

Draft Local Housing Strategy

Summary Fact Sheet

August 2020



City of
Newcastle

Background

Newcastle is one of Australia's fastest growing regional centres.

The population in the City of Newcastle (CN) local government area (LGA) is projected to increase by around 41,000 people between 2016 and 2041, from 160,900 to 202,050 people. This creates an anticipated demand for about 19,450 new dwellings by 2041.

Most of the new dwellings in Newcastle will be provided as infill development in our established suburbs. This is because Newcastle has limited greenfield land available for rezoning to allow new residential development. Building most of our new dwellings in existing residential areas will result in higher urban density with most new dwellings being terraces, townhouses or apartment buildings located close to our centres and well connected to an expanding network of transport options.

Planning for the supply of these new dwellings will require consideration of the factors that influence housing demand.

In CN, housing demand is driven by:

- Housing preferences such as price, size and location.
- Population trends
 - Young adults often drive demand for lower cost rental housing this may be while studying and establishing a career.
 - Young couples and families may choose to live close to the lifestyle and employment opportunities on offer in our city centre.
 - Retirees may opt to downsize to lower maintenance, accessible housing.

- 6% of Novocastrians have a severe or profound disability and require housing to suit their specific needs.
- Housing affordability
 - The cost of renting or buying a property has increased.
 - 31% of renting households are in housing stress, spending more than 30% of the household budget on housing.
 - There is an increasing number of people unemployed or who work part-time, which has been exacerbated by COVID-19.
 - 37% of households earn \$48,590 or less annually.

The housing demand shows that there is a clear need for diverse housing opportunities that are affordable, accessible and adaptable to suit the range of needs of CN's population.

Local Housing Strategy

The draft Local Housing Strategy 2020 (LHS) sets a vision and framework for the provision of housing across CN over the next 20 years.

Accompanying the LHS is a draft Implementation Plan which is a working document to translate the findings of the LHS into actions. Actions identified in the LHS may be implemented by the Newcastle Local Environmental Plan 2012 and Newcastle Development Control Plan 2012.

Housing Vision

Our priorities and aspirations for the next 20 years are expressed through the Housing Vision.

All residents of City of Newcastle will have access to housing that meets their needs, in a community where they have access to employment, facilities and services. As we plan for our growing community, what we love about our City will be maintained and improved for future generations.

Housing Priorities

The Local Housing Strategy sets the following housing priorities to respond to our diverse housing needs and to guide the future of housing in CN:

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

Housing Priority 2: Diversify housing type and tenure across the LGA to provide for a range of housing needs

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

Housing Priority 4: Increase the supply of affordable rental housing

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

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

Each priority has objectives, which will be achieved through a range of actions. The actions for each priority are outlined in the Implementation Plan.



Have your say

To let us know your views and help to achieve great housing outcomes in the City of Newcastle, we encourage you to provide feedback on the housing priorities in the draft LHS and contribute to the completion of the Local Housing Strategy.

The Public Exhibition of the Local Housing Strategy is open from **Monday 24 August to 5pm Monday 21 September 2020**.

Please provide your name and address or the details of the organisation you represent.

We will use the feedback from our community and stakeholders during the public exhibition to finalise the LHS and associated Implementation Plan.

We will not distribute your personal information without consent.

Submissions can be made to:

Name: Chief Executive Officer | Attention: Stella Fielding, Urban Planner

Subject: 'Draft Local Housing Strategy - Submission' in the title for emailed and posted feedback.

Address: City of Newcastle PO Box 489 Newcastle NSW 2300

Email: mail@ncc.nsw.gov.au

To have your say visit:

[Newcastle.nsw.gov.au/YourSay](https://www.newcastle.nsw.gov.au/YourSay)

We will also be hosting an online information session to provide an overview of the Strategy and Action Plan and to answer questions.

Reference

City Plan Strategy and Development Pty Ltd (2019). *Newcastle Housing Needs and Local Character Evidence Report*.