

# Draft Local Housing Strategy Implementation Plan



City of  
Newcastle

## **Acknowledgment**

City of Newcastle acknowledges that we operate on the grounds of the traditional country of the Awabakal and Worimi peoples.

We recognise and respect their cultural heritage, beliefs and continuing relationship with the land and waters, and that they are the proud survivors of more than two hundred years of dispossession.

City of Newcastle reiterates its commitment to address disadvantages and attain justice for Aboriginal and Torres Strait Islander peoples of this community.

## **Enquiries**

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# Introduction

The Local Housing Strategy is the housing component of our Integrated Planning and Reporting Framework (IP&R). The priorities and actions of the Local Housing Strategy are aligned with the Local Strategic Planning Statement and the Community Strategic Plan (CSP) and will be reviewed concurrently every four years.

Implementation of the actions identified in the Local Housing Strategy will be monitored through the IP&R Framework. To align actions with the framework, actions are identified as commencing within one year to four years.

The Implementation Plan will be reviewed every 12 months as actions are completed and to reflect changes in Federal, State or Local priorities as well as resources and budgets.

## Key

### Timeframe

 Short: 1 year

 Medium: 2-3 years

 Long: 4+ years



Control

Core business  
Statutory requirements  
Direct decision making and action is necessary



Influence

Areas which council has a partial or shared responsibility or influence  
Advocacy, lobbying, education and communication are possible  
Action may be possible in collaboration

# Housing Priority 1: Maintain and encourage housing supply in the right locations

Objective	Action	CN Role	Timeframe	
<ul style="list-style-type: none"> <li>Housing is located in areas with adequate infrastructure, close to jobs, services, public open space and reliable public transport.</li> </ul>	1.1. Actively collaborate with State Government agencies through the Greater Newcastle Metropolitan Plan Catalyst Area Steering Group, to advocate for the provision of infrastructure, services and reliable public transport required to support targeted housing growth that meets the future needs of the community in areas supported by emerging centres of employment and economic activity.			
	1.2. Undertake a review of the Stage 1 Urban Renewal Corridors against their intended outcomes outlined in the DCP and GNMP, to determine: <ul style="list-style-type: none"> <li>new developments are achieving target densities, envisaged built form and urban design outcomes</li> <li>a range of housing types, sizes and price ranges are provided that meet the needs and expectations of the community.</li> </ul>			
<ul style="list-style-type: none"> <li>The demand for more homes is balanced with the need for more jobs and sustainable economic growth, as well as with the creation of great places, and the retention of important ecological habitat.</li> </ul>	1.3. Commence investigations for the Stage 2 Urban Renewal Corridors to determine: <ul style="list-style-type: none"> <li>potential capacity of the land to deliver the envisaged land uses and residential densities</li> <li>development standards and controls that address area-specific opportunities and challenges and deliver built form outcomes aligned with desired future character</li> <li>potential triggers for sequencing the implementation of measures required to deliver each corridor</li> <li>measures for monitoring the provision of social and affordable housing, housing for people with a disability or high care needs, and other social groups identified as vulnerable to experiencing housing stress.</li> </ul>			
	1.4. Review the LEP to ensure land uses and densities reflect both desired future character and land capacity for the Village Hub Precinct of the Wickham Master Plan.			
	1.5. Consider landowner-led initiatives to reduce the minimum lot size in the E4 Environmental Living zone in Black Hill west of the M1 to enable ongoing management of the environmental attributes of the land.			
	Plan for a resilient city by reducing vulnerability to natural hazards at the planning stage.	1.6. Review the LEP and DCP to improve resilience and adaptation to natural hazards and risks factoring in the potential impacts of extreme events.		
		1.7. Investigate opportunities to incorporate recommendations from other Council policies that address resilience planning, natural hazards and climate change into our planning for future housing.		


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  Medium: 2-3 years
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  Control
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## Housing Priority 2: Diversify housing type and tenure across the LGA to provide for a range of housing needs

Objective	Action	CN Role	Timeframe
A mix of dwelling types, tenures and sizes are available to support a diverse community.	2.1. Develop an Affordable Housing Policy that considers housing needs of students, seniors and investigates alternative residential models.		
	2.2. Investigate regional response with Hunter Councils, NDIS and disability providers to the provision of specialist disability accommodation and residential care facilities in highly accessible locations.		

## Housing Priority 3: Increase the availability of accessible and adaptable housing

Objective	Action	CN Role	Timeframe
Increased provision of adaptable and accessible housing that adopts universal housing design principles.	3.1. Audit recently completed developments to determine the level of compliance with the DCP requirements for 'Silver Level' universal design features of multi-dwelling developments.		
	3.2. Review the DCP to identify opportunities to improve controls relating for adaptable and accessible housing ensuring they align with best practice for universal housing design principles.		
	3.3. Promote the benefits of adopting universal housing design principles for new housing.		

**Key**  Short: 1 year  Medium: 2-3 years  Long: 4+ years  Control  Influence

## Housing Priority 4: Increase the supply of affordable rental housing

Objective	Action	CN Role	Timeframe
<ul style="list-style-type: none"> <li>All households will be able to rent a dwelling that meets their needs and costs less than 30% of their gross household income.</li> <li>Work with DPIE to ensure opportunities for the provision of affordable rental housing are required in the Catalyst Areas.</li> </ul>	4.1. Prepare an Affordable Housing Contributions Scheme to apply to all: <ul style="list-style-type: none"> <li>Catalyst Areas with proposed residential accommodation</li> <li>Stage 2 Urban Renewal Corridors</li> <li>any other locations where an increase in residential density will occur as a result of rezoning.</li> </ul>		
	4.2. Prepare an Affordable Housing Policy to identify the locations and circumstances in which CN will consider a Planning Agreement to provide social and affordable housing.		
	4.3. Explore alternative affordable housing solutions, such as collaborating with Community Housing Providers, The Department of Planning and other industry bodies.		

## Housing Priority 5: Ensure new housing and changes to existing housing reflect the desired future local character of the area

Objective	Action	CN Role	Timeframe
<ul style="list-style-type: none"> <li>Develop robust urban planning controls to ensure the desired local character of an area is achieved.</li> <li>Ensure new housing enhances and contributes to the future character of an area.</li> </ul>	5.1. Prepare Local Character Statements to ensure development positively contributes to desired future character, commencing with the following areas: <ul style="list-style-type: none"> <li>Tighes Hill</li> <li>Denison Street, Hamilton</li> <li>Kotara.</li> </ul>		
	5.2. Review and update the LEP and DCP in accordance with the findings of the Local Character Statements, where relevant.		
	5.3. Review land use tables of residential zones and residential development DCP controls to ensure permitted land uses and development are consistent with zone objectives.		
	5.4. Review the LEP and DCP to ensure the zone objectives, heritage conservation provisions and controls within the R3 Medium Density Zone are responsive to items of heritage significance and heritage conservation areas.		

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# Housing Priority 6: Homes are designed to be ecologically sustainable and to reduce the resource requirements through the life cycle of the dwelling

Objective	Action	CN Role	Timeframe
<ul style="list-style-type: none"> <li>Housing has a high level of amenity and supports the health and wellbeing of the community in an energy efficient way.</li> <li>New housing contributes to our goal of achieving net zero emissions by 2050.</li> </ul>	6.1. Investigate provisions in the LEP and DCP that: <ul style="list-style-type: none"> <li>facilitate greater efficiencies of energy and water use than current minimum standards in new dwellings</li> <li>facilitate the reduction, reuse and recycling of building material and building waste.</li> </ul>		
	6.2. Investigate incentives to achieve high sustainability performance targets in Urban Renewal Corridors and Catalyst Areas.		
	6.3. Develop a community education initiative to raise awareness of residential building sustainability considerations, and advocate for these in pre-application discussions.		

**Key**  Short: 1 year  Medium: 2-3 years  Long: 4+ years  Control  Influence

