

## **9.4** Warringah's Housing Future – Talk of the Town

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### **EXECUTIVE SUMMARY**

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#### **Purpose**

To provide a preliminary report on the outcomes of 'Talk of the Town' Warringah's Housing Future Community Summit held on 23 May 2010.

#### **Summary**

At its meeting on 8 December 2009 Council resolved to commence the Housing Strategy Engagement Plan. Council Officers have now completed Stage 1 – 'Initial Awareness, Background and Information Sharing' and Stage 2 – 'Talk of the Town – Engage Community to develop Preferred Directions'. This report provides a preliminary report on the outcomes of the 'Talk of the Town' Warringah's Housing Future.

It is recommended that Stage 3 – 'Gain feedback from Community on Housing Directions Paper' of the Housing Strategy Community Engagement Plan now commence.

#### **Financial Impact**

The 'Talk of the Town' was undertaken within existing budget as identified in the Strategic Community Plan.

#### **Policy Impact**

The results of the 'Talk of the Town' will be used to prepare a draft Housing Strategy. The Housing Strategy will result in a number of Planning Amendments to 'up-zone' additional areas to accommodate additional housing.

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### **RECOMMENDATION OF DIRECTOR PLANNING AND DEVELOPMENT SERVICES**

- A. That Council resolve to proceed with the preparation of a draft Housing Strategy taking into consideration the results of the 'Talk of the Town' Warringah's Housing Future.
  - B. That Council resolve to commence Stage 3 – 'Gain feedback from Community on Housing Directions Paper' of the Housing Strategy Community Engagement Plan.
  - C. That the draft Housing Strategy be reported to Council in late 2010 for approval to proceed to Public Exhibition.
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## REPORT

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### Background

Council adopted a Housing Issues Paper in June 2008. This paper identified that the demands on the forms of housing available in Warringah are changing. The large stock of separate dwellings in Warringah is a key asset but throughout people's lives their lifestyles and housing needs change. Warringah's demographics are changing. This means the type of housing people want for themselves and their families are also changing.

The NSW Governments Metropolitan Strategy and the draft North East Subregional Plan has identified that Warringah's housing target for the period up to 2031 is 10,300 dwellings. Council Officers have undertaken further research on the options that are available to accommodate new dwellings in Warringah and are seeking the communities input on where it should be located and what type of dwellings they want to see.

At its meeting on 8 December 2009 Council resolved to commence the Housing Strategy Engagement Plan. Council Officers have now completed Stage 1 – "Initial Awareness, background and Information Sharing" and Stage 2 – "Talk of the Town – Engage Community to develop Preferred Directions." In accordance with Council's resolution this report provides a preliminary report on the outcomes of the 'Talk of the Town' Warringah's Housing Future.

Stage 3 'Gain feedback from Community on Housing Directions Paper' and Stage 4 'Public exhibition of Draft Housing Strategy' of the Community Engagement Plan remain to be completed.

### Introduction

Warringah's Housing Future 'Talk of the Town' Community Summit was held on Sunday 23 May 2010 at the Dee Why RSL. The Summit was attended by 440 residents and ratepayers as well as local councillors, local MP's, representatives from the Department of Planning and other observers from other local authorities.

Participants were seated at tables of up to ten plus an independent facilitator discussing key issues and questions on Warringah's Housing Future before voting individually with keypad technology. There were also other opportunities to have your say including an 'Opinions Wall', individual and group sticker sessions and notes taken by facilitators.

MC James O'Loughlin added a fun element to the day, by keeping the day interesting and participants engaged as well as facilitating a discussion amongst an Expert Panel Members.

### The Results

This report provides a snapshot of the key voting results, themes arising from the deliberations of the day and evaluation of the process. These results do not in anyway pre-empt the recommendations of the draft Housing Strategy. This report presents the key results of the 'Talk of the Town' and does not provide any detailed analysis of the results. It is considered appropriate to inform the community exactly how participants voted on the day.

#### Keypad Results on 'Who is here today' Session

<b>Participant Demographics</b>	<b>At Talk of the Town</b>	<b>Actual Community Data</b>
<b>Gender</b>		
Female	48%	51%
Male	52%	49%

Keypad Results on 'Who is here today' Session (continued)

<b>Participant Demographics</b>	<b>At Talk of the Town</b>	<b>Actual Community Data</b>
<b>Age</b>		
15-24 years	7%	14%
25-34 years	10%	18%
35-44 years	16%	20%
45-54 years	23%	16%
55-64 years	19%	13%
65-74 years	15%	9%
75+ years	10%	10%

<b>Participant Demographics</b>	<b>At Talk of the Town</b>	<b>Actual Community Data</b>
<b>Suburbs</b>		
Allambie Heights / Beacon Hill / North Balgowlah	10%	12%
Collaroy / Narrabeen / Wheeler Heights	16%	17%
Curl Curl / North Curl Curl / Queenscliff	6%	6%
Cromer / Narraweena	8%	10%
Oxford Falls/ Duffys Forest / Cottage Point / Terrey Hills	5%	3%
Freshwater / North Manly / Manly Vale	14%	13%
Killarney Heights / Forestville	9%	9%
Davidson / Frenchs Forest / Belrose	13%	17%
Dee Why / Brookvale	19%	15%
Other	2%	/



Keypad Results on 'Who is here today' Session (continued)

<b>Type of Home</b>	<b>Voting Results</b>
Detached House	75%
Dual Occupancy	2%
Townhouse / Villa	3%
Apartment / Unit	18%
Granny Flat	1%
Other	1%
<b>Household Structure</b>	
Couple, no children	29%
Couple/single parent, with children 15 years and over	26%
Couple/single parent, with children under 15 years	17%
Single person household	16%
Group household	4%
Other	6%
<b>Employment Status</b>	
Working full time	47%
Working part time / casual	16%
Student	7%
Home duties	4%
Unemployed	2%
Retired	22%
Prefer not to say	1%
Other	2%

Keypad Voting Results on 'Your Values' Session

Participants were asked to vote on what they value about living in Warringah and what are the positive and negative outcomes of additional population growth.



Keypad voting results of this session are as follows:

<b>Your Top Value on Living in Warringah</b>	<b>Voting Results</b>
A beautiful natural environment with access to both the beach and the bush	77%
Safe and well maintained outdoor spaces, that are accessible to everyone	8%
A sense of community, where people care and support each other	7%
Character of housing	3%
Ease of getting around	2%
Other	2%
A strong local economy	1%
<b>Best Thing about Population Growth</b>	
None	29%
Allows for improvements to the road network and public transport	17%
Results in greater community diversity	14%
Results in a stronger local economy	13%
Allows for the provision of better infrastructure (excluding roads or public transport)	12%
Increase property prices	7%
Allows for the provision of more community facilities	7%
Other	1%
<b>Worst thing about Population Growth</b>	
Results in more traffic congestion	37%
Adversely impacts on existing local character	19%
Results in loss of green space	15%
Increased pressure on infrastructure (water/sewerage/waste/electricity)	14%
Places a greater strain on public transport	7%
Places a greater strain on health and education services	7%
None	2%
Other	1%



Keypad Voting Results on 'Where should the dwellings go?'

To meet the housing target should development be allowed in non-urban areas?	Voting Results
Yes	45%
No	45%
Unsure	9%
To meet the housing target should Council allow dual occupancy development throughout Warringah?	
Yes	72%
No	22%
Unsure	6%
The Metro Strategy aims to focus residential development with centres & corridors, which have access to public transport and local services. Do you support this?	
Yes	75%
No	17%
Unsure	8%

In Ward A, which centres do you think are suitable for accommodating further growth?	Voting Results
Collaroy Plateau, Veterans Parade	23%
Collaroy, Pittwater Road	22%
Dee Why, The Strand	21%
Narrabeen, Waterloo St	20%
None	16%
Narrabeen, Devitt St	9%
In Ward B, which centres do you think are suitable for accommodating further growth	
Manly Vale, Pittwater Road	48%
Narrabeena, McIntosh Street	40%
None	9%
Freshwater, Lawrence Street	8%



Keypad Voting Results on 'Where should the dwellings go?' (Continued)

In Ward C, which centres do you think are suitable for accommodating further growth?	Voting Results
Terrey Hills, Booralie Road	37%
Frenchs Forest, Forest Way & Bantry Bay Rd	29%
Forestville, Starkey Street	22%
Glenrose, Glen Street	13%
None	8%

In Ward A, which centres do you think are <u>unsuitable</u> for accommodating further growth?	Voting Results
Dee Why, The Strand	47%
Collaroy Plateau, Veterans Parade	17%
Collaroy, Pittwater Road	13%
Narrabeen, Waterloo St	10%
Narrabeen, Devitt St	10%
None	11%

In Ward B – which centres do you think are <u>unsuitable</u> for accommodating further growth?	Voting Results
Freshwater, Lawrence Street	61%
None	19%
Manly Vale, Pittwater Road	12%
Narraweena, McIntosh Street	10%

In Ward C – which centres do you think are <u>unsuitable</u> for accommodating further growth?	Voting Results
None	33%
Glenrose, Glen Street	21%
Forestville, Starkey Street	18%
Terrey Hills, Booralie Road	18%
Frenchs Forest, Forest Way & Bantry Bay Rd	15%



Keypad voting results on the 'Overall Rating of Centres (based on %) **suitable** for accommodating further growth' are as follows:

1. Manly Vale, Pittwater Road	48%
2. Narrabeena, McIntosh Street	40%
3. Terrey Hills, Booralie Road	37%
4. Frenchs Forest, Forest Way & Bantry Bay Rd	29%
5. Collaroy Plateau, Veterans Parade	23%
6. Collaroy, Pittwater Road	22%
7. Forestville, Starkey Street	22%
8. Dee Why, The Strand	21%
9. Narrabeen, Waterloo St	20%
10. Glenrose, Glen Street	13%
11. Narrabeen, Devitt St	9%
12. Freshwater, Lawrence Street	8%

Keypad voting results on the 'Overall Rating of Centres (based on %) **unsuitable** for accommodating further growth' are as follows:

1. Freshwater, Lawrence Street	61%
2. Dee Why, The Strand	47%
3. Glenrose, Glen Street	21%
4. Forestville, Starkey Street	18%
5. Terrey Hills, Booralie Road	18%
6. Collaroy Plateau, Veterans Parade	17%
7. Frenchs Forest, Forest Way & Bantry Bay Rd	15%
8. Collaroy, Pittwater Road	13%
9. Manly Vale, Pittwater Road	12%
10. Narrabeen, Waterloo St	10%
11. Narrabeen, Devitt St	10%
12. Narrabeena, McIntosh Street	10%



## Results of Sticker Session 2

Participants were given the opportunity to place 3 stickers on a Warringah LGA map on areas they do not want additional dwellings. This was an opportunity for participants to 'Turn off' specific localities.

The top four (4) areas identified as 'no go' areas for further development in Sticker Session 2 are as follows (in order of preference):

1. Dee Why Strand & Dee Why Town Centre
2. Narrabeen
3. Collaroy
4. Freshwater

These results clearly show that the majority of participants see the coastal areas of Warringah as already having enough development and would prefer to see the additional dwellings accommodated away from the coast.

### Keypad results for the Session "What will Warringah look like in the future?"

The context in which these results are interpreted is important. In this session participants were given limited choices 'forcing' them to make a choice. The information will be used to show Council Officers participants preference rather than using the results as preferred positions.

Housing Type Preference – I would prefer;	Voting Results
To live further away from shops, public transport and employment to live in a larger house or on a larger property	61%
To live in an apartment if it means I could live closer to shops, public transport and employment	39%
Density - To meet the housing target I would prefer;	
Medium density development	66%
Low density development (including dual occupancy)	26%
High density development	8%
Location - To meet the housing target I would prefer the majority of new dwellings to be located in;	
Non-urban areas	27%
Existing urban areas	25%
A limited number of existing centres	48%
Affordable Housing	
Affordable housing should comply with the same controls as all other residential developments.	73%
Affordable housing should be provided even if incentives such as additional floor space or increased height need to be provided.	27%

### Results of Sticker Session 3 “Place your stickers”

The 3<sup>rd</sup> Sticker session was based on tables reaching consensus. Each table was given 10 stickers, each representing 1000 dwellings. They were asked, as a table, to reach consensus and to place the stickers on a map of the Warringah LGA where they think the additional 10,300 dwelling should be accommodated.

The initial analysis shows the top 5 centres and non urban land areas identified to accommodate additional dwellings as:

1. Narraweena
2. Manly Vale
3. Forestville
4. Frenchs Forest
5. Terrey Hills (Non Urban Area)

### Evaluation

The format of the Talk of the Town event was designed to meet the objectives of the IAP2 participation spectrum, actively informing and involving residents in determining the best way to manage the complex issues associated with growth in the Warringah.

380 evaluation forms were completed and analysed from the day.

Overall the event was scored highly with many positive comments:

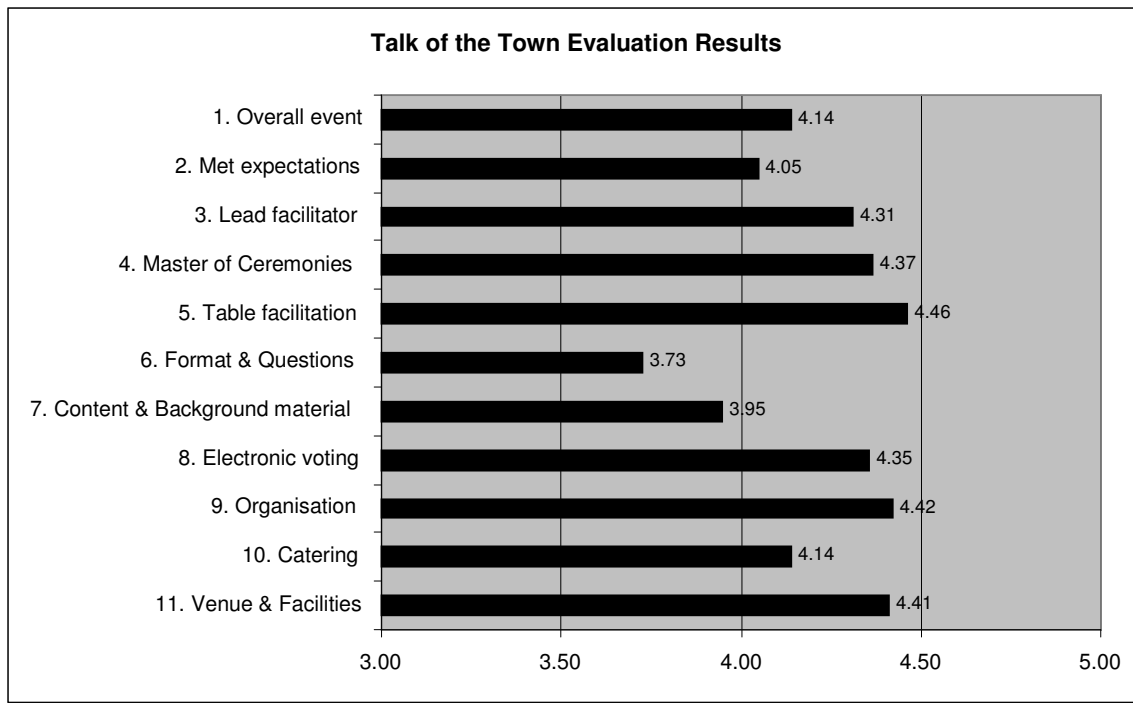
- Many people commented that they liked being given the opportunity to be involved;
- Good facilitators and table discussion. Table facilitation scored the highest with 4.5/ 5;
- Good mix of people;
- Well run and enjoyable; and
- Liked instant feedback via voting.

Most of the suggested improvements were in relation to:

- The questions. Some felt they were a bit biased and not well worded / explained;
- Not enough discussion on other associated issues eg Transport, infrastructure etc;
- The opportunity to challenge the housing targets;
- More background information / explanation before voting; and
- Tables a bit crowded, not in two rooms, not with backs to stage.

The following table demonstrates participants had a very high level of satisfaction with all aspects of the day. Participants were asked to rate on a scale of 1 ('Very Dissatisfied') to 5 ('Very Satisfied') on various elements of the event. The graph is only shown from 3 to 5 as the lowest score is 3.73.





The keypad voting results for the overall event are as follows:

How would you rate the day overall?	Voting Results
1. Excellent	25%
2. Very Good	45%
3. Good	24%
4. Fair	4%
5. Poor	1%
Would you consider participating in a similar event again?	
1. Very likely	63%
2. Likely	30%
3. Undecided	5%
4. Unlikely	1%
5. Highly unlikely	1%

Subsequently arising from the Talk of the Town, the Lead Facilitator has been asked to meet with the Department of Planning to discuss how the process was designed and managed, as departmental officers attending have commended the event and Council for the even handed, open, accountable and well managed approach that was taken on the day. The facilitator advised the Department of Planning that this was largely due to Council's commitment to a fair and transparent process and a willingness to pursue the details in order to ensure that the day was a success.

## Where to from here?

The draft Housing Strategy Community Engagement Plan, considered by Council at its meeting held on 8 December 2009, consisted of a four stage community engagement process designed to inform the preparation of the draft Housing Strategy. Stage 1 – ‘Initial Awareness, background and Information Sharing’ and Stage 2 – ‘Talk of the Town – Engage Community to develop Preferred Directions’ have now been completed.

Stage 3 ‘Gain feedback from Community on Housing Directions Paper’ was detailed in the draft Housing Strategy Community Engagement Plan as follows;

### ***‘Stage 3 – Gain feedback from Community on Housing Directions Paper***

*Key Objectives: To gain broader community participation and input in reviewing the Housing Directions Paper.*

*The engagement program for Stage 3 is likely to include:*

- *Summary brochures*
- *Postcards*
- *Displays at various locations*
- *Online engagement – online feedback, discussion forum, web page*
- *Structured meetings – Key Stakeholders, target groups*
- *Community Drop in information sessions*
- *Youth BBQ*

*It is anticipated that the Draft Housing Strategy would be ready in Dec 2010 ready for Public Exhibition in early 2011.*

*The approximate cost of this stage is \$36,000 and will be included in the budget for next financial year.’*

Following a review of the necessary actions required to complete Stage 3, it is anticipated that the engagement program for Stage 3 will include:

- Updates to all participants of TOTT of the progress of the draft Housing Strategy.
- Online engagement - updating the questions on the ‘Your Say Warringah’ website to gain feedback on the results of the TOTT.
- Structured stakeholder meetings with local businesses/Stakeholders.

It is expected that further community drop in events and displays at various locations will occur during the exhibition of the draft housing strategy.

## Timing

It is anticipated that a draft Housing Strategy will be reported back to Council in late 2010 for approval to proceed to Public Exhibition and further consultation.

## Policy Impact

The results of the ‘Talk of the Town’ will be one of the tools used to prepare a draft Housing Strategy for Warringah.



**Financial Impact**

The Talk of the town was undertaken within existing budget as identified in the Strategic Community Plan.

**Manager Strategic Planning**

