

Ku-ring-gai Housing Strategy

- *Learn about what development is being contemplated for Lindfield*
- *What housing form suits you in the future*
- *Collectively let's tell Council our thoughts and what is important to us*



SUPPORT **LINDFIELD**

Explanation and information that will assist with the Survey completion

A new Housing Strategy is being prepared by Kuringgai Council

Many residents have views on the form, extent and location of development in Kuringgai.

Support Lindfield felt it was important to bring the Lindfield component to your attention and provide the opportunity to have your say.

We are running an on line survey to understand the communities views and will submit this to Council.

This presentation seeks to provide context that will assist in the completion of the Survey



The strategy seeks to increase the density by an additional 1600 dwellings within 800m of Lindfield Station over the next 15 years. This quantum is contentious.

The housing strategy also seeks to establish and plan for what is the appropriate housing types to suit the community in the future.

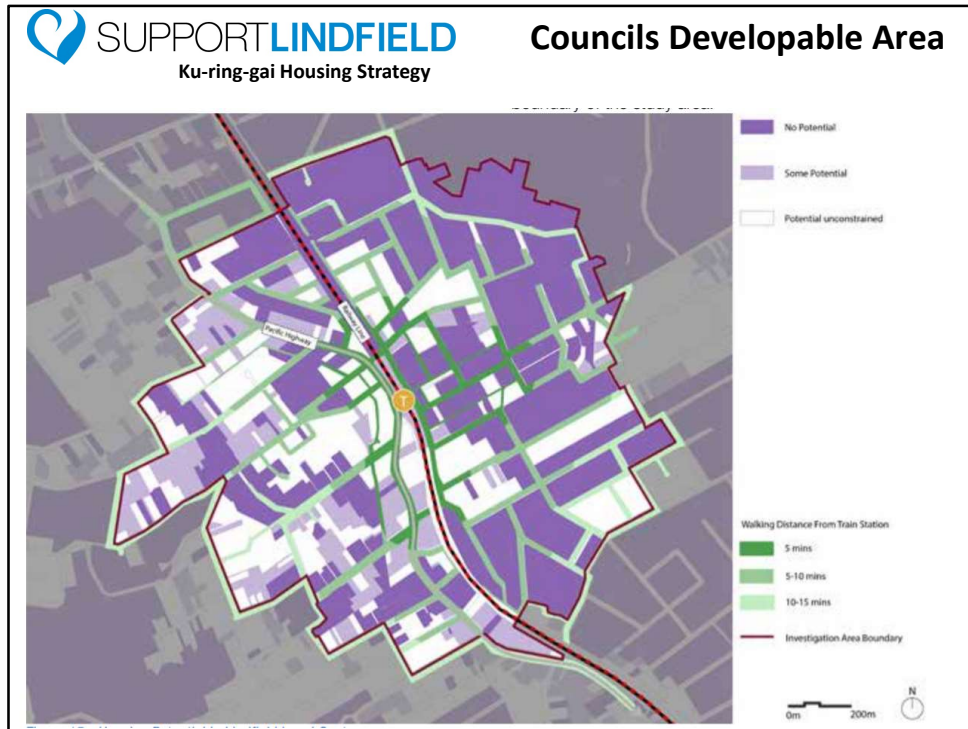
Housing demand is largely driven Australia's net migration of about 160,000 people annually.

The NSW State government through the Greater Sydney Planning Commission allocate proportions of this growth to different regions and Councils in turn allocate this throughout their LGA.

Lindfield's contribution is about 110 out of the 30,000 dwellings per year across Sydney. Kuringgai Council has created three options for Lindfield.



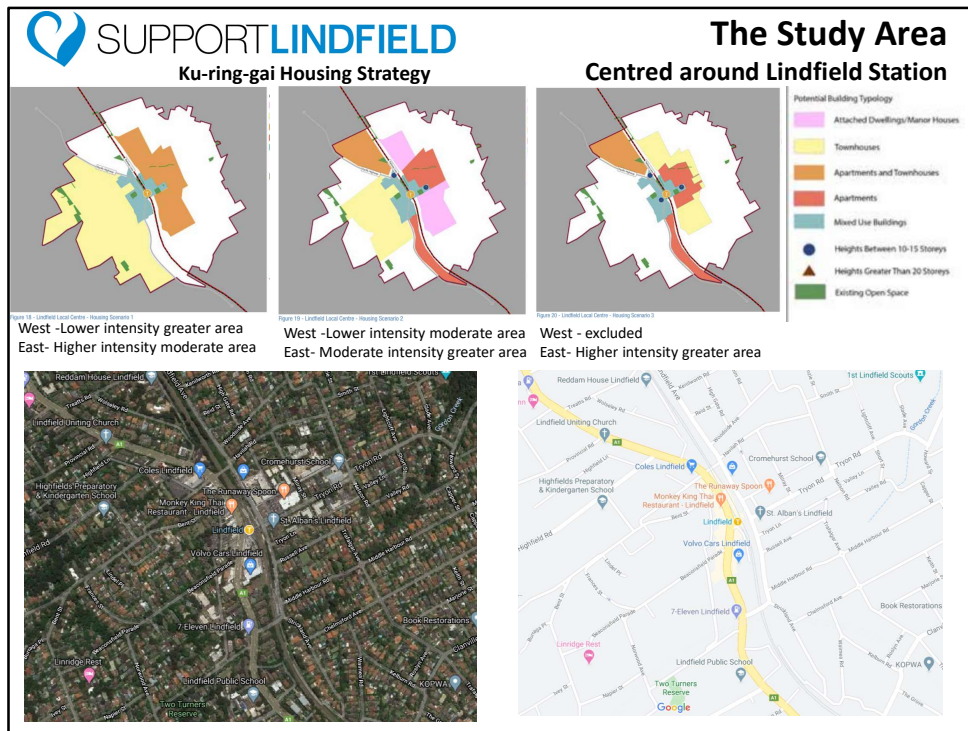
The study area is an 800 m radius from Lindfield station, about a 10 minute walk. The logic being people want to be near public transport and retail and community amenity.



Council have identified land within this radius is to be investigated to determine what is developable.

Heritage, conservation areas, newer strata apartment, bushfire, riparian areas, environment/critical vegetation are all excluded. The developable area largely becomes the parcels of land in the white areas.

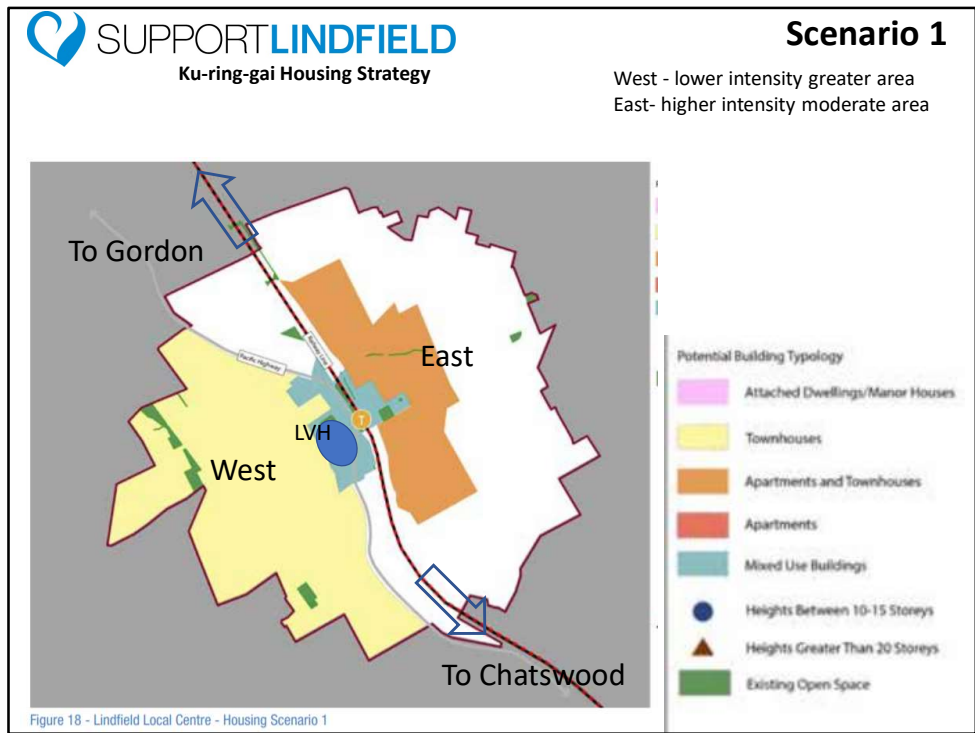
These are unrestrained detached housing, shops and older apartments that could be used for redevelopment to achieve the increased dwelling numbers.



The next part of the study considers of what type and number of dwellings are required. Apartments, Townhouses and Houses.

And where these should be situated.

There are three scenarios under consideration that I will step through.



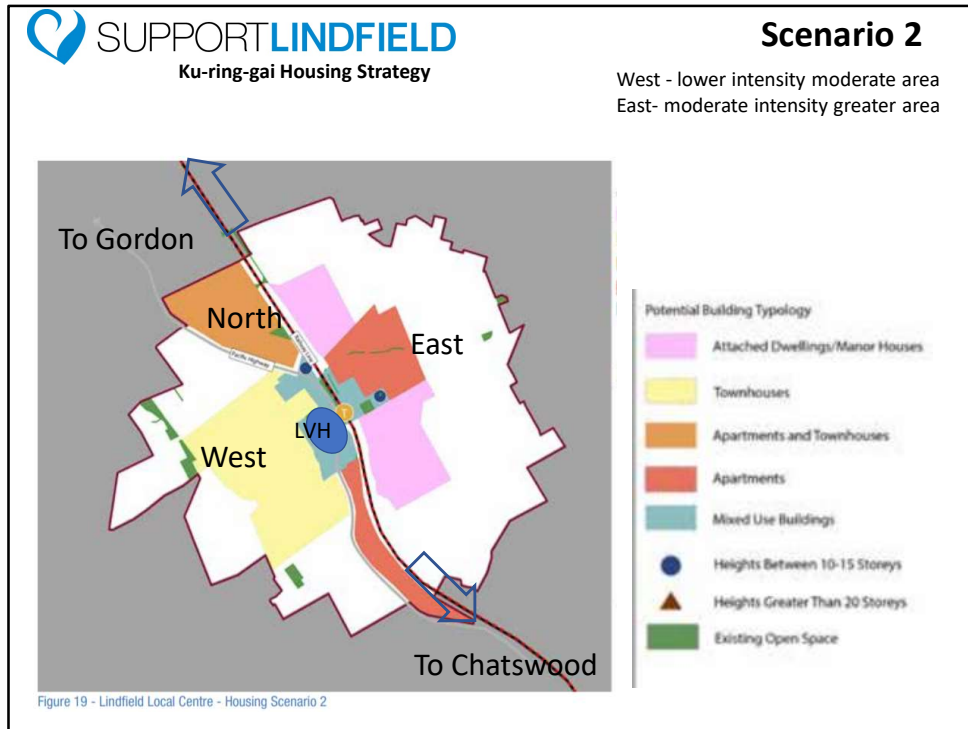
Scenario 1

To orientate, the station is in the middle West and east side. To Gordon and Chatswood shown The Lindfield Village Hub is shown as a blue oval shape.

Unconstrained land in yellow to the west is used for townhouses. Although 2-3 storey these would be quite densely developed and change the character of this area which has remained largely untouched to date.

The core or mixed-use area remains largely as is but with increased height to maybe 5-7 storey.

The development footprint on the eastern side of the station is increased significantly to accommodate more apartments, I guess at the 4-5 storey in fairly heavily landscaped settings

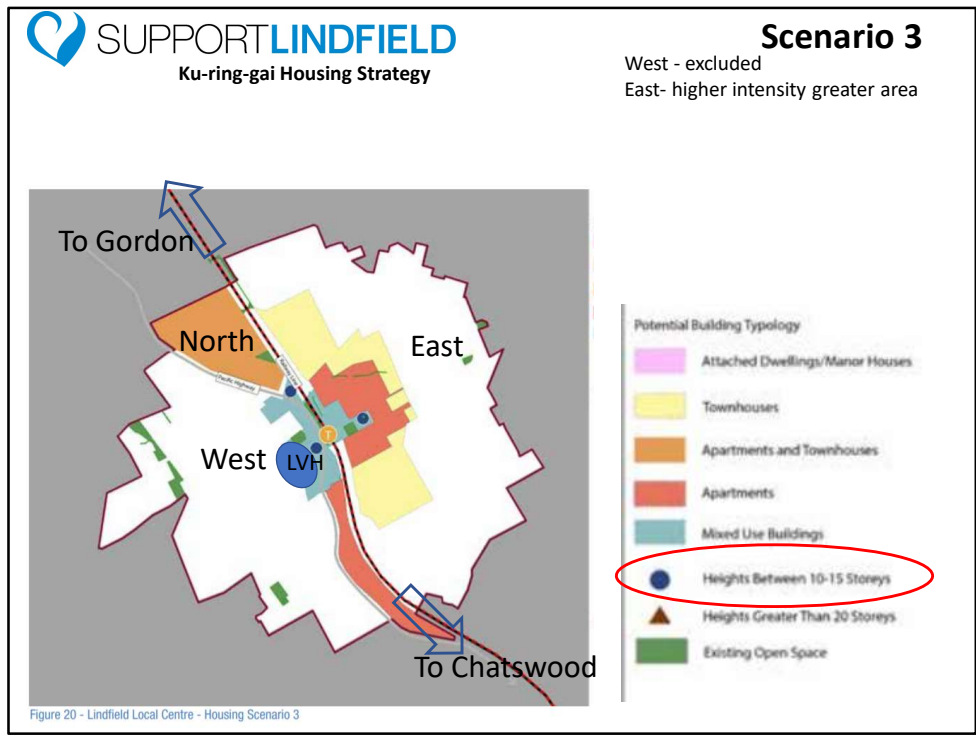


Scenario 2

The yellow land to the west is used for townhouses but over a lesser footprint. A new area to the North towards Treats road is included and could be either apartments or townhouses.

The small blue dots in the mixed use blue area are building of up to 15 storey

The apartment development footprint on the east shown in red is expanded with the area shown in pink designated for Manor houses which are a new typology. These would look like big grand homes but be a range of generally smaller apartments.



Scenario 3

Under scenario 3 except for the increase in density and height along the highway the western area remains untouched. The small blue dots represent building of up to 15 storeys in height.

On the east side the manor house idea is dropped and the pink becomes yellow, townhouses.

Having looked at all three scenarios it feels you are forced to choose your poison or the least worst option.

At this point Support Lindfield decided to step back and look at the problem through a different lenses. We think there are alternative solution that might provide a better outcome for all stakeholders.

**Ku-ring-gai lacks innovation when it comes to planning and housing diversity.
Gentle Density and the Missing Middle should be considered.**



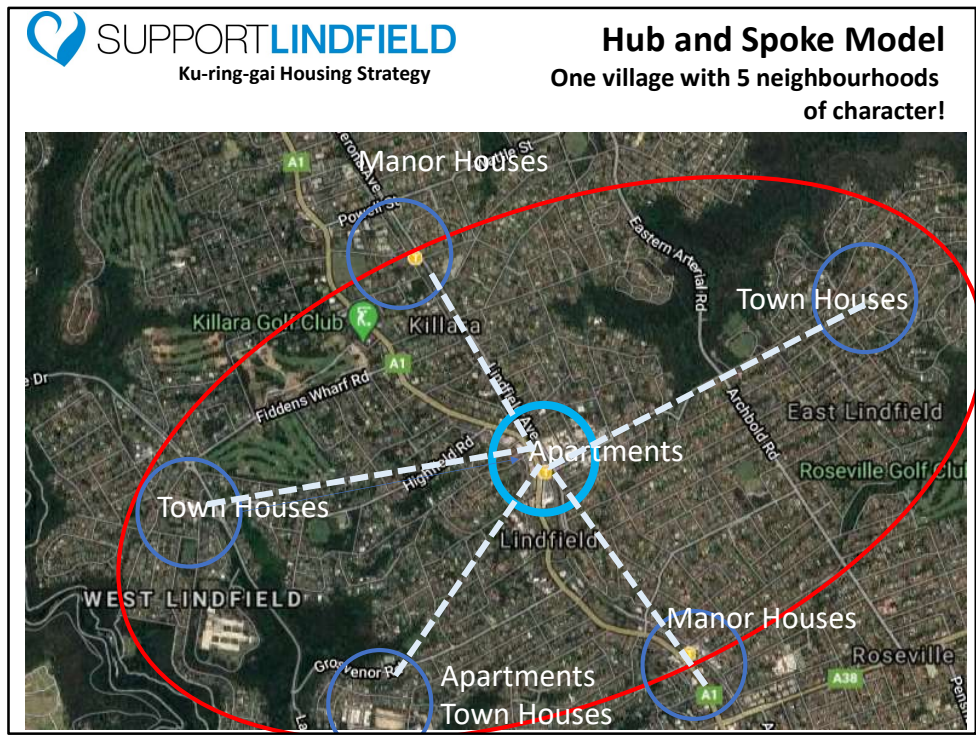
The Ku-ring-gai Housing Strategy for Lindfield assumes that density and a variety of housing typologies - detached houses, townhouses and apartments near the Station is the only appropriate answer.

Our new starting point.

The Missing Middle which is a variety of housing typologies that people want to live in. As you can see its nuanced beyond traditional planning.

Gentle Density a global community driven planning movement that supports increased population but in a way that doesn't destroy the character that the existing communities find appealing.

In our case that is our Garden suburb.



Putting this into a Lindfield Housing Strategy might look like this. Instead of a concentration predominately in high rise apartments within 800 meters of the station an alternative might be to disperse some of the increase to other areas and in other housing types.

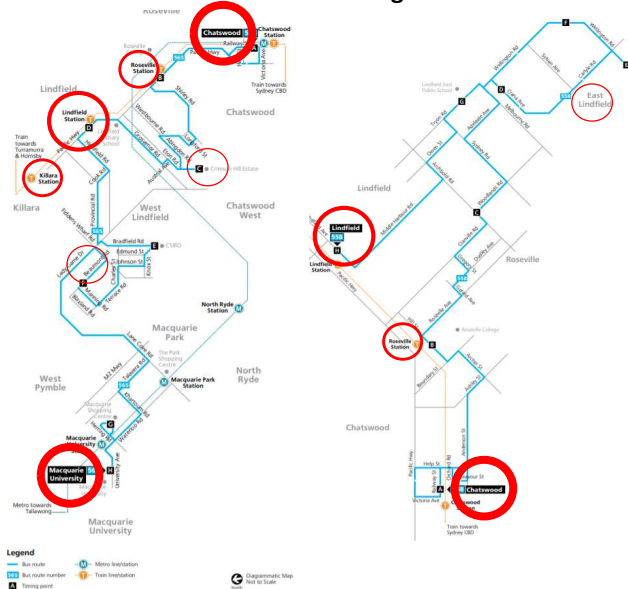
A model based on enhancing and expanding the existing five neighborhood centers that radiate from the Lindfield Village at the station should be considered.

Diagrammatically this is a Hub and Spoke incorporating, West and East Lindfield Shops, Lindfield Learning Hub (former UTS) and Killara/ Roseville Stations.

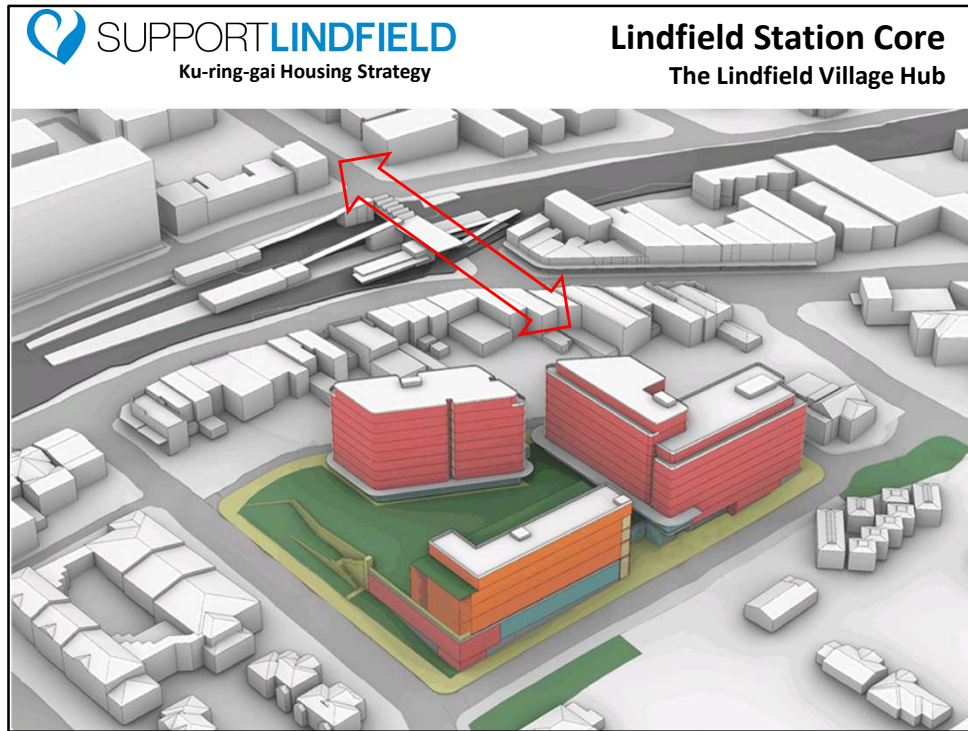
These neighborhood centres have shops and good residential amenity and can accommodate low scale housing forms like Townhouses, Villas, Terraces and Manor houses with minimal impact.

The area around Lindfield Station can continue to accommodate 7 storey Apartment Buildings as well as mixed use buildings along the highway. There is the opportunity for a Gentle Density increase across the overall suburb introducing well-designed additions that integrate with the existing housing character.

Transport – Station Links
Enhancing current bus routes



Underpinning the Hub and spoke concept is the enhancement of the existing buses that service these neighborhoods and link them to Macquarie park, Chatswood, Gordon and of course Lindfield.



Conceptually it could look something like this
The LVH as the new heart to our Village in line with Support Lindfield vision.
Yes, Council just need to get on with it with the bridge a must have



Site amalgamations to create a mixed use precinct replacing the shops on the Pacific Highway. Seven storeys is sensible.



The station fringe area could contain apartments designed for owner occupiers. Local downsizers that don't want to live on the highway and want something that feels more like a home.

We have a very good example of this in Tryon Road. The Mirvac apartments which are nearly 15 years old now and feel like they have been there forever.



Original manor houses (apartments) around Killara/Roseville Station



Opportunity to convert large homes to multi-family dwellings without losing form and character

From when the north shore line was built until about the 1930 there were some great apartment buildings developed around the stations of Lindfield, Killara and Roseville. They resemble large manor houses and sit comfortably in the suburb. While maintaining architectural integrity the opportunity exists to convert larger existing houses to manor houses. Again Ku-ring-gai has some fine examples.

SUPPORT LINDFIELD **West and East Neighbourhoods**
Ku-ring-gai Housing Strategy **Townhouses and renewed retail**





- Dwellings face the street
- Focused around community green
- Create local neighborhoods

The east Lindfield shops present an opportunity to enhance the Village feel and within a defined area allow high quality townhouse, villas and terraces. A good example of the missing middle typologies that people want to live in. Similar thinking applies to the West Lindfield shops.



The last concept goes to the heart of the gentle density idea where small well-designed dwellings can be added to the existing housing in the form of granny flats, Fonzie flats over garages and garden apartments.

For some it would accommodate extended family, for others a rental income in retirement that helps the younger in our community.

If titled independently they could be affordable homes for a couple starting out and struggling for a deposit. Think key workers, teachers, nurses and those who service our community but can't afford to live here.

Complete Survey Now



Well thank you for listening to the end.
Help tell Council what you want. Please complete the survey. All views count.
And ask you friends and neighbors to do the same.