



Housing and Affordability Advisory Committee

2nd May 2022

Online Meeting on Microsoft Teams

Minutes

Meeting commenced at 6:32 PM and concluded 7:27PM

1. Present

Community members	Staff	Councillors
David Collins-White (DC)	Denise Bengler (DB)	Clr Dylan Griffiths (DG)
Queenie Tran (QT)	Seth Dias (SD)	

2. **Chairperson:** David Collins-White

3. **Acknowledgment of Country:** DC welcomed members to the meeting and provided an Acknowledgment of Country.

4. **Apologies:** Louise Crabtree-Hayes; Liza Sloan; Rachael Haggett.

5. **Quorum** (minimum 4 members): A quorum was not achieved. The meeting proceeded but it was noted that any decisions made would need to be ratified at the next meeting or by email following the meeting.

6. **Disclosures of Interest:** No conflicts of interest were disclosed.

7. Confirmation of Minutes and Actions

- Minutes for 7th February 2022 meeting were discussed but unable to be endorsed due to lack of quorum.
- QT queried whether LDG terms will be renewed or not; DB advised that no decision is made yet and the group will be advised when a decision has been made.
- DC: Noted that the government bowed to developers in withdrawing the Design and Place SEPP.
- DB: Came about because of the change in ministers. Focus on providing more housing rather than green options. This does not stop Council from incorporating some of the SEPP recommendations in our own LEP and DCP which may be considered
- QT: On Denise's point: Council cares about housing and green action. Is there an opportunity here to look at what can be adopted from the SEPP into the LEP?
- DB: Yes, we can investigate that.

Discussion items

Item	Summary	Recommendations / actions	Council's response
CatholicCare and Social Housing	<p>DC: We met with CatholicCare because they are looking at multiple projects in Newtown. They are pulling out of the repurposing churches for social housing project. It appears to be for legal and insurance reasons. They may be going ahead with the one in Newtown as they have already submitted a DA.</p>	<p>DC: Will investigate where the DA for the Newtown site is at.</p>	
Revised Affordable Housing Policy	<p>DB: Should be on Council's website this week. Increasing affordable housing in the area through AHCS in areas of uplift where feasible. In other areas, status quo maintained – affordable housing obtained via VPA with 15% target. If target is not feasible then the % will be on a case-by-case basis.</p> <p>DG: Why is the floor space percentage requirement preferred by the LDG over a financial contribution?</p> <p>DC: It adds a step to get the cash then go to actual space/construction, plus sometimes the financial contribution takes time to build up the required money to start a project. This way we just get it straight away.</p> <p>DG: How is that enforceable? With the transition to using a SEPP for a mandatory contribution rather than 15% in our policy it doesn't seem particularly feasible. Also, how can we ensure developers don't just make the 15% requirement the worst part of the site?</p> <p>DC: Our submission said that the space should not be the worst and that's been adopted in the policy.</p>		<p>Council report for 10 May 2022</p>
Council Resolution: Audit of Council Land for Affordable Housing	<p>DC: Michael Zanardo (MZ) did an audit of Council owned land to see what potential there was for Affordable Housing in the LGA.</p> <p>DG: Moved a motion in Council to do something similar but was not aware an audit had already occurred.</p>	<p>DC: To send audit information from MZ to DG</p>	

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	<p>DB: May be worth DC passing on the audit to DG directly.</p> <p>DG: Would be great to isolate some of the highest potential ones to get the other Councillors brains ticking on what we could do.</p> <p>DC: The mapping is mainly on carparks; Hay Street seems to be the major potential project.</p>		
<p>Inner West CSP (Community Strategic Plan), Delivery Program, Operational Plan on public exhibition</p>	<p>DB: Council has updated CPS in response to previous submissions from late last year. Want to see if they have got it right.</p> <p>DC: Haven't looked at it.</p> <p>QT: Have looked at it but hard to pass comment at this time because I haven't seen the old one so can't compare.</p> <p>QT: We should go back to the wider committee and ask for feedback because the feedback period is relatively short. Looking right now, point 2.4 is a good statement but very broad.</p> <p>DC: Any updates on what's been adopted?</p> <p>DB: Shared word document showing relevant sections: page 9, 18 and 24 relevant pages of the CSP and 43 has the relevant parts of the Delivery and Operational Plan.</p> <p>QT: With the planning controls; what's the date they will go to Council?</p> <p>DB: Parramatta Road soon, Dulwich Hill, and Ashfield north early next year. Hoping to have everything finalised by late next year.</p> <p>QT: How does Hay Street work?</p> <p>DB: Started with former Leichhardt Council, developing carpark owned by Council in collaboration with a community housing provider.</p>	<p>DC: To canvas HAAC about completing the CSP survey</p>	<p>Feedback due by 15 May 2022</p> <p>Survey on YSIW https://yoursay.innerwest.nsw.gov.au/csp-review-2021</p>



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Next Meeting	<p>DC: Next meeting proposed for 1st of August, but that will go ahead only if the Council votes to keep the LDG structure</p> <p>DG: Asked committee members if they had any thoughts on the LDG structure.</p> <p>DC: We have had a few people leave lately. I think this committee has done some great research and put in some great submissions that have led to changes on Council policy. Also done some good work around State government policy so I believe it must keep going.</p> <p>DG: Labor had a note in their CSP to establish an affordable housing reference group that is chaired by the Mayor with professionals. Unclear if there is overlap with this group, but I support this going ahead and want to talk about it more.</p> <p>DC: It's good to have people who are not council workers or not as ideological.</p> <p>QT: I think the calibre of the discussion in this forum is excellent. It's highly engaged and brings significantly different advice to a more professional reference group. The more resident/community centric thoughts from here are invaluable.</p>		