



INNER WEST COUNCIL

Housing & Affordability Advisory Committee (HAAC)

Thursday, 7 February 2019

Ashfield Civic Centre, 260 Liverpool Rd, Ashfield 2131

Minutes

The meeting started at 6.45pm following the Joint Presentations on:

- *Our Place Inner West* presented by Barbara Becker (Senior Engagement Specialist); and
- *Social and Cultural Planning Framework and Wellbeing Study*, presented by Simon Watts (Social and Cultural Planning Manager).

1. Present

- Jon Atkins (JA - Convenor), Paul Adabie (PA), David Collins-White (DC-W), Rachael Haggett (RH), Julia Murray (JM), Ashvin Parameswaran (AP), Michael Zanardo (MZ) and David Birds (DB, Group Manager Strategic Planning).
- Albert Madrigal (Senior Strategic Planner) and Barbara Becker (Senior Engagement Specialist) were present for Item 13: Presentation on Council's Draft Housing Study.

2. Chairperson

- DCW was appointed Chairperson for this meeting.

3. Welcome, Acknowledgment of Country and Introductions

- DCW welcome everyone and provided an Acknowledgment of Country.
- All present introduced themselves.

4. Apologies

- Hazel Blunden (HB).

5. Disclosure of Interest

- There were no Disclosures of Interest.

6. Previous Minutes (29 Nov 2018)

- The Minutes of the 29 Nov 2018 meeting were endorsed by consensus.

7. Actions Arising from Inaugural Meeting (29 Nov 2018)

- JA summarised actions arising from the previous Minutes which had been circulated to all members:

Section	Actions	Notes
6.	Report on gaps in housing statistics.	JA had emailed ABS statistics to all members relating clarifying different types of housing tenure in the Inner West.
8.	Terms of Reference (ToR) to be finalised at HAAC's February 2019 meeting	JA had emailed a revised version of the ToR to all members.

8.	Setting up an online platform for members to share information.	JA reported that HAAC had been included in an online forum pilot being set up by the Communications Team. Included. Refer to separate Agenda item.
8.	Proposal to have a rotating chairperson to be discussed at February 2019 meeting.	JA advised that because of HAAC's inclusion in the online forum pilot, it was appropriate for a permanent Chairperson to be elected.
8.	Sharing of email addresses.	All members have given permission for their email addresses to be made available to the group.
9.	Report on potential for an affordable housing award to be added to Heritage Awards.	JA reported that inquiries relating to the potential for an affordable housing award to be included in Council's annual awards system were ongoing.
10.	Report on access to planning information and databases relating to DAs, PPs and VPAs.	Refer to separate Agenda item.

- MZ noted that Council has three awards:
 - Heritage Award;
 - Sustainability Award;
 - Photographic Award.
- HAAC is seeking to add an Affordable Housing Award relating to an outstanding and/or innovative contribution to the provision of affordable housing in the Inner West.
- **Action:** JA to investigate possibility of Council adding an Affordable Housing Award to its awards system.

8. Queries Arising from the Joint Presentation

- *What does LSPS stand for?* Every Council in NSW is required to prepare a [Local Strategic Planning Statement](#) (LSPS) which sets out the 20-year vision for land use in the local area, the special character and values that are to be preserved and how change will be managed into the future.
- *To what extent is the development of an LEP a two way conversation between the State Government and local councils?* There is no simple answer to this question. Every council is required to develop an LEP according to certain specifications. The LEP ultimately needs to be endorsed by the State Planning Minister. Most of the responsibility for developing LEPs is given to councils. In relation to contentious issues, negotiations do take place between the councils and the Department of Planning & Environment (DPE). Positive outcomes can be achieved if councils advocate strongly enough.

9. Update on On-line Forum

- JA reported that HAAC has been included in a pilot relating to using an on-line forum platform.
- This is a closed forum for members to use. The project's purpose is to:
 - To have a place for groups to view documents, meeting dates, links to engagements and other group administrative material;
 - To have place where participants can discuss agenda items outside of face to face meetings; and
 - To have a place where participants can come to a consensus on agenda items outside of face to face meetings.
- The convenor is required to 'populate' the platform first with relevant documents etc. Relevant housing articles/studies etc. can be sent to the convenor by members for uploading to the platform if relevant. Upcoming housing events can also be uploaded.

- Following this, invitations will be issued to members to register with the online forum. A protocol governing participation in the forum applies.
- The Chairperson will be responsible for providing periodic summaries of the issues/topics discussed by members on-line to HAAC meetings.
- To see conversations or exchanges that have taken place, members will need to access the on-line forum. Alternatively the convenor can email notifications to members in certain instances.

10. Election of Chairperson and Deputy Chairperson

- DC-W summarised 3 documents tabled relating to the election of the Chairperson and Deputy Chairperson:
 - Ground Rules;
 - Position of Chairperson; and
 - Role of Chair
- The Ground Rules were endorsed by members by consensus.
- For the position of Chairperson, only DC-W was nominated.
- **Resolution:** Members elected DC-W as Chairperson by consensus.
- For the position of Deputy Chairperson, only Hazel Blunden (HB) was nominated.
- **Resolution:** Members elected HB as Deputy Chairperson by consensus.

11. Terms of Reference

- The revised Terms of Reference (ToR) document was tabled.
- **Resolution:** Members endorsed the ToR document by consensus.
- **Action:** The convenor will make inquiries relating to the need for the on-line forum pilot and protocol to be included in the ToR and report back to the next meeting.

12. Boarding House Strategies and Actions

- JA referred to a Council resolution on Boarders and Boarding Houses dated 2 May 2018 requiring a “report leading to a policy” on boarding houses. The resolution highlighted 6 elements that the report needed to address, namely:
 - (a) Previous constituent council’s approach to boarding houses, including policy, DCP and enforcement issues to be reported to Council within 2 months;*
 - (b) Supporting the safety and wellbeing of boarding housing tenants through enforcement and compliance, including in relation to unregistered boarding houses, and facilitating cooperation between Council, tenants, neighbouring residents, boarding house operators, non-government and government agencies;*
 - (c) Supporting boarding housing residents through community outreach and services (including information and referral to existing services e.g. Newtown Neighbourhood Centre);*
 - (d) Mechanisms to encourage or require more affordable rents, including through the DA process;*
 - (e) Advocacy to the state government, including requesting additional funding, resources and legislative changes; and*
 - (f) Consideration of Council seeking exemption from the boarding housing provisions of the Affordable Rental Housing SEPP in order that Council could implement its own boarding house controls.*
- Engagement with boarding houses involves a number of business teams within Council, including Strategic Planning, Community Services & Culture, Legal Services, Development Assessment and Regulatory Services, Fire Safety and Development Compliance. Consultations with these teams have taken place during the preparation of the report.
- Discussion on boarding houses included:
 - Concentration of boarding houses in Inner West;
 - Definition of a boarding house;
 - Comparison with share housing and student housing;
 - Need to refer to issues related to student housing;

- Register of Boarding Houses with Office of Fair Trading;
- Powers and responsibilities of councils under the *Boarding Houses Act 2012*;
- Issues related 'new generation' boarding houses and inappropriate development in low residential zones;
- 'New generation' boarding houses and unaffordable rents;
- Newtown Neighbourhood Centre and its Boarding House Outreach Services (BHOS);
- Supporting the rights and well-being of residents;
- Likely Statutory Review of *Boarding Houses Act 2012* during 2019; and
- Integration of Council's LEPs/DCPs to consider other council's boarding house provisions and compatibility with legislation and case law.
- JM raised the prospect of making a submission to the statutory review of *Boarding Houses Act 2012* and offered to contribute to this. Both HAAC and Council can decide to make submissions to the statutory review.
- Also JA noted opportunities for members to contribute to the development of Council's boarding house policy later this year.
- **Action:** That HAAC makes a submission to the statutory review of *Boarding Houses Act 2012* and/or provides input to Council's submission to this statutory review. Members endorsed this motion by consensus.

13. Presentation on Council's Draft Housing Study (Albert Madrigal)

- Albert outlined Council's Draft Housing Study (DHS) prepared by Elton. The DHS includes:
 - DHS provides for an overarching framework for developing a Draft Housing Strategy.
 - It includes data on rental and mortgage stress and projections
 - Affordable housing targets required to be delivered to address the projected gap by 2036 are estimated in the DHS.
 - DHS offers a housing capacity analysis under current land use controls i.e estimate of growth that could potentially occur without any change to planning controls.
 - The methodology applies a formula for calculating yield based on planning controls and permissibilities in Council's existing three LEPs.
 - The timeframe for Council to consider the Draft Housing Strategy, including the public exhibition period and final report, has yet to be determined.
 - A Draft Affordable Housing Strategy is due to be developed during the second half of 2019.
- Opportunities for consultation around the Draft Housing Strategy were outlined including the possibility of a workshop or focus group being held and the making of submissions during the public exhibited period.
- DB outlined three major strategies being developed concurrently by Council, namely:
 - Housing Strategy;
 - Integrated Transport Strategy; and
 - Employment Lands Strategy.

It was emphasised that the community needs to be properly consulted in relation to all three strategies.

14. Accessing Planning Information and Databases relating to DAs, PPs and VPAs

- DC-W reported on his research into accessing Council's planning Information and databases relating to DAs, PPs and VPAs.
- Members called for greater transparency on DAs e.g. more accurate information on DAs and revealing statistics on 'visits' to website notifications on DAs being made available.
- DB referred to Council's three contribution plans (Ashfield, Leichhardt and Marrickville) for community infrastructure, as well as developer contributions negotiations through VPAs e.g. affordable housing and other public amenities.
- Council's inclusion in *State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)* (SEPP 70) and potential affordable housing yields were also discussed.

- JA referred to the 'Notes on the Planning Process and Data Sources' circulated to all members prior to the meeting. This paper highlighted opportunities for public engagement in the planning system.
- The on-line forum has the potential of listing reports on planning proposals and VPAs going before Council.
- Mention was made of a publically accessible VPA database being planned by Council.
- It was noted that Prof Peter Phibbs from University of Sydney occasionally runs a 'Planning for Non-Planners' course which covers all the matters discussed and more. Information about future courses could be shared with members on the on-line forum platform.

15. Schedule of Meetings

- JA explained that Strategic Planning is responsible for three Advisory Committees: Planning and Heritage, Transport and HAAC. The three groups are trying to co-ordinate meeting dates, hence the change to the earlier meeting schedule circulated on 29 November 2018.
- The new meeting dates proposed were:
 - Monday 8 April 2019;
 - Monday 22 July 2019; and
 - Monday 21 October 2019.
- **Action:** Members resolved by consensus to meet on Monday 8 April 2019 from 6.30pm to 8.00pm and to discuss meeting dates in the second half of the year at the April meeting.

16. Meeting Evaluation Forms

- Meeting evaluation forms were collected from members at the end of the meeting.

Meeting closed at 8.25pm.

ACTIONS ARISING

Section	Actions	Responsible	Deadline
7.	The possibility of Council adding an Affordable Housing Award to its award system to be investigated.	JA	8 Apr 2019
11.	The Convenor to make inquiries relating to the need for the on-line forum pilot and protocol to be included in HAAC's Terms of Reference.	JA	8 Apr 2019
12.	HAAC to make a submission to the statutory review of <i>Boarding Houses Act 2012</i> and/or provide input to Council's submission to this statutory review expected later this year.	All	Ongoing
15.	HAAC to meet on Monday 8 April 2019 from 6.30pm to 8.00pm at Ashfield Service Centre. Meeting dates for the rest of the year to be decided at the April meeting.	All	8 Apr 2019

