



Central Coast Local Housing Strategy – Discussion Paper

CONSULTATION REPORT

Central Coast Council

April 2022

1 Executive Summary

This report provides an overview of the engagement activities undertaken for the Central Coast Local Housing Strategy - Discussion Paper which was carried out by Central Coast Council from 24 January and 28 February 2022.

The Local Housing Strategy (LHS) is an action emerging from the Central Coast Local Strategic Planning Statement. The LHS is being developed to understand the state of housing on the Central Coast, the types of housing that are needed now and into the future and the potential barriers to meeting those needs.

The discussion paper delivered a number of talking points around housing typologies on the Central Coast and allowed the community to explore key topics including:

- Housing supply needs including typologies, stocks and supply
- Housing affordability and stress
- Infrastructure needs and considerations

Prior to providing input into the discussion paper, we encouraged the community to read the comprehensive evidence base report.

This report documents the methods and approach of the engagement and provides an analysis of and response to community and stakeholder feedback during this phase.

What we heard

Council received a total of 29 written submissions and 197 discussion paper from responses.

Key themes and issues raised throughout consultation include:

- When asked what types of housing participants would like to see more of across the Central Coast, 22.2% selected standalone housing, 14.9% selected town houses followed by 13.2% small lot and 13.2% dual occupancy housing.
- When asked what sorts of amenities and services should be found where medium and higher density residential is proposed, 27.2% selected local parks and open space, 16.7% selected regular public transport and 11.7% selected close to public transport.
- 50% of respondents either strongly agree or somewhat agree with the vision statement for housing presented in the discussion paper.

It's important to note that while we do our best to develop projects to meet the needs and requests of the community and stakeholders, technical constraints, costs, and the overarching project objectives must also be considered to deliver a project that is safe,

functional and best balances the competing needs of all those affected including the environment.

Next steps

Council will use the feedback received to identify priorities and inform the development of the draft Central Coast Local Housing Strategy.

The development of the Strategy is currently underway, once complete the draft strategy will be placed on public exhibition where the community will have further opportunities to provide feedback.

Residents will be kept informed as the strategy progresses.

Contents

Central Coast Local Housing Strategy – Discussion Paper.....	1
1 Executive Summary	2
2 Introduction	5
2.1 Background	5
3 Engagement Approach	6
3.1 Purpose of Engagement	6
3.2 Our engagement framework.....	6
3.3 How we consulted	6
4 What we heard.....	8
4.1 Method 1 – Written submissions	8
4.2 Method 2 – Feedback form	8
5 Next steps.....	28
6 Appendices	29
Appendix A – Media Release.....	29
6.1 Central Coast Council Media Release	29
Appendix B – Coast Connect article	31
Appendix C – Social Media posts	35
Appendix D – Discussion Paper Feedback Form	43

2 Introduction

2.1 Background

Central Coast Council is developing a Local Housing Strategy (LHS) to understand the state of housing on the Central Coast, the types of housing that are needed now and into the future and potential barriers to meeting those needs.

The LHS is an action emerging from the Central Coast Local Strategic Planning Statement (LSPS) which establishes land use planning priorities for the next 20 years (to 2036).

A comprehensive evidence base report that details the current state of population and housing on the Central Coast and projected needs for the future has been developed. The research to complete the evidence base has identified key questions that we are seeking community input on.

3 Engagement Approach

3.1 Purpose of Engagement

The purpose engagement was to evaluate whether the discussion paper reflected the community’s views and evaluate the level of community support and capture sentiment and thoughts, ideas and opinions.

This is in order to:

- Understand the current demand, utilisation, opportunities and risks for housing in the Central Coast
- Understand the current views of the community with regards to housing typologies on the Central Coast
- Evaluate/discover the opportunities for inclusion in the Central Coast Local Housing Strategy

3.2 Our engagement framework

Consultation has been designed in accordance with Central Coast Council’s Engagement Framework. This framework is available to view at <https://www.yourvoiceourcoast.com/Central-Coast-CouncilEngagement-Framework>

3.3 How we consulted

Consultation methods

Your Voice Our Coast web page	<p>Council hosted a page on its Your Voice Our Coast website from 24 January 2022 which included an overview of the project, the Discussion Paper, the Existing Conditions Report, how people could provide feedback (with links to the online feedback form), FAQs and contact details of staff working on this project.</p> <p>A total of 1,773 page views and 1,371 page visits between 24 January and 28 February 2022.</p> <p>Page URL: https://www.yourvoiceourcoast.com/housing</p>
Written submissions	All residents and stakeholders could submit feedback via email.
Online Discussion Paper forms	An online form informed by the Discussion Paper was open from 24 January to 28 February 2022 through Council’s Your Voice Our Coast website. The form displayed the information presented in the

	<p>Discussion Paper and asked questions relating to Central Coast housing.</p> <p>197 feedback forms were completed.</p> <p>A copy of the form questions can be found in Appendix D</p>
--	--

Promotion of activities

We carried out promotion of the consultation to ensure the community and stakeholders were aware of the opportunity to participate.

Media Releases	<ul style="list-style-type: none"> • 25 January 2022: Council to begin the conversation about housing • Copies of the media releases can be found in Appendix A
Coast Connect articles	<ul style="list-style-type: none"> • 27 January 2022: Have your say on our region’s housing needs • 9 February 2022: Have your say on CC Housing Strategy (important link) • 24 February 2022: Central Coast Housing Strategy (important link) • Copies of the articles can be found in Appendix B
Your Voice – Our Coast website	<ul style="list-style-type: none"> • Central Coast Local Housing Strategy – Discussion Paper from 24 January 2022 • https://www.yourvoiceourcoast.com/housing
Social media	<ul style="list-style-type: none"> • Facebook posts on 25 January, 7 February, 16 February 18 February and 24 February 2022 • Instagram posts on 25 January, 7 February, 16 February and 24 February 2022 • LinkedIn post on 25 January 2022 • Copies of the posts/advertisements can be found in Appendix C

4 What we heard

Council sought feedback from the community between 24 January and 28 February 2022.

Engagement resulted in the following:

- 1,773 visits to the Your Voice Our Coast website
- 49,811 social media users reached and 1,421 engagements (comments, reactions and shares), plus 1,162 post clicks.
- 197 Discussion Paper feedback forms completed
- 29 written submissions received

4.1 Method 1 – Written submissions

A total of **29** written submissions were received during the consultation period. Submissions were provided as emails and handwritten submissions. Written submissions are not detailed within this report.

4.2 Method 2 – Feedback form

Between 24 January 2022 and 28 February 2022 an online campaign was launched to:

- Understand the current demand, utilisation, opportunities and risks for housing in the Central Coast
- Understand the current views of the community with regards to housing typologies on the Central Coast
- Evaluate/discover the opportunities for inclusion in the Central Coast Local Housing Strategy

The exploration of these issues were supported via a Discussion Paper and included the presentation of an Existing Conditions Report.

Topline results for the consultation indicated a number of common themes and considerations when discussing housing on the Central Coast:

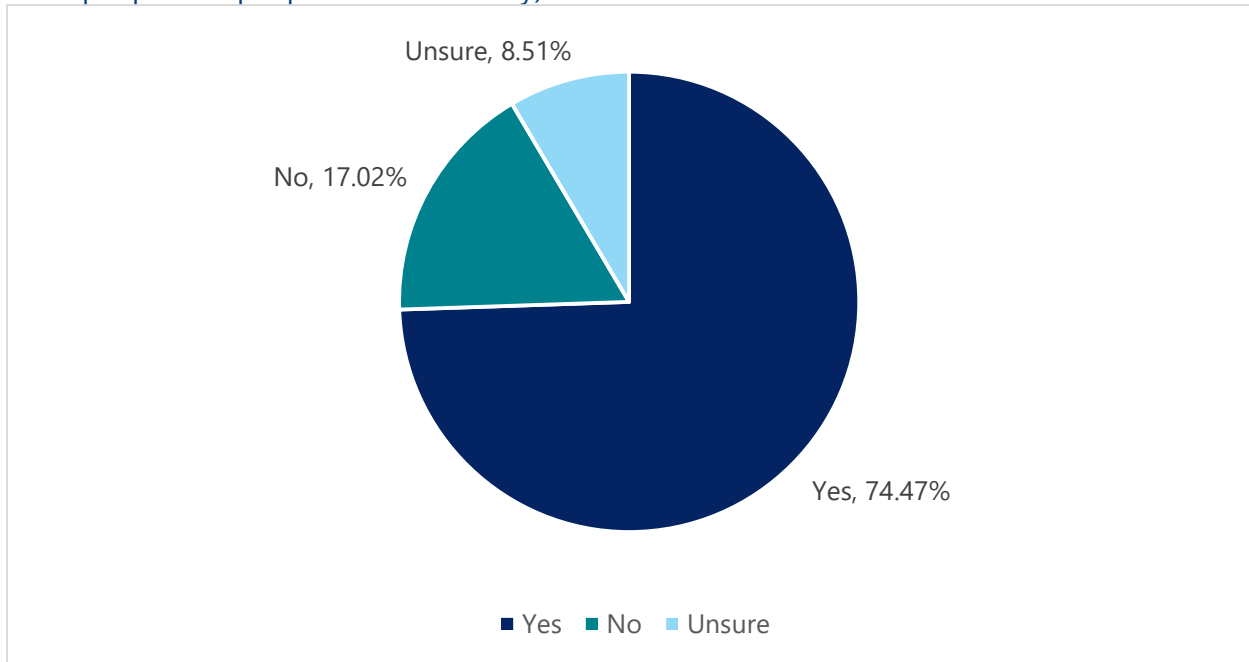
- Ensure that the environment and potential impacts to the natural environment are mitigated in any of the actions identified.
- Ensure that development is well considered and is done in areas with adequate infrastructure.
- Diversity of housing that supports residents at all stages of their life is important.

Results from the feedback form are the subject of this report.

The full results of feedback received are available below (a copy of the feedback form can be found in **Appendix D**).

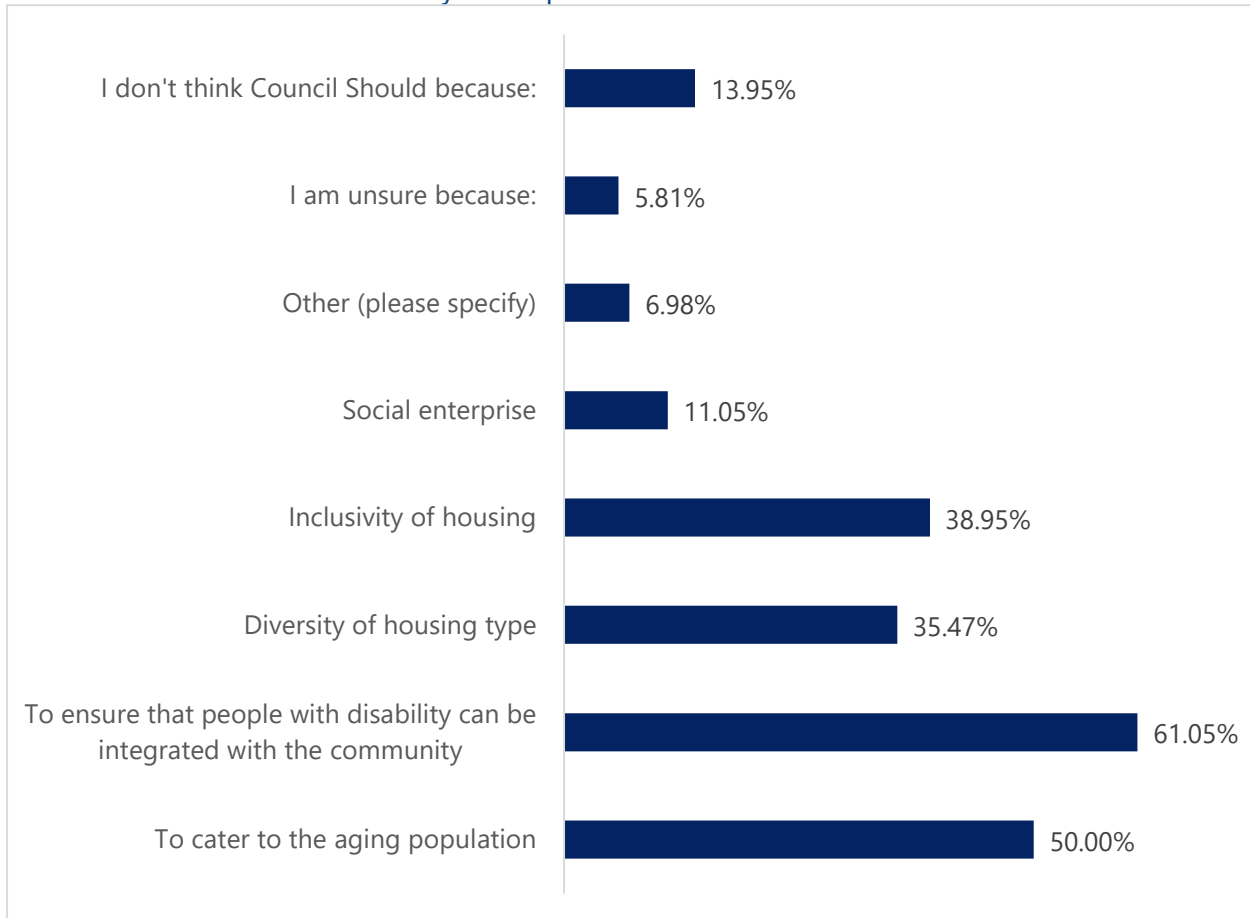
A note about sampling bias: The online surveys was 'opt-in', which means participants proactively sought to complete the surveys as opposed to a sample or respondents being selected to more accurately reflect and represent the population makeup of the Central Coast community.

Should Council require some apartments to be developed as accessible dwellings (suited to older people and people with a disability)?



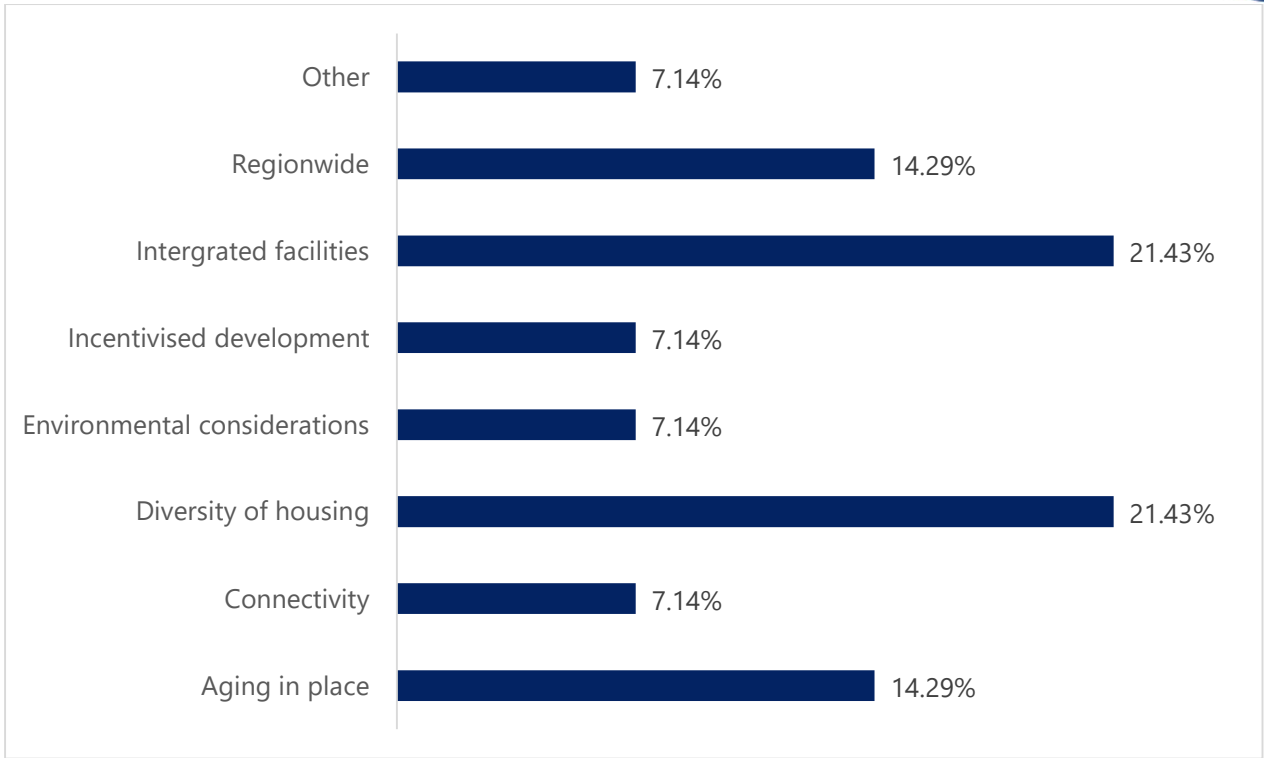
Total respondents=188

Please let us know the reason for your response: - Selected Choice



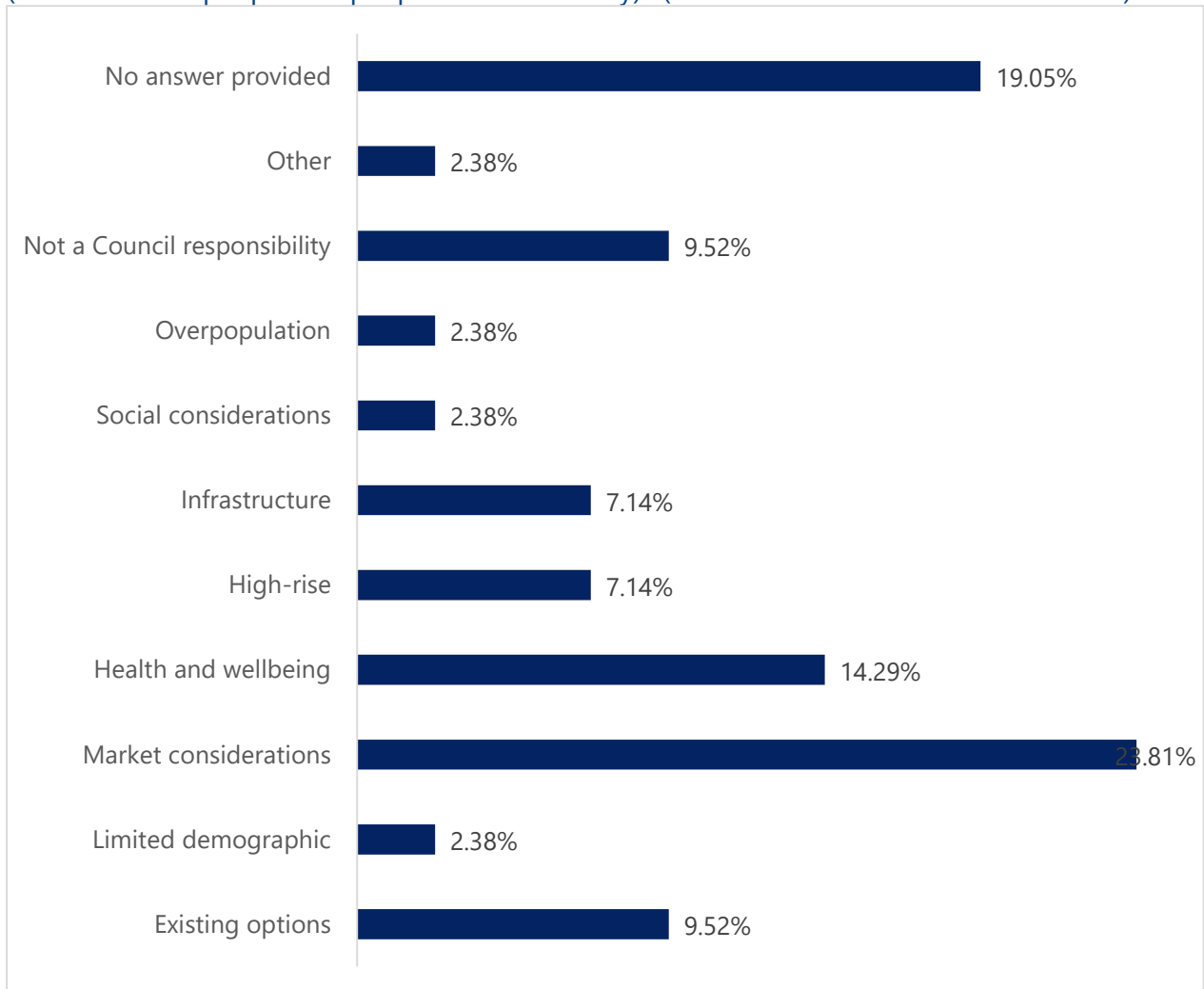
Total respondents=172

Coded: Should Council require some apartments to be developed as accessible dwellings (suited to older people and people with a disability)? Other responses



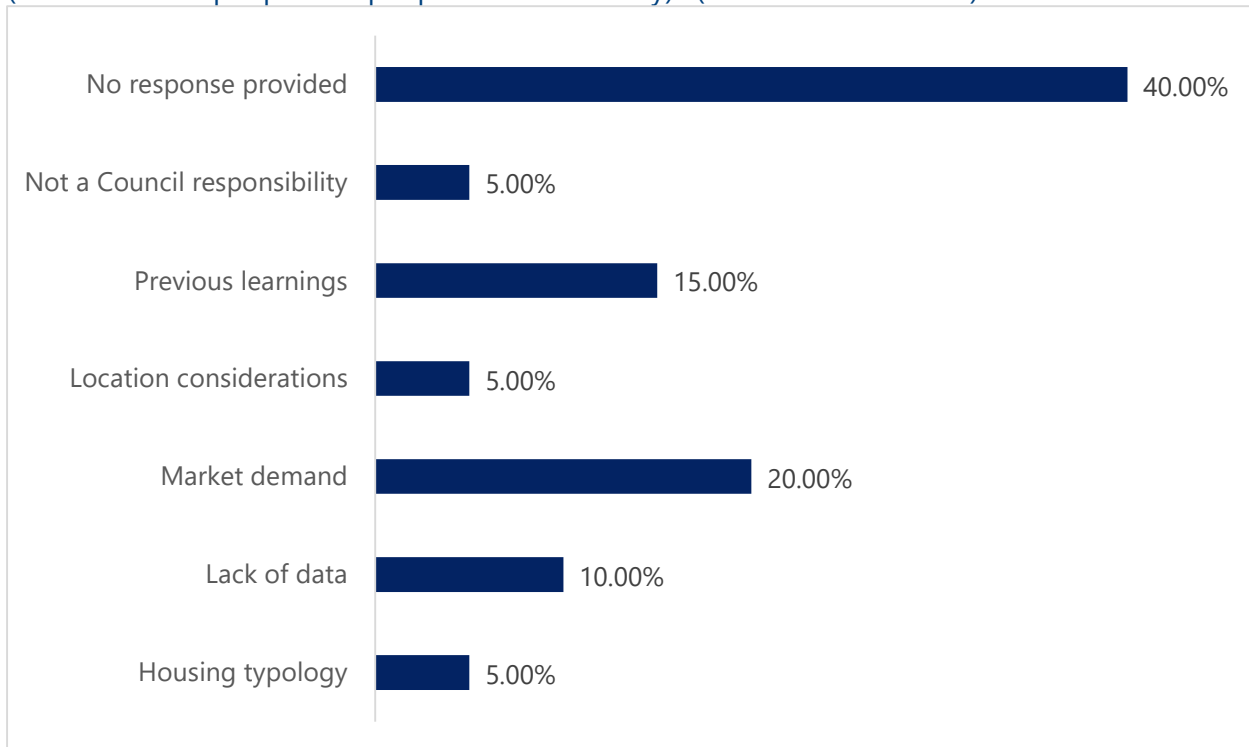
Total codes applied=14

Coded: Should Council require some apartments to be developed as accessible dwellings (suited to older people and people with a disability)? (I don't think Council should because:)



Total codes applied=42

Coded: Should Council require some apartments to be developed as accessible dwellings (suited to older people and people with a disability)? (I am unsure because):

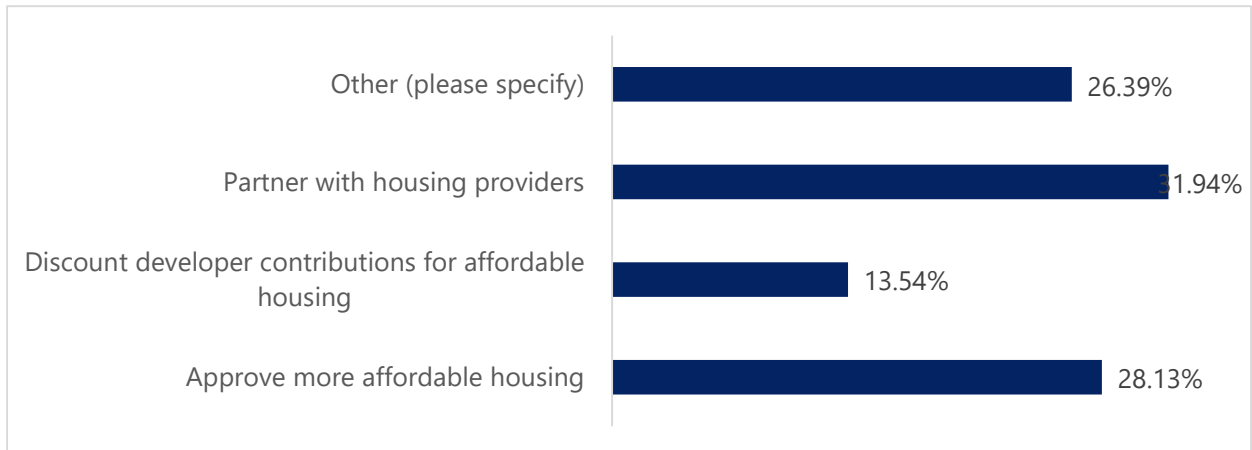


Total codes applied=20

Key comment themes:

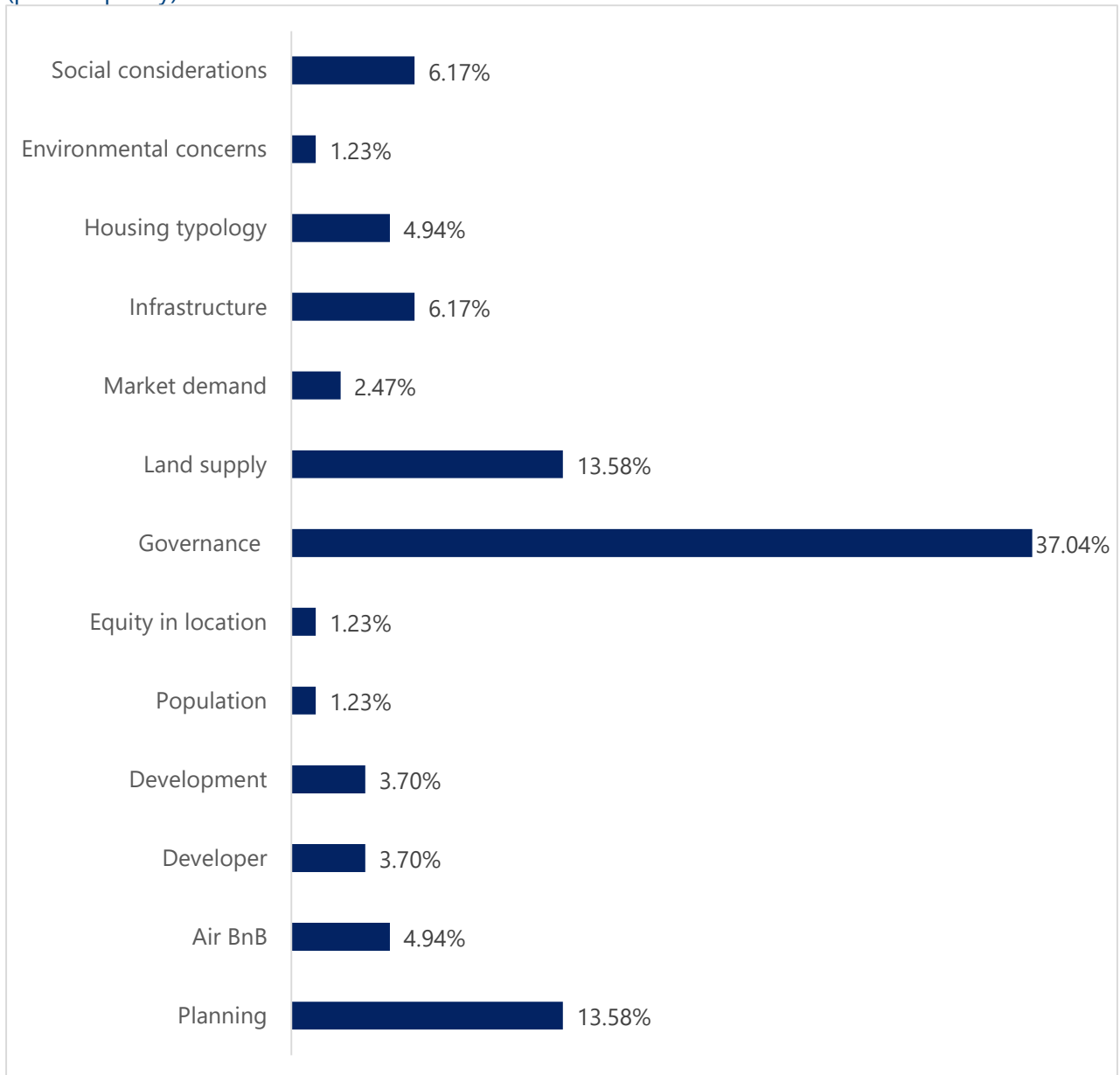
- Not a Council responsibility, housing is determined by market demand.
- Market considerations and housing demand should drive housing typology requirements.
- To support inclusive living, all approved apartments should have accessibility requirements.
- Balanced diversity to cater equally for all age groups across the LGA
- Aged care facilities already exist within the LGA, end of life care is lacking which drains resourcing at local hospitals.
- Equitable diversity of housing spread across the entire LGA is important.

What should Council do to facilitate the provision of more affordable housing? - Selected Choice



Total selections=288

Coded: What should Council do to facilitate the provision of more affordable housing? - Other (please specify) – Text

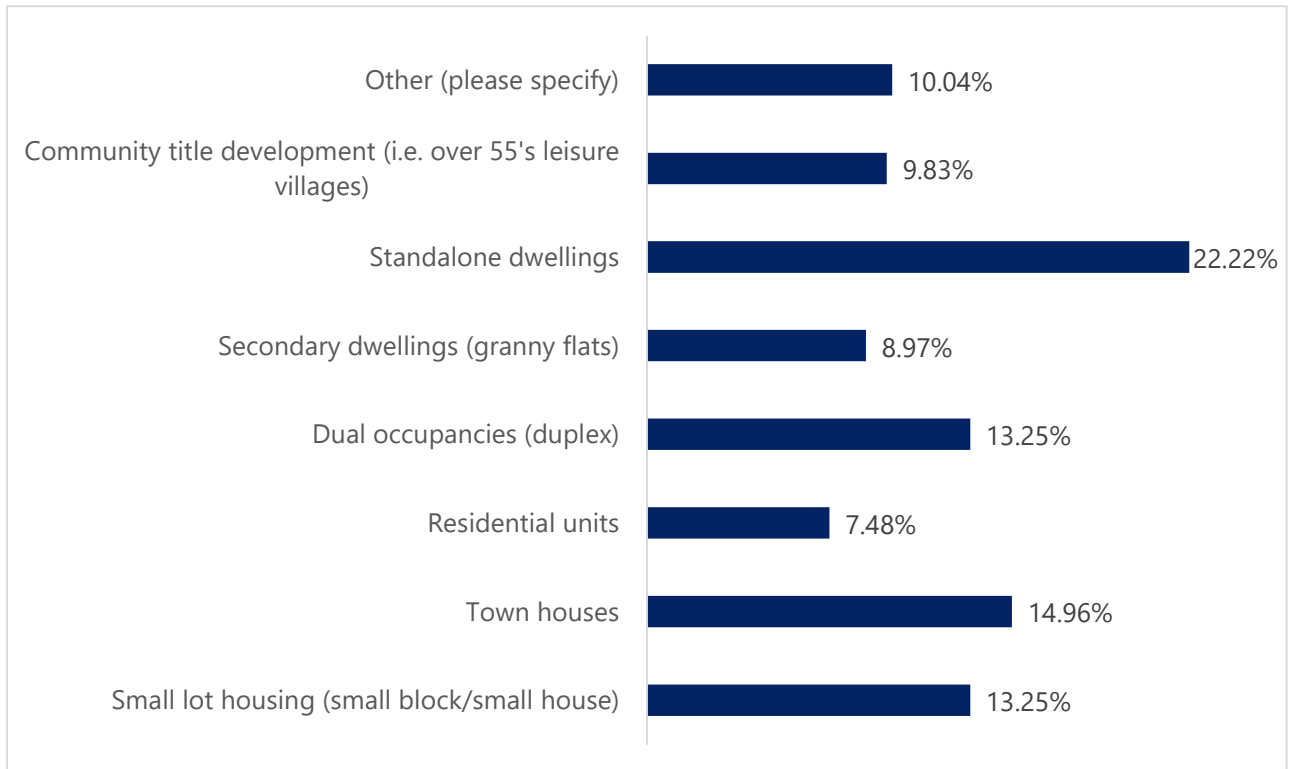


Total codes applied=81

Key comment themes:

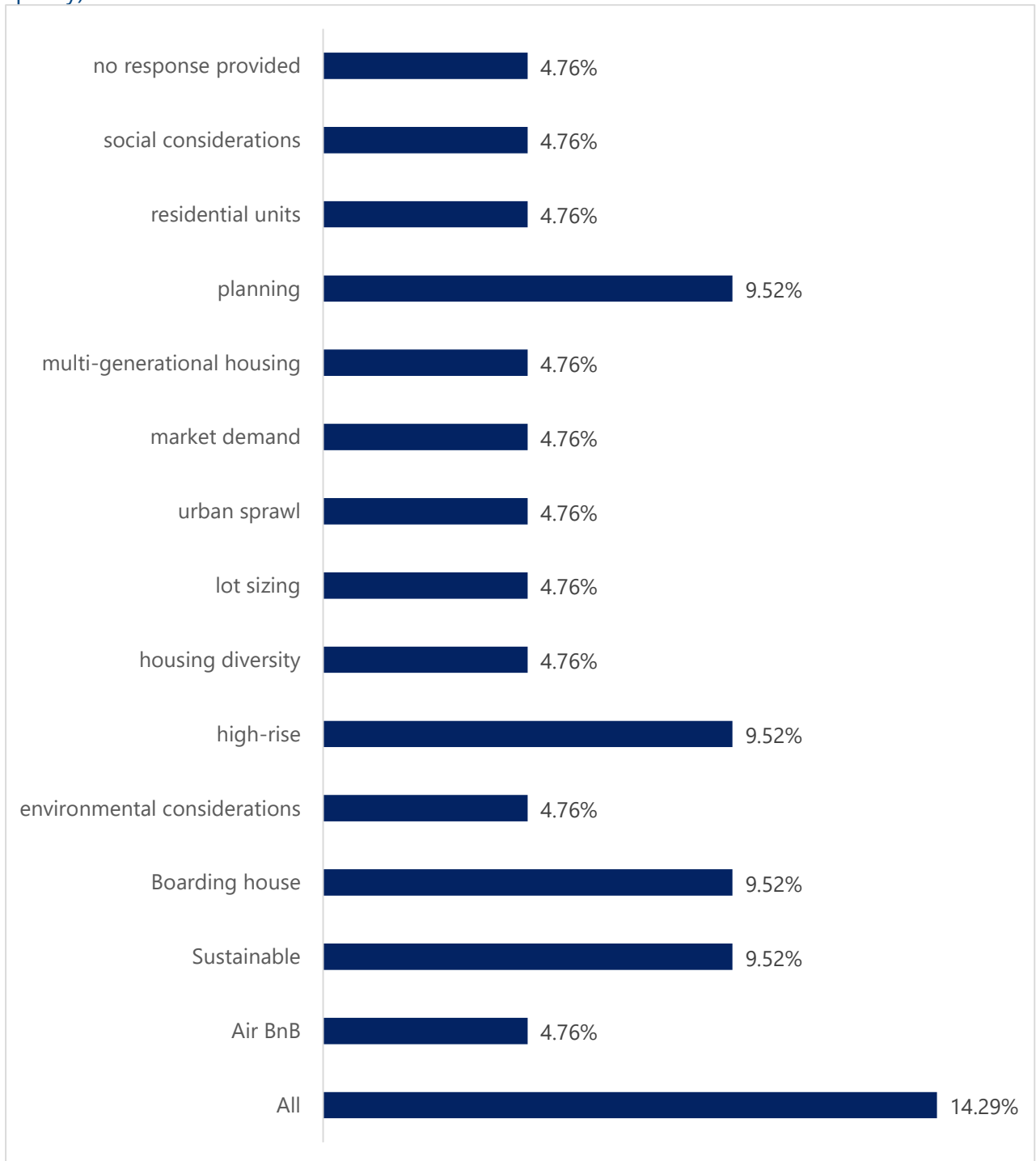
- Affordable housing is not a Council responsibility.
- Affordable housing should be located in close proximity to infrastructure and services such as public transport.
- Ensuring that the governance around affordable housing and planning provision is sound to ensure that it is equitable and fair.
- Ensuring planning considerations around land release, density and location are all thoroughly considered.

What types of dwellings would you like to see more of across the Central Coast? - Selected Choice



Total selections=468

What types of dwellings would you like to see more of across the Central Coast? - Other (please specify) – Text



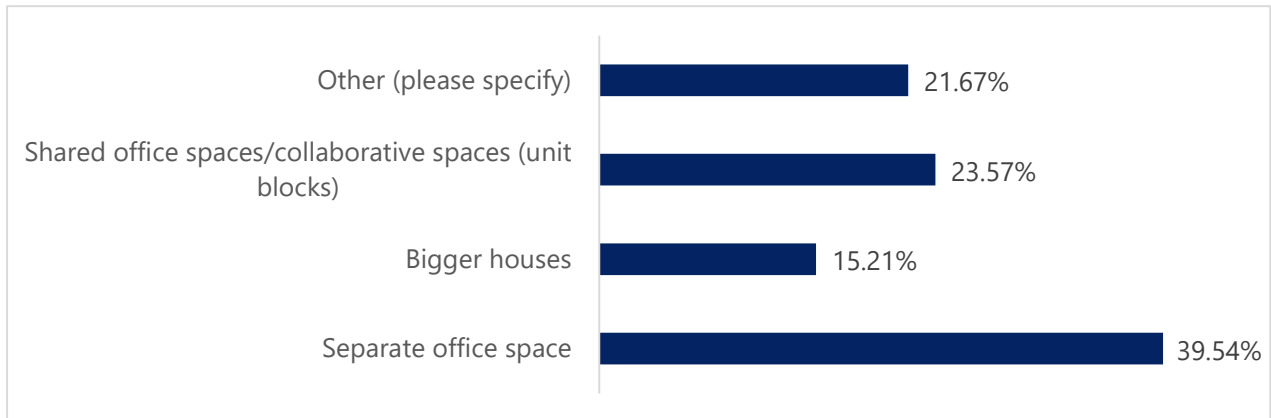
Total codes applied=21

Key comment themes:

- All options should be considered (community title development (i.e. over 55's leisure villages), standalone dwellings, secondary dwellings, dual occupancies, residential units, town houses and small lot housing).

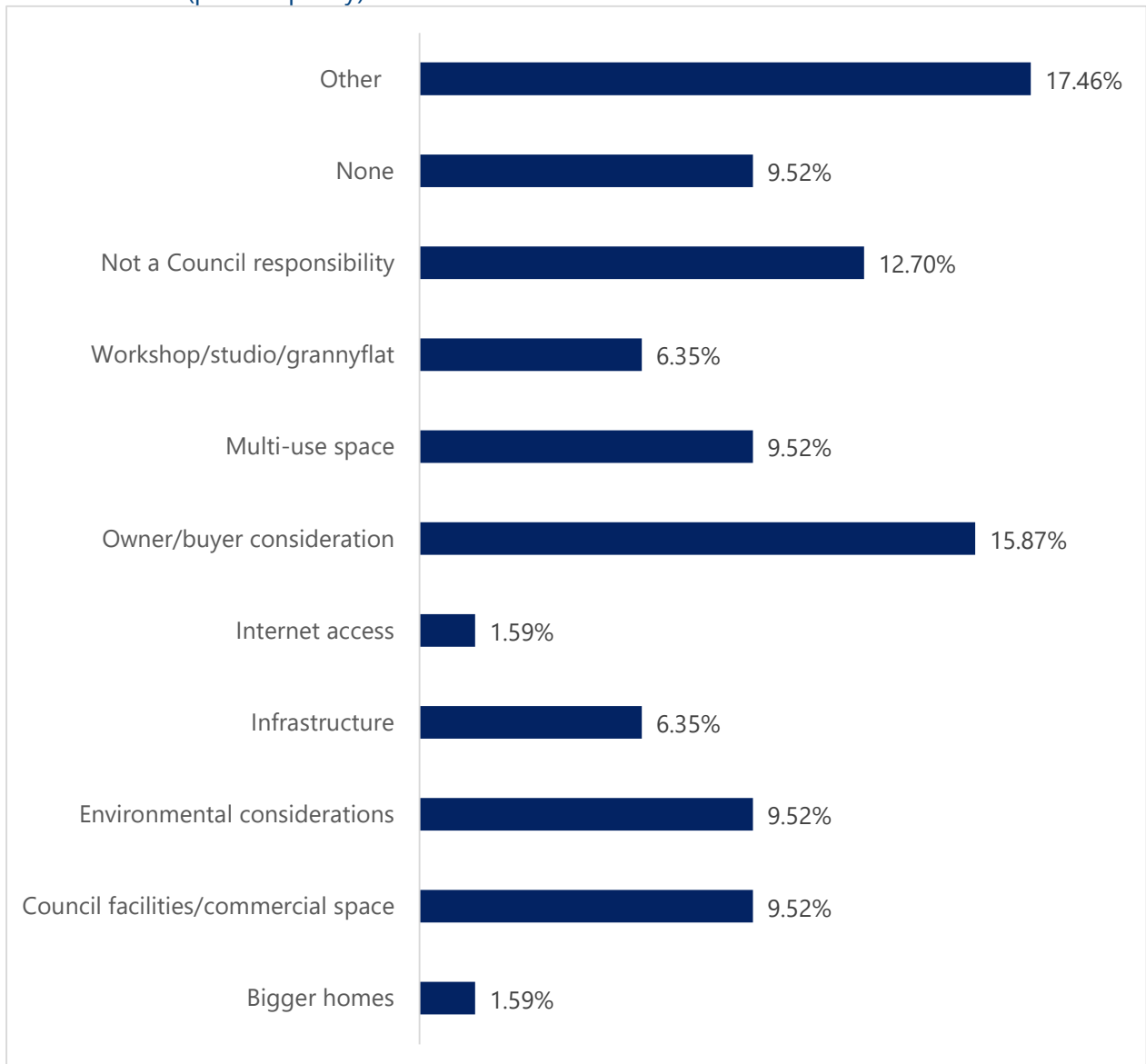
- Adequate planning requirements with predetermined set-backs, scale and material selections that are in line with infrastructure serviceability and existing character.
- Planning guidelines that consider existing density and capacity of roads and infrastructure. The amount of granny flat development on the Peninsula has resulted in overpopulation and infrastructure that is unable to cope.
- High-rise development, particularly in Gosford, would support establishing a capital for the Central Coast. It could also draw more attractions to the region resulting in more jobs and economic opportunity.
- There is a need for well-constructed and developed boarding houses in locations that have adequate infrastructure to support residents. Suitable housing should be a right, not a luxury.
- An increase in standalone dwellings would require further land absorption. Highrise or density housing would protect our natural landscape and wildlife.
- Dwellings should be constructed with sustainability and energy use considerations.
- A minimum requirement for native trees per defined sqm should be established.

What sort of features should homes have to address the increase in working from home? - Selected Choice



Total selections=263

Coded: What sort of features should homes have to address the increase in working from home? - Other (please specify) – Text

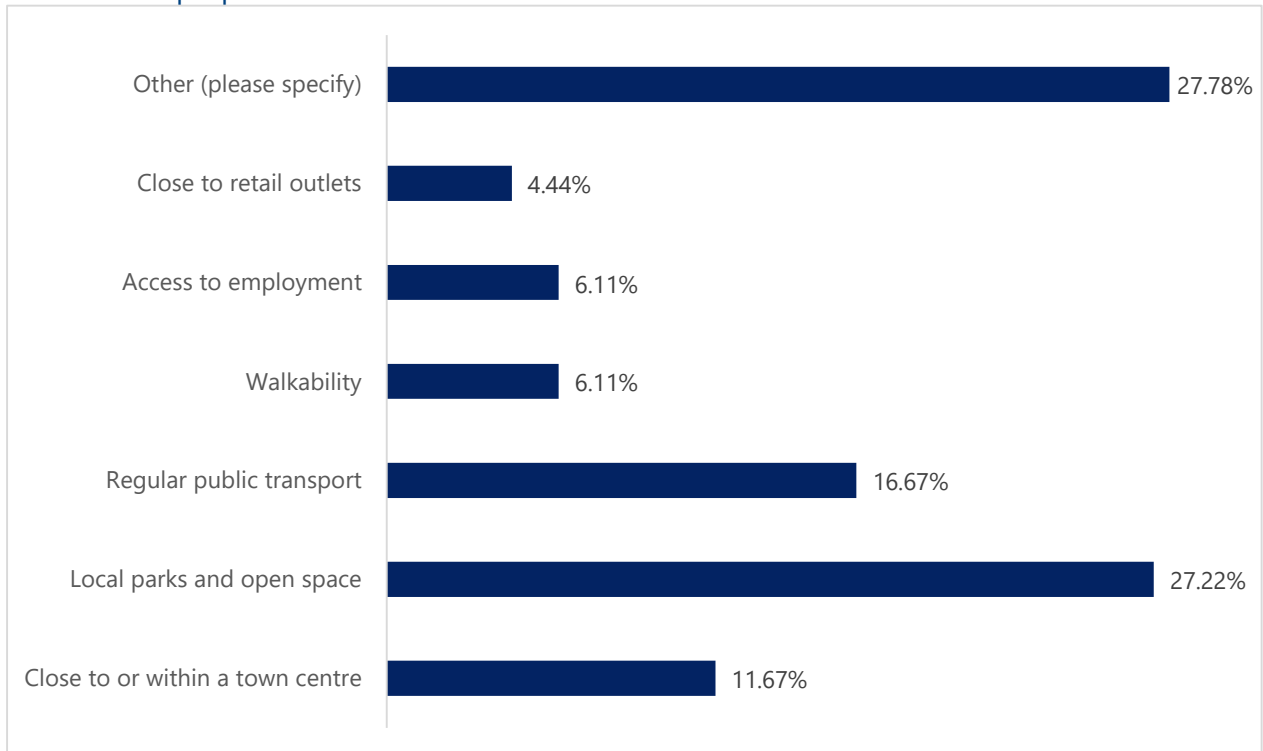


Total codes applied=63

Key comment themes:

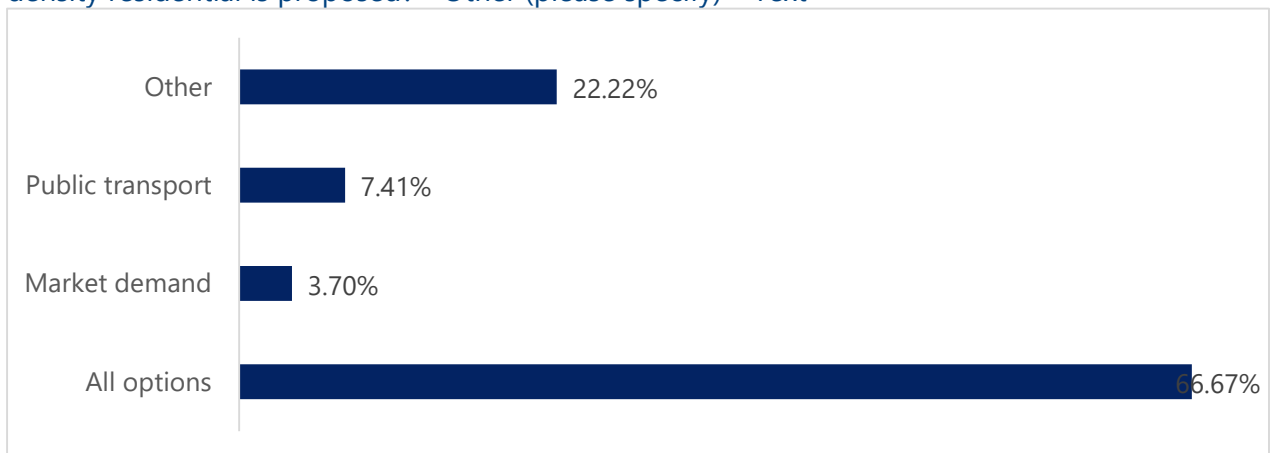
- Market demand and owner/buyer considerations should guide this need, not Council mandates.
- Layouts with multiple uses.

What sorts of local amenities and services should be found where medium and higher density residential is proposed? - Selected Choice



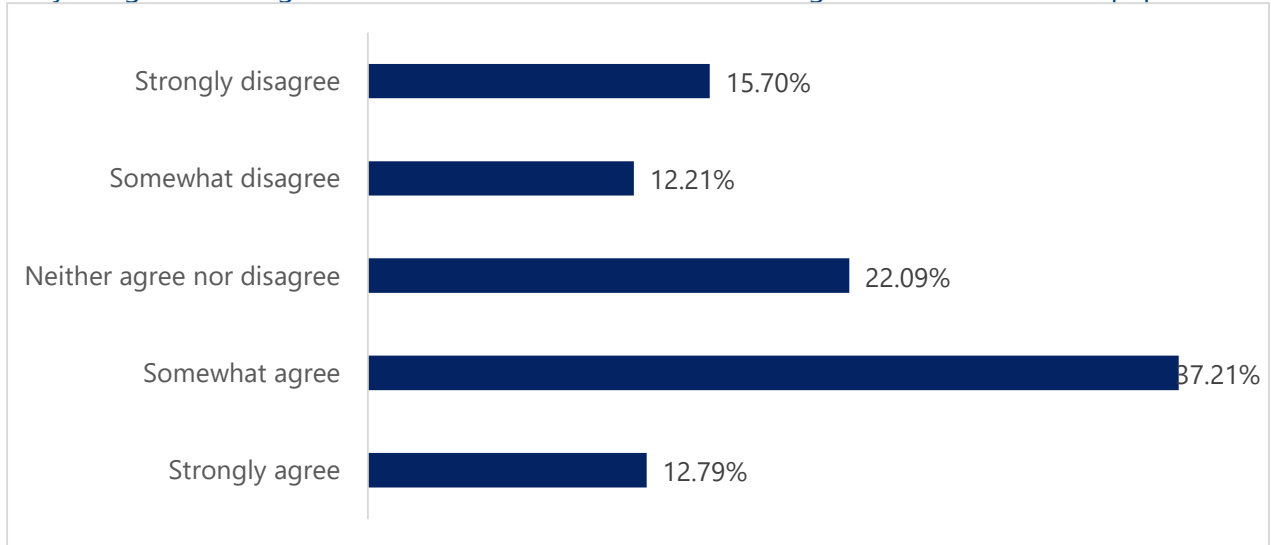
Total selections= 180

Coded: What sorts of local amenities and services should be found where medium and higher density residential is proposed? - Other (please specify) – Text



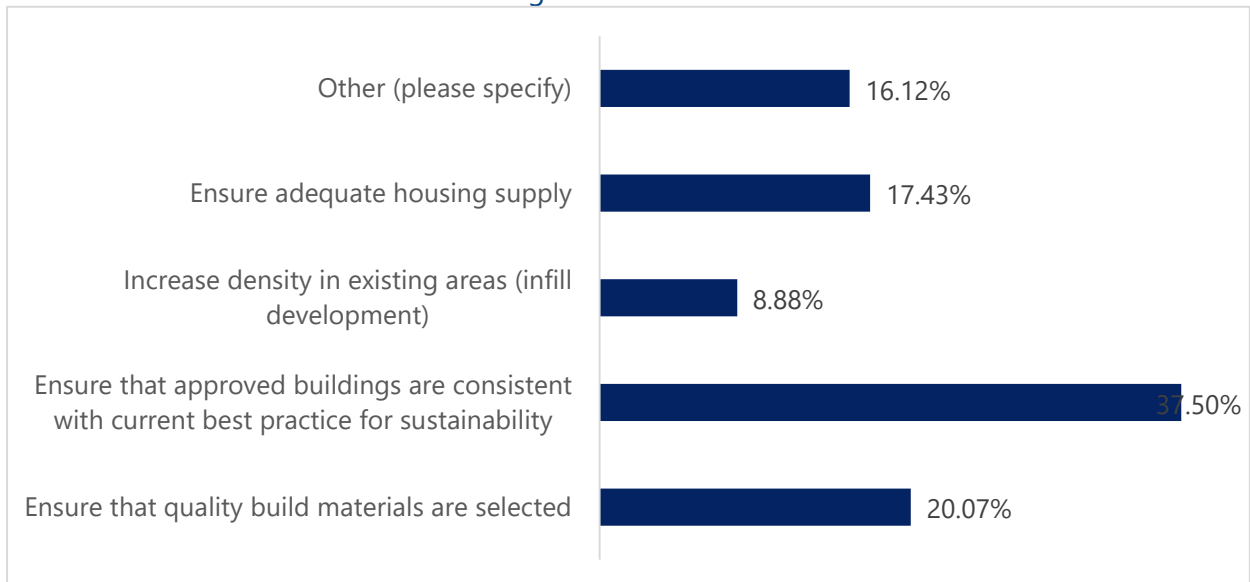
Total codes applied=27

Do you agree or disagree with the vision statement for housing within the discussion paper?



Total respondents=172

What can be done to ensure that housing is sustainable? - Selected Choice



Total selections=304

Coded: What can be done to ensure that housing is sustainable? - Other (please specify) – Text

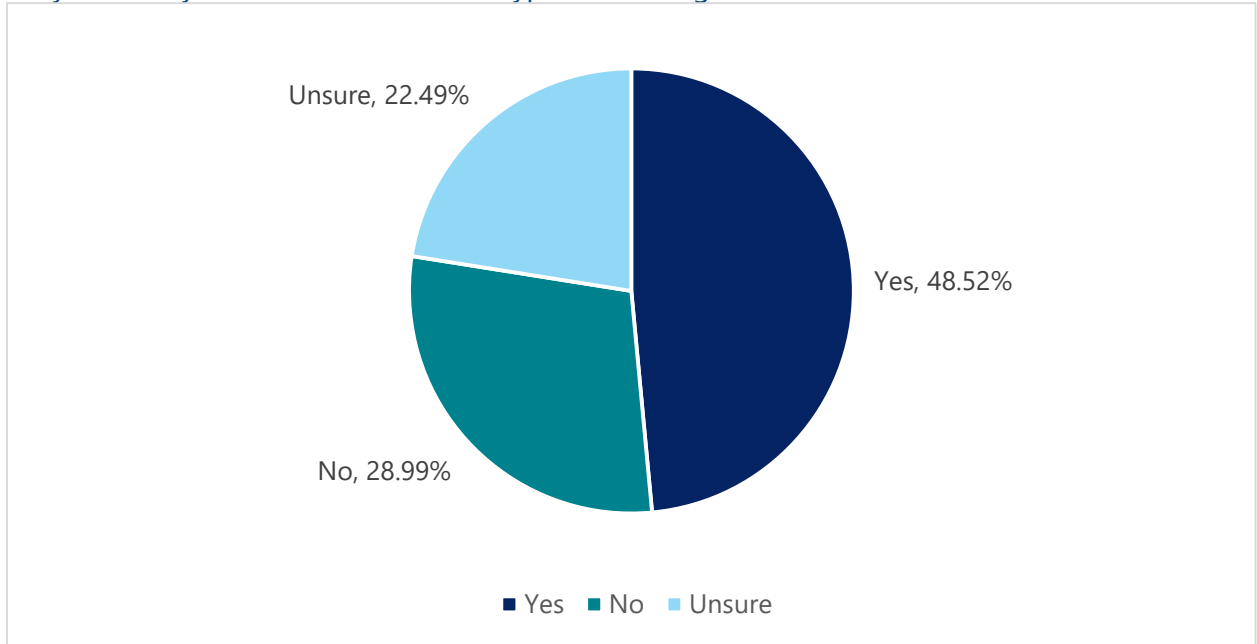


Total codes applied=65

Key comment themes:

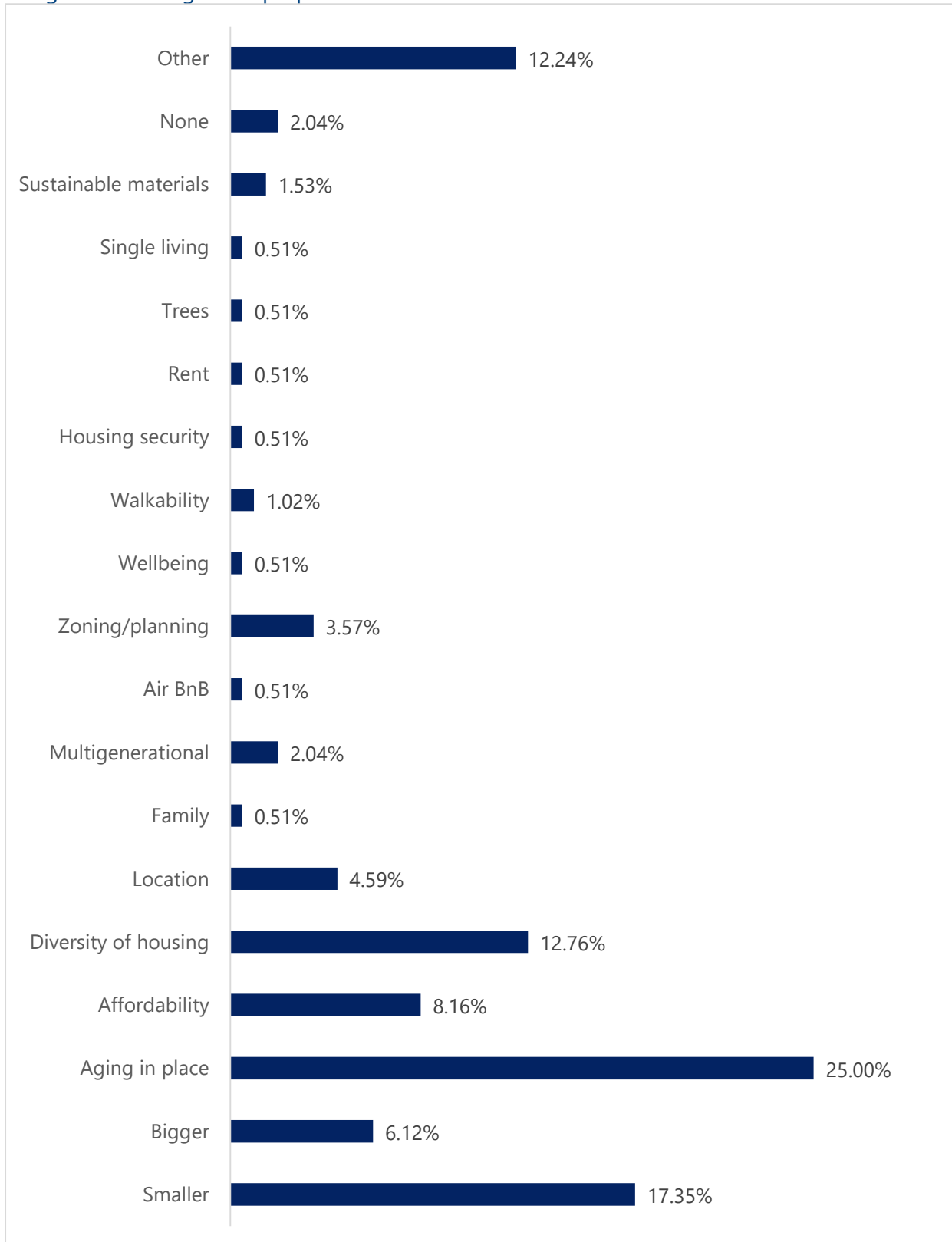
- Ensure homes are built with sustainable materials, require solar power options and water tanks.
- Plan amenities and housing options as Council owned rather than developer owned.
- Ensure the Development Control Plan (DCP) reflects housing requirements.

Do you think you will need a different type of dwelling in the future?



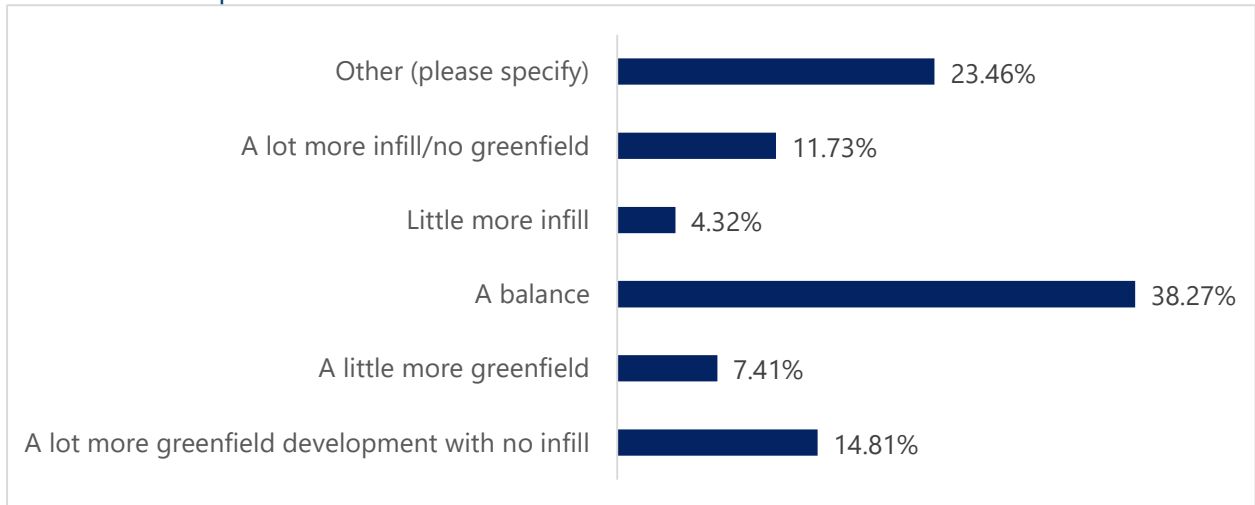
Total respondents= 169

Please let us know the reasons for your response (i.e. bigger/smaller house, adaptable (DDA accessible, aging in place etc.), multi-generational housing, leisure village (over 55's living) or living in an existing fit for purpose home:



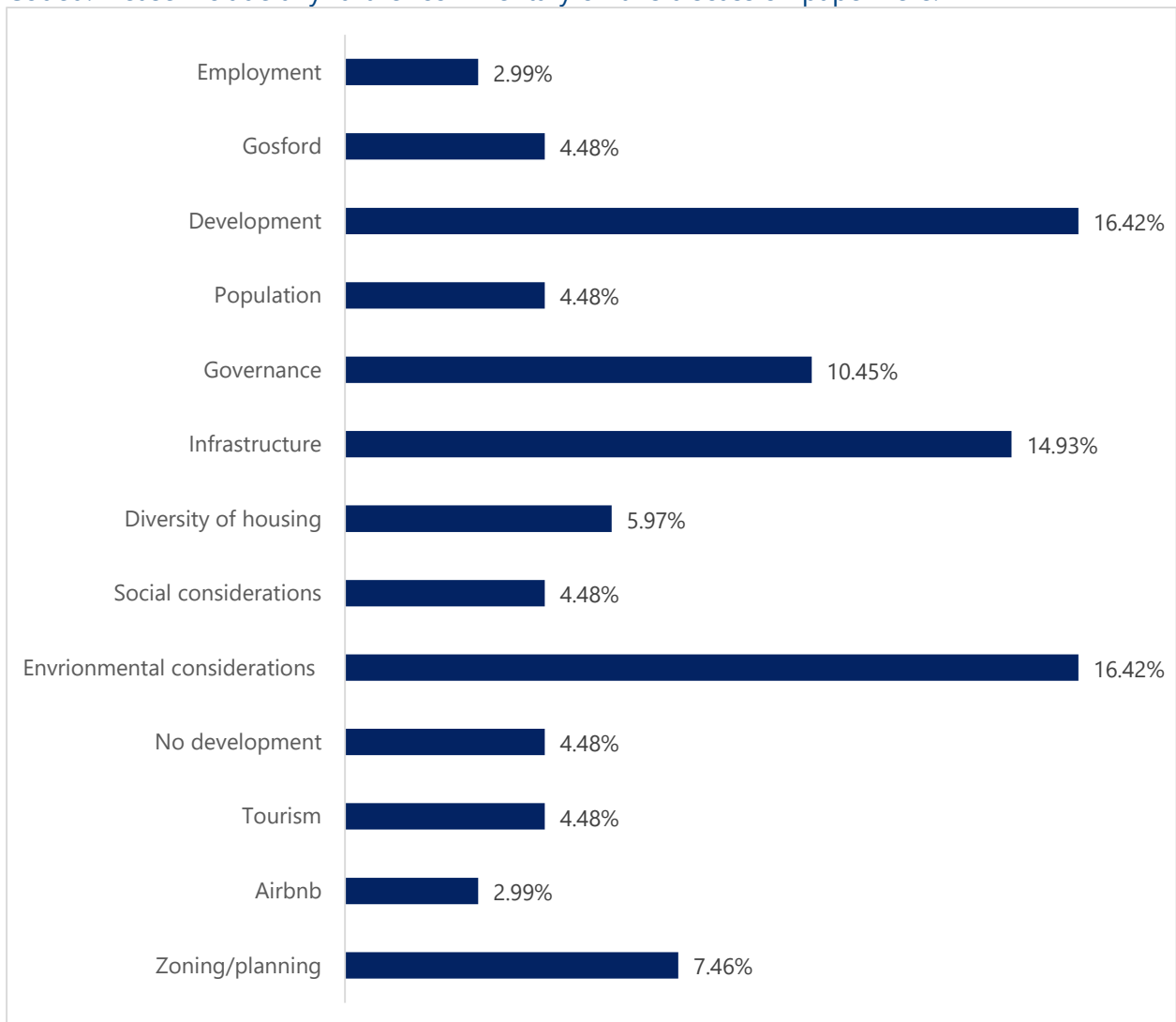
Total codes applied= 196

Should housing development be contained to the existing urban area to protect land for agriculture and to maintain the scenic qualities for the Central Coast, or should we allow the urban area to expand into the rural area? - Selected Choice



Total respondents=162

Coded: Please include any further commentary on this discussion paper here:



Total codes applied=67

Key comment themes:

- Ensure that the environment and potential impacts to the natural environment are mitigated in any of the actions identified.
- Ensure that development is well considered and is done in areas with adequate infrastructure.

4.3 Sample of comments from consultation

Below is a sample of comments respondents provided via the feedback form:

"Central Coast is popular for all residents as it provides green spaces, tree spaces, water spaces and room to move and grow for families and older generations alike. The only issues for housing on the coast have arisen in the last 5 years through investors buying family homes to transform into short stay accommodation. Because of this, homes that were rental properties across all income brackets have been taken off the market. Additionally, short stay accommodation has decimated local infrastructure such as roads sewerage and has taken council income away as they are not required to pay tourism tax. The best way to fix housing on the central coast is to outright ban whole house Airbnbs and stayz type accommodation. Globally it has ruined many cities and have now been banned."

"We have the opportunity in unbuilt areas to plan properly. These areas could be walkable, with amenities and proper public transport (not just roads for cars). Building suburbs for cars excludes people from public spaces and is also not sustainable long term."

"I would be happy with a strategy that considers environmental, social and economic requirements of communities within the LGA is desirable."

"Whatever the building, trees, parkland and close amenities are all very important. Connectivity like walking or biking to shops, doctors, train and other transport is a high priority. Studying how other cities or towns have developed will help make decisions."

"Fix Gosford CBD and solve the housing issues, transport issues, get an attraction to build in the CBD. Be it a casino, club, major resort / hotel. Let them build the place for people to stay, the jobs for our kids and the pathway for us to grow positively. Investment breeds life."

"I am concerned that the draft vision has no mention of affordability of housing. Many of the identified areas for growth already have significant issues with the increased population that has happened already. Facilities are not keeping pace, and state and federal governments have reduced services in those areas, despite the increases in population. Certain areas have to be kept intact, such as the COSS lands, National parks and reserves. Medium density developments are being approved with insufficient parking, thus clogging surrounding roads. This is in areas where there is no viable public transport for residents to utilise (e.g. coastal areas) so any assumption that people won't need cars is ridiculous."

"The desire to live on the Central Coast should not be at cost to the environment. Without greenspace living here won't be desirable. The type of housing is also important. The desire to move to the coast is linked to greenspace and to move away from multi storey flats. If the coast has nothing to offer but multi storey flats then it's a no win for anyone. People are drawn to the coast for a lifestyle, Council should consider how to maintain the desires and needs of it's residents. Council needs to stop focussing on making money and providing profit for it's 'housing partners and developers ' and work with the residents to keep the coast liveable. Residents need infrastructure and amenities. We are not getting these things now, how is Council going to support more residents in high rise dwellings? Plan to be flexible not greedy."

5 Next steps

Council will use the feedback received from the community throughout the Discussion Paper, the supporting evidence base report and the existing Council Strategies such as the Local Strategic Planning Statement to guide the priorities and inform the development of the draft Local Housing Strategy.

The Local Housing Strategy will be developed to complement the Central Coast Affordable and Alternative Housing Strategy (CCA&AHS) adopted by Council in April 2019.

The CCA&AHS was developed following extensive research and consultation and is structured around three strategic themes:

- Affordable Housing Partnerships
- Planning Mechanisms and Strategies to Increase the Supply of Affordable and Lower Cost Housing
- Prevention and Intervention to Reduce Homelessness

The three strategic themes provide a range of effective policy solutions to address the growing and complex need for affordable and alternative housing within the Central Coast region.

The Central Coast Local Housing Strategy will amplify the AAHS vision for a *'fair and inclusive region, where everyone has access to affordable and sustainable housing'* whilst ensuring that the future of housing on the Central Coast is well located, supported and considered in relation to infrastructure, existing character and the environment.

The development of this Strategy is currently underway and is expected to be finalised by December 2022. Once the draft is complete, it will be placed on Public Exhibition where the community will have another opportunity to have their say before being considered by Council for adoption and implementation.

The community will be kept up to date as the project progresses.

6 Appendices

Appendix A – Media Release

6.1 Central Coast Council Media Release

25 January 2022

Council to begin the conversation about housing

Central Coast Council is encouraging the community to contribute to discussions on housing across the Central Coast, with community consultation on the Central Coast Local Housing Strategy Discussion Paper now open.

Council Administrator, Rik Hart said housing is a hot topic on the Central Coast.

“Record sale prices are being achieved right across the Coast at the moment, while the availability of rental properties remains at an all-time low,” Mr Hart said.

“With clear housing projections set out in the Central Coast Regional Plan – 41,500 additional homes by 2036 – it’s imperative that we adequately plan for a range of housing types and densities in different locations so that we have something to offer the diverse requirements of our community.

“The discussion paper is intended to bring together key concepts from the evidence base report and act as a prompt to guide discussion around the future of housing on

the Central Coast. The feedback on the discussion paper will assist Council in developing the Central Coast Housing Strategy.

“Once developed, the Housing Strategy will link with the housing objectives and targets set out in the Central Coast Regional Plan and will detail how and where housing should be provided in consideration of a range of factors including supply and demand.”

The development of this Housing Strategy is a key action in both our Local Strategic Planning Statement and the Affordable Housing Strategy.

“This discussion paper is a starting point for these important conversations, and I would encourage everyone to get involved and help shape the future of housing on the Central Coast,” Mr Hart said.

Community members can view the discussion paper and have their say until 28 February 2022 by visiting yourvoiceourcoast.com/housing.

ENDS



Coast Connect

27 January 2022



Celebrate
what's
great!

Central Coast Council

Australia Day Awards 2022

Congratulations to this year's award recipients

Twelve outstanding locals have received Australia Day honours, including Robyn Downham (Founder of River Cares Group Inc.) who was named 'Citizen of the Year' in the 2022 Australia Day Awards on the Central Coast.

Award recipients also included Darryl Davis (Arts, Culture and Entertainment winner), Mitchell Gordon (Business Connecting Communities winner), Christine Mastello (Business Connecting Communities, highly commended), Con Ryan (Community Service and Activity winner), Steev Hassall (Community Service and Activity, highly commended), Debbie Sunartha (Environmental Award

winner), Ryan Green (Sportsperson of the Year winner), Gail Ransley (Volunteer of the Year, joint winner), Jenny Cameron (Volunteer of the Year, joint winner), Phoebe Sheridan (Youth of the Year winner), and Jayden Redfern (Youth of the Year, highly commended).

Highly regarded education leader and local resident, Karen Jones, was named by Council as the 2022 Australia Day Ambassador for the Central Coast.

These recipients have been recognised for their work and contribution to our local community.

[read more](#)



Inclusive netball amenities building for Ettalong

Construction work is underway to upgrade the sports amenities at Lemon Grove Netball Courts in Ettalong to deliver a significantly improved and accessible facility. Funded by the Australian Government.

Local netball community to benefit >



Have your say on our region's housing needs

Our growing population is expected to require an additional 41,500 homes by 2036. It's imperative that we plan for a range of housing types and densities in different locations. Join the discussion as we develop a Local Housing Strategy.

Open until 28 Feb >



Beach wheelchairs and matting rolled out

Locations across the Coast where you can find beach wheelchairs and matting.

[Find out more >](#)



2022 underway as we await some significant decisions

This year we await the outcome of the Public Inquiry, whether there will be a local government election for this year, the upcoming consideration of the community submissions as part of the special rate variation (SRV) and a formal decision from Council on whether it will make an application to IPART.

[Find out more >](#)

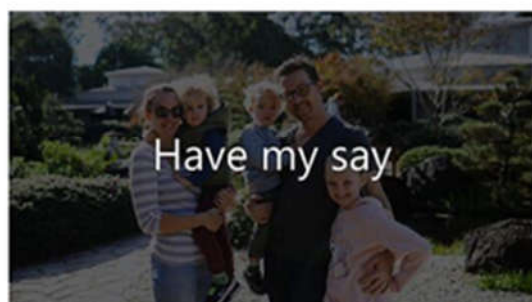


Amended Code of Meeting Practice on Public Exhibition

Amendments are proposed for Council's Code of Meeting Practice to incorporate the changes made to the Model Code of Meeting Practice for Local Councils in NSW by the NSW OLG, to change the frequency of the meetings to monthly, and to remove non-mandatory provisions for Public Forums.

[Submit comments by 7 Feb >](#)

More across the Coast



Contact us

Gosford Office

91-99 Mann Street
Gosford 2250
Ph: 1300 463 954

Wyong Office

2 Hely Street
Wyong NSW 2259
Ph: 1300 463 954

Email us

ask@centralcoast.nsw.gov.au

Important links

[Council Meeting highlights, 25 Jan](#)

[Changes to services and facilities due to COVID](#)

[Support program to help community focused businesses](#)

[Help wipe out illegal graffiti on the Coast. Free graffiti removal kits available from Council](#)

[What's on](#)

Appendix C – Social Media posts



Central Coast Council ✓

February 24 at 11:09 AM · 🌐



With clear housing targets set out in the Central Coast Regional Plan – 41,500 additional homes by 2036 – it's imperative that we adequately plan for a range of housing typologies.

We want to know what is important to you so that we can ensure the Central Coast Local Housing Strategy reflects the values of our community.

Join the conversation by clicking the link below.

<https://hubs.la/Q014CITd0>





Central Coast Council

February 18 at 11:04 AM



Our online consultation hub is open 24 hours a day, 7 days a week for you to Have Your Say on projects that are important to you.

Currently open now for your feedback:

- Local character – Toukley, Canton Beach, Noraville and Norah Head (until 20 February 2022)
- Central Coast Local Housing Strategy – Discussion Paper (until 28 February 2022)
- Mangrove Creek Dam Visitor Space (until 11 March 2022)
- Wamberal Beach Terminal Protection and Sand Nourishment (until 20 March)
- Central Coast Airport Masterplan (until 31 March)
- Tuggerah Lakes foreshore restoration works (ongoing 2022)

There are also a number planning proposals currently on exhibition.

Have Your Say at <https://hubs.la/Q014qFqs0>





Central Coast Council

February 16 at 5:00 PM · 🌐



How can we support housing on the Central Coast? 🏠🌳🏡🏠

Whether you rent, are looking to buy now or in the future – your input is important!

We've prepared a Housing Strategy Discussion Paper - take a look and share your feedback by clicking the link below:

<https://hubs.la/Q014fKF70>





Central Coast Council

February 7 · 🌐



Our online consultation hub is open 24 hours a day, 7 days a week for you to Have Your Say on projects that are important to you.

Currently open now for your feedback:


- Amended Code of Meeting Practice (December 2021) (until 7 February 2022)
- Local character – Toukley, Canton Beach, Noraville and Norah Head (until 9 February 2022)
- CSP Community Reference Group (until 18 February 2022)
- Central Coast Local Housing Strategy – Discussion Paper (until 28 February 2022)
- Mangrove Creek Dam Visitor Space (until 11 March 2022)
- Tuggerah Lakes foreshore restoration works (ongoing 2022)


There are also a number planning proposals that are currently on exhibition.

Have Your Say via 🗳️ <https://hubs.la/Q013wKq30>





Central Coast Council 

January 25 · 



How can we support housing on the Central Coast? 🏡

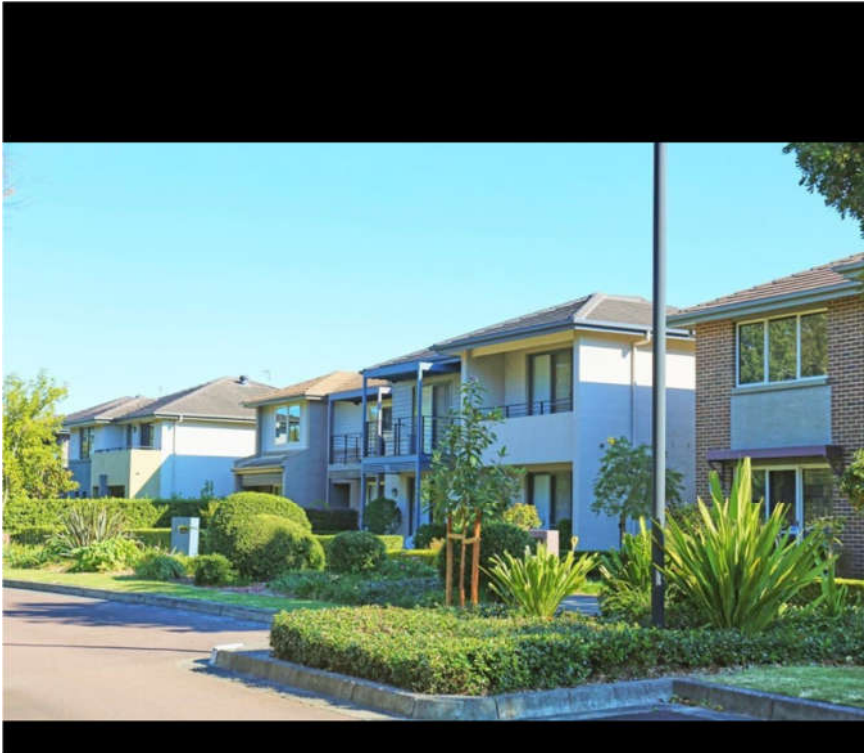
With clear population projections set out in the draft Central Coast Regional Plan – 41,500 additional homes by 2036 – it's imperative that we adequately plan for a range of housing types and densities in different locations so that we have something to offer the diverse requirements of our community.

We've prepared a Housing Strategy Discussion Paper which is intended to bring together key concepts from the evidence base report and act as a prompt to guide discussion around the future of housing on the Central Coast.

Take a look and share your feedback by clicking the link below:

<https://hubs.la/Q012BRLh0>





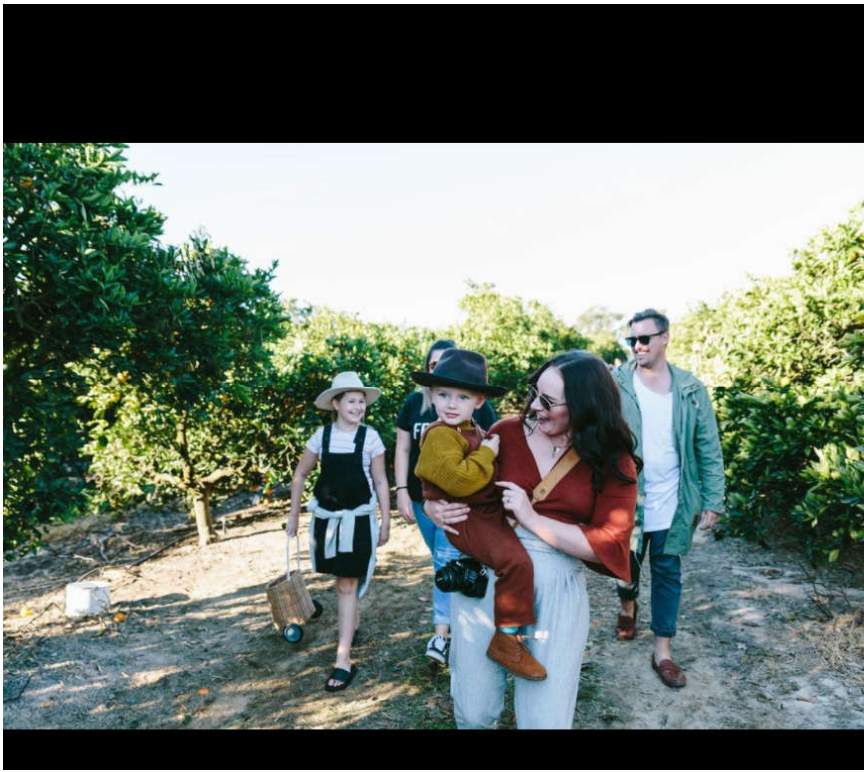
centralcoastcouncil • Following

centralcoastcouncil With clear housing targets set out in the Central Coast Regional Plan – 41,500 additional homes by 2036 – it's imperative that we adequately plan for a range of housing typologies.

We want to know what is important to you so that we can ensure the Central Coast Local Housing Strategy reflects the values of our community. Join the conversation by clicking the link below.

Link in bio!
1 w

♡ 🔍 📌



centralcoastcouncil • Following

centralcoastcouncil Our online consultation hub is open 24 hours a day, 7 days a week for you to Have Your Say on projects that are important to you.

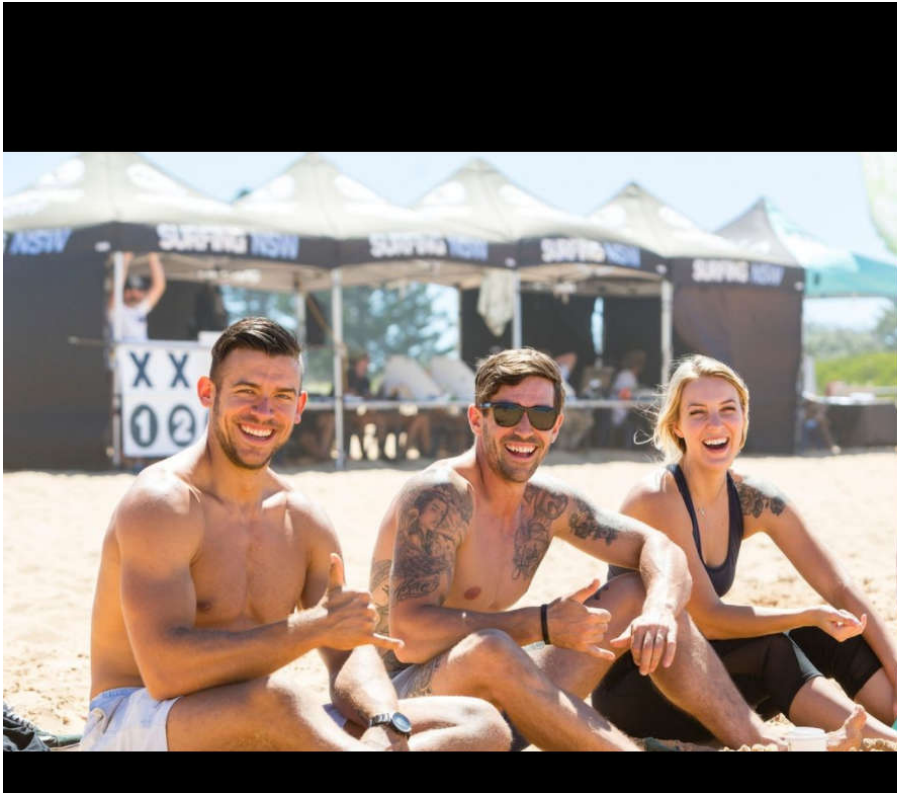
Currently open now for your feedback:

- Local character – Toukley, Canton Beach, Norville and Norah Head (until 20 February 2022)
- Central Coast Local Housing Strategy – Discussion Paper (until 28 February 2022)
- Mangrove Creek Dam Visitor Space (until 11 March 2022)
- Wamberal Beach Terminal Protection and Sand Nourishment (until 20 March)
- Central Coast Airport Masterplan (until 31 March)
- Tuggerah Lakes foreshore restoration works (ongoing 2022)

There are also a number of planning proposals currently on exhibition.

Have Your Say now via link in bio!
Edited · 2 w

♡ 🔍 📌



centralcoastcouncil • Following

centralcoastcouncil How can we support housing on the Central Coast?

Whether you rent, are looking to buy now or in the future – your input is important!

We've prepared a Housing Strategy Discussion Paper - take a look and share your feedback by clicking the link below:

<https://www.yourvoiceourcoast.com/housing>

2 w

👍 🗨️ 📌



centralcoastcouncil • Following

centralcoastcouncil How can we support housing on the Central Coast?

With clear population projections set out in the draft Central Coast Regional Plan – 41,500 additional homes by 2036 – it's imperative that we adequately plan for a range of housing types and densities in different locations so that we have something to offer the diverse requirements of our community.

We've prepared a Housing Strategy Discussion Paper which is intended to bring together key concepts from the evidence base report and act as a prompt to guide discussion around the future of housing on the Central Coast.

Take a look and share your feedback by clicking the link below - link in bio!

6 w

👍 🗨️ 📌



Central Coast Council

9,233 followers

1mo • 



How can we support housing on the Central Coast? 

With clear population projections set out in the draft Central Coast Regional Plan – 41,500 additional homes by 2036 – it's imperative that we adequately plan for a range of housing types and densities in different locations so that we have something to offer the diverse requirements of our community.

We've prepared a Housing Strategy Discussion Paper which is intended to bring together key concepts from the evidence base report and act as a prompt to guide discussion around the future of housing on the Central Coast.

Take a look and share your feedback by clicking the link below:

<https://hubs.la/Q012BQ-30>



Appendix D – Discussion Paper Feedback Form



Welcome to the submission form for the Central Coast Local Housing Strategy Discussion Paper.

This is an opportunity to provide your feedback on some of the key topics explored throughout this discussion paper.

Before you provide feedback

Prior to completing this form we strongly recommend:

- Reading the Existing conditions report
- Reading the discussion paper (this form will take you through the content but it is helpful to have read the document in its entirety prior to providing feedback here)
- Viewing the information for the project including FAQs
- Contacting the project team directly with any questions (phone, email or a virtual meeting)

This information is available at yourvoiceourcoast.com.

Please make sure your comments are your own, any copied/generic responses may not be counted.

We appreciate you taking the time to participate.

This form may take up to 30 minutes to complete, depending on your level of prior reading or amount of feedback.

Your attention is drawn to the provisions of the Government Information (Public Access) Act 2009 which allows for possible access to certain public and personal documentation. [View our privacy statement.](#)



Central Coast Council is preparing a Local Housing Strategy (LHS) to understand the supply of housing on the Central Coast, the types of housing that are needed now and into the future, and potential barriers to meeting those needs. The NSW Government has produced the Local Housing Strategy Guideline¹ (the Guideline) to assist councils with the preparation of an LHS. It is a State Government requirement that the LHS be written in accordance with the Guideline.

The need for the LHS has been identified in the Central Coast Local Strategic Planning Statement (LSPS) and Community Strategic Plan (CSP). The LSPS establishes land use planning priorities for the next 20 years for the LGA (to 2036). It includes strategies and actions to manage future growth.

The LSPS emphasises housing growth being focused in areas with high levels of liveability and occurring in a way that reinforces lifestyle and amenity in the region. The CSP nominates access to services, housing affordability, diversity and choice as key indicators of community wellbeing. The LHS is being prepared in support of these goals.

This Discussion Paper has been prepared in conjunction with a comprehensive Evidence Base Report that details the current state of population and housing on the Central Coast and projected housing needs for the future. It is intended to both synthesise key concepts from the Evidence Base Report and act as a prompt and guide for community discussion around the future of housing on the Central Coast.

The research to complete the Evidence Base has identified key questions that we are seeking community input on. This Discussion Paper aims to present key findings from the Evidence Base alongside those questions for community input.

It should be noted that the Department of Planning, Industry and Environment is currently publicly exhibiting the draft Central Coast Regional Plan (CCRP) 2041 until March 2022. The draft CCRP 2041 includes statements in relation to higher population density targets than previously included in the current CCRP 2036, or this Discussion Paper.

About you!

The following questions aren't mandatory, but you can really help us to better analyse this survey data and capture trends around the Central Coast by telling us a little more about you.

Email:

Suburb:

What is your interest in the Central Coast Housing Strategy?

- I am a resident of the Central Coast
- I own a home on the Central Coast
- I own/operate a business on the Central Coast
- I own investment property/ies on the Central Coast
- I work in real estate
- I am an investor

What is your age?

- Under 18
- 18 - 24
- 25 - 34
- 35 - 49
- 50 - 59
- 60 - 69
- 70 - 84
- 85 years and older

What is your gender?

- Male
- Female
- Non-binary / third gender
- Prefer not to say

How long have you lived on the Central Coast?

- Less than 12 months
- 1 - 3 years
- 4 - 7 years
- 8 - 10 years
- 10 - 20 years
- 20+ years

What is your household type?

- Single person living alone
- One parent family
- Couple with no children at home
- Couple with children at home
- Other families
- Group household
- Other (please specify)

What is your employment type?

- Full time
- Part time
- Casual
- Contract
- Self-employed
- Actively looking for work
- Not looking for work
- Retired
- Not able to work
- Student
- Home duties

Are you of Aboriginal and/or Torres Strait Islander origin?

- No
- Yes, Aboriginal and/or Torres Strait Islander



The Central Coast

The Central Coast Local Government Area (LGA) is a large and diverse area spreading across 1,681 square kilometres. It spans the significant urban corridor between Sydney and Newcastle and is the third most populous LGA. The region has historically offered more affordable housing options combined with a desirable lifestyle, compared to metropolitan Sydney, drawing residents north who are looking to raise families or retire.

The Central Coast has significant natural assets, with well-known beaches and coastal nature reserves in the east, and significant reserves of bushland in the west. A strong open space network has been maintained along with an extensive network of parks and reserves, affording residents much greater access to nature than in comparable metropolitan LGAs.

Historically, the region has consisted of smaller communities distributed in clusters, some of which have grown over the years into more contiguous conurbations, while others have remained discrete, offering a 'small town' lifestyle. For these reasons and more, the Central Coast continues to be an attractive prospect to potential residents.





The Central Coast and its people

In 2020, Central Coast LGA was estimated to be home to 345,809 residents. At the most recent Census (2016), approximately 3.8% of residents were of Aboriginal or Torres Strait Islander descent.

Most residents live closer to the coast, in the areas to the east of the M1 Motorway. Within that corridor, dwellings are spread out from south to north, with major population centres around The Peninsula, Gosford, the shores of Tuggerah Lake and Lake Munmorah.

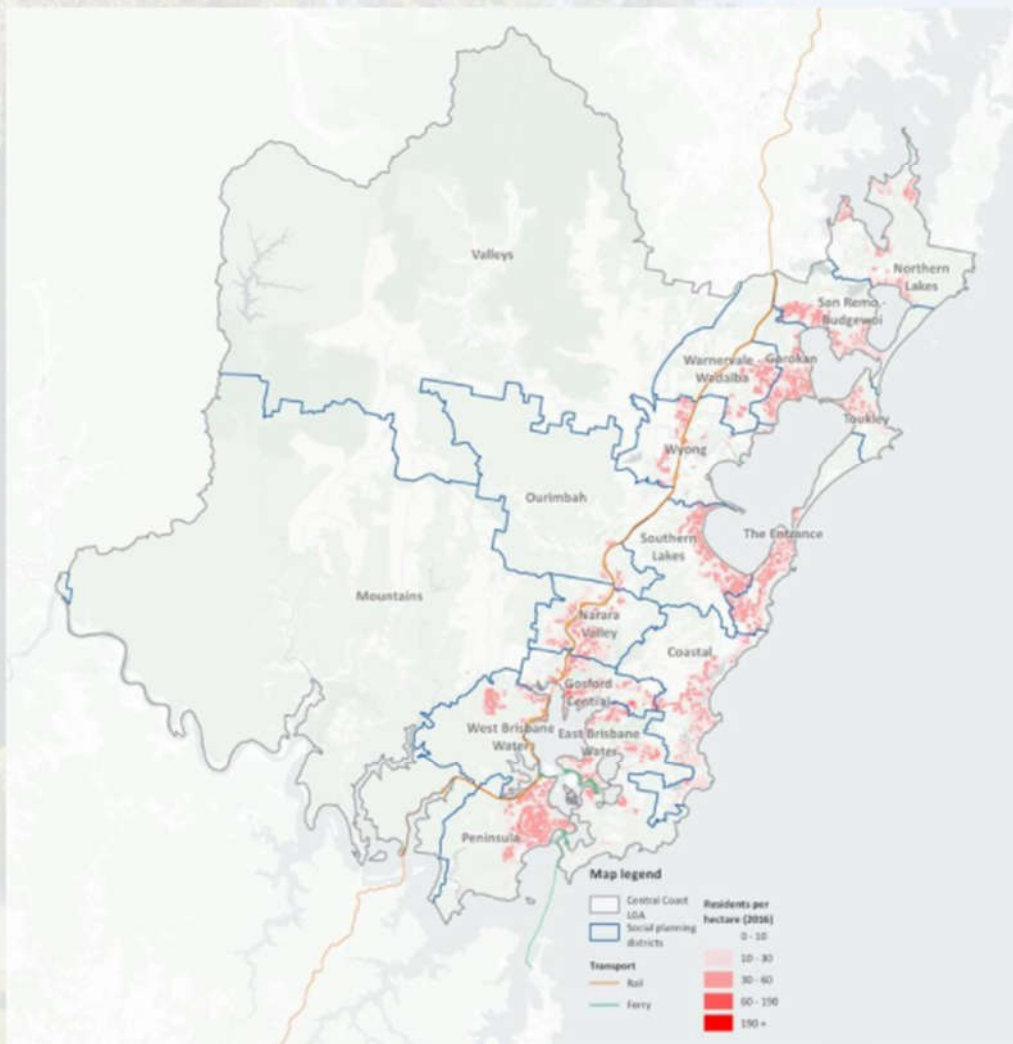
Housing on the Central Coast is largely low density, with detached single dwellings of 3-4 bedrooms being most common. As a result, private vehicles are strongly favoured as the primary mode of transport.



Population growth

The Central Coast LGA population grew by approximately 20,448 residents in the decade to 2020. The NSW Government estimates that this growth will accelerate to an average of 4,000 residents per annum between 2021 and 2036. Most growth is currently occurring in new housing developments in the north of the LGA.

It is projected the Central Coast will need 199,150 dwellings by 2036, an additional 41,500 dwellings above 2016.



Ageing

Residents aged 50 years and older are the fastest growing demographic, making up 33% of the local population in 2001 and growing to 41% of the population in 2016. The Central Coast has a higher proportion of elderly residents compared to similar LGAs. This population was most concentrated in Peninsula, Toukley and Northern Lakes areas.

Need for assistance

In 2016, about 21,085 or 6.4% of the population of Central Coast LGA required assistance with a core activity, an increase from 2011 where the proportion was 5.7%. About 46% of residents requiring assistance were aged under 65.

Ageing residents and those living with a disability can require housing that is adaptable to their needs, as well as a range of specialised amenities and services.

Should Council require some apartments to be developed as accessible dwellings (suited to older people and people with a disability)?

- Yes
- No
- Unsure



Please let us know the reason for your response:

Tenure

The vast majority of housing on the Central Coast is owned outright (35%) or mortgaged (34%). About 27% of dwellings are privately rented. During 2020, residential rental vacancies in the LGA dropped to less than 1%.

In the 5 years to 2016, the volume of social housing dwellings declined. On 30 June 2020, there were 2,819 social housing applications within the Central Coast, with all housing categories at or exceeding 10 year wait periods.

Rental vacancies on the Central Coast are at an all time low and social housing has wait periods exceeding 10 years.

What should Council do to facilitate the provision of more affordable housing?

- Approve more affordable housing
- Discount developer contributions for affordable housing
- Partner with housing providers
- Other (please specify)

Migration

New arrivals on the Central Coast between 2011-16 were most commonly parents and home builders (35-49 years), in the young workforce (25-34 years) and empty nesters and retirees (60-69 years). These groups have distinct housing requirements. The high net volume of over 50s (empty nesters and lone persons) are likely to drive demand for smaller dwellings.

Household type

One parent families with non-dependent children were the fastest growing group in the 5 years to 2016, followed by couple families with non-dependent children. This suggests a growing demand for lower cost dwellings suited to smaller households.

Yet, most dwellings are 3-4 bedrooms, with 42% of dwellings report 2 or more spare bedrooms at the 2016 Census.

What types of dwellings would you like to see more of across the Central Coast?

- Small lot housing (small block/small house)
- Town houses
- Residential units
- Dual occupancies (duplex)
- Secondary dwellings (granny flats)
- Standalone dwellings
- Community title development (i.e. over 55's leisure villages)
- Other (please specify)



Living on the Central Coast

The Central Coast LGA is an attractive place to live and visit, with an extensive network of social and cultural infrastructure, abundant natural scenery, open space and beaches to be enjoyed.

Many of same factors that make the region so attractive also constrain the location and form of housing. Flooding and tidal impacts are significant risks to housing, with many existing dwellings being located within the flood catchments of significant water bodies throughout the LGA. The increasing frequency and likelihood of severe weather events presents a significant risk for these dwellings. Large tracts of bushland near urban areas also raise risks associated with bushfire.

Even with these constraints, the Central Coast LGA continues to have greenfield housing capacity in the northern release areas, with further capacity for infill development around existing centres.

Employment

In 2016, approximately 68% of employed residents lived and worked on the Central Coast, with about 25% working in jobs permanently located outside the area. Jobs on the Coast are most strongly concentrated in Gosford, Erina and Tuggerah. Most residents work in population serving industries, like healthcare and social assistance (15%), construction (11%) and retail (11%). Most residents drive to work (65%), followed by train (7%) and bus (1.2%).

What sort of features should homes have to address the increase in working from home?

- Separate office space
- Bigger houses
- Shared office spaces/collaborative spaces (unit blocks)
- Other (please specify)

Liveability

More liveable communities have better access to public spaces and centres, jobs, lifestyle options to support health and wellbeing and more time for leisure, family and community life and well-planned infrastructure. The analysis on the heat map on this page shows areas where there are clusters of dwellings with good access (within 800m) to facilities and amenities. More populous areas like Gosford, Toukley and Narara have the greatest density of dwellings with access to the widest range of services. Access to amenities is one indicator of liveability, there are other considerations like access to employment, proximity to and volume of natural areas, and the quality of the infrastructure, public spaces and housing itself.



What sorts of local amenities and services should be found where medium and higher density residential is proposed?

Close to or within a town centre

Local parks and open space

Regular public transport

Walkability

Access to employment

Close to retail outlets

Other (please specify)

Socioeconomic status

The Central Coast includes significant diversity in socio-economic status, with 1 in 10 residents living in the 10% most disadvantaged areas and 8 in 10 living in the 10% most advantaged areas nationally. Areas with higher levels of disadvantage are concentrated in populated centres like Gosford, Wyong, Woy Woy, The Entrance and further north towards Doyalson and Gwandalan.

Housing stress

Households affected by housing stress are those that are both:

- In the lowest 40 per cent of incomes
- Paying more than 30 per cent of their usual gross weekly income on housing costs (i.e. mortgage repayments or rent).

Housing affordability

In NSW, housing is considered affordable if housing costs do not exceed 30% of income for a household classified as being very low, low or moderate income.

The cost of purchasing or renting a dwelling on the Central Coast has risen rapidly in recent years. As suggested by the housing stress data above, more households are paying over 30% of their incomes on housing. Modelling indicates that low income Central Coast households would be largely priced out of the Central Coast housing market in 2020.

Dwelling vacancy

At the 2016 Census, approximately 12% of dwellings within the Central Coast LGA were unoccupied on Census night. Those dwellings identified as unoccupied were significantly clustered, with four districts recording occupancy rates above the average, the Coastal District (21%), The Entrance (20%), Mountains (18%) and Peninsula (14%). Many of these unoccupied dwellings are likely to be holiday houses.

Data available on Airbnb listings indicates that there are significant numbers of larger residences in coastal areas being used as Short Term Rental Accommodation (STRA). Dwellings that are in use as STRA are unlikely to be available for use by residents and could reduce availability of dwellings overall.

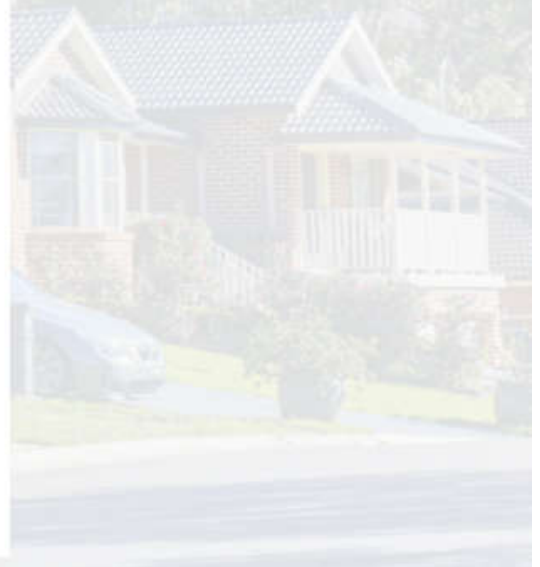


Challenges to future growth



The location and form of future housing growth must respond to the opportunities and challenges presented by the Central Coast region itself, its environment, the capacity of existing and future infrastructure and the challenges presented by changing weather patterns.

Challenge	Opportunity
 <p>Environment: The Central Coast has an abundance of natural assets and extensive areas of forest, wetland and coastal ecosystems that require protection.</p>	<p>The natural environment is what makes the Central Coast such a unique place to live. There are natural landscapes that are highly accessible and close to many urban areas.</p>
 <p>Geography: Many regions of the Central Coast present challenges to dwelling construction, with flood-prone areas, sloping land and bushfire-prone areas.</p>	<p>Containing housing growth within the current urban area can minimise environmental risks, adapting dwelling design to meet these risks is also vital.</p>
 <p>Infrastructure: Residential growth relies upon infrastructure being strategically located, properly maintained and designed with sufficient capacity to cater for future need. In some established areas, infrastructure is reaching the end of its functional life, requiring a strategy for replacement.</p>	<p>The Central Coast has well established infrastructure, with many areas designed with future growth in mind. Areas with excess infrastructure capacity present opportunities for additional growth. Replacing and upgrading essential services, particularly in the south, will become more important in coming years. There are opportunities to fund infrastructure in growth areas as part of new development.</p>
 <p>Future weather patterns: Increased frequency of extreme weather events (fire and larger low pressure systems) will require greater resources to maintain the resilience of dwellings in certain areas of the LGA.</p>	<p>Housing needs to be designed and located in a way that is resilient to potential new risks posed by changing weather patterns. It will be necessary to review the location and design requirements of future dwellings.</p>
 <p>Sustainability: New housing places burdens on local and regional natural resources (e.g. water, air). How can we provide new housing in a sustainable way?</p>	<p>In providing new housing we can more closely consider the types and volume of resources that are required. Smaller housing with more efficient design can also be more sustainable.</p>
 <p>Current built form: Most housing on the Central Coast is detached and 3-4 bedrooms. Much of the existing housing is ageing and unsuitable for the changing Central Coast population. Replacing this older housing is a significant challenge to meeting future housing needs.</p>	<p>Certain areas, where there are higher levels of amenity and access, present an opportunity for urban renewal. These areas could be regenerated into areas of higher liveability and amenity that cater for a wider range of household types and resident groups (e.g. ageing, lone person households, residents with limited mobility).</p>
 <p>Tourism sector: A strength for the local economy, the tourism sector has placed a strain on housing availability by removing dwellings from the rental market for use as short term accommodation (e.g. Airbnb).</p>	<p>There are ways to limit the growth of short term rental accommodation to make housing available to residents. For example, the NSW Government has limited the times a residence can be available per year. Other controls to consider could be location and types of property that might be suitable for short term rental accommodation.</p>





Visions and values

Housing vision

The LSPS outlines Council's vision for the LGA to become a leader in placemaking, environmental protection, sustainability, infrastructure and community resilience. The LSPS vision for housing is shown below:

By 2036, [the Central Coast] will have a diversity and choico of housing typos and sizes to accommodate the growing community. Housing areas that are well connected to local jobs and social infrastructure will become desirable and competitive. Take up will be focused in the centros with existing zoning capacity, helping them to become more vibrant and better serving to the surrounding communities. Our housing provision will have occurred in an oquitable manner that onsures all communities remain connected to transport, services and employment.

Do you agree or disagree with the vision statement for housing within the discussion paper?

- Strongly agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Strongly disagree

Housing to meet future needs

Central Coast residents come from a range of backgrounds and live in a range of financial circumstances, and it is important to plan for housing to meet the needs of all residents. Households will require differing levels of support based on their social and economic circumstances, as shown in the housing continuum below (e.g. social housing costs are based on household income, affordable rental housing costs are calculated as a proportion of market costs). Within the continuum, types of housing (e.g. private rental, home ownership) may be more or less suited to differing households (e.g. family or lone person). Moreover, some households require access to certain support services.



Modelling based on rising sale and rental bond prices indicate that Central Coast households are increasingly finding it difficult to meet increasing housing costs. Social housing on the Central Coast is only 73% of the average level of Greater Sydney and is continuing to decline in availability. Homelessness has grown 35% over the past five years on the Central Coast.

What can be done to ensure that housing is sustainable?

- Ensure that quality build materials are selected
- Ensure that approved buildings are consistent with current best practice for sustainability
- Increase density in existing areas (infill development)
- Ensure adequate housing supply
- Other (please specify)



Providing for residents at all stages of life

We need to provide housing for all types of households in the LGA, noting that housing needs change as we age and are influenced by economic circumstance.

Table 1 shows types of housing by life stage. It is important that the Central Coast provides a housing to meet demand from each life stage, to allow a person or household to move from one dwelling type to another as their needs change. Table 1 shows the progression of independence/ self-sufficiency over a normal lifespan, becoming more independent from childhood, reaching a peak during adulthood, and becoming less independent into old age.

Childhood-adolescence	Young adult	Adult	Near-retiree/empty nester	Old age
Family home	Family home	Move home	Move in with family	Move in with family
	Live alone	Live alone	Live alone	Live alone
	Share/group home	Share/group/new family home	Share/group home	Share/group home
		Buy home	Age in place	Age in place
				Seniors' living

This means increasing housing choice – so that households have access to the right type of dwelling when they need it. The Central Coast caters well to the more independent adult age demographic which often prefer the predominant 3-4 bedroom detached housing type. However, there is little diversity in housing type with fewer housing types suited for other groups in this matrix, particularly older residents who might be looking to downsize but age in place rather than move into a seniors' living facility. There is also a near total absence of dedicated student housing in locations where universities, TAFEs and private colleges are being established. As such, the current housing supply does not provide adequate choice for the needs of all groups.

Do you think you will need a different type of dwelling in the future?

- Yes
- No
- Unsure

Please let us know the reasons for your response (i.e. bigger/smaller house, adaptable (DDA accessible, aging in place etc.), multi-generational housing, leisure village (over 55's living) or living in an existing fit for purpose home:



Future growth and constraints

The capacity of the LGA to accommodate new dwellings has been assessed based on:

- An audit of net potential additional dwellings per lot under existing planning controls for all residential and business-zoned land where flats or shop-top housing is permitted.
- An assessment of the remaining development potential in greenfield release areas.

That analysis shows that additional land will be needed to meet the projected dwelling need of 41,500.

Options to accommodate this additional dwelling need are:

- Increase dwelling potential in selected locations in the established urban area
- Identifying land for new urban areas on the urban fringe

The many natural constraints of the land on the Central Coast mean that there is a finite volume of land suitable for additional housing, mostly located in the north. Some land is preserved as rural to maintain existing agricultural uses but may not be employed as such anymore.

Should housing development be contained to the existing urban area to protect land for agriculture and to maintain the scenic qualities for the Central Coast, or should we allow the urban area to expand into the rural area?

A lot more greenfield development with no infill

A little more greenfield

A balance

Little more infill

A lot more infill/no greenfield

Other (please specify)

Detached housing

Recent housing growth in the LGA has not kept pace with demand or projected housing growth, potentially creating a shortfall in housing supply. This has likely been exacerbated through additional migration to the LGA during the COVID-19 Pandemic.

Developers have cited a lack of land, environmental constraints and slow approval processes.

Urban release areas

Detached or low density housing makes up the vast majority of dwellings on the Central Coast. This type of housing is typically well suited to family households, with more bedrooms and additional private space. Detached dwellings reflect many of the qualities that have been emblematic of the appeal of the Central Coast lifestyle, combined with a historically more affordable price point.

Detached housing will continue to make up the bulk of housing to be provided within the housing release areas (new or planned urban areas). Areas contained within the Greater Lake Munmorah Structure Plan include capacity for 3,019 dwellings.

Future release areas outside the existing growth areas that offer appropriate levels of access and amenity, will need to be identified. Remnant large lot areas near newer centres, as well as long term consideration of areas of suitable amenity to the west of the MI could ensure a longer-term release pipeline.

Immediate opportunities for urban expansion are becoming increasingly constrained.

Medium density

Medium density housing refers to generally attached housing types, often developed as multiple dwellings on a single block, for example, townhouses, villas and apartment blocks of up to three storeys. As a proportion of dwellings, medium density housing is the fastest growing housing type in the LGA, with townhouses and villas gaining particular popularity in existing urban areas, with larger lot sizes. This housing type can be advantageous in providing housing in areas of higher amenity, but where services are not of sufficient scale to cater to high density development, which can Heat map of Dwelling capacity under existing controls Greater net capacity No net capacity include transitional areas on the fringe of high density centres, as well as areas in walking distance of local shopping and service centres. Well-designed medium density housing uses land more efficiently and can cater for a range of household types and sizes.

High density

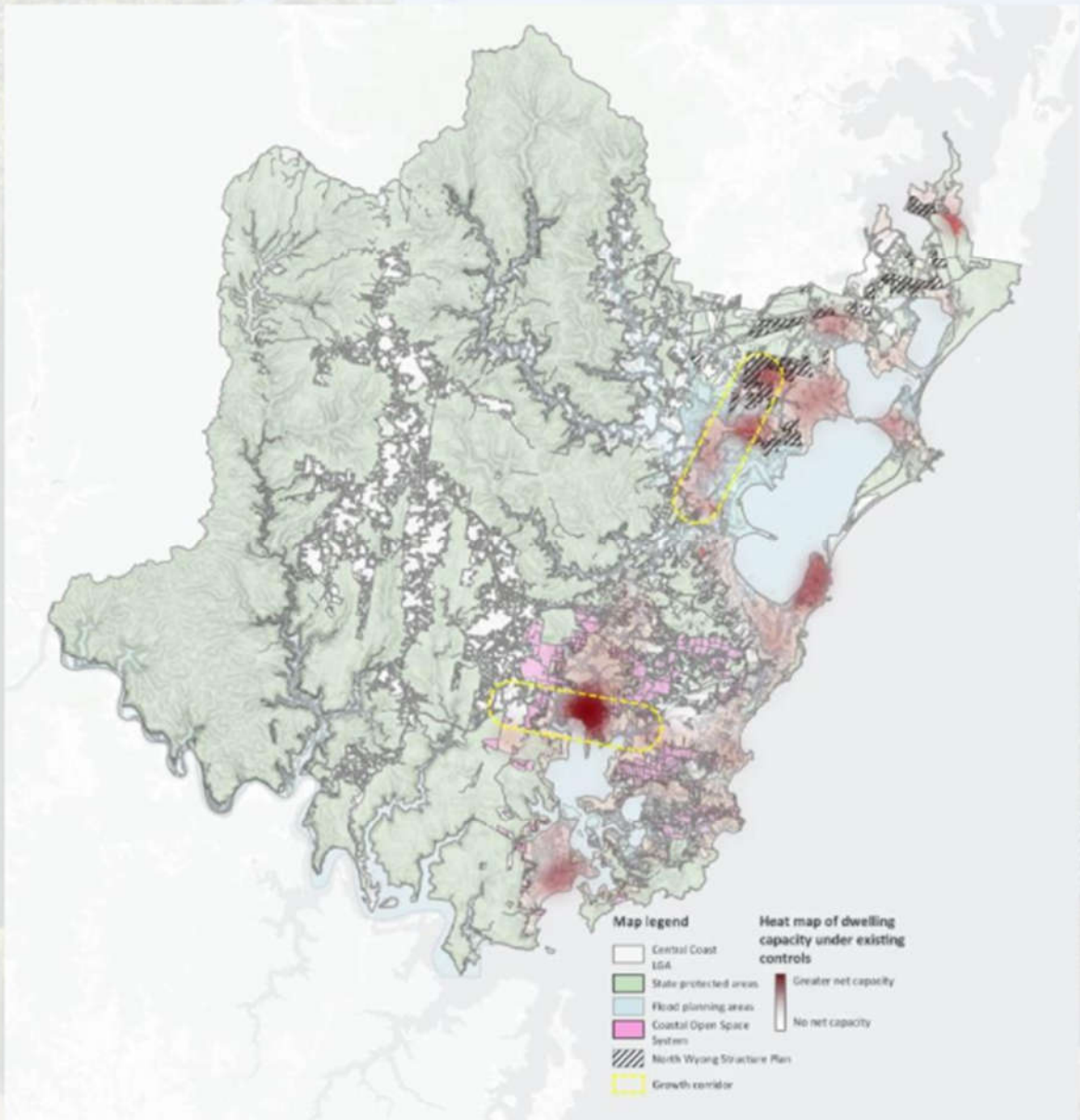
High density housing refers to residential flat buildings or shop-top housing of over three storeys. These buildings typically have more complex site requirements (e.g. minimum lot size, basement parking requirements, higher capacity utilities and servicing), but can provide for significantly more dwellings on a site and potentially cater for a wider range of residents and household types (e.g. lone person households in studio apartments and adaptable designed dwellings for less mobile residents).

While high density housing requires areas with excellent amenity, opportunities exist within existing centres with existing high amenity. Housing that generates an uplift in density also presents an opportunity to enhance local and regional infrastructure and amenity through contributions from the development.

Locating higher density housing in established centres means residents will have good access to shops, services, public transport and recreation.

Additional capacity

The map below shows areas which can accommodate additional housing under existing planning controls (that is those areas that can support additional housing under current controls), showing areas with clusters of higher additional net capacity heat mapped. The map shows that areas with significant additional net dwelling capacity are around the existing centres of Gosford, The Entrance and The Peninsula, as well as emerging areas in North Wyong, Warnervale and North Lake Munmorah.





Please include any further commentary on this discussion paper here:

Thank you for your invaluable feedback on this important discussion paper. The feedback you have provided will be used to inform the development of the Central Coast Local Housing Strategy.

Please ensure you click the button below to submit your feedback.



We thank you for your time spent taking this survey.
Your response has been recorded.