initiatives will be dependent on availability of funding from a variety of sources, including but not limited to grants, developer contributions and Council's internal reserves.





# DELIVERING THE OUTCOME



## OUTCOME

Housing that meets the needs  
of a growing population



## OBJECTIVE

🎯 Provide 140 additional affordable housing dwellings by 2035

# STRATEGIC DIRECTION 1: Support the delivery of affordable and diverse housing

- 1.1 Prepare an Affordable Housing Contributions Scheme.
- 1.2 Continue to work with Community Housing Providers for the delivery of affordable housing.
- 1.3 Advocate for market changes to rental conditions/tenancy terms, including term length.
- 1.4 Work with government agencies to secure necessary funding and deliver affordable housing, an early childhood health centre and public carpark through the Parraween Street development project.
- 1.5 Undertake a review of Council landholdings to determine if any sites could be used for affordable housing in collaboration with a community housing provider.
- 1.6 Assess community needs and identify partners to help Council deliver more diverse and affordable housing as potential affordable housing sites are identified.
- 1.7 Work with Resilient Sydney and/or other advocacy groups to jointly advocate to the Federal and State Governments to establish effective policies and programs for the delivery of more affordable housing.

**Service** Manage Council's property portfolio including affordable housing, commercial property and community facilities.



### Shared projects, initiatives and services

Some projects, initiatives and services contribute to the delivery of outcomes from multiple Informing Strategies. These are indicated using symbols (see below) representing the other strategies that include the same activity.



Culture and Creativity



Integrated Transport



Social Inclusion



Economic Development



Environment



Housing



Governance



Open Space and Recreation



## OBJECTIVE

- Support the delivery of 5,900 dwelling completions over five years (2024-2029) in accordance with the NSW Government completion targets released in mid-2024

## STRATEGIC DIRECTION 2: Provide additional dwellings to meeting housing targets

- 2.1** Review the North Sydney Local Housing Strategy and update to address emerging challenges relating to housing supply, affordability, quality and amenity, and consider the impacts of dwelling vacancies, decreasing household sizes, the rise of short-term accommodation and other emerging pressures on housing supply.
- 2.2** Continue to deliver housing growth through existing capacity of residential zoned land (Planning Approach 1).
- 2.3** Implement the State Government's Transport Oriented Development (TOD) program (Crows Nest precinct) and low and mid-rise housing changes to zoning and planning controls.
- 2.4** Continue collaborating with neighbouring LGAs to manage the phased delivery of the State Government's TOD program.
- 2.5** Implement changes, as required, to ensure compliance with the ministerial order regarding determination times for development applications and planning proposals.
- Service** Assess and determine development applications, modification applications and review applications under the *Environmental Planning and Assessment Act 1979*.



## OBJECTIVES

- 🎯 Increase the percentage of residents who are at least somewhat satisfied with development management/town planning in North Sydney to at least 75% by 2035 from a 2023 baseline of 68%\*

## STRATEGIC DIRECTION 3: Protect the amenity of our LGA through design excellence and provision of appropriate infrastructure in growth areas

**3.1** Deliver 'Density Done Well' community forums to explore how medium and high-density housing can create vibrant, liveable communities.



**3.2** Continue to advocate to the State Government for the maintenance of amenity considerations in medium and high-density housing.

**3.3** Update Council's Local Strategic Planning Statement to reflect changing needs and priorities.



**3.4** Prepare amendments to the North Sydney Development Control Plan to address potential amenity impacts arising from the State Government's low and mid-rise housing reforms.

**3.5** Ensure housing growth is supported with the delivery of infrastructure through Local Infrastructure Contribution Plans and Voluntary Planning Agreements where appropriate/possible.

**3.6** Develop a masterplan and feasibility study for consolidating a new community centre, underground car parking and a significant new area of open space for Crows Nest on the site which currently accommodates the Holtermann Street car park, Crows Nest Community Centre and Ernest Place.



**3.7** Prepare a public domain and placemaking strategy for Crows Nest and St Leonards that determines appropriate design and function of public space to support the growing population. The strategy will consider the pedestrianisation of Willoughby Road and incorporate the Holtermann Street car park precinct and Hume Street Park expansion projects.



**3.8** Participate in the State Government's Urban Development Program to advocate for infrastructure funding to support North Sydney's growth areas.

**Service** Manage strategic land use planning in the LGA including advocacy, stakeholder management, and preparation of land use policies, strategies, plans and controls. This also includes maintaining Council's property database.



**Service** Provide urban design services and advice to ensure the arrangement, appearance (built form) and function of the LGA is best practice and supports our vision for the built environment. This includes planning studies and master plans.

\* Source: Customer Satisfaction Survey (Micromex Research)