

# Housing for All Local Democracy Group

Thursday 17 April 2025



# Agenda

1. Acknowledgment of Country
2. Introductions
3. Administrative matters
4. Overview of housing in the Inner West
5. Policy challenge question
6. Discussion
7. Next meetings
8. AOB



# Acknowledgement of Country

Inner West Council acknowledges the traditional Aboriginal custodians of this land, their living culture and unique role in the life of this region. We pay our respects to Elders past, present and future.



## 2. Introductions

- Introduction of Council staff
- Introduction of members



### 3. Administrative matters

- Terms of Reference
- Purpose of the Group
- Conflicts of interest
- Selecting a Chair and Deputy Chair



## 4. Overview of Council's role in housing for all

Inner West Council recognises the urgency of the housing crisis.

The Council has, and will continue to:

- Engage constructively with the NSW Government on the housing reforms
- Encourage the Federal and State Governments to consider all levers possible to address the situation
- Advocate for increased delivery of affordable and social (community and public) housing
- Advocate for renters' rights
- Invest in the local infrastructure we need to support growth in our community



# Snapshot of housing in the Inner West

## Housing tenure

Purchased or fully owned: 52%

Renting privately: 39%

Renting public housing: 3.3%



## Households

Couple with children: 34.4%

Couple no children: 23.3%

One parent families: 10.5%

Lone person households: 22.2%

Group households: 4%



## House typologies

House: 53.5%

Medium density (includes semi-detached): 18.8%

High Density: 27.1%

Other: 0.7%



# Key housing issues

- Mismatch in house typologies – predominantly single dwellings
- Mismatch in households and typologies – need more 3+ bedroom apartments
- Lack of downsizing – economic barriers and limited alternatives in local area
- Unoccupied dwellings – 9.5% (higher than Greater Sydney 7.9%)
- Residential vacancy rates – very low currently 1.6%
- Escalating purchase (\$2m house/\$790k unit) and rent (\$1,100 house/\$700unit) – varies considerable by location
- Social, affordable and special needs housing gap
- Supply – need more homes and to meet housing targets
- Feasibility – amalgamation needed to support supply



**7,800**

New Completed  
Homes by 2029



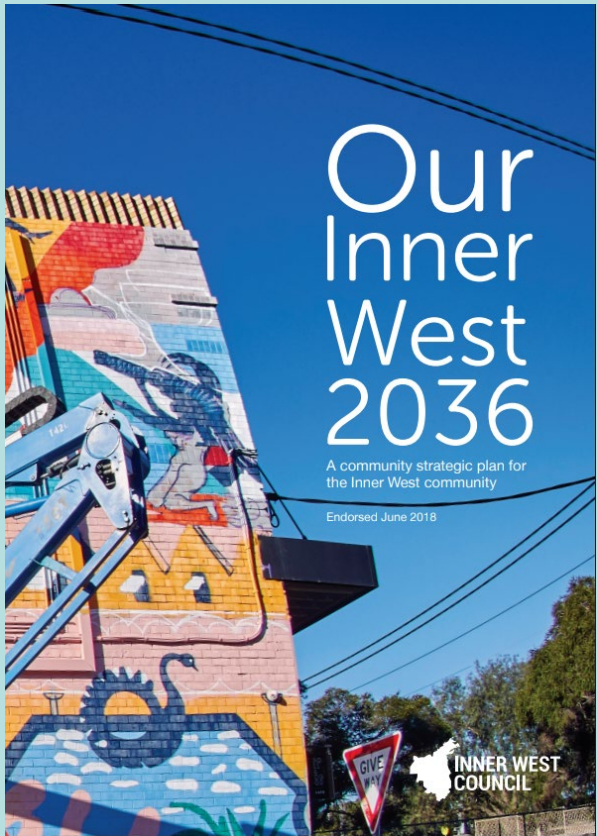
# Role of local government

Local government plays a key role in housing primarily through:

- Setting the scene **strategically** – community, housing, employment policy and strategy preparation
- Developing and setting the land use planning controls – within a **legislative framework**
- Inner West Council also work with key housing partners:
  - Private owners and developers
  - Community Housing Providers
  - Faith groups – such as the Faith Housing Alliance
  - Government agencies – Land and Housing Corporation, Landcom, Transport for NSW and others



# The strategic framework



INNER WEST

Local Strategic  
Planning Statement

Adopted  
20 MAR 20 20



INNER WEST

Our Inner West  
Housing Strategy

Adopted  
3 Mgr 20 20



elton  
consulting

INNER WEST

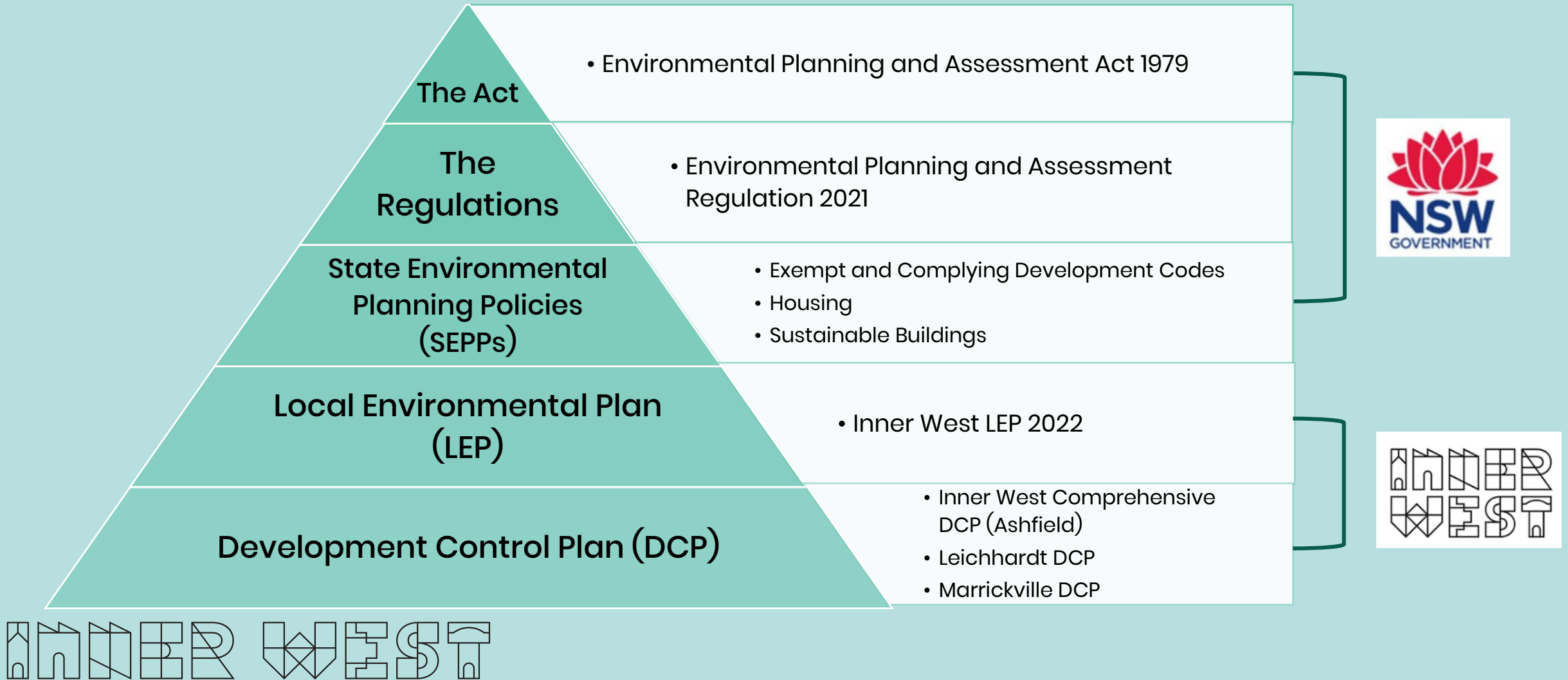
Employment and  
Retail Lands Strategy

Adopted  
8 SEP 20 20



INNER WEST

# The legislative framework



# Other levels of government

Inner West proactively participates in State and Federal Government policy and program development, including:

State Government:

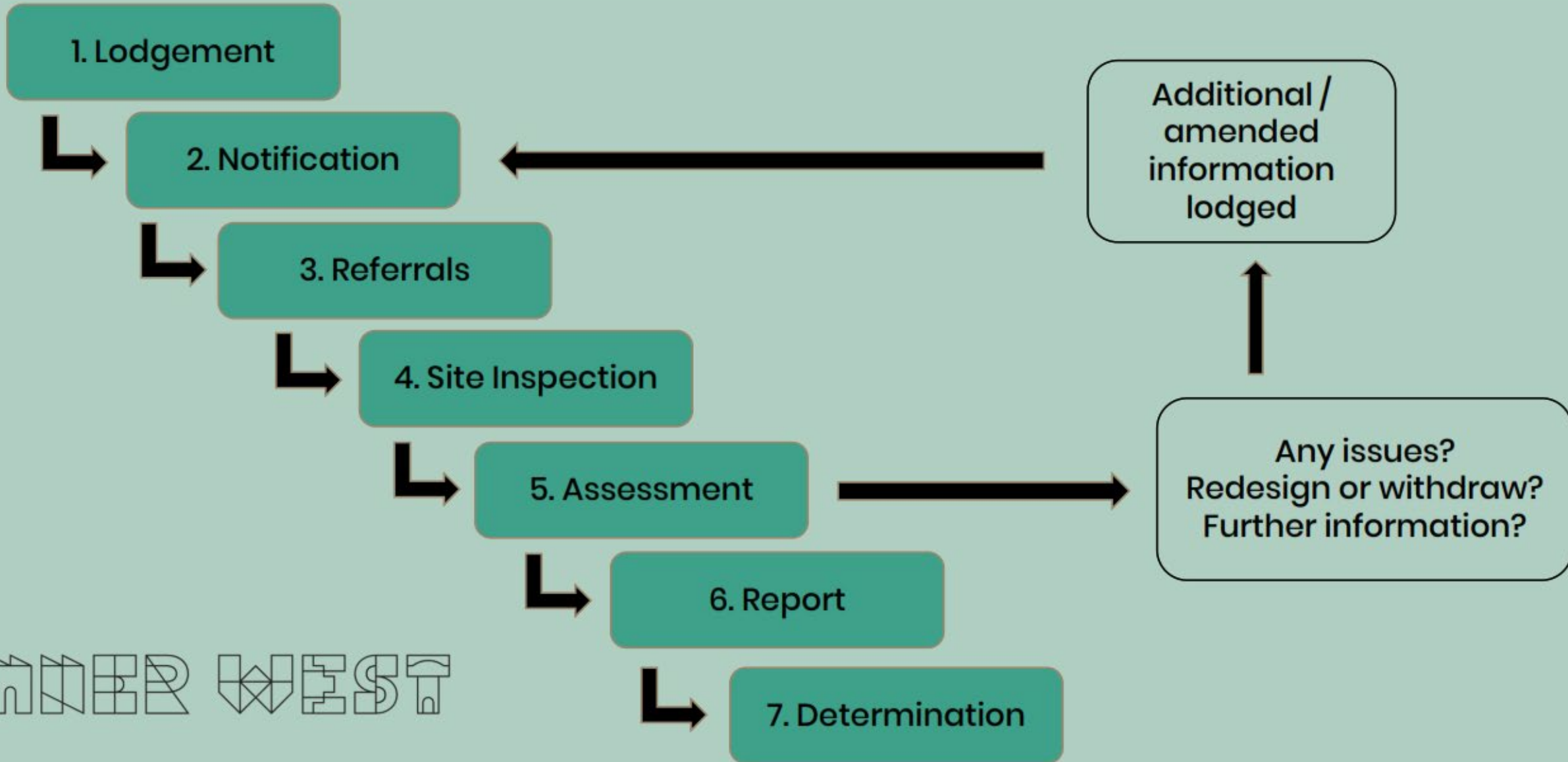
- Department of Planning, Environment and Housing – State Housing Reforms
- NSW Productivity and Equality Commission – Housing and infrastructure
- NSW Fair Trading – Renters rights

Federal Government:

- Department of Finance – National Housing Accord and Housing Australia Future Fund
- Department of Infrastructure, Transport, Regional Development, Communications and the Arts – infrastructure investment, net zero, local government and cities



# Development Application Process





# Boarding Houses in Inner West

- 298 registered with Council
- Inner West Boarding House Inspection Protocol
- Every boarding house is inspected once per year Health and Safety
- 1 Boarding House Inspector
- For each inspection, Council staff are accompanied by the property manager, property owner or both ensuring a supportive and collaborative environment
- Council adopts a collaborative/educational approach rather than an enforcement approach to improve health and safety of boarding houses
- Council meets quarterly with the Newtown Neighborhood Service to discuss issues around boarding houses



# Affordable Housing in FY2024/25

## COUNCIL'S AFFORDABLE HOUSING PORTFOLIO

### Council owned affordable housing:

- 19 affordable housing units managed by Link Wentworth
- Petersham RSL site – 6 new affordable housing units due for transfer to Council in near future

*Portfolio mix (=25 units):*

*2 no. Studio, 12 no. 1 bedroom, 10 no. 2 bedroom, 1 no. 3 bedroom*

*8 no. car spaces*



Confidential

# Affordable Housing in FY2024/25

## COUNCIL'S AFFORDABLE HOUSING PORTFOLIO

Total net revenue for 2023/2024 is \$359,568 (plus interest of \$29,821)

\*net revenue derived from rent received from the affordable housing portfolio plus interest

### Affordable Housing Reserve

➤ \$ 2,389,139

TOTAL Net Funds available in the Affordable Housing  
Reserve as at 30 June 2024



Confidential



# Development of Affordable Housing

Expression of Interest  
– 3 no. council owned carparks



Confidential



## Opportunities for Development of Affordable Housing on Council Land

### Invitation for Expressions of Interest

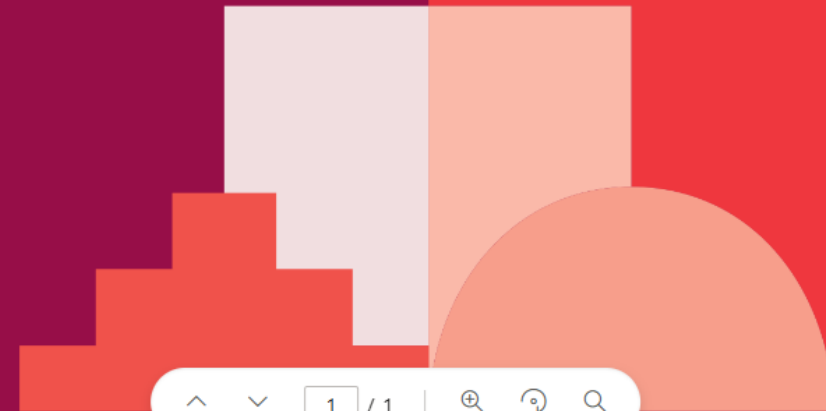
Inner West Council is inviting expressions of interest from suitably qualified, experienced and capable registered Tier-1 community housing providers (CHP), or registered Tier-1 led consortia, to finance, develop, operate, and manage affordable housing on up to three Council owned sites.

Further information and instructions to participate (Vendor Panel Ref. No. 414566) at:  
[www.innerwestnsw.gov.au/work/tenders-and-contracts/tenders](http://www.innerwestnsw.gov.au/work/tenders-and-contracts/tenders)

Not registered on Vendor Panel?  
Register here: [vendorpanel.com/platform/suppliers](http://vendorpanel.com/platform/suppliers) (free)

EOI No. 2-24

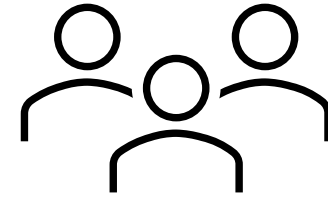
Closing date: 4pm (AEST), Friday 28 July 2024



# Principles for Planning in the Inner West – Consultation

## 21 May 2024 Council resolution

That Council undertake community consultation and engagement on the principles of the Local Environmental Plan.



## Community Consultation

- 21 June to 6 August 2024
- Mailout to every household
- 924 surveys completed
- 260 map comments
- 1,221 responses received

Do you agree that  
Inner West Council  
should deliver local  
place-based planning  
controls?



over 70% agree



# Community response to the principles



Council support for 30% of all new housing on government owned land be maintained in perpetuity as public housing

**77% agree**



Incentives for conversion of land owned by religious and faith-based organisations to social and affordable housing

**75% agree**



Setting a target of 1000 more new public housing dwellings being delivered on government and Council owned land

**72% agree**



Deliver local place-based planning controls

**70% agree**



Protecting and expanding existing employment lands to attract increased employment and new industries

**64% agree**

# Community response to planning principles



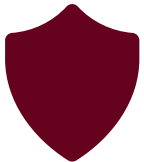
Increased densities in town centres and on main streets through shop top housing should be investigated in order to protect high value heritage conservation areas from upzoning

66% agree  
20% do not agree at all



Increased residential densities around light rail stations

65% agree  
21% do not agree at all



High value heritage conservation areas should be protected from upzoning

62% agree  
28% do not agree at all



Providing density incentives to amalgamate lots in areas identified for upzoning

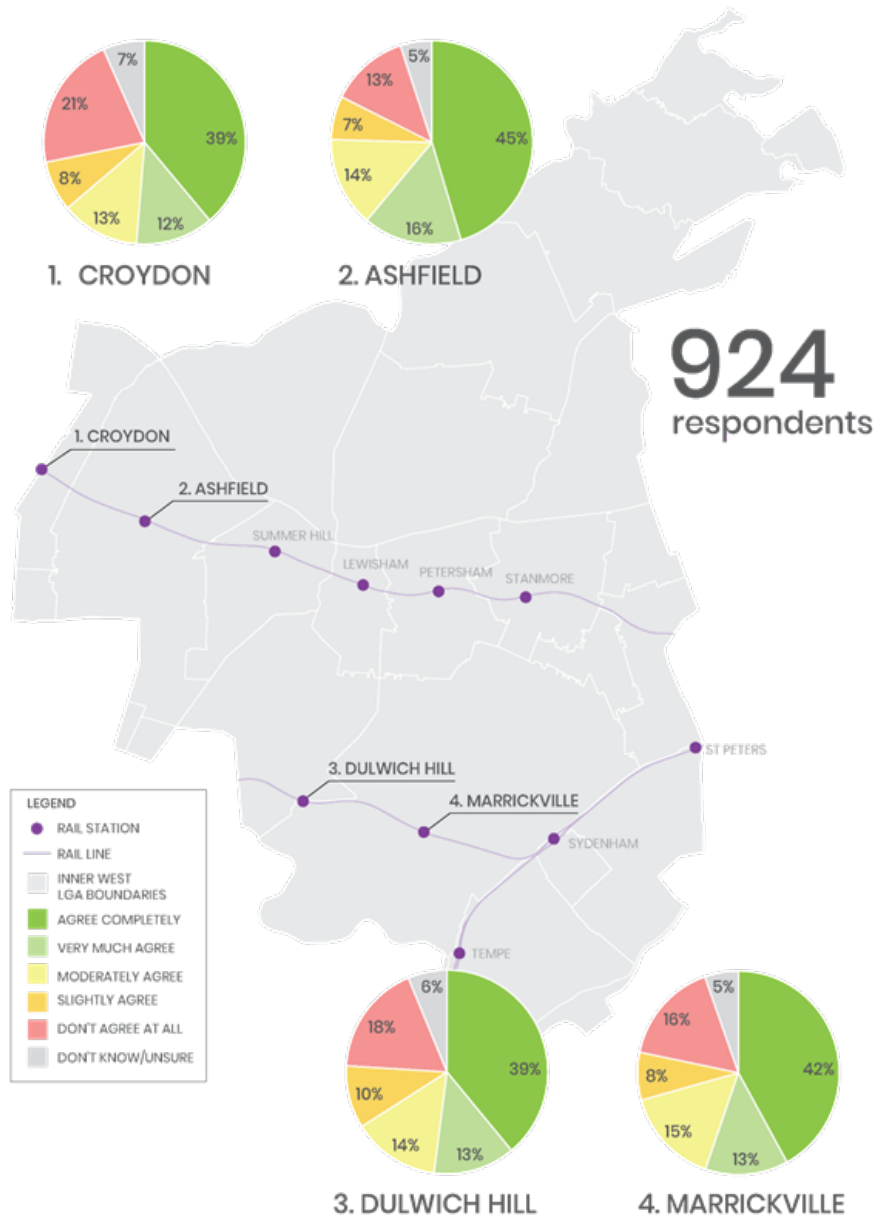
59% agree  
25% do not agree at all



Government owned land in the Bays Precinct should be the focus of upzoning prior to consideration of any additional rezoning in adjoining suburbs

58% agree  
28% do not agree at all

# Response to upzoning TOD precincts



Do you agree with upzoning of precincts around the following train stations?

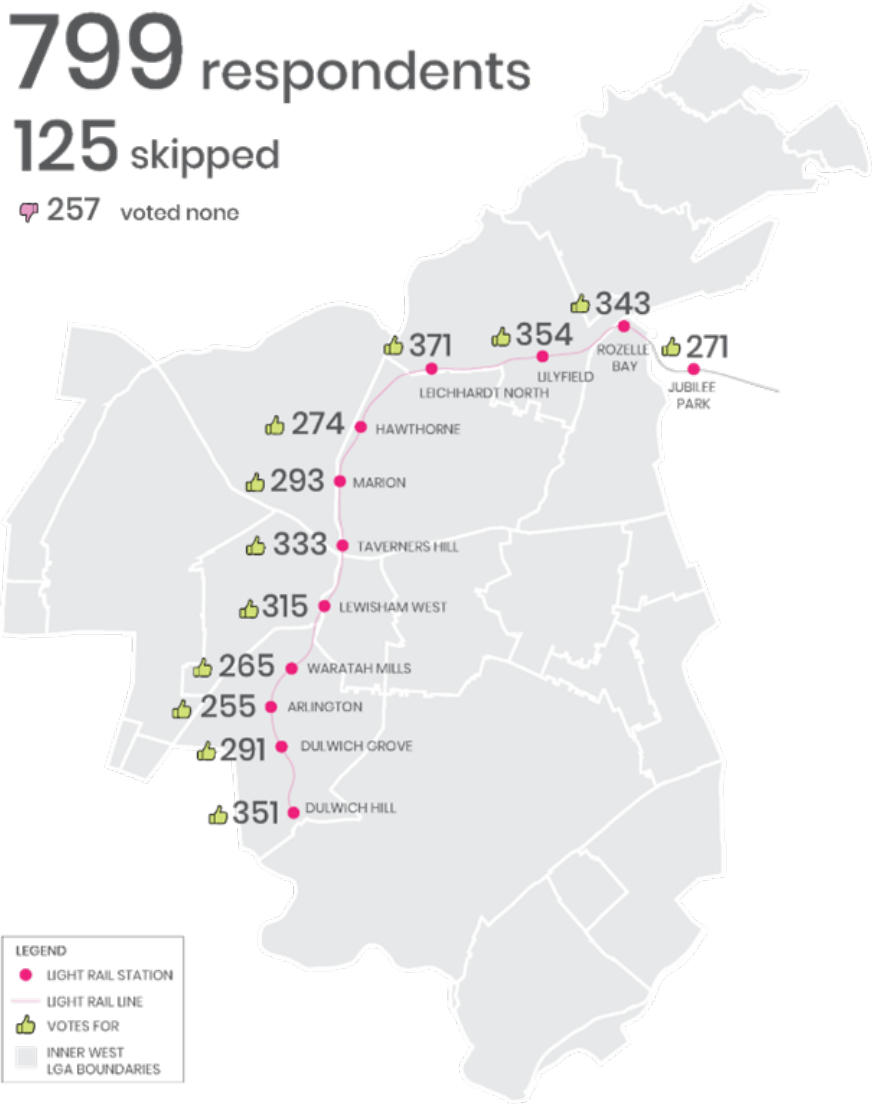
- Ashfield – 75% agreed
- Marrickville – 71% agreed
- Dulwich Hill – 66% agreed
- Croydon – 64% agreed

# Response to upzoning

799 respondents

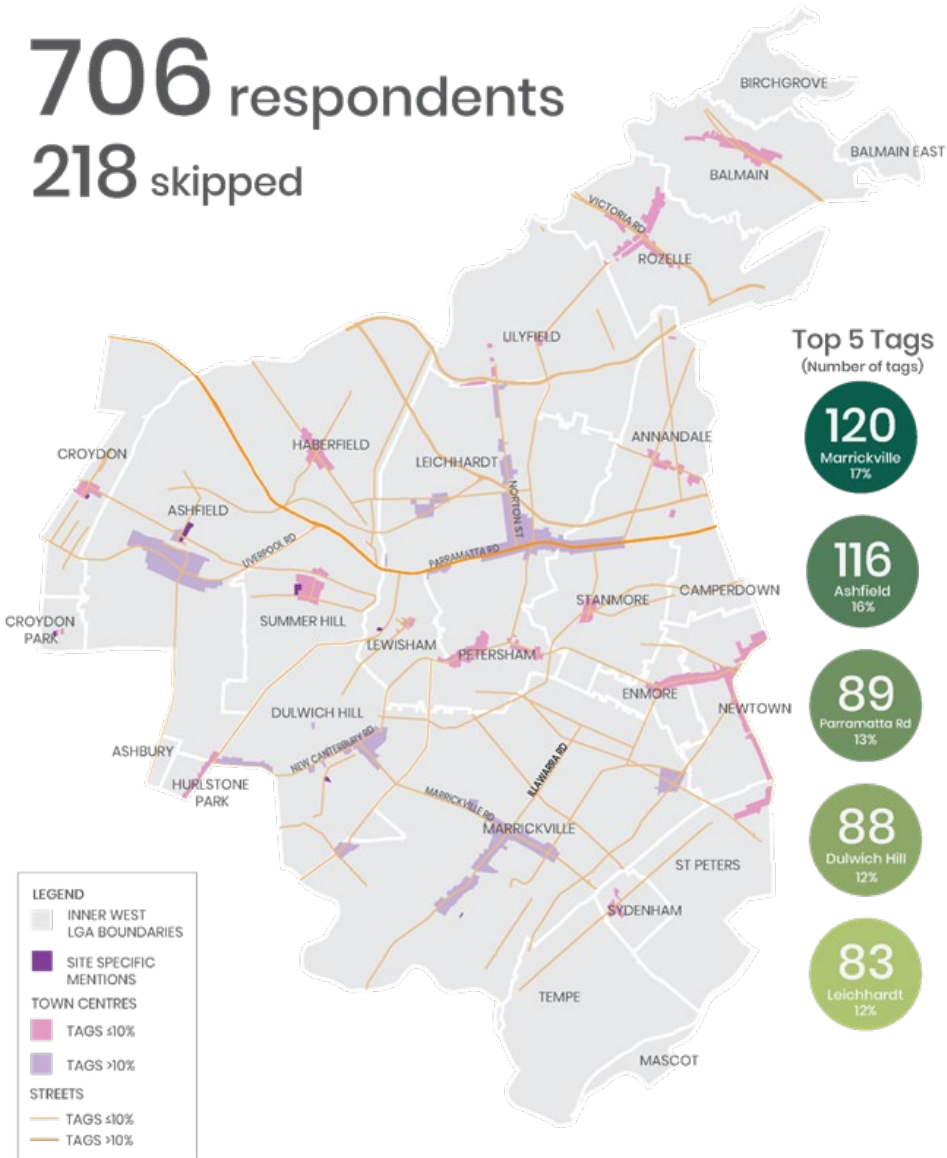
125 skipped

257 voted none



706 respondents

218 skipped



# Our immediate focus

- Council's alternative approach to the NSW Housing Reforms
- Includes responding to:
  - Transport Orientated Development Stations – Croydon, Ashfield, Dulwich Hill and Marrickville
  - Low and Mid-Rise Housing key locations – town centres, main streets and transport
  - Aligning zoning across the LGA
  - Responding to the Principles for Planning in the Inner West

## Key dates:

- Community engagement in May/June
- Feedback on Bays West TOD Accelerated Precinct – expected in June/July 2025



## 5. Policy challenge question





## 6. Discussion

- What would you like to hear about/discuss?
- How would you like the sessions to run?



# 7. Next meetings

- Four meetings in 2025
- Aim for third Thursday in the month
- 22 May
  - Focus on Council's alternative approach to the NSW State Government Housing Reforms
- 21 August
- 20 November



## 8. AOB



Thank you

