

NSW Land and Housing Corporation

Local area analysis

# Hornsby

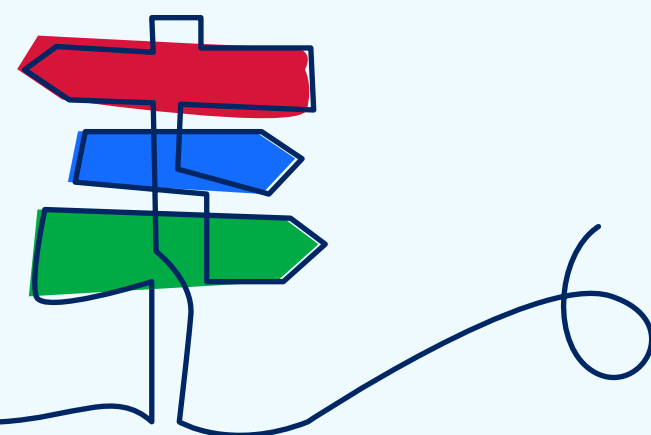


We're innovating housing to deliver more keys in doors,  
to provide people in need with a safe place to call home.

June 2023



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# Our commitment to Aboriginal families and Country

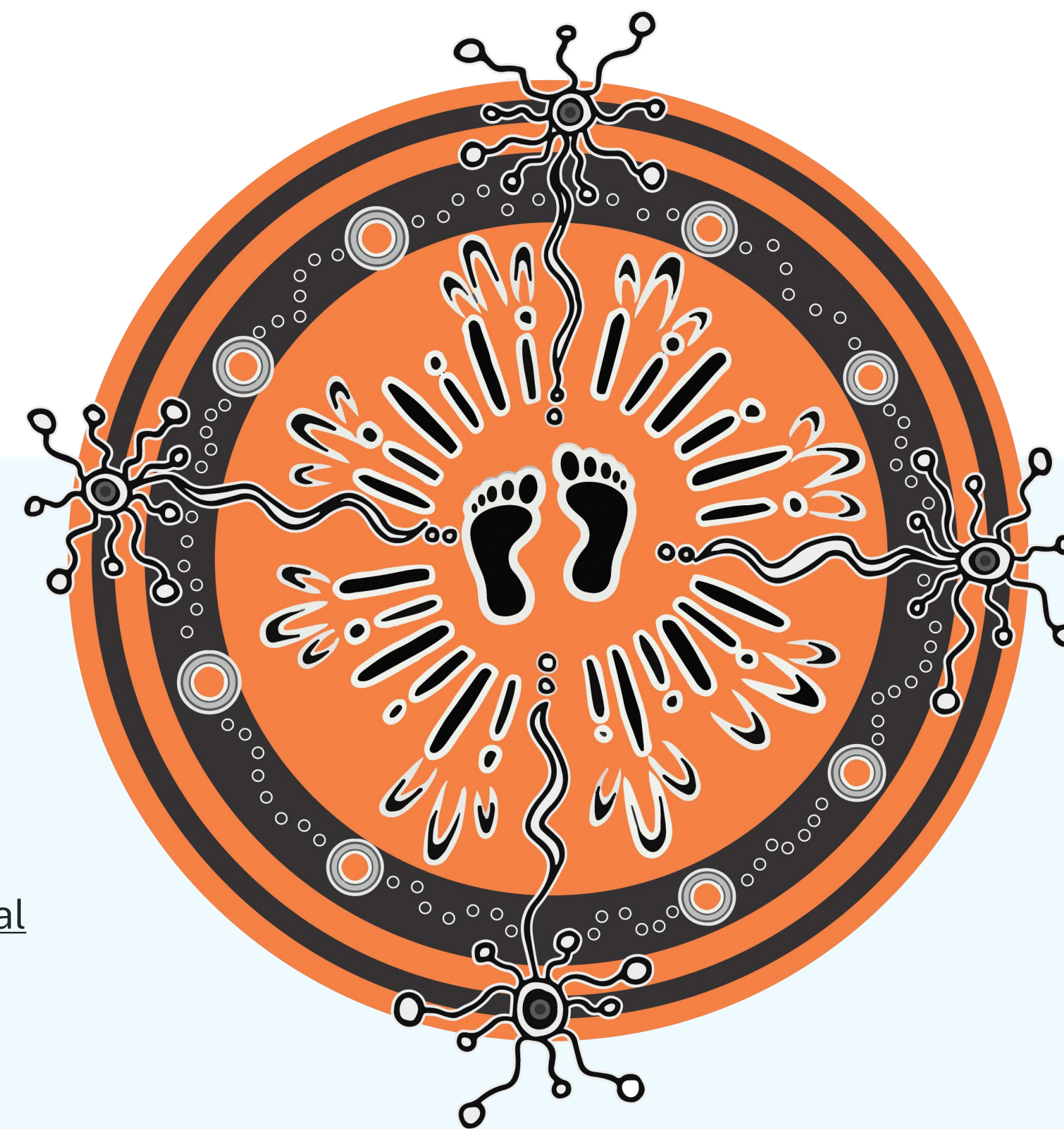
NSW Land and Housing Corporation acknowledges that we all stand on Aboriginal land.

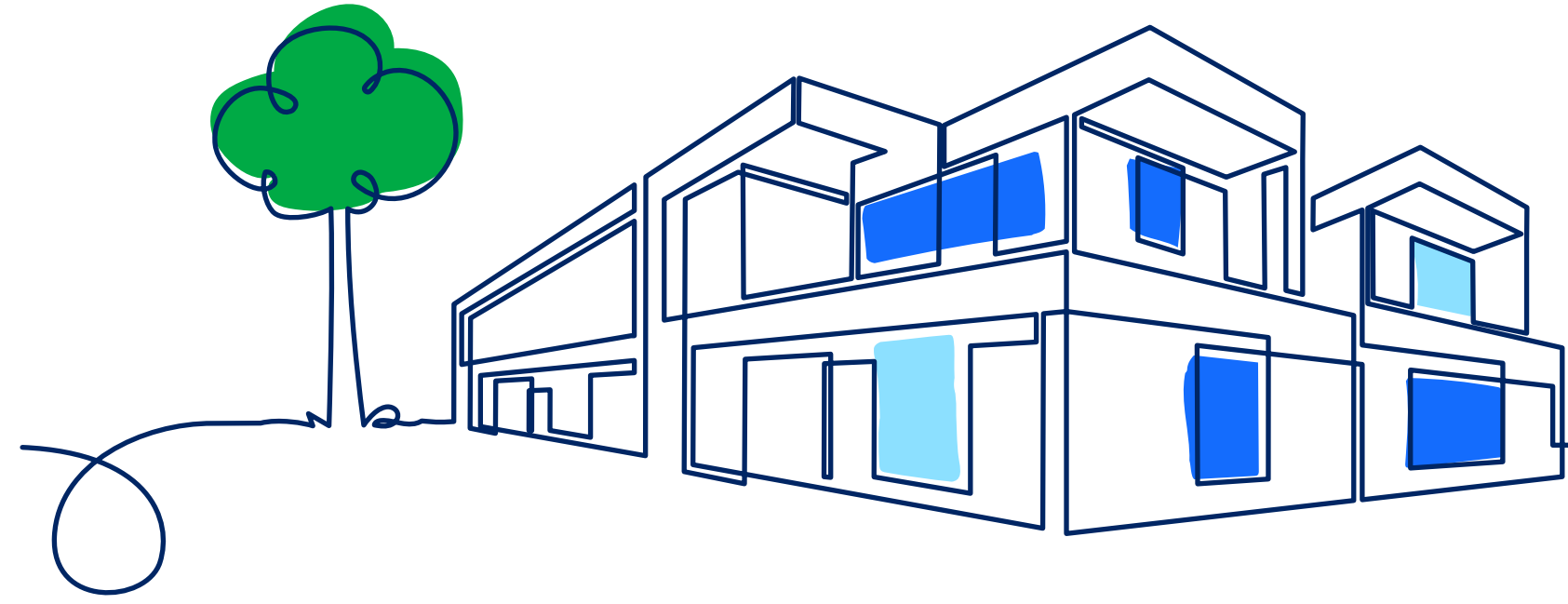
We acknowledge the Traditional Custodians of the land on which we live and work and pay our respect to Elders past, present and emerging.

We acknowledge this by demonstrating our ongoing commitment to building and sharing housing and communities where Aboriginal families are included socially, culturally and economically.

In delivering the local area analysis we will:

- show respect
- collaborate
- implement the principles of the Department of Planning, Industry and Environment's [Aboriginal Outcomes Strategy 2020–23](#) (PDF 3.45 MB)
- support the objectives of the [NSW Aboriginal Housing Strategy, Strong Family, Strong Communities 2018–28](#).





## The purpose of local area analyses

**The purpose of a local area analysis is to deliver on the long-term vision set out in NSW Land and Housing Corporation's Portfolio Strategy.**

The local area analysis is a place-based approach, providing a framework and direction to better understand:

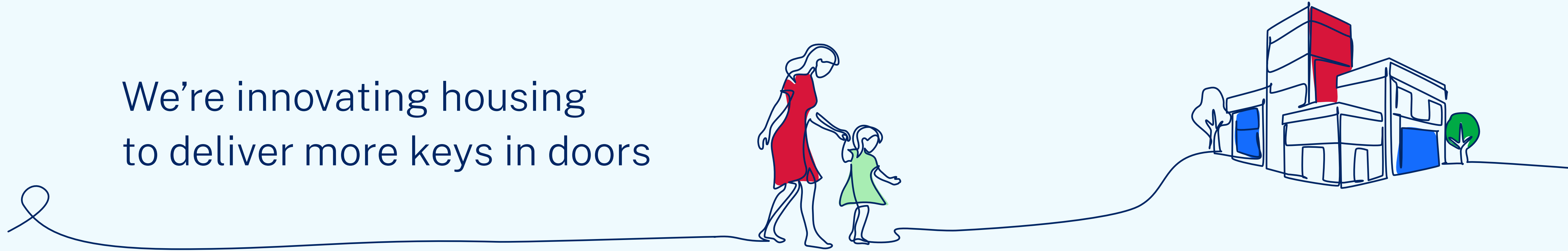
- what stock we have
- where stock is located
- the stock condition
- what opportunities are available for redevelopment.

It seeks to provide the link between the NSW Government's objectives for social housing, more localised planning and development decision-making, and opportunities for partnerships with councils, industry and the community housing sector.

The views of all our stakeholders are important to us and NSW Land and Housing Corporation is committed to continuing collaboration with our stakeholders and the community.

**For details on current projects in your LGA, please visit our website.**

We're innovating housing  
to deliver more keys in doors



**At NSW Land and Housing Corporation, our role is to actively grow and manage the supply of the right types of housing, at the right time, in the right areas, for people in need in our communities.**

We're innovating to deliver more keys in doors and give more people in need a safe place to call home.

Our work supports the government's priority to reduce street homelessness. We work in every corner of our state, from regional NSW to the diverse metropolitan suburbs of Sydney, Newcastle and the Illawarra. Beyond the housing we deliver and maintain, our activities also create jobs and stimulate local economies.

# Why innovation is needed

We are growing and changing our portfolio to meet the needs of current and future tenants, providing the type of housing that is right for them, at the right time, in the right areas.

The purpose of social housing has changed significantly.

- In the 1960s, wages were the main source of income for 85% of tenants – now it accounts for just 7%.

- In the 1970s, 70% of tenants were couples with children – now they represent just 4%.
- In 2001, about half of new entrants to social housing had complex needs, now it is about two-thirds.

Delivering social housing is much more than providing people with a roof over their head. Having a safe place to call home supports people to pursue health, education and employment

opportunities, allowing them to thrive and strengthen our communities.

Today, housing is a safety net for people in need who can't otherwise afford to house themselves. The high demand for social, crisis, transitional and affordable housing continues to outstrip supply. Most tenants are older, past working age and live alone – 93% rely on the age, disability or another pension for income.



Figure 1. The changing purpose of social housing.

# How we're innovating housing

We're innovating by building relationships to fund the development of even more properties.

We create opportunities to collaborate with government and the Aboriginal Housing Office, and partner with industry, developers and community housing providers. This lets us use our collective strengths to innovate and accelerate a sustainable supply of housing.

We're also using data to better understand the needs of the people and families we assist, to design and deliver housing that is right for them.

The local area analyses are one of the ways we're using data, so that we can better understand the opportunities in our portfolio and plan for the future.



Figure 3. How NSW Land and Housing Corporation is innovating housing.

# Our vision for the Hornsby LGA



**The NSW Government is committed to delivering more and better social homes and supporting the NSW economy and jobs through housing construction and manufacturing across the state.**

There are more than 650 social homes owned by the NSW Land and Housing Corporation in the Hornsby LGA. LAHC's vision for social housing in the Hornsby LGA includes delivering homes to better meet tenants' needs, located near shops, transport, services and jobs.

Renewal and deconcentration is a long-term objective. Our focus is on renewing under-developed land and increasing the number of homes. We will also 'recycle' assets that are not near transport and other amenities, or are not well located, so not in the best interests of our tenants.

We will reinvest locally into areas of high demand and need. As we renew and redevelop, more of our homes will be the right type, in the right areas, and fit seamlessly into streetscapes.

## ***What is deconcentration?***

*In the context of social housing, deconcentration is taking a strategic, innovative view to revitalise older areas. This requires a 'mixed tenure' model of planning and delivery for new housing. Mixed tenure describes an outcome where social, affordable and private housing is seamlessly integrated within a development or a neighbourhood.*



# We are one part of a continuum

To deliver on our vision for social housing, takes time, careful consideration, consultation, and collaboration.

So we're partnering more, and more often, with all stakeholders, and drawing on our collective strengths, to increase and accelerate supply.

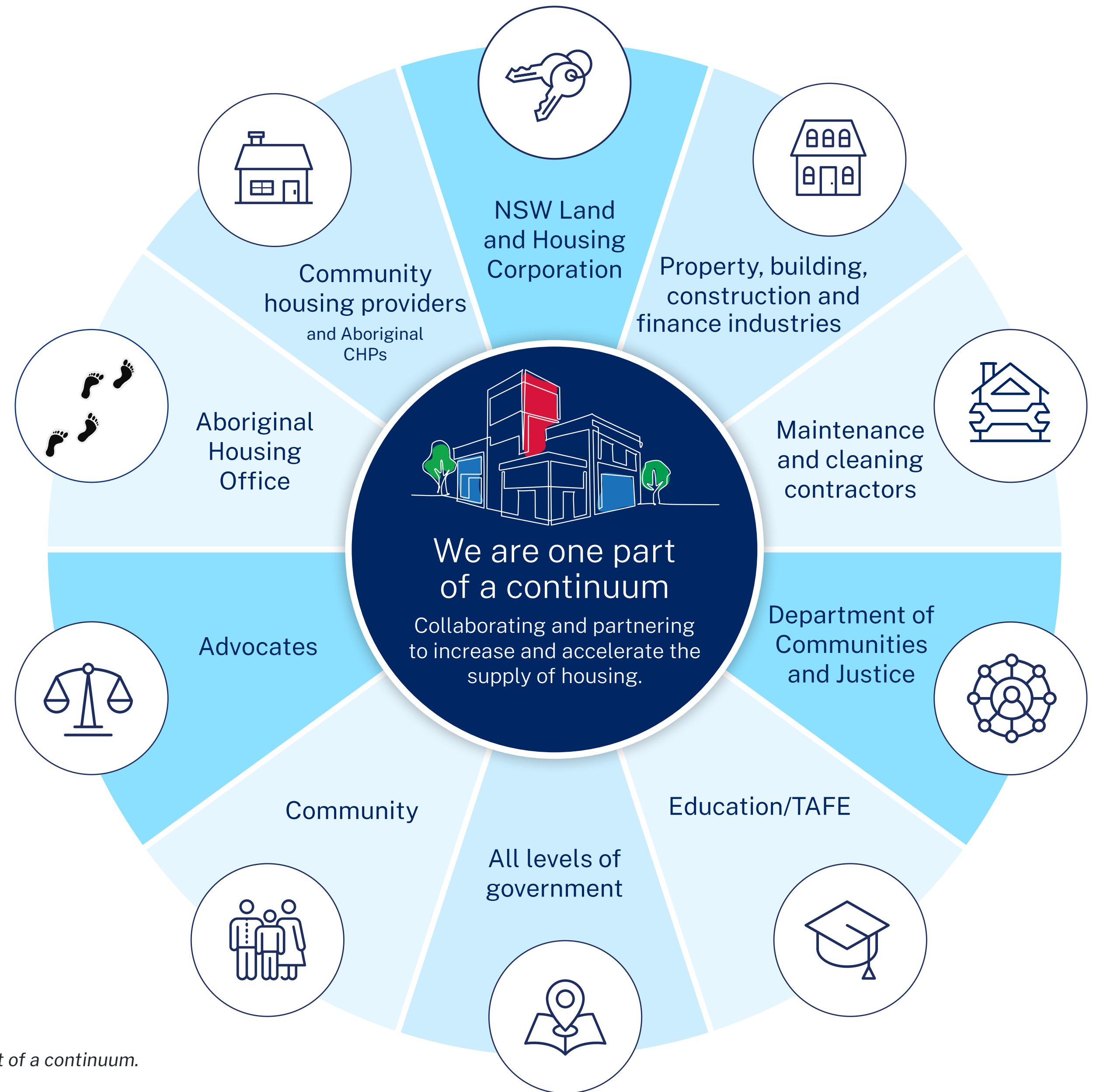


Figure 4. We are one part of a continuum.

# Hornsby LGA

Before and after



Before



After *Example of a completed LAHC development – safe, well designed and appropriate.*

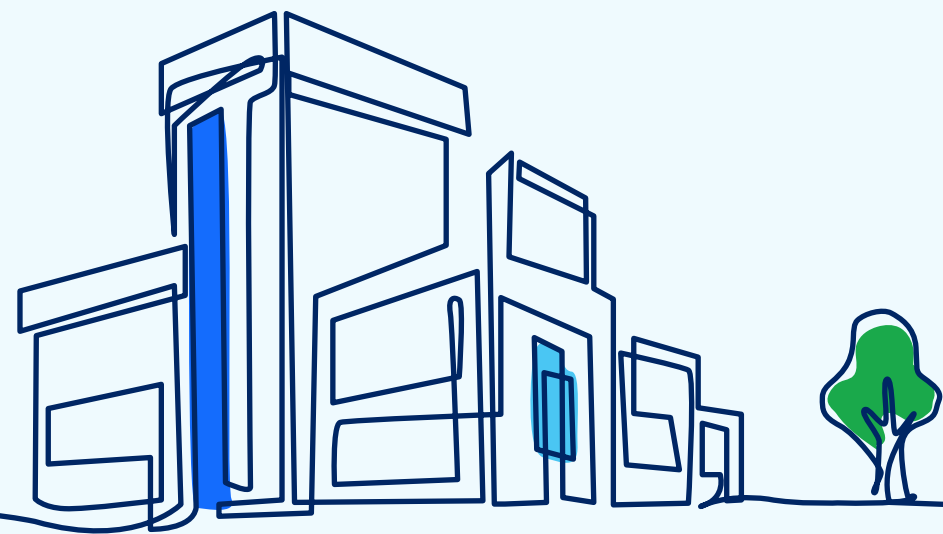
# Overview of the LGA

Hornsby is located in the northern suburbs of Sydney, about 25 kilometres from the CBD.

Hornsby encompasses a total land area of 455 square kilometres, predominately consisting of reserves and National Park. It is a rural and residential area with some commercial land use.

## Hornsby features:

- a commercial district surrounding the Hornsby city centre
- Hornsby-Ku-ring-gai Hospital
- 13 railway stations along with public bus networks
- access to major roads including the Pacific Highway, Sydney-Newcastle Freeway, and the M2 Motorway
- tertiary education providers - TAFE NSW Northern Sydney Institute (Hornsby College) and numerous primary and secondary schools.



# Tenant and waitlist information

In the Hornsby LGA, there is a relatively large supply of 2- and 3-bedroom social housing dwellings that exceeds the current demand for suitably sized households and families on the waitlist.

There is high demand for smaller 0–1-bedroom dwellings for existing tenants and households on the waitlist.

## Across NSW

- 78% of the priority waitlist is for dwellings with up to 2-bedrooms. The current portfolio, however, is 42% dwellings with 3 or more bedrooms
- 59% of current tenants are single-person households, of which 19.5% are housed in dwellings with 3 or more bedrooms
- 81% of current tenants are eligible for senior housing (including tenants receiving age pension and disability pension/carer pension). They would benefit from seniors living developments, which is housing built to meet the needs of older people or people with disability.



# Dwelling priorities and plans

We are prioritising building 1- and 2-bedroom dwellings that are well located close to transport and other amenities. A proportion of these will be seniors living and other forms of accessible dwellings.

You can see our [current projects in Hornsby LGA and across NSW](#).



# Planning context

Population growth is driven predominantly by growth in dwelling stock. The main areas of growth in the short term are Asquith, Waitara, and Hornsby (non-Town Centre area). By 2031, in response to Council's commitment to revitalising Hornsby under the Hornsby Town Centre Review, population growth is expected to be focused in the Hornsby Town Centre.

NSW Land and Housing Corporation should continue to work with Council around the Waitara (Waitara Ave) and Hornsby (Mildred Ave) precincts that are identified in the Housing Strategy where NSW Land and Housing has a number of holdings, well located to the station.

Hornsby LGA is surrounded by bushland, and there will be potential bushfire planning impacts to these assets.

Read more about [Council's strategic planning](#).

# Community housing providers

Almost all the dwellings owned by NSW Land and Housing Corporation in Hornsby LGA are managed by a single community housing provider (Link Housing Ltd).

## What is a community housing provider?

Community housing providers are not-for-profit organisations that build and/or manage housing for eligible people who cannot access appropriate housing in the private market, as they usually have very low, low and moderate incomes. The Registrar of Community Housing regulates the community housing sector in NSW.

For more information, please [visit the CHIA NSW website](#).



# Hornsby social housing facts

Key facts	NSW Land and Housing Corporation	LGA	Greater Sydney	NSW
Total population	1,142 (0.8% of LGA)	151,811	2.9%	1.9%
Total dwellings	672 (1.2% of LGA)	55,909	2,076,239	3,357,790
Adjoining LGAs	Central Coast, Hawkesbury, Ku-Ring-Gai, Northern Beaches, Parramatta, Ryde, The Hills			

Table 1: Comparing the Hornsby LGA with Sydney and New South Wales.

^Based on the average household size of LAHC owned, DCJ Managed dwellings across Greater Sydney.

## What is the Social Housing Management Transfer (SHMT) Program?

The SHMT Program is the transfer of management of around 14,000 social housing properties from the Department of Communities and Justice (DCJ) to community housing providers (CHPs) in certain locations across NSW.

Further information about the SHMT Program can be found [here](#).

Most of NSW Land and Housing Corporation's housing in the Hornsby LGA comprises of units and townhouses built in the 1980s and 1990s. This was for a different time with different needs. Today, property maintenance costs are increasing (due to the age of the assets), so these properties are becoming less and less suitable, both for the tenants who live in them and for us to manage cost-effectively.

Age of social housing properties in Hornsby

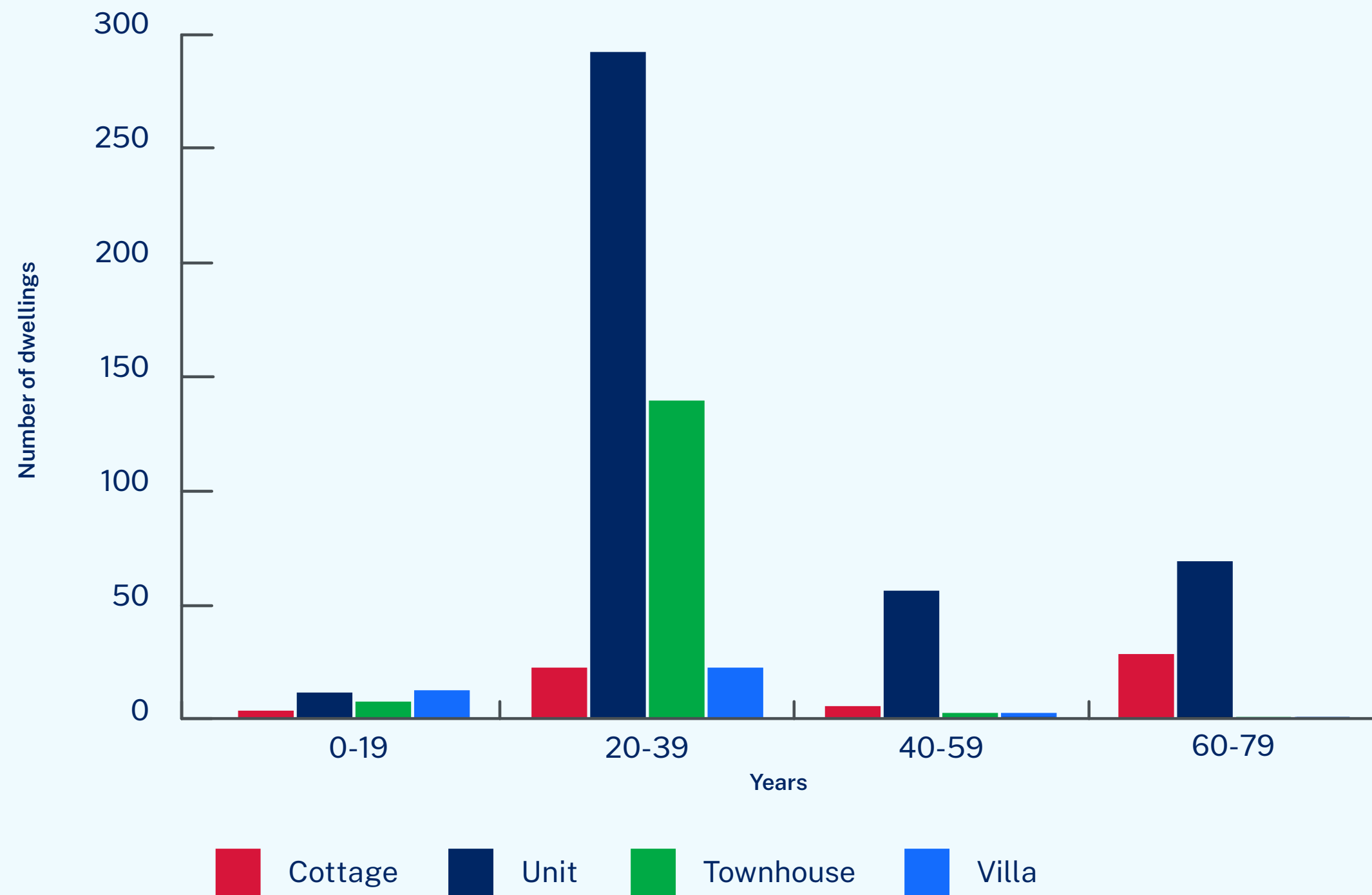


Figure 6. Age of NSW Land and Housing Corporation dwellings in the Hornsby LGA.

Social housing is a safety net, as most tenants are older, past working age, live alone and rely on the age, disability or some other pension for income. The majority of existing dwellings in Hornsby are 2-3-bedroom. The greatest demand, however, is for smaller dwellings for one or 2 people, and we are addressing this need.

Types of properties available in Hornsby compared with waitlist

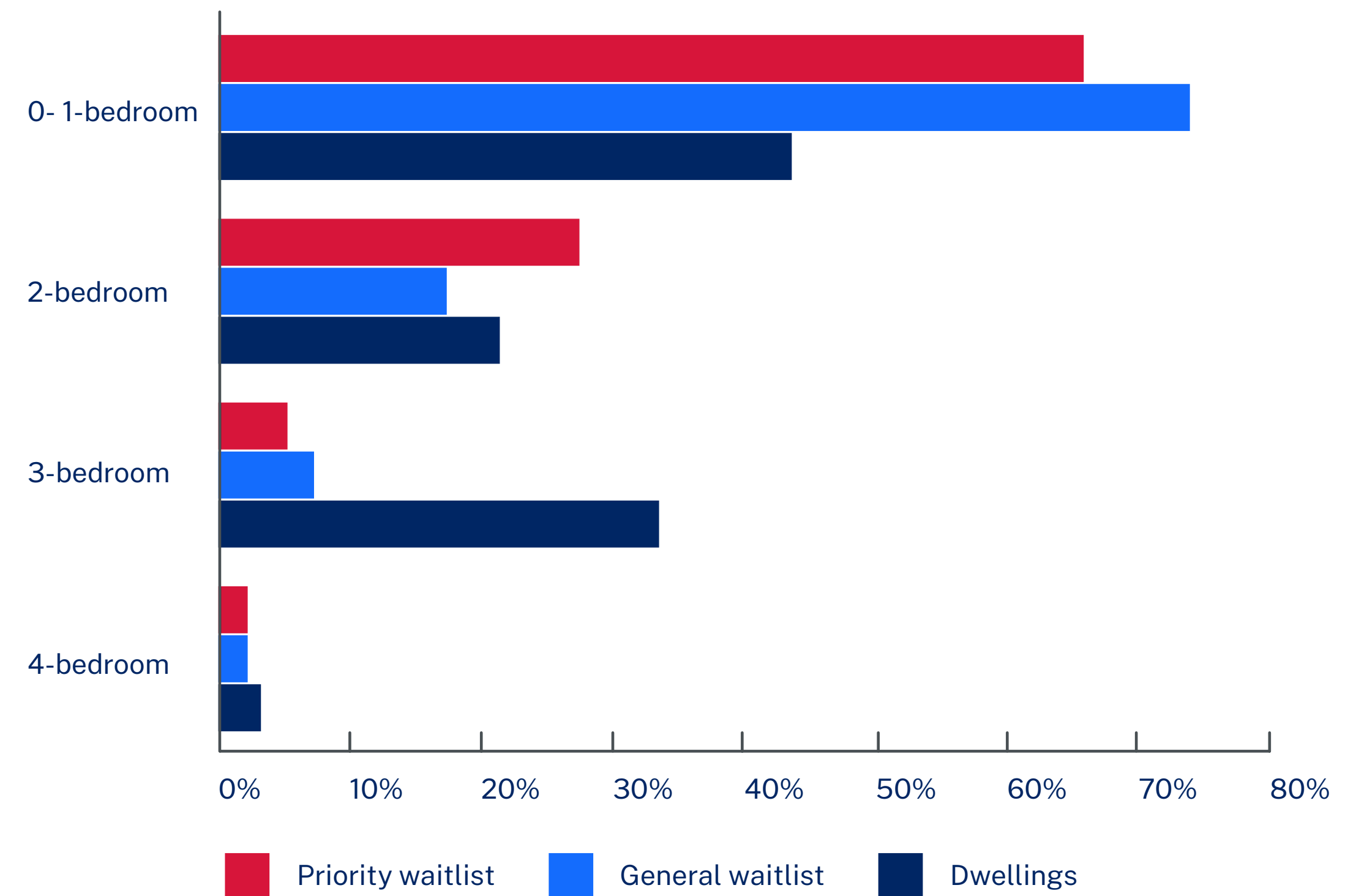
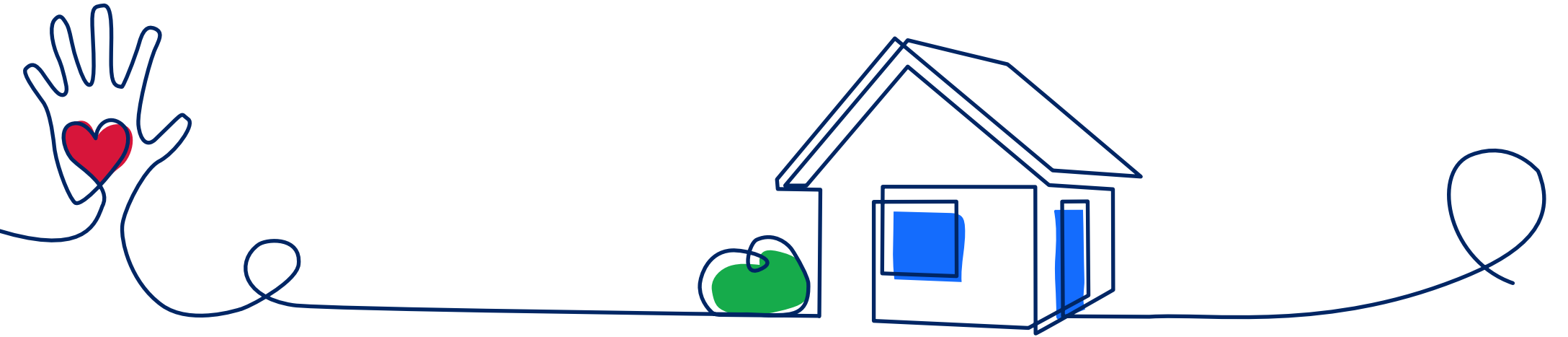


Figure 7. Types of dwellings available in the Hornsby LGA, compared to the waitlist. Priority waitlist refers to applicants who have been assessed as having an urgent need for social housing.

## More information



NSW Land and Housing Corporation's purpose is to actively grow and manage the largest social housing portfolio in Australia.

Delivering housing is much more than providing people with a roof over their head. Having access to safe housing assists people to pursue health, education and employment opportunities, allowing them to thrive and strengthen the communities where we live.

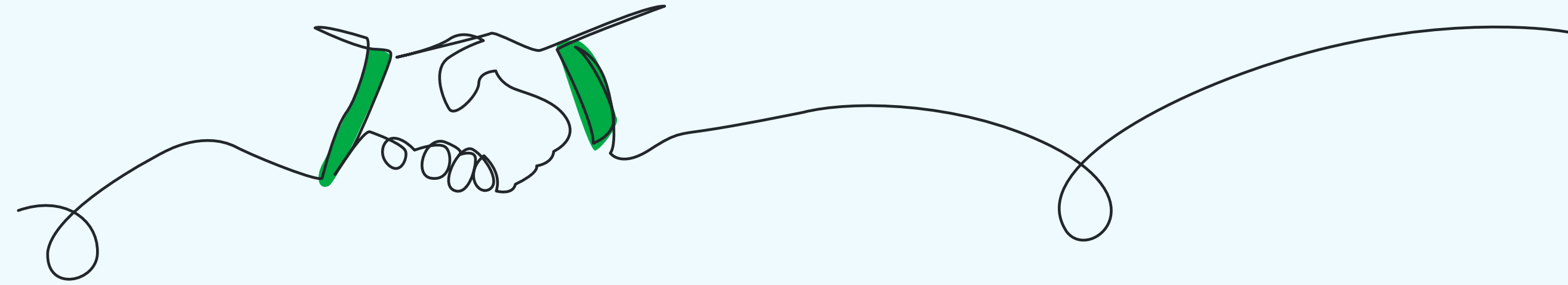
Our vision is to be an industry leader in providing well-designed social housing that is affordable, safe, well-located and adequately maintained – facilitating better quality of life outcomes for residents and neighbourhoods.

There are many views about how to best deliver social housing for the people of NSW. We welcome collaboration from our key stakeholders, including councils, community housing providers, tenants, private industry and the broader community.

If you would like to know more about the important work we are doing in your LGA, [visit our newsletter page](#) to subscribe for regular updates. We welcome all stakeholders and look forward to collaborative partnerships that will see an increase in and acceleration of the supply of the right types of housing, in the right areas, at the right time, for people in need.



# NSW Land and Housing Corporation - partnering information and contacts



Access further information by clicking on the links below

[NSW Land and Housing Corporation current redevelopments](#)

[NSW Land and Housing Corporation Portfolio Strategy](#)

[NSW Land and Housing Corporation Community Housing Provider redevelopment policies](#)

[NSW Land and Housing Corporation Sales Policy](#)

[NSW Land and Housing Corporation Good Design for Social Housing](#)

[NSW Housing Strategy 2041](#)

[Department of Premier and Cabinet's Unsolicited Proposal Framework \(PDF 777 KB\)](#)

## Contact

[NSW Land and Housing Corporation](#)

If you need housing, the [Department of Communities and Justice](#) can help.

Call ☎ [1800 422 322](tel:1800422322)

## References:

- LAHC – NSW Land and Housing Corporation (September 2022)
- ABS – Australian Bureau of Statistics (2021)
- DPIE – Department of Planning, Industry and Environment (June 2021)
- DCJ – Department of Communities and Justice (December 2020)
- CoreLogic (June 2021).

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**For more information and to contact us, visit**

[www.dpie.nsw.gov.au/land-and-housing-corporation](http://www.dpie.nsw.gov.au/land-and-housing-corporation)

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COVER IMAGE: Social housing in the Hornsby LGA – safe, well-designed and appropriate.

