



Housing and Affordability Advisory Committee (HAAC)

Monday, 30 September 2019 meeting

Ashfield Civic Centre, 260 Liverpool Road, Ashfield 2131

Draft Minutes

The meeting commenced at 7.15pm.

1. Present

Community members	Staff	Councillors
David Collins-White (DC-W - Chair)	Jon Atkins (JA - Convenor)	
Rachael Haggett (RH)	David Birds (DB – Group Manager Strategic Planning from 7.40pm to 8.05pm)	
Julia Murray (JM)		
Michael Zanardo (MZ)		

2. Chairperson

DC-W

3. Acknowledgment of Country

DC-W welcomed members to the meeting and provided an Acknowledgment of Country.

4. Apologies

Paul Adabie (PA), Hazel Blunden (HB) and Ashvin Parameswaran (AP).

5. Disclosure of interest

There were no disclosures or conflicts of interest.

6. Quorum (minimum 4 members)

A quorum was achieved.

7. Confirmation of Minutes and Actions (9 September 2019)

- Minutes for 9th September 2019 were adopted unanimously.
- It was noted that all actions in the Minutes had been addressed.
- HAAC's statements on the Affordable Housing Fund and the sale of Chester Street in Petersham were emailed by DC-W to the CEO and all Councillors on 25 September. Refer to Item 5 below.

Discussion items

Item	Summary	Recommendations / actions	Council response
Item 5 CEO's response to HAAC's Statements	The CEO sent DC-W an email thanking him for the two statements on 26 September.	DC-W and HB to join teleconference on Wednesday 2 October at 5.30pm.	Completed
Item 6 Review of <i>Boarding Houses Act 2012</i>	JA reported that Council's draft submission to the review of <i>Boarding Houses Act 2012</i> had been emailed to the Group Manager Strategic Planning. JA thanked members for their contributions to the submission. The deadline for lodgement is COB Tuesday 8 th October 2019.		
Item 7 Draft LSPS	Following attendance at the LSPS presentation between 6.35pm and 7.05pm, members discussed the statement's affordable housing components. Members focussed on the objectives, actions and outcomes listed in Planning Priority 6 under Section 6.2 Unique, liveable, networked neighbourhoods, pp. 38-40. Issues identified in response to the following outcomes in	Members unanimously agreed to prepare a LSPS submission based upon the issues identified. Deadline for draft to be endorsed by members is 18 October 2019.	Ongoing

	<p>Planning Priority 6 coded [a], [i], [k], [l] and [m] below included:</p> <p>[a] <i>LEP & DCP objectives</i> – Recommend enhanced accessibility & universal design standards. All new residential development should achieve 100% silver level standard with a proportion of these also achieving platinum standard (10-20%)</p> <p>[a] <i>LEP & DCP objectives</i> – Achieving ‘design excellence’ requires adoption of a Design Excellence clause on the LEP modelled on City of Sydney LEP 2012 Clause 6.21. Competitive process triggers should be adjusted for Inner West. A Design Review Panel is essential in administering design excellence compliance for all developments</p> <p>[i] <i>VPAs</i> – Project valuations need to be consistent with preferred methodology to calculate value uplift i.e. the Residual Land Value model.</p> <p>[k] <i>Collaborate with external providers</i> – Form partnerships with CHPs to leverage and develop Council owned land e.g. carparks and depots. Such land needs to be identified in Land & Property Strategy (LAPS).</p> <p>[l] <i>Planning objectives and controls</i> – Need to expand scope of Investigation Areas to include other areas capable of urban redevelopment rather than confining them to just areas around train stations and light rail stations e.g. inclusion of Norton Street in Leichhardt. Block-by-block urban design studies would be appropriate for these areas given the available timeframe for implementation.</p> <p>[m] <i>LEP and additional FSR</i> – A 10% cap on additional floor space or building height is appropriate if assessed through a competitive process with Design Review Panel input plus linking FSR bonus to affordable housing contributions. Greater than 10% creates planning uncertainties and can compromise built form and amenity outcomes.</p> <p>[m] <i>LEP and additional FSR</i> - Clause 4.3A in Ashfield LEP 2013 currently permits 7 metre height exceedance in the Ashfield Town Centre in exchange for 25% of additional GFA being</p>		
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	dedicated to affordable housing. Need for these units to be managed by a Community Housing Provider to ensure affordability and for penalties to apply to those who contravene the affordable housing provisions.		
Item 8 Review of Affordable Housing Policy	<p>It was noted that the review of Affordable Housing Policy (AHP) would take the form of an Issues Paper.</p> <p>Members discussed a range of suggested key issues. Members' responses to these key issues are recorded below.</p> <p>(1) <i>Council's 'core business' excludes owning/managing affordable housing</i> – Members supported Council's current policy of owning/managing affordable housing.</p> <p>(2) <i>Feasibility modelling</i> – Members recognised the DPIE's requirement for a 20% developer's profit margin to be assumed when undertaking feasibility testing of specific precincts related to proposed Affordable Housing Contribution Schemes. However members supported the AHP's current affordable housing target of 15% on private land and 30% on public land. It was agreed that lower housing targets would impact adversely on Council's goal of reducing the local affordable housing gap.</p> <p>(3) <i>Alternative models to generate affordable housing supply</i> – Members considered that alternative models were required as well as (not instead of) Council's current model. Members agreed that alternative models are well worth investigating. However members considered the affordable housing clause (clause 4a) in the Ashfield LEP as problematic. In relation to this model, members supported conditions of consent being applied that require all affordable housing dwellings generated in Ashfield Town Centre to be managed by a Community Housing Provider to ensure affordability outcomes.</p> <p>(4) <i>Community Land Trust</i> – Members supported the proposal for Council to collaborate with City of Sydney to develop a Metropolitan Community Land Trust Policy.</p>	JA to circulate references on Community Housing Trusts.	Completed

	<p>(5) <i>Draft Housing Strategy and Draft LSPS</i> – Members supported the proposal for new elements in the Housing Strategy and LSPS, aimed at increasing affordable housing supply, to be evaluated and implemented.</p> <p>(6) <i>Voluntary Planning Agreement Policy</i> – Members supported the need for the VPA Policy to (a) take account of adopted Affordable Housing Policy and (b) for a detailed account of the methodology to calculate value uplift to be included in the VPA Policy, preferably as an appendix as is the case in other councils' VPA policies.</p> <p>(7) <i>Development concessions</i> – Members supported the proposal for Council's integrated development Contributions Plan to include concessions for not-for-profit Community Housing Provider development projects involving 100% affordable and/or social housing. Planning concessions such as zero parking (reduces construction cost) or freedom of unit mix (landlord to determine based on need/broader portfolio) may also be of benefit.</p> <p>(8) <i>Affordable housing unit standards and location guidelines</i> – Members agreed that affordable housing dwellings acquired through VPAs should be of equivalent quality and amenity to market dwellings in the development. Members supported the proposal for the affordable housing specifications, regarding location and standards developed for the Marrickville Hospital Site, to be applied to future affordable housing dwellings acquired through VPAs and SEPP 70.</p> <p>(9) <i>Affordable Housing Fund</i> – Members recommended that Council reconsider and adopt the proposal to establish an Affordable Housing Fund to quarantine funds for affordable housing.</p> <p>(10) <i>Land and Property Strategy (LAPS)</i> – Members supported Council owned land being identified in LAPS that is suitable for affordable housing development such as carparks and former depots (e.g. Port Phillip Bay; City of Sydney depot</p>		
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	<p>consolidation strategy).</p> <p>(11) <i>Innovative models to achieve a broader spectrum and diversity of affordable housing.</i> – Encouraging housing models including co-operatives and co-housing that contribute to affordability and housing diversity was supported by members.</p> <p>(12) <i>Innovative housing design</i> – Encouraging innovative affordable housing design that provides for improved outcomes relating to construction costs, sustainability and accessibility was supported by members.</p> <p>(13) <i>Advocacy for introducing a model clause for affordable housing</i> – In principle, members supported the introduction of a Model Clause in the standard instrument to make affordable housing contributions mandatory.</p> <p>(14) <i>Advocacy for NSW State and Federal Governments to increase investment in social and affordable housing</i> – Members proposed that Council should pass a resolution declaring its support for Everybody's Home campaign.</p>		
Item 9 Other Business	<p>Next meeting's agenda to include a report on Shelter NSW's discussion paper Developing a shared contemporary vision and narrative that defines a sustainable and effective housing system for New South Wales, August 2019.</p> <p>Another Shelter NSW's paper of interest is Exhibition of Draft Local Strategic Planning Statements, 1 Jul 2019.</p>		
Item 10 Next meeting	<p>The next HAAC meeting will be held on Wednesday 23 October 2019 in ASC starting at 6.30pm. The purpose of this meeting is to discuss the draft Issues Paper related to the review of the Affordable Housing Policy.</p>		

The meeting closed at 8.45pm.