

Frequently Asked Questions



Hornsby Shire Housing Strategy - FAQs

Why is Council preparing a Housing Strategy?

Hornsby Shire Council has had to plan for more housing because the State Government requires that all councils accommodate a share of Sydney's future housing needs. The Strategy has been prepared in response to the State Government's Metropolitan Strategy and draft North Subregional Strategy, which can be viewed at www.metrostrategy.nsw.gov.au.

How has Council prepared the Strategy?

The Strategy was prepared by Council in consultation with the Department of Planning, State Government infrastructure and service providers, demographers, housing analysts, urban design consultants, environmental consultants and economic consultants. Precincts were identified based on proximity to transport and shops and the absence of environmental constraints. Volume 1 provides the background and methodology to the Strategy and can be viewed at www.hornsby.nsw.gov.au/housing.

What does the Strategy say?

The Strategy identifies planned precincts, close to shops and public transport, which are proposed to be rezoned to permit multi-unit housing. The housing forms proposed include mostly five-storey apartment buildings, along with a mix of townhouses, eight- to ten-storey apartments and 20-storey apartments. Additional housing will assist in the revitalisation of commercial centres and provide housing choice to meet demand for older residents wanting to downsize and young residents wanting to enter the property market.

What are the main changes to the Strategy?

The main changes include additional housing focussed in major centres such as Hornsby Town Centre, Thornleigh, Pennant Hills and Carlingford, instead of smaller villages and neighbourhood centres such as Berowra, Mount Kuring-gai and Normanhurst. Specific changes include the removal of certain precincts in Berowra, Mount Kuring-gai, Asquith and Normanhurst, the addition of new precincts in Mount Colah, Asquith, Hornsby, Pennant Hills, Beecroft and Carlingford, the introduction of a 20 storey precinct in Hornsby Town Centre, and an increase in height for the Belair Close, Hornsby precinct.

Where is the Strategy up to?

The original Strategy was exhibited in 2009. Many submissions were received from the community and have been reviewed and considered by Council. A report on submissions has been prepared, and can be viewed at www.hornsby.nsw.gov.au/housing. The Strategy has been amended to respond to issues raised by the community, and is on public exhibition from Monday, 15 March 2010 to Friday, 23 April 2010.

What happens after the exhibition?

Following the exhibition, submissions will be considered and reported to Council. Council will then make a decision on whether to proceed with the different aspects of the Strategy. Once the precincts are finalised and the Housing Strategy is adopted, the Department of Planning will prepare the legal documents to bring the zoning changes into effect.

If I own land in one of the proposed precincts, do I have to develop?

No, the timing of any development of land is up to the owner. Development cannot proceed until the land is rezoned. Council is not seeking to buy land or force residents out of their homes. Some people may wish to develop or sell their property in the short term, others in the long term. The property owner makes that decision.

How will development be guided?

Council has prepared draft key principles diagrams for each precinct to identify major opportunities and constraints. If the draft principles are agreed to, the diagrams can be developed into precinct masterplans. Along with the relevant planning controls, the principles of the masterplans will guide future development, although variations and amendments may be suggested.

If I own land in one of the proposed precincts, will this affect my valuation and rates?

If the rezoning proceeds, the property will be able to be developed for more housing and will have a higher land value. Accordingly, rates of rezoned lands will increase. However, this will not affect Council's overall income because of rate pegging. Rates for individual properties may need to be adjusted depending on the value of the land, and rate pegging may result in a smaller rate increase (rather than a proportional increase) for a rezoned property.

A ratepayer may make a written application to Council for a postponement of rates, if they cannot afford the increase. Council can determine to postpone the payment of the increase in rates attributable to the rezoning. Should the property be sold in the future, the value of the postponed rates would need to be paid to Council as part of the property transaction. For more information about rates, download the fact sheet from www.hornsby.nsw.gov.au/housing.

How can I find out more?

Come along to one of the Community Drop In Sessions listed below:

Date	Location	Session times	
Thursday 25 March 2010	Roselea Community Centre, 647-671 Pennant Hills Road, Beecroft	1pm – 4pm	6pm – 9pm
Tuesday 30 March 2010	Asquith Community Centre, 10a Old Berowra Road, Hornsby	1pm – 4pm	6pm – 9pm

How do I provide my comments?

Submissions on the Strategy are welcome and will be received until Friday 23 April 2010. Please note that details of submissions are public documents and will not remain confidential.

Email submissions to housing@hornsby.nsw.gov.au

Post submissions to The General Manager, Hornsby Shire Council, PO Box 37, HORNSBY NSW 1630