

URBAN TASKFORCE AUSTRALIA

Council Watch – Affordable Housing

#	Council	Status of current proposals/issues	Background/Context
1.	Bayside	<p>Research – Affordable Housing in the LGA</p> <ul style="list-style-type: none"> At its meeting on 8 November 2017, Council resolved: <ul style="list-style-type: none"> to write to the Minister for Planning and Sydney Alliance to indicate support for the introduction of state level planning controls and guidelines which will assist in the delivery of affordable rental housing; to undertake research about affordable rental housing to inform the Local Housing Strategy and LEP. 	<ul style="list-style-type: none"> Council received correspondence from the Sydney Alliance seeking support for the introduction of planning controls in relation to affordable housing.
2.	Blacktown	<p>Proposal – New DCP provision concerning the ‘distance separation’ for Boarding Houses</p> <ul style="list-style-type: none"> Council will be considering whether a distance separation control for boarding houses in residential areas is appropriate on 15 November 2017. The officer report considers the merit of amending Councils Development Control Plan and concludes: <ul style="list-style-type: none"> boarding houses are a viable housing option for low income earners, but they are commonly perceived by the community to be associated with a wide range of local amenity impacts, most boarding houses in the LGA are approved under the Affordable Rental Housing SEPP. The SEPP does not comprise of a distance separation control, the distance separation control is not recommended to be applied at present as the number of DAs received has been relatively low and there is no evidence of clustering occurring. There are no major clusters of boarding houses in the LGA. However, this provision could be reviewed in future, this proposed control will constrain the development of affordable housing options i.e. boarding houses. <p>None of the neighbouring LGAs, including Penrith, Hawkesbury, Fairfield, Liverpool and Parramatta, have a distance separation control for boarding houses.</p> <p>The report attaches both a list of approved boarding houses in Blacktown City and further two DA sites under consideration, and Councils 10 approved boarding houses are located more than 300m apart by at least straight-line distance and are separated by at least several streets.</p>	<ul style="list-style-type: none"> The proposal arises as a result of local resident’s objections to a development proposal at 63 Hill End Road, Doonside (DA 15-01492). Council resolved to approve the DA subject to conditions, and required <i>“Council prepare a report on distance separation between boarding houses in residential areas.”</i> At that meeting concerning the DA, Councillor Diaz questioned <i>“Can a report be prepared in relation to the existing boarding houses in Blacktown, in our area? The location, the lodgers and in terms of inspections, so that we know the state of affairs of boarding houses in future. We should already have the information and how regular do we do this?”</i>
3.	City of Sydney	<p>Planning Proposal – CoS Affordable Housing Review</p> <ul style="list-style-type: none"> A planning proposal to increase the amount of affordable housing to achieve Council's Sustainable Sydney 2030 affordable housing targets is under assessment by the Department of Planning and Environment. The proposal seeks amendments to the LEP and the introduction of the City of Sydney Affordable Housing Program (to be adopted by Council) to provide a transparent framework for the application of affordable housing contributions when land is being developed. <p>Education campaign around Affordable Rental Housing SEPP and Boarding Houses</p> <p>Under the ‘notices of motion’ on 13 November 2017:</p>	-

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		<ul style="list-style-type: none"> • Council undertake a community awareness campaign regarding the limitations of the Affordable Housing SEPP in increasing the supply of affordable housing, particularly the failure of bonuses offered for the construction of boarding houses to create affordable housing, • as a part of this campaign, Council advocate for changes to the Affordable Rental Housing SEPP which would allow bonuses to be taken up only when projected rents meet affordable housing standards. 	
4.	Inner West	<p>New Options for delivering affordable housing in the Inner West LGA</p> <ul style="list-style-type: none"> • At Councils meeting on 21 November 2017, it will be considered that the General Manager in consultation with the Housing Affordability Strategic Reference Group provide Council a strategic report intended to: <ul style="list-style-type: none"> - present options on how Council will identify appropriate sites for development as affordable housing; - present options on how Council can create an Empty Dwellings Levy, by which Council would raise funds for affordable housing projects and increase rental supply by imposing a levy on residential properties left empty for an extended period (e.g. by tripling rates on properties left empty for at least 12 months); - assess the viability of Council identifying / developing affordable housing in partnership with stakeholders; - identify where funds generated by Council's affordable housing projects are directed, and present options as to how such funds can be set aside for spending within Council's affordable housing portfolio; - options on how Council will work towards the following affordable housing targets at 5 and 10 year periods: <ol style="list-style-type: none"> a) 30% of all new housing stock in new developments to be affordable housing; b) 50% of all Crown or Council land that is zoned residential to be affordable housing; and c) 10% of total housing stock to be affordable housing. • Council is seeking State Government approval for amendments to SEPP 70 — Affordable Housing (Revised Schemes) to make relevant amendments to its LEP, to enable the levying of Mandatory Affordable Housing Contributions under s94F of the Act to create Affordable Rental Housing in perpetuity. 	<ul style="list-style-type: none"> • During the Administration period, Council adopted an Affordable Housing policy based on detailed work of its Housing Officer and consultants engaged by Council (adopted on 28 March 2017). • Council's policy implements a mandatory 15% affordable housing contribution on certain development. • Council is committed to a target of 30% of all residential development on government owned land in the Bays Precinct to be Affordable Housing and undertakes a fully funded planning study to identify financially viable models to achieve this target. • According to Council, the work produced a report that showed the market would provide almost no affordable housing in the Inner West.
5.	The Hills	<p>Gateway Determination Issued – To exhibit the planning proposal 'Transitional Group Housing'</p> <ul style="list-style-type: none"> • On 5 October 2017, the Department of Planning and Environment's issued a Gateway determination in support of the planning proposal to introduce a new local incentive provision for the delivery of 'Transitional Group Housing' in The Hills Shire. • Council has been advised to commence exhibition of the planning proposal as soon as possible, with the LEP to be finalised within 12 months of the date of the Gateway Determination. • The model encourages willing developers to provide a small number of transitional dwellings within new developments in return for an "uplift" in development yield. The framework provides incentives to assist Council and other not-for-profit organisations to provide a safe/temporary home for those escaping domestic/family violence and is different from social/affordable housing. • In summary, the proposal: <ul style="list-style-type: none"> - applies to all land zoned either R4, R1 or B4 in the Hills Shire LGA. It only applies to zones under which 	<ul style="list-style-type: none"> • On 22 August 2017, Council resolved for a planning proposal be forwarded to the Department of Planning and Environment for a Gateway Determination to amend Councils LEP to insert a provision to allow a floor space bonus for the provision of transitional group homes. • 'Transitional Housing' provides refuge and protection to those, particularly women and children, escaping from abhorrent scenes of domestic and family violence, and needing a temporary and secure place to stay.

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		<p>residential flat buildings and shop top housing are permissible uses,</p> <ul style="list-style-type: none"> - bonus floor space shall not exceed 10% of maximum FSR permitted (maximum of 900m² GFA), - additional 300m² GFA would be available for every 'transitional group home' provided, which would allow for 2 bonus dwellings (each with an average internal floor area of no less than 100m² GFA), comprising: <ul style="list-style-type: none"> o 1 'transitional group home' (used as a group home (subject to agreement with a suitable provider/s) and then returned to the developer after a period of use - potentially 10 years) o 2 standard dwellings above the yield otherwise achievable by the developer - maximum additional yield achievable within the bonus floor space will be 9 dwellings (of which 3 would need to be a 'transitional group home'), as the average internal floor area of all transitional group home dwellings within the development is no less than 100m²; - The timing of the developer's incentive is staged: <ul style="list-style-type: none"> o upfront: 2 bonus (unrestricted) dwellings; and o after 10 years: 1 bonus dwelling (when use as a transitional dwelling has ceased) <p>• Draft amendments to the DCP will provide guidance to developers on the intent of the incentive and ensure dwellings are appropriately managed. A draft VPA template for 'transitional group homes' will be prepared.</p>	
6.	North Sydney	<p>Proposed amendments to Councils Affordable Housing Strategy – Boarding Houses</p> <p>At its Council meeting on 30 October 2017, Council resolved:</p> <ul style="list-style-type: none"> • the Affordable Housing Strategy be updated to reflect Council's intention to lobby the NSW Government to amend the Affordable Rental Housing SEPP to close loopholes allowing for unaffordable rents to be charged in new generation boarding houses, • write to local Federal member, State member of Parliament, and Minister for Housing requesting changes, • Council continue discussions with leaseholders of its properties to leverage ageing community housing in order to develop additional local beds. 	<ul style="list-style-type: none"> • Under successive Community Strategic Plans, Council has made contribution to the provision of affordable housing for the most vulnerable in our community. • Council's activity in this area is outlined in the Affordable Housing Strategy 2015.
7.	Parramatta	<p>Exhibition finalised - Draft Social Infrastructure Strategy, Draft VPA and Draft Affordable Housing Policy</p> <ul style="list-style-type: none"> • Exhibition of the draft Social Infrastructure Strategy, Draft Planning Agreement and Draft Affordable Housing Policy has now been completed. • The VPA Policy was amended as follows: <ul style="list-style-type: none"> - for VPAs being considered in the area outside Parramatta CBD, VPAs seek to deliver contributions equivalent to 50% of the land value uplift, subject to review of any applicable Special Infrastructure Contribution (SIC) Levy or an 'open book' assessment, and these rates be used as an interim measure, prior to the formal adoption of any VPA Policy, - for VPA being considered for land within Parramatta CBD (as defined by draft Parramatta CBD Planning Proposal), that Council re-affirm the 'value sharing' rates endorsed by Council on 10 April 2017, and these rates be used as an interim measure, prior to the formal adoption of any VPA Policy and/or value sharing 	<ul style="list-style-type: none"> • On 25 May 2017, launched the Affordable Housing Discussion Paper 2017 which presents a suite of options for Council to consider in contributing to housing affordability. • On 10 July 2017, Council resolved to exhibit draft Social Infrastructure Strategy (until 13 October 2017). <ul style="list-style-type: none"> - This Strategy considers Community facilities including Affordable housing. It will identify new or expanded community infrastructure that will be required to meet the needs of all

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		<p>mechanism,</p> <ul style="list-style-type: none"> - should the value sharing mechanism not be realised through the CBD Planning Proposal, that the VPA Policy be amended to apply the non-CBD value sharing approach indicated at recommendation to apply to the Parramatta CBD area on a permanent basis, - the draft VPA Policy will clarify the relationship between the draft Affordable Housing Policy and the draft VPA Policy with regard to the capture of uplift value from planning proposals for public benefit. <ul style="list-style-type: none"> • Pursuant to Councils draft Social Infrastructure Strategy 2017, the key potential actions identified in Council’s draft Affordable Housing Policy 2017 include: <ol style="list-style-type: none"> 1. Advocate for Federal Tax Reform and State Tax reform 2. Advocate to the NSW Government to adopt the precinct development affordable housing targets we recommend: 10% on private and 30% on Government owned land 3. Rely on Affordable Rental Housing SEPP 2009 to provide affordable housing 4. Continue to utilise VPAs to secure affordable housing 5. Pursue Inclusionary Zoning by applying to DPE for inclusion under SEPP 70 6. Pursue affordable housing development on Council-owned land 7. Allow local government to transfer affordable housing ownership to CHPs 8. Advocate to the NSW Government to increase the supply of social housing. (p.104) 	<p>communities across the LGA to 2036 based on best practice benchmarks.</p> <ul style="list-style-type: none"> - As this work is timely, it will assist in informing the Masterplan process for Rydalmere Park and the prioritisation of future investments in social infrastructure improvements throughout the whole local government area. <ul style="list-style-type: none"> • On 13 June 2017, Council resolved: <ul style="list-style-type: none"> - to exhibit draft VPA Policy (until 20 October 2017), - the draft Affordable Housing Policy 2017 be exhibited concurrently with the draft Voluntary Planning Agreement (VPA) Policy (until 20 October 2017).
8.	Ryde	<p>Planning proposal under assessment with DPE for Affordable Housing – Inclusionary Zoning</p> <ul style="list-style-type: none"> • On 22 September 2017, Council lodged a planning proposal seeking a Gateway Determination to introduce inclusionary zoning to the LEP to facilitate the delivery of affordable housing, including: <ul style="list-style-type: none"> - where additional residential floor space has been created on a site as a result of an amendment to the LEP, a minimum 7% of all new residential floor space is to be delivered as affordable housing, - for DAs within an R3 zone, R4 zone and/or a Centre identified on the LEP Map which has not been subject to an increase in residential floor space from an amendment to the LEP, a minimum 2% of all new residential floor space is to be delivered as affordable housing, - Where appropriate; Council may accept a monetary contribution in lieu of an affordable floor space where, for example, the 2% or 7% requirement for affordable housing floor space does not equate to an apartment (i.e. 50sqm) or the particular location may not be suitable (e.g. it is not serviced by public transport). The criteria and process will be detailed in a new DCP part. • Council engaged specialist property and planning consultants Hill PDA to consider affordable housing delivery models including value sharing arrangements, density bonuses, and mandatory inclusionary zoning. (Note: Inclusionary zoning refers to planning controls that require proposals with residential units to include affordable housing). Hill PDA’s report titled Affordable Housing Study (June 2017) concluded: <ul style="list-style-type: none"> - 7% of the total residential gross floor area of the development where the land is subject to a rezoning from 	<ul style="list-style-type: none"> • Ryde Affordable Housing Policy adopted in April 2016, provides a framework to advocate for, facilitate, provide and manage affordable housing in Ryde LGA. • In April 2016 Council also adopted an interim policy position of 4% affordable housing to be provided through rezoning and planning agreements and 2% through the DA process, pending the preparation of new planning controls that will give certainty to the planning process and implement the Policy. • On the 12 April 2016 resolved to prepare a Planning Proposal to amend the LEP to include affordable housing provisions as outlined in the City of Ryde Affordable Housing Policy. • To determine the necessary changes to the planning controls to achieve the Policy’s aim of 250 affordable housing units by 2031 Council engaged specialist property and planning consultants Hill PDA

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		<p>an employment, special or infrastructure use to a residential use or mixed use, or where there is an increase in the permitted height or floor space,</p> <ul style="list-style-type: none"> - 2% of the total residential gross floor area in new residential and mixed-use developments where the DAs are permissible under the LEP, - respect of amendments to the LEP that results in new and or additional residential floor space on land, a 7% affordable housing requirement is proposed in order to balance the 2% requirement in respect of DAs and achieve Council's adopted target of 5% affordable dwellings for the City of Ryde. 	<p>in 2016 to consider affordable housing delivery models including value sharing arrangements, density bonuses, and mandatory inclusionary zoning.</p>
9.	Woollahra	<p>Briefing Paper on potential measures to facilitate affordable housing in the LGA</p> <p>At its meeting on 13 November 2017, Council note:</p> <ul style="list-style-type: none"> • a report be prepared for the Councils Committee once the Central District Plan is finalised. The report is to provide an overview of revised housing affordability provisions for the LGA, • Council investigate and reports to a future Urban Planning Committee, opportunities to deliver affordable rental housing, including opportunities on its own land, when preparing the housing strategy required under the Central District Plan, including inventory of available Council land and analysis of the pros and cons of providing affordable housing to the community as a whole LGA. 	<ul style="list-style-type: none"> • On 8 March 2017 Council resolved that: <ul style="list-style-type: none"> - the merit in ensuring adequate affordable housing stock such that those members of our community who provide essential services are able to live in in the LGA and not just be part of our community during their working hours, - Accepts the extraordinary cost of housing in the LGA, and the very limited amount of existing social and affordable housing, greatly limits the ability of people on average weekly earnings, - Requests staff to prepare a report on measures that can be adopted by Council, both in our planning instruments and in the use of our property portfolio, to increase affordable housing in the LGA.

No new updates:

- Burwood
- Campbelltown Council
- Canterbury-Bankstown Council
- Cumberland Council
- Fairfield Council
- Georges River
- Hornsby Council
- Ku-ring-gai Council
- Lane Cove
- Northern Beaches Council
- Randwick
- Sutherland
- Waverley
- Willoughby Council
- Wollondilly