



INNER WEST COUNCIL

HOUSING AND AFFORDABILITY STRATEGIC REFERENCE GROUP

13 February 2017

6:30 pm

Location: **Petersham Service Centre - Level 3**

2-14 Fisher St, Petersham

RSVP: to Lynne George on 0423 784 410 or lynne.george@innerwest.nsw.gov.au

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ITEM:

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(any conflicts of interest need to be disclosed in accordance with Council's Code of Conduct)
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Meeting Close

Please note that only community members appointed by the Administrator can vote on recommendations made by the Strategic Reference Group.

Item No: Item 6

Subject: Draft Terms of Reference - Housing and Affordability Strategic Reference Group

Prepared by: Lynne George, Manager Community Development

SUMMARY

Community engagement and participation processes are a vital part of local democracy for Inner West Council. Reference Groups are one element in Council's overall framework for engaging and involving the community in Council decision-making and activities. Draft Terms of Reference (TOR) has been prepared for the Housing and Affordability Strategic Reference Group.

RECOMMENDATION:

That the Housing and Affordability Strategic Reference Group adopts the Draft Terms of Reference.

Background

In September, 2016 Council determined to establish a number of targeted interim Strategic Reference Groups as part of Council's framework for participatory local democracy, community engagement and to ensure that Council maintains close links with the community and continues to receive strategic input and focused community involvement.

The Strategic Reference Groups that have been established include:

- Young Leaders Strategic Reference Group
- Aboriginal and Torres Strait Islander Strategic Reference Group
- Social Inclusion Strategic Reference Group
- Economic Development Strategic Reference Group
- **Housing and Affordability Strategic Reference Group**
- Transport Strategic Reference Group
- Environment Strategic Reference Group
- Planning and Heritage Strategic Reference Group

Role of the Housing and Affordability Strategic Reference Group

The purpose of the Housing and Affordability Strategic Reference Group is to provide informed advice to Council on matters related to the development of housing options for residents that support the retention of a diverse and inclusive inner west community and an accessible place to live.

Specifically the Housing and Affordability Strategic Reference Group will:

- Provide feedback, guidance and recommendations to Council on specific issues, including strategic planning and policy
- Contribute to local knowledge regarding housing market trends and their impacts on the Inner West community, including the provision of appropriate and affordable housing and related opportunities and service gaps
- In conjunction with Council officers, undertake agreed activities, programs and forums

- Provide input into the development, implementation and review of relevant Inner West Council policies, strategies and action plans, as agreed
- Develop partnerships with key stakeholders regarding best practice models for affordable, diverse, accessible and inclusive housing in the Inner West LGA

All Strategic Reference Groups are time limited to December 2017, with progress to be reviewed by the Council following its election in September 2017.

Financial Implications

Nil

Conclusion

Inner West Council is committed to engaging with the diverse community including businesses of the inner west and ensuring that participation processes are a vital part of local democracy. Reference Groups are one element in Council's overall framework for engaging and involving the community in Council decision-making and activities.

Attachment 1

1. Draft Terms of Reference – Housing and Affordability Strategic Reference Group

DRAFT TERMS OF REFERENCE**HOUSING AND AFFORDABILITY STRATEGIC REFERENCE GROUP****Adopted on:****1. Scope**

The Housing and Affordability Strategic Reference Group will provide feedback to Council on housing issues, which could include:

- Input into development of Community Strategic Plan;
- Input to policies which impact on the planning for and provision of appropriate and affordable housing, boarding houses and homelessness;
- Feedback and input on Strategies and Plans;
- Input into new and existing Council initiatives;
- Serve as a resource for Council in relation to the housing market, trends and community impacts, including supporting access to and opportunities for affordable and accessible housing options, where relevant;
- Suggestions on improving the development of housing options for residents that support the retention of a diverse and inclusive community and an accessible place to live;
- Assisting in the development of programs and initiatives to highlight the importance housing to the wellbeing of the community.

2. Purpose Statement

The role of the Strategic Reference Group will be to assist Council to develop its plans, policies, programs and services by providing contributions to and feedback on:

- policy, research and priorities relating to the housing market and trends, and their impacts on the community, including the provision of appropriate and affordable housing and related opportunities as well as identification of service gaps;
- joint opportunities with State and Federal agencies, peak housing bodies and community housing providers;
- partnership opportunities with key stakeholders regarding best practice models for affordable, diverse, accessible and inclusive housing in the Inner West;
- implementation of policy; and
- activities, forums, roundtables, projects, programs and events to encourage delivery of appropriate and affordable housing options for the community.

3. Link to Community Engagement Framework

Council is committed to including the community in its decision-making processes, as outlined in the Community Engagement Framework (in development). Council's SRGs are recognised in the Framework as stakeholders that will be identified in the engagement plans of relevant projects. The SRG will be asked to provide feedback or input into specific engagements and may be asked to review an engagement plan and/or provide advice on reaching members of the demographic group/s which the SRG represents. Recommendations or advice will be included in engagement reports as the opinion of the SRG as a whole. SRG members may also participate in engagement processes as individuals.

4. Meeting principles

4.1 As a member of the Strategic Reference Group, members agree to:

- attend meetings and participate in discussions;
- adequately review any agenda attachments or documents as required prior to meetings;
- allow all members to present their views and opinions;
- suggest agenda items;
- make suggestions regarding improvements to Strategic Reference Groups;
- clearly declare any conflict of interest regarding any issue under discussion;
- maintain confidentiality where appropriate;
- treat all persons with respect and have due regard to the opinions, rights and responsibilities of others;
- act with integrity;
- not speak publicly such as to the media on behalf of Council; and
- only maintain membership to one Strategic Reference Group at any time.

4.2 Conflicts of Interest

A conflict of interest exists where a reasonable and informed person could perceive that you could be influenced by a private interest when carrying out a public duty. Strategic Reference Group members must avoid, or appropriately manage, any conflict of interest. The onus is on members taking the most appropriate action to identify and manage the conflict of interest to ensure proper probity and good governance.

The procedure to be followed for the disclosure of non-pecuniary interests is for the member to disclose to the meeting any agenda item(s) that a member has an interest in as well as the nature of that interest. The Chairperson must ensure that the minutes of the meeting record the disclosure of the interest and how it was managed.

4.3 Confidentiality

From time to time members may be provided with draft Council reports, or possibly, other confidential or draft material. Members must not release such material without the approval of the Council. Guidance on confidentiality requirements is set out in the Council's Code of Conduct.

4.4 Media

Members must not speak or purport to speak on behalf of Council on any matter, whether or not that matter is explicitly raised in the Strategic Reference Group meetings.

4.5 Insurance

Members are covered by the public liability and personal injury policies of council, whilst undertaking actions authorised by Council relating to their role on the Strategic Reference Group. This insurance does not preclude the Strategic Reference Group members from due diligence and all Council policies must be adhered to.

5. Meetings

The Strategic Reference Group will meet 5-6 times during 2017, at a day, time and venue to be set by the Strategic Reference Group Facilitator in consultation with the members. Meetings will have a duration of 2 hours, with two extensions of a further 30 minutes available,

subject to agreement by all members. These meetings are by invitation only and are not a public meeting. The Strategic Reference Group has been established by the Administrator and will operate until December 2017.

6. Membership and Chairperson

6.1 Members

Members of the Strategic Reference Group are community representatives appointed by the Administrator after an expression of interest process.

6.2 Chairperson

The Chairperson will be responsible for running the meetings and liaising with the Strategic Reference Group Facilitator to coordinate the agenda and minutes. The Chairperson is to be selected from the persons appointed by the Administrator as members of the Strategic Reference Group. The Chairperson may be rotated among members to share this role. If the elected Chairperson is absent from a meeting the members are to elect a Chairperson for that meeting. If a member resigns then they will be replaced in the same way as members were appointed.

6.3 Non-voting Participants

Council staff, invited speakers and Local Representation Advisory Committee (LRAC) members can participate in discussion at meetings but cannot move or vote on recommendations.

7. Quorum

The Quorum of the Strategic Reference Group will be 50% of appointed members plus 1, or a minimum of 6 members.

8. Strategic Reference Group Facilitator

The Strategic Reference Group Facilitator (Lynne George) will be responsible for developing the Agenda, inviting speakers to attend the meetings, be present at meetings, shall draw the meeting's attention to any recommendation that is contrary to Council Policy and take notes of any recommendations or actions.

9. Agenda availability

The Agenda will be circulated to members and non-voting participants one week prior to the meeting.

10. Recommendations and Voting

Members of Strategic Reference Groups are encouraged to reach consensus on any recommendations they make. However, if consensus cannot be reached each member referred to in 6.1 above is entitled to one vote. Any Recommendations of the Strategic Reference Group will be referred to the relevant Council Group Manager for their consideration and action. An update on the action taken in regards to recommendations made by the Strategic Reference Group will be made at the following meeting.

11. Minutes

Minutes of the Meeting will record any recommendations or actions made by the Strategic Reference Group. Minutes will be published on Council's website within 10 days of each meeting.

Item No: Item 7

Subject: Inner West Council Statement of Vision and Priorities

Prepared by: Lynne George, Manager Community Development

SUMMARY

At the 6 December, 2016 Council meeting a draft Statement of Vision and Priorities was adopted as a first step in the development of a new Community Strategic Plan (CSP) for the Inner West.

RECOMMENDATION:

That the Housing and Affordability Strategic Reference Group engages with the community consultation process for the development of the Inner West Community Strategic Plan.

Background

The Department of Premier and Cabinet (DPC) required all newly amalgamated councils to prepare a statement of vision and priorities by the end of December 2016. Please refer to **Attachment 2** for and **Attachment 3** for a copy of this draft Statement of Vision and Priorities.

The eight high level priorities include:

1. Planning and Development
2. Transport
3. Social vitality and quality of life
4. Sustainability and environment
5. One Council
6. Local business and industry
7. Advocacy
8. Local democracy

The Statement of Vision and Priorities is the first step in the development of a Community Strategic Plan for the Inner West. The priorities will be further explored as part of an issues paper and community engagement program informing the CSP that will commence early in 2017.

The draft statement has been on public exhibition, including on the 'Your Say Inner West' page on Council's website - <http://www.yoursayinnerwest.com.au/home1> and **open for community feedback until 8 February 2017.**

Financial Implications

The Operational Plan and Budget 2017/18 will factor in any specific programs and projects that specifically support implementation of the priorities. It should be noted that the current Operational Plan and Budget 16/17 supports many of the priorities as they remain largely reflective of the outcomes articulated in the community strategic plans, and therefore delivery programs, of the former councils.

Conclusion

Council will commence a broad program of in-depth engagement with the community, partners and staff to develop the Inner West's first Community Strategic Plan. The first draft CSP will be prepared for the consideration of the newly elected Council by September 2017. The Statement of Vision and Priorities is a first step in the development of the CSP and will provide direction to Council in the meantime. It will also serve to inform the Operational Plan 2017/18.

Attachment 2

2. Inner West Council Draft Statement of Vision and Priorities

Attachment 3

3. Inner West Council Statement of Vision and Priorities Engagement Report

INNER WEST COUNCIL

DRAFT STATEMENT OF VISION AND PRIORITIES

Message from the Administrator

I am pleased to present Inner West Council's 'Statement of Vision and Priorities'. The Statement was developed over a three month period in close consultation with the inner west community and Council staff. The Statement sets out strategic priorities that will provide high level guidance to Council until the development of a single Community Strategic Plan (CSP) for the inner west. The CSP will establish a common direction for the new Council as we continue to work towards achieving better outcomes for the people who choose to live, work and invest in the inner west.

In preparing the Statement we asked the community what the key issues and challenges are for the inner west and what Council needed to focus on in the next 12 to 18 months. These issues formed the basis of our eight high level priorities. They are:

1. Planning and development
2. Transport
3. Social vitality, creativity and quality of life
4. Sustainability and the environment
5. One council
6. Local industry and business
7. Advocacy
8. Local democracy.

The priorities will be further explored as we develop the Community Strategic Plan. Community engagement on the CSP is due to commence in early 2017 with an Issues Paper designed to help us better understand the more complex challenges that we face. It will also serve to open dialogue with potential partners and stakeholders as we investigate opportunities to work together in the best interests of the inner west.

Council is in the process of identifying a set of performance indicators that will tell us whether or not we are achieving better outcomes for the community across the eight priority areas. Council will report against these indicators on our website. To follow our progress visit www.innerwest.nsw.gov.au/council/planning-for-our-future.



Richard Pearson
Administrator



The Statement of Vision and Priorities

In adopting the Statement of Vision and Priorities Council commits to working towards a shared vision and actioning projects and initiatives identified as essential to addressing the eight priorities listed below.


The Vision and Priorities will remain in place until the adoption and implementation of a new Community Strategic Plan for the inner west.

The Vision

“We are Inner West, land of the Gadigal and Wangal peoples, whose rich cultures, heritage and history we acknowledge and respect. Together we are an inclusive, passionate, creative, vibrant community united in our desire to build a great future for all who live and do business here.”


Priority 1 - Planning and Development

- Managing and planning for population growth
- Improving access to affordable housing
- Protecting heritage buildings and items
- Providing clean, safe, welcoming public spaces
- Maintaining green/open spaces
- Maintaining our community assets e.g. buildings and land
- Retaining industrial land




Priority 2 - Transport

- Delivering the GreenWay
- Managing traffic congestion
- Provision and maintenance of local infrastructure e.g. roads, footpaths
- Improving bike paths and networks
- Improving accessibility and connectivity
- Addressing car parking issues in key locations, including residential and business districts



Priority 3 - Social vitality, creativity, quality of life

- Promoting inclusion, particularly for people with a disability
- Providing social hubs, meeting places and community events
- Supporting diverse, multi-cultural communities
- Improving access to recreation, both active and passive
- Promoting Aboriginal culture - past, present and future
- Improving access to community facilities, particularly for youth and seniors
- Supporting wellbeing
- Supporting the arts
- Addressing gaps in service provision e.g. childcare



Priority 4 - Sustainability and environment

- Protecting highly vulnerable areas and habitats including the Cooks River
- Responding to, mitigating and managing the impacts of climate change
- Tree management and protection
- Promoting recycling
- Supporting community gardens
- Protecting and enhancing our natural heritage



Priority 5 - One council

- Providing equitable, integrated and efficient services across the whole LGA
- Achieving innovation in service delivery
- Establishing who we are, and what we stand for
- Undertaking long term strategic planning for the inner west



Priority 6 - Local business and industry

- Delivering main street and town centre vitality
- Creating vibrant night-time economies
- Supporting small businesses
- Creating new jobs, particularly for young people
- Supporting innovation and creative industries



Priority 7 - Advocacy; representing our community

- Minimising negative impacts of development and population growth e.g. on environment, infrastructure, liveability
- Improving access to key services e.g. public transport, education
- Achieving better community and environmental outcomes on local and urban projects e.g. WestConnex, Callan Park, Yasmar estate



Priority 8 - Local democracy

- Ensuring participatory community engagement
- Creating opportunities for youth engagement and pathways development
- Developing partnerships
- Providing accessible, transparent communication



About the Statement

The Statement has been designed to provide high level direction and guidance for Council until the adoption of a single Community Strategic Plan for the inner west. It will also serve to inform the development of the Operational Plan and Budget for 2017/18.

The Statement supports an outcomes based agenda for engaging stakeholders and developing partnerships, ensures the continuity of the projects commenced by the former councils and provides a shared vision for the future.

Developing the Statement

Council implemented a community engagement program in the creation of the Statement of Vision and Priorities ensuring representation consistent with our demographics. Input was gathered through:

- A community engagement forum held on 5 September 2016 at Ashfield Town Hall
- Focus groups with members of the Aboriginal & Torres Strait Islander, Youth and Access communities
- Festivals and events held throughout October at Ashfield, Summer Hill, Marrickville, and Leichhardt's Norton Street Festa
- A survey on Council's online engagement hub, Your Say Inner West
- A Community Satisfaction Survey facilitated by Micromex Research
- Staff engagement through an online and paper-based survey
- A workshop with our Local Representation Advisory Committee (LRAC)
- Review by the Aboriginal and Torres Strait Islander meeting participants, 22 November at Leichhardt Town Hall

The community satisfaction survey was the most comprehensive engagement exercise undertaken with over 1,000 residents participating. The survey showed that people are mostly concerned about the longer term impacts of "development in the area and the flow-on effects of traffic, congestion,

population growth, public transport, parking, green spaces, environmental concerns and infrastructure." – *Micromex Research 2016.*

Staff also examined the Community Strategic Plans (CSPs) of the former local government areas. This was to ensure that the intention and direction of the current plans were not lost. Analysis showed that the top of mind issues in the CSPs were largely reflective of those identified by the inner west community during the engagement process.

Delivering on the priorities

Council staff are identifying the key pieces of work, planned or already in train, that support the priorities. Many have already been identified including the development and implementation of a Disability Inclusion Action Plan (supporting Priority 1), delivering the Stronger Communities Fund (supporting Priorities 2, 3 & 4) and development of a single Community Strategic Plan for the inner west (supporting Priority 5). Some activities will address more than one priority, therefore achieving multiple community outcomes. Where gaps are identified, Council will consider any new actions required or projects that might be accelerated.

It is important to note that addressing the priorities is not solely the responsibility of Council. As is the case with the Community Strategic Plans, Council is one of several key stakeholders responsible for achieving better outcomes for the local community. Council will therefore assign high level indicators against the priorities allowing us to measure whether or not we, and our partners, are on the right track.

These indicators, along with details of Council's key supporting projects, will be available on our website from early 2017. The Operational Plan and Budget 2017/18 will identify the relevant Council service units and programs contributing to the priorities. A draft Operational Plan and Budget will be available for community comment in March 2017. Formal reporting against the Operational Plan will continue on a bi-annual basis.

Have your say on the draft Statement of Vision and Priorities at www.yoursayinnerwest.com.au. Comments close Wednesday 8 February 2017.

Feedback will be reported to Council at its meeting on 28 February 2017.

 **INNER WEST COUNCIL**

**Statement of Vision and Priorities
Engagement Report**

November 2016

Attachment 3 - Item 7



Overview

Inner West Council engaged broadly during September-November 2016 in the creation of a vision and priorities for the new council.

The community and staff were asked for their vision of the “best inner west” five years into the future, and what they thought the key priority areas should be for Council over the next 12-18 months. Respondents to a phone survey were asked what the key challenges were for the Inner West. Over 1700 people participated across a range of face-to-face and online methods.

Engagement program

Engagement was undertaken from 05/09/16–22/11/2016.

The engagement program consisted of:

- Community forum
- Focus groups
- Community festivals
- Your Say Inner West
- Community satisfaction survey
- Staff survey
- Local Representation Advisory Committee workshop

Promotion

The engagement program was promoted by:

- Media releases
- Social media
- Posters
- Flyer to all businesses and residences in the local government area
- E-newsletters
- Emails to stakeholder groups

See appendix 1 for a complete list of promotion and engagement material.

Community Forum

A community forum was held on 05/09/16 at Ashfield Town Hall, attended by over 100 people including 53 members of the former councils’ advisory and consultative committees (invited directly), 17 general members of the community (invited through social media and newspaper advertisements), 10 Local Representation Advisory Committee members, Inner West Council Administrator Richard Pearson, and staff.

Participants heard a presentation about Inner West Council’s community demographic profile, compared with the demographics of who was in the room, and were taken through a series of facilitated exercises at their tables to commence the process of gaining information. Discussion included a future vision for the community, issues and challenges, and priorities for action.



Community forum



Participants' comments were captured and later analysed by subject area. The most frequent subject areas were further analysed to identify recurring themes. An update was published on Council's Your Say Inner West engagement website, and participants notified.

Focus Groups

Focus groups were held with former committee members from Council's Aboriginal and Torres Strait Islander, Youth and Access communities.

Responses from the forum and focus groups were used to develop initial priorities.

Festivals

Face-to-face surveys were undertaken at four Council festivals throughout October:

- Ashfield Taste of Asia 07/10/16
- Summer Hill Neighbourhood Feast 09/10/16
- Marrickville Festival 23/10/16
- Norton Street Festa (Leichhardt) 30/10/16

In total 296 people participated at the festivals.



Marrickville Festival

Your Say Inner West

Community members could view information about the process, a report about the engagement undertaken at the forum, and complete a survey online at Council's online engagement hub, Your Say Inner West. One hundred and twenty-five surveys were completed online.

The festival and online comments were analysed and compared to the draft priorities established from the forum and focus groups engagement.

Community Satisfaction Survey

Council commissioned independent research organisation Micromex to undertake a statistically valid community satisfaction survey during October 2016. The survey was conducted by telephone of residents using random numbers generated from the white pages, with number harvesting, an innovative method used to increase response rates from younger people and those without a landline, used to supplement the random phone calls.

In total 1008 people across the local government area were surveyed, proportionately across the five wards. One of the questions was designed to inform the development of priorities. The question asked was:

'Thinking of Inner West as a whole what you say are the 3 biggest challenges?'

Responses were coded by Micromex and cross-referenced against the priorities identified in the broader community engagement. The results of the representative survey validated the results obtained through the broader community engagement.



Micromex word cloud – key challenges

Verbatim responses for the question were collated and entered into analytical software. This analysis 'counts' the number of times a particular word or phrase

appears and, based on the frequency of that word or phrase, a font size is generated. The larger the font, the more frequently the word or sentiment is mentioned.

Staff engagement

Staff were engaged from 25/10/16 to 04/11/16 through a survey available online or in hard copy for those without computer access. There were 232 responses to the survey, which replicated the questions asked at the festivals and online.

Local Representation Advisory Committee workshop

A workshop was held for Inner West Council's Local Representation Advisory Committee, comprising former councillors from the three former councils on Tuesday 8 November 2016. The members reviewed the process and data obtained from the community and staff, and provided feedback on gaps in the draft vision and priorities.

Aboriginal and Torres Strait Islander focus group follow-up

Members of the Aboriginal and Torres Strait Islander focus group reviewed the draft vision statement and provided feedback which was incorporated into an amended vision. The members also supported the wording of priority three in full – 'Promoting Aboriginal culture-past, present and future.'

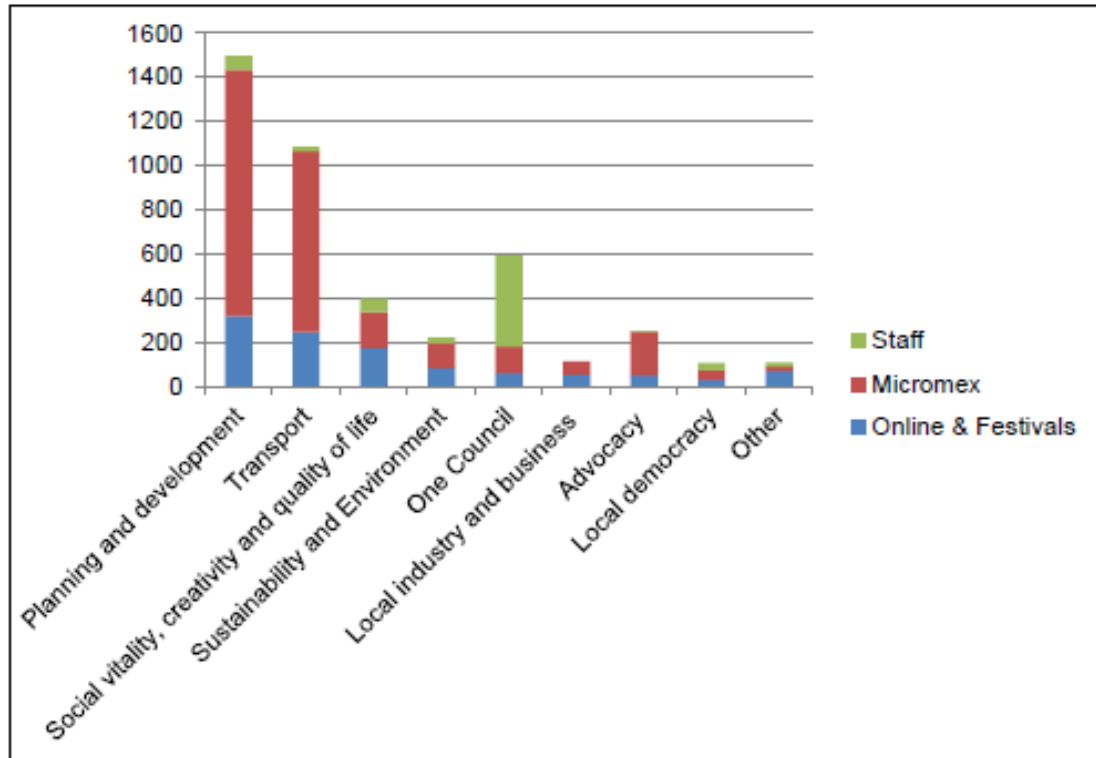
Responses

More than 1700 responses were received and incorporated into the development of the Statement of Vision and Priorities.

A breakdown of responses according to engagement method is as follows:

Source	Participants
Forum	80
Focus groups	25
Festivals	296
Online	125
Staff	232
Community satisfaction survey	1008
Total	1766

Comment analysis by source



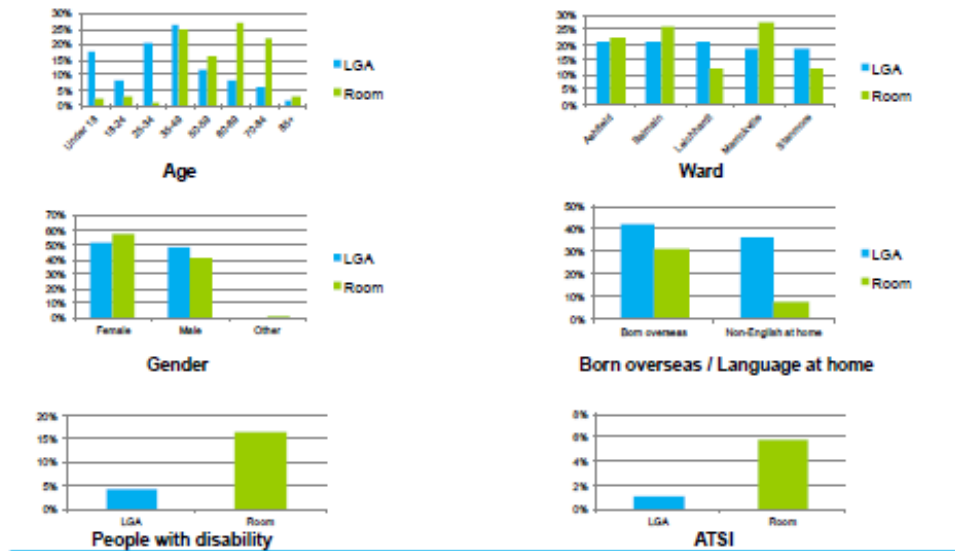
Demographic analysis

The community was asked to provide demographic data to enable Council to compare responses to the Inner West community profile (according to the Census 2011 which is the most recent data available). These questions were not compulsory and were not answered by every person so the following analysis and graphs are based on those respondents who answered the questions.

The comparison shows that the engagement was largely successful in reaching respondents generally aligned with the community profile.

At the community forum, the demographics skewed towards an older population with lower representation from people below 35. People who spoke a language other than English at home were also underrepresented.

Forum participants

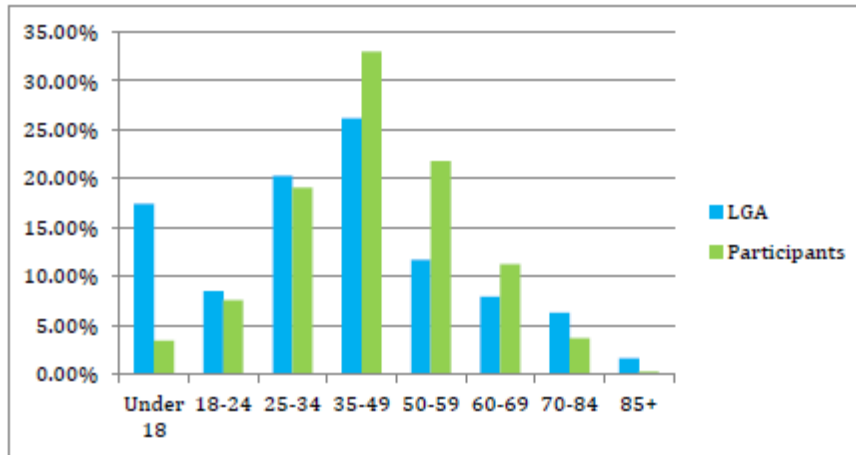


In the broader community engagement that followed, the engagement successfully reached a good proportion of 18-34 year olds – an age group that is often underrepresented in engagement activities. Under-18s were surveyed at the festivals but trend lower than the population overall. The 35-69 year olds participated at higher rates than their proportion in the general population while the over 70s were slightly lower.

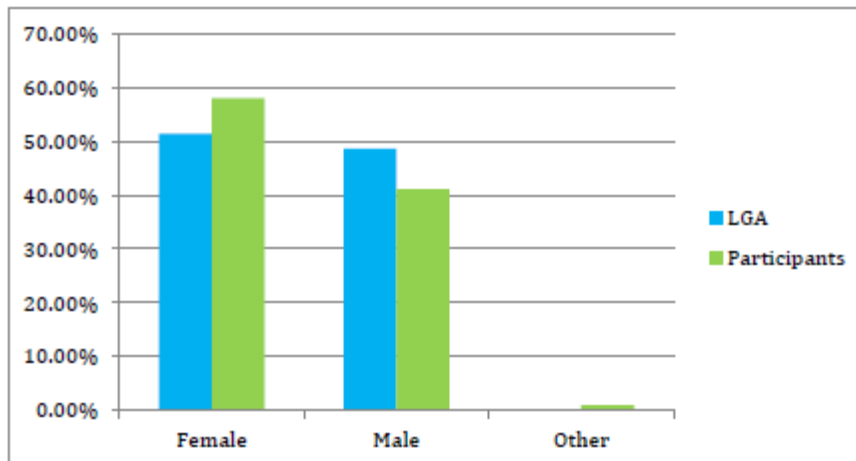
Aboriginal and Torres Strait Islander peoples were well represented, and in terms of gender, slightly more females than males participated when compared with the general population. The engagement reached significant numbers of people who were born overseas and who speak a language other than English at home, although not as many as the general community profile. Engagement at events was more culturally diverse than online which highlights the importance of using a range of methods to reach people.

In terms of place of residence, Marrickville ward was over-represented and Balmain underrepresented, due to high engagement at Marrickville Festival, and the fact that no festival was held in Balmain during the engagement period. Additionally, visitors to the LGA contributed, mainly through the engagement at events.

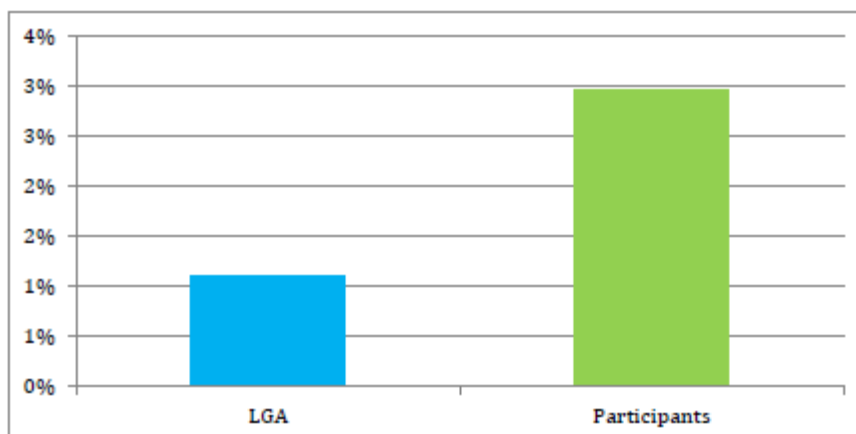
Festivals and online participants



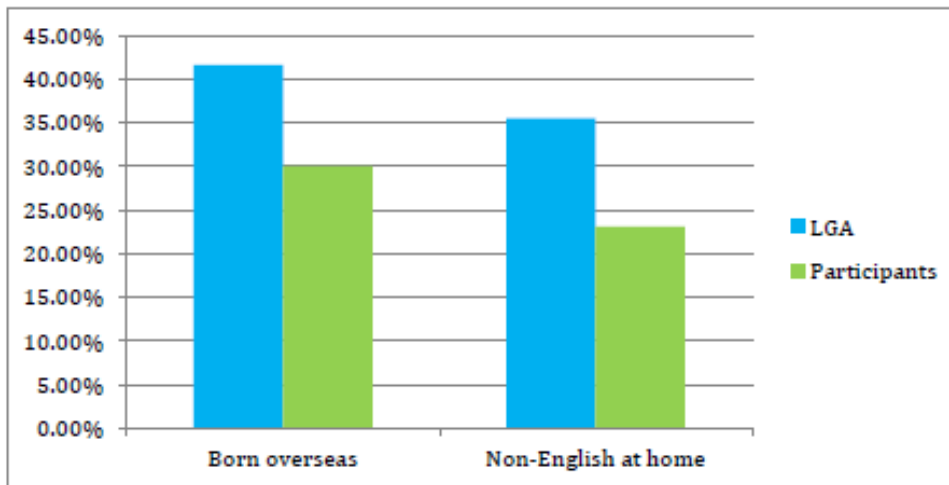
Age



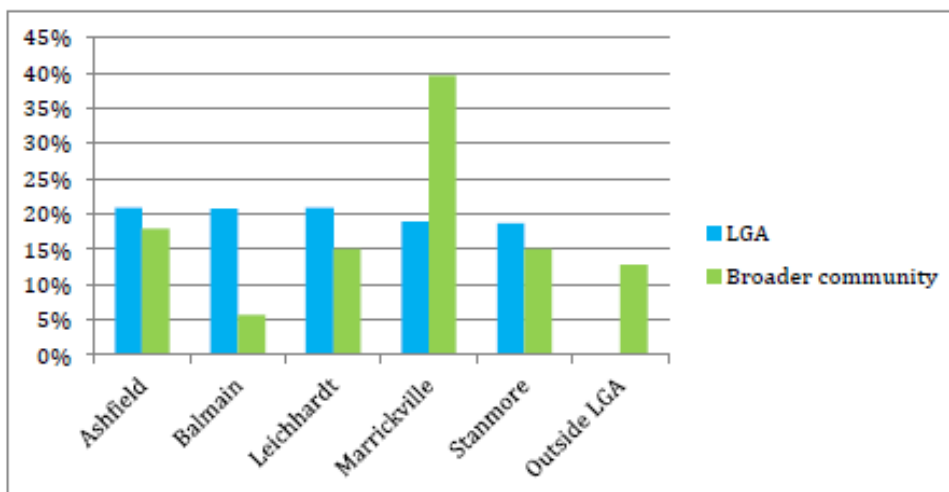
Gender



Aboriginal and/or Torres Strait Islander



Born overseas / language at home



Wards

Appendix 1 Promotion for Statement of Vision and Priorities engagement

Method		Audience	Date
Email	Invitation to Forum 1 - Statement of Vision and Priorities	Former committee members	16/8/16
Event	Committees thank you event - verbal invitation to forum 1	Former committee members	18/8/16
Online	Invitation to community forum opens at www.yoursayinnerwest.com.au (YSIW)	General community	24/8/16
Print media	News feature in Inner West Courier council column re forum 1	General community	30/8/16
Event	Community Forum 1 – Statement of Vision and Priorities	LRAC, former committee members and general community members 81 attendees	5/9/16
Event	Focus group	Former Aboriginal and Torres Strait Islander Committee members	12/9/16
Event	Focus group	Former Access Committee members	13/9/16
Event	Focus group	Former youth Committee members	15/9/16
Flyer	<i>Get Involved</i> flyer - information and link for online engagement and face to face engagement at Forum 2, Marrickville Festival and Norton St Festa	Distributed to all households and businesses in LGA	Started 5/10/16 - Completed 18/10/16
Event	Ashfield Taste of Asia – face to face survey	General community	7/10/16
Flyer	<i>Get Involved</i> flyer - information and link for online engagement and face to face engagement at Forum 2, Marrickville Festival and Norton Street Festa	Distributed to all libraries, aquatic centres, childcare centres	Completed by 7/10/16
Online	Online engagement project pages opened at www.yoursayinnerwest.com.au	General community	7/10/16 – 30/10/16
E-news	Your Say Inner West e-newsletter – information and links	YSIW members - 2485	7/10/16
Event	Summer Hill Neighbourhood Feast - face to face survey	General community	9/10/16

Online	IPads with online engagement at YSIW placed at council aquatic centres	Aquatic Centre customers	9/10/16
E-news	Council e-newsletter – info and links to YSIW project pages	Subscribers	13/10/16 27/10/16
Online	Website home pages, IWC plus legacy sites for Ashfield, Marrickville, Leichhardt – info and links to YSIW project pages	General community	13/10/16 – 30/10/16
Print media	News Feature in Inner West Courier council column re engagements on YSIW	General community	18/10/16
Poster	<i>Get Involved</i> poster distributed with information and link for online engagements	Community noticeboards, community facilities, libraries, customer service centres	19/10/16
Email	Emailed information and links for YSIW project pages	Former council committee members – approx. 450	Mid Oct
Email	Emailed information and links for YSIW project pages	Former Marrickville based CALD Groups <ul style="list-style-type: none"> • Multicultural interagency members – 122 predominately service providers (Greek, Italian, Vietnamese, Arabic, Turkish, Sierra Leone) • Inner West Multicultural Youth Alliance – 313 recipients • Children and families Interagency – approx. 260 (a number of CALD workers to forward to community members). • Tom Foster – a number of CALD senior groups. 	Mid Oct
Email	Emailed information and links for YSIW project pages	Former Ashfield based CALD groups <ul style="list-style-type: none"> • West Region Chinese Association • Australian Chinese Happy Choir • Yoppy's Dance (Indonesian) 	Mid October

		<ul style="list-style-type: none"> • Indonesian Welfare Association • Ashfield Japanese Playgroup • Ekushe Academy Australia (Bangladeshi) • CASS Care (Chinese/Korean) • Resourceful Australian Indian Network (RAIN) 	
Email	Emailed information and links for YSIW project pages	Former Leichhardt –based CALD groups <ul style="list-style-type: none"> • Multi-cultural Coordinators Forum (Human Rights Commission) • Inner West Youth Alliance 	Mid October
Social media	IWC Twitter post – <i>Help us develop a statement of vision and priorities</i>	General community – 509 impressions	18/10/16
Event	Marrickville Festival – face to face survey	General community - 180 completed	23/10/16
Email	Emailed information and link for staff survey – Statement of Vision and Priorities	Council staff	24/10/16
E-news	Council arts e-newsletter – Artpost	Artists and creative community and workers	26/10/16
E-news	Council e-newsletter – info and links to YSIW project pages	General community	27/10/16
Social media	IWC Twitter post - <i>Still time to help us develop a statement of vision and priorities</i>	General community – 319 impressions	27/10/16
E-news	Staff e-newsletter - link for staff survey re Statement of Vision and Priorities	Council staff	28/10/16
Event	Norton Street Festa - face to face survey	General community	30/10/16

Media coverage examples

Inner West Courier - 11 Oct



Statement of Vision and Priorities

Help Council develop a Statement of Vision and Priorities. Tell us what you would like to see in the future Inner West local government area and how Council should prioritise its work.

Visit www.yoursayinnerwest.com.au no later than 30 October 2016.

**Council Column
Inner West Courier
18 and 25 October**

Council Column - Inner West Courier
30 August



Public Engagement Forum

Contribute to the development of Inner West Council's Statement of Vision and Priorities. Monday 5 September, 6.15pm at Ashfield Town Hall Civic Centre, 260 Liverpool Road Ashfield. RSVP at www.yoursayinnerwest.com.au by Thursday 1 September. For enquiries contact 9335 2022.

**Review of alcohol restrictions
(former Ashfield LGA only)**



Council is auditing alcohol restrictions in public places in the former Ashfield Council area. The restrictions prohibit alcohol consumption in streets, parks and other public places. See the proposed locations and provide feedback at yoursayinnerwest.com.au no later than 23 September.

**Draft Parking Strategy for the
Riverside Precinct**

Promotional material examples - Flyer



How to have your say

your say Inner West

Get involved!

At a community event

- Murrumbidgee Festival, Murrumbidgee and Bawana Roads on Sunday 23 October 10am – 5pm
- Norton Street Festa, Norton Street, Lichhardt on Sunday 30 October 10am – 5pm

At the Stronger Communities Fund Major Projects Program FORUM

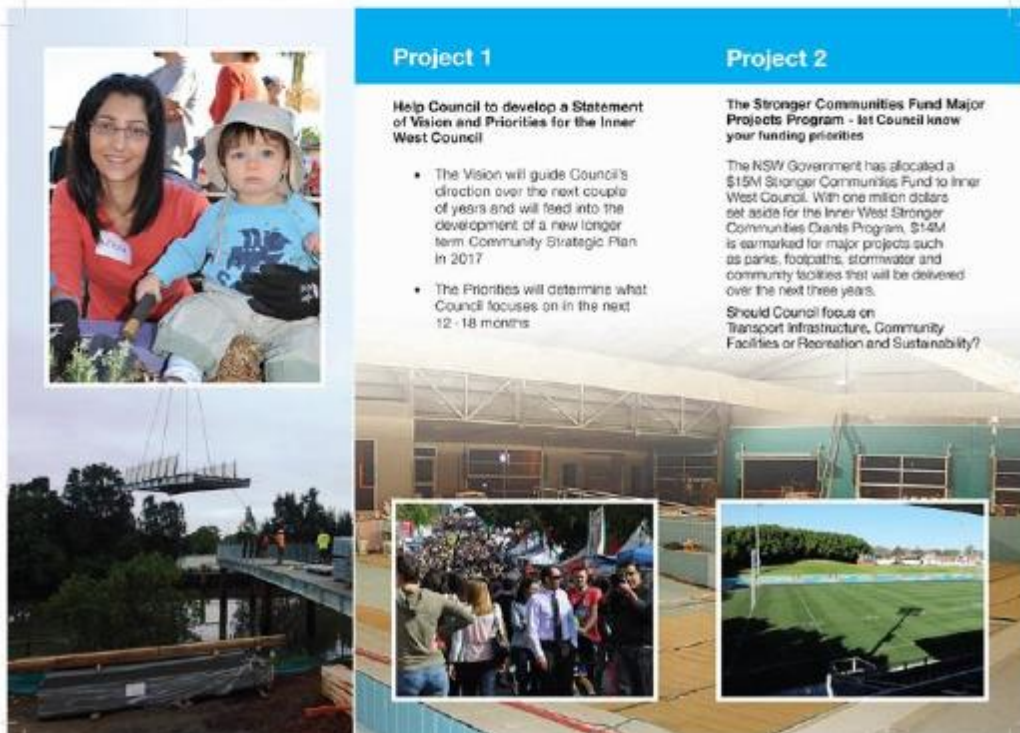
Learn more about the parks, facilities and assets that will benefit from the Stronger Communities Fund Major Projects Program and then let Council know your priorities.

Wednesday 12 October from 6.00pm-8.00pm at the Centurion Lounge, Leichhardt Oval Stadium, Mary Street, Lilyfield. Register to attend at www.yoursayinnerwest.com.au

Online

At www.yoursayinnerwest.com.au
Feedback opens for both projects on Friday 7 October and closes on Sunday 30 October

INNER WEST COUNCIL



Project 1

Help Council to develop a Statement of Vision and Priorities for the Inner West Council

- The Vision will guide Council's direction over the next couple of years and will feed into the development of a new longer term Community Strategic Plan in 2017
- The Priorities will determine what Council focuses on in the next 12 - 18 months

Project 2

The Stronger Communities Fund Major Projects Program - let Council know your funding priorities

The NSW Government has allocated a \$15M Stronger Communities Fund to Inner West Council. With one million dollars set aside for the Inner West Stronger Communities Grants Program, \$14M is earmarked for major projects such as parks, footpaths, stormwater and community facilities that will be delivered over the next three years.

Should Council focus on Transport Infrastructure, Community Facilities or Recreation and Sustainability?

INNER WEST COUNCIL

Help Council develop a Statement of Vision and Priorities

The **Vision** will guide Council's direction over the next couple of years and will feed into the development of a new longer term Community Strategic plan in 2017

The **Priorities** will determine what Council focuses on in the next 12 – 18 months




Council will adopt a Statement of Vision and Priorities by 31 December 2016. This will be developed with input from the community.


Council has begun gathering the community's input through:

- A community engagement forum held on 9 September 2016 at Ashfield Town Hall
- Focus groups with members of the Aboriginal & Torres Strait Islander, Youth and Access communities
- Festivals and events held throughout October at Ashfield, Summer Hill, Leichhardt and Marrickville

Council would like to hear from the broader community about what they would like to see in the future Inner West local government area and how Council should prioritise its work.

Your contribution is valuable to this work.



Have your say

- Fill in a hardcopy feedback form here today
- Online at www.yoursayinnerwest.com.au

Closing date is Sunday October 30

What happens next?

Your input, along with information gathered from forum attendees and focus groups will be used to develop a Statement of Vision and Priorities. This will be considered by the Local Representation Advisory Committee and then Council at forthcoming meetings.

Keep informed at www.yoursayinnerwest.com.au

Posters

INNER WEST COUNCIL

Get involved!

Project 1

Help Council to develop a Statement of Vision and Priorities for the Inner West Council

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Should Council focus on -

- **Transport Infrastructure,**
- **Community Facilities or**
- **Recreation and Sustainability?**






Have your say

Online at www.yoursayinnerwest.com.au

Item No: Item 8
Subject: Draft Inclusion Action Plan
Prepared by: Erla Ronan, Group Manager, Community Services and Culture

SUMMARY

A draft Inclusion Action Plan (IAP) has been prepared to meet state government requirements.

RECOMMENDATION:

That the Strategic Reference Group notes the report, provides feedback on the IAP during the public exhibition period and refers to it in addressing its work.

Background

The draft Inner West Council Inclusion Action Plan 2017-2021 (IAP) outlines Council's commitment to respecting the rights and improving opportunities for people with a disability of all ages, to participate fully in community life.

Council has a legislative requirement under the NSW Disability Inclusion Act 2014 (DIA) to complete a disability inclusion planning process and have an Inclusion Action Plan (IAP) in place by 1 July 2017.

The draft IAP is based on extensive review and merging of actions of existing plans: the former Marrickville Inclusion Action Plan and the former Leichhardt Access Plan, acknowledging Ashfield's Access Committee actions. The LGNSW guidelines for merged Councils developing access plans have been followed.

Inclusion happens when every person who wishes to (irrespective of age, disability, gender, religion, sexual preference or cultural heritage) can access and participate fully in all aspects of an activity or service in the same way as any other member of the community.

The IAP is a whole of Council plan with actions across the range of activities of Council, community and partners: it is core business. It requires going the next step beyond a removal of the barriers. Previous action planning focussed on addressing discrimination based on disability and responding to systemic disadvantage as a consequence of a disability. Current legislation and practice recognises that this, while still necessary, is only a foundation part of the wider issues people face. Inclusion planning means that agencies need to be proactive in creating the opportunities that facilitate inclusion, while ensuring their business considers and accommodates everyone.

How the Strategic Reference Group can be involved:

- Be aware of and promote the plan and its principles
- Note that it is underpinned by the social model of disability and the United Nations Convention on the Rights of Persons with Disabilities (UNCRPD) which are the rights based benchmarks for any activity that may involve a person with a disability
- Refer to the plan on any matters they address that may have a relationship with or impact on people with a disability and families
- Engage in the consultation process through the avenues below

There will be several ways in which you can provide feedback:

- Feedback through *YourSay* during the exhibition (you'll be notified of the dates)
- Attend a staffed display at either Ashfield, Leichhardt or Petersham
- Attend the community workshop

Section 4 will be of particular relevance to this strategic reference group. Actions include:

- 4.3.3 – Develop Council policy on encouraging affordable and universal designed housing including best practice ratio requirements for liveable housing provision in new developments
- 4.3.4 – As part of Council's Affordable Housing Policy and practices, develop and promote maximum liveable housing provision through community housing providers
- 4.3.5 – Through the Affordable Housing Policy, ensure measures are included to assist people with a disability seeking supported independent living.

Financial Implications

The vast majority of actions outlined in the IAP will be accommodated in operational budgets. The leadership team have been advised of areas where additional resources are required. Some initiatives have been listed in the draft IAP where resources required are not yet determined. Please note this is for consultation purposes to enable Council to scope further work with community input in order to source funds from a variety of sources.

Conclusion

The IAP positions Council well to respond to state, federal and international obligations and provides direction to all Council undertakings and initiatives.

Attachment 4

4. Draft Inclusion Action Plan Summary



Draft Inclusion Action Plan for
People with a Disability
2017-2021
Summary

Draft Inclusion Action Plan for People with a Disability 2017-2121

The Inner West Council Inclusion Action Plan (for People with a Disability) 2017-2121 (IAP) outlines Council's commitment to respecting the rights and improving opportunities for people with a disability of all ages, to participate fully in community life.

The IAP also meets Council's obligations under the Disability Inclusion Act, 2014 (NSW) and other similar instruments that identify its role in reducing discrimination and improving participation opportunities for people with a disability. Council has a legislative requirement under the NSW Disability Inclusion Act 2014 (DIA) to complete a disability inclusion planning process and have an Inclusion Action Plan (IAP) in place by 1 July 2017. Following Council merges, staff from each of the former Council areas (Ashfield, Leichhardt and Marrickville) merged actions from existing Council access plans into this plan. The opportunity was also taken to revise actions that needed updating or that could be extended to facilitate best practice access and inclusion outcomes.

Definition of Inclusion

Inclusion happens when every person who wishes to (irrespective of age, disability, gender, religion, sexual preference or cultural heritage) can access and participate fully in all aspects of an activity or service in the same way as any other member of the community.

Dimensions of inclusion include:ⁱ

- being heard and valued
- meaningful participation
- connection and belonging
- opportunity to access supports
- choice and control in your life

Inclusion is not about helping others to access the society we have. It's about changing the society we have. Inclusion is about making society mean *everyone*.

Barriers to Inclusion

Barriers to inclusion happen when we fail to think of the *universal* as meaning *everyone*, and this results in...



Sometimes, barriers are created by the way we work. We need to change how we work.

Beyond Removing Barriers — Towards Building Inclusion

Inclusion is about going the next step beyond a removal of the barriers. Previous action planning focussed on addressing discrimination based on disability and responding to systemic disadvantage as a consequence of a disability. Current legislation and practice recognises that this, while still necessary, is only a foundation part of the wider issues people face. Inclusion planning means that agencies need to be proactive in creating the opportunities that facilitate inclusion, while ensuring their business considers and accommodates everyone.

Figure 1. Dimensions of Inclusion



IAP Action Area 1: Educational, Recreational and Social Inclusion

Issues identified



Attachment 4 - Item 8

Strategies:

1. Improve inclusion and access to Council's educational, recreational and social services and programs for people with a disability.
(see page 24 of the plan)
2. Work with service providers to increase access and inclusion for people with a disability.
(see page 26 of the plan)
3. Undertake activities to advocate and raise awareness of the rights of people with a disability to support their increased inclusion and participation in community life.
(see page 28 of the plan)
4. Develop a range of inclusive and accessible programs and activities at Council's aquatic and recreation centres for people with a disability.
(see page 29 of the plan)
5. Improve information availability about the accessibility of parks, community facilities and social, recreational and educational services and programs.
(see page 30 of the plan)

Actions include to:

- Ensure there is a process for ongoing and regular input by a specialised and informed group of people with a lived experience of disability to meet regularly and to provide feedback and advice to Council on access and inclusion.
- Work with the Young Leaders Reference Group to encourage the inclusion of young people with disabilities in activities for young people
- Partner with Sydney Local Health District and other specialist mental health services, and disability and carer support organisations, to promote and provide programs supporting mental health and wellbeing
- In collaboration with relevant partners, implement accessible activities or events involving local people with disability. For example: events focussed on: raising awareness, developing positive attitudes towards people with disability, celebrating disability culture.

Outcome: Everyone in the Inner West has access to education, recreation and is socially included

IAP Action Area 2: Cultural Inclusion

Issues identified



Strategies:

1. Provide more opportunities for people with disability to participate in cultural events and activities
(see page 33 of the plan)
2. Improve information availability about the accessibility of events, and cultural services, facilities and programs
(see page 34 of the plan)
3. Provide a range of inclusive activities at the Library and cultural facilities for people with disability
(see page 34 of the plan)
4. Increase the representation and opportunities available for people with a disability and artists to engage in local arts practice
(see page 35 of the plan)

Actions include to:

- Conduct an audit of current cultural venues and programs for accessibility and inclusion
- Explore the potential of "Gig buddies" as a model/resource to support people to attend events
- Produce and centralise information on access and inclusion provisions of events / cultural activities and make consistent and reliable inclusion information available on all events
- Work with interested disability services to provide practical strategies to address inclusion in community facilities, in cultural venues and programs
- Increase the representation of people with a disability in local art through provision of grants, community arts program, artist-in-residency and studio program and/or through public art and street art programs

Outcome: A creative and cultural Inner West includes and reflects everyone

IAP Action Area 3: Economic Inclusion

Issues identified

- 1. Employment is a significant goal for many people with a disability
- 2. Local employers both large and small are employing people with disability
- 3. Some businesses are interested in being more inclusive but would appreciate support to make it happen
- 4. Access issues can restrict the ability of people with a disability to shop and dine locally

Strategies:

1. Improve employment opportunities locally in partnership with business and disability agencies
(see page 38 of the plan)
2. Increase the available information about local accessible businesses, entertainment venues and urban centre activities
(see page 38 of the plan)
3. Increase the business community's awareness of and readiness to be access friendly and inclusive
(see page 38 of the plan)

Actions include to:

- Facilitate links with local businesses to promote opportunities for employment, mentoring and skills development, with a focus on social enterprise
- Update the 'Missed Business' initiative to cover the IWC LGA and encourage accessible tourism opportunities in the inner west, including entertainment venues
- To encourage accessible tourism, consider a 'Headline' Project aiming to make all the shops in a major shopping precinct/s accessible and consider matching grants and partnerships for access improvements

Outcome: The local economy is inclusive

IAP Action Area 4: Inclusive Planning (Infrastructure & Environment)

Issues identified



Attachment 4 - Item 8

Strategies:

1. Embed access and inclusion principles into all Council frameworks, criteria and studies relating to infrastructure and asset planning (see page 42 of the plan)
2. Embed universal design principles into planning controls to provide, encourage and deliver improved accessibility and inclusion across the urban environment (see page 43 of the plan)
3. Continue to advocate for universal design principles for housing developments in Inner West LGA (see page 45 of the plan)
4. Continue to advocate for increased provision and improved local accessible public transport and mobility parking (see page 46 of the plan)
5. Ensure local emergency management plans include people with disability (see page 48 of the plan)

Actions include to:

- Seek input from people with a disability to review and update relevant Public Domain codes to improve accessibility and connections to centres, transport and open spaces
- Undertake strategic review of location and appropriateness of accessible public toilets and develop recommendations to increase provision and investigate opportunity to provide 'changing places' facilities
- Develop Council policy on encouraging affordable and universal designed housing including best practice ratio requirements for liveable housing provision in new developments
- Review the location of and number of spaces around council, public buildings and facilities for accessible parking space to address need at each location
- Liaise with State Emergency Service to broaden community engagement and education to ensure people with a broad range of disability are included

Outcome: An accessible and liveable community where everyone is considered when planning a sustainable urban environment and infrastructure

IAP Action Area 5: Civic Inclusion, Engagement and Information

Issues identified



Attachment 4 - Item 8

Strategies:

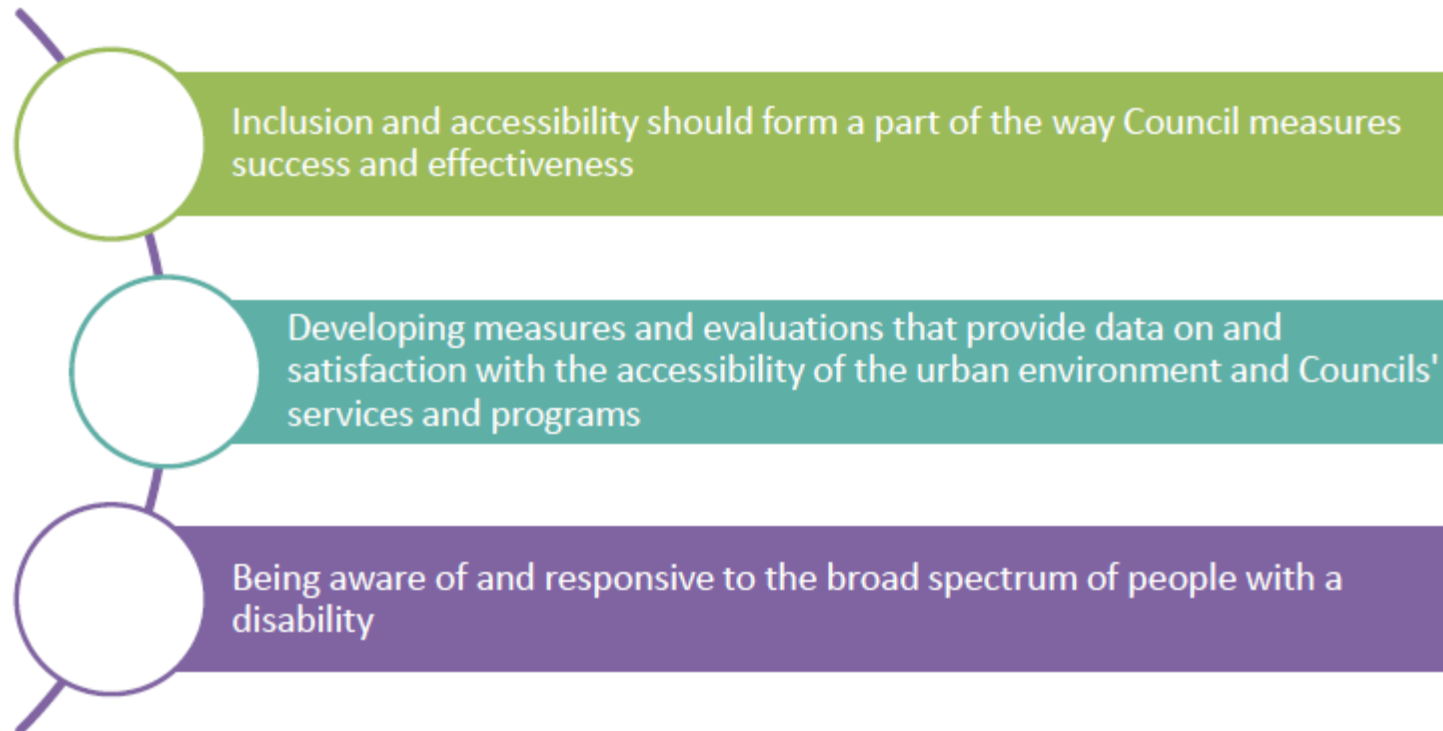
1. Provide specific information targeted to people with a disability about inclusion related features of Council services and processes (see page 52 of the plan)
2. Ensure Council's community engagement is inclusive (see page 53 of the plan)
3. Encourage and support people with a disability to exercise their right to participate at Council meetings (see page 55 of the plan)

Actions include to:

- Consult with accessible communication experts to address communication needs through best practice technologies and methods
- Ensure there is a link on the home page of Council's website to information relating to access which maintains a profile of the issues and resources available from Council Develop and source tools to support the introduction and delivery of Plain English and Easy Read versions of Council documents
- Promote Council's willingness to include people with a disability in Council meetings and processes through website, business papers and other avenues where Council meetings are advertised

Outcome: Everyone is represented and consulted by Council in equitable ways that address their rights and participation needs

IAP Action Area 6: Access and Inclusion are embedded in our systems and processes
Issues identified



Attachment 4 - Item 8

Strategies:

1. Ensure progress on IAP is monitored as part of the Integrated Planning and Reporting (IPR) framework
(see page 58 of the plan)
2. Build systems and processes to ensure access and inclusion is developed across Council in a coordinated and consistent manner
(see page 59 of the plan)
3. Ensure Council staff and relevant reference groups have the required knowledge and skills they need to apply access and inclusion principles in their key job responsibilities and to implement the IAP
(see page 60 of the plan)
4. Ensure Council employment systems and processes are inclusive
(see page 61 of the plan)

Actions include to:

- Establish an IAP Coordination Working Group (CWG) with representatives from across Council, responsible for ensuring access and inclusion developments and initiatives are occurring consistently, and in line with existing and newly developed policies and strategies Incorporate IAP actions and measures into IPR Framework, and delivery program
- Provide performance data on IAP achievements to the Public, external IAP working group and Council
- Develop benchmarks and targets to work towards Councils workforce mirroring the demographics of the Inner West community in relation to persons with disability

Outcome: Access and inclusion are embedded in our systems and processes

Item No: Item 9
Subject: Inner West Council Draft Affordable Housing Policy
Prepared by: Jon Atkins, Affordable Housing Officer

SUMMARY

It is now widely recognised that there is a major shortfall of affordable housing in most cities and many regional and rural communities across Australia.

The Inner West Council local government area (LGA) is also suffering from a shortfall of affordable housing. Research commissioned by Council reveals a large, disproportionate and growing number of local people in housing stress. This research shows that the market is not providing affordable housing for the vast majority of very low, low and moderate income households in the LGA. Nor is the market replacing existing housing stock lost through gentrification and redevelopment that is affordable to these groups.

These findings provide clear justification for the Inner West Council to actively seek to increase the supply of affordable housing through its planning instruments and policies. In order to contribute to the goal of achieving an increase in affordability for the target groups identified in the *Policy*, the strategy recommends stronger intervention through the planning system in the form of mechanisms to capture an equitable share of land value uplift, together with mandatory contributions or inclusionary zoning in larger development sites within the LGA and in major State redevelopment projects.

On 6 December 2016 Council endorsed the draft Inner West Council *Affordable Housing Policy* and the *Position Paper: Best Practice in Value Capture* and placed the draft *Policy* and *Position Paper* on public exhibition until 13 February 2017.

Policy Purpose

It supports Council to:

- acquire a fair share of the increase in land values resulting from planning decisions* in order to increase affordable rental housing
- create more affordable housing on public land

via a number of methods including:

- changes to the planning system
- a 15 per cent affordable housing target on large developments
- an affordable housing target of 30 per cent on government owned land in urban renewal areas such as The Bays Precinct

* Planning decisions/processes such as rezoning and Voluntary Planning Agreements with developers.

Comments may be submitted on the draft Inner West Affordable Housing Policy at:

<http://www.yoursayinnerwest.com.au/affordable-housing-policy-on-public-exhibition>

The closing date for submissions is 13 February 2017.

RECOMMENDATION:

That the Housing and Affordability Strategic Reference Group engages with the public exhibition process for the development of a final *Affordable Housing Policy* for Council's adoption and contributes to the implementation of this policy in the Inner West LGA.

Background

Given the pipeline for large development proposals within the Inner West's LGA, combined with the importance for Council to lobby for affordable housing targets in both major State development projects and in the Greater Sydney Commission's district plans, it is considered urgent to develop an affordable housing policy based upon a credible evidence base as quickly as possible.

Consequently Judith Stubbs and Associates were commissioned to prepare an *Affordable Housing Policy* for Inner West Council. An *Affordable Housing Background Paper* and a *Position Paper on Best Practice in Value Capture* were commissioned to provide a detailed evidence base for the *Policy*.

In order to ensure that the *Policy* was relevant to the Inner West Council LGA, the policy documents include data and modelling from the former LGAs of Ashfield Leichhardt and Marrickville. In addition, affordable housing objectives and a range of planning instruments and actions proposed in existing policy documents from the former Leichhardt and Marrickville were incorporated in the *Policy*.

The socio-economic research strongly indicates that virtually no new housing constructed in the future will be affordable to any very low or low income households, or to moderate income families, without strong intervention through the planning system to capture a reasonable share of land value uplift.

The *Policy* contends that such value can be captured through voluntary planning agreements negotiated prior to rezoning (voluntary contributions) or through State Government allowing Council to be included under the provisions of *State Environmental Policy No 70 (Affordable Housing)* (mandatory contributions). Each of these mechanisms is addressed in the *Policy*. Feasible levels of benefit capture in relation to variations to height and floor space ratio (FSR) are also included in the *Policy*.

The evidence base for the *Policy* also indicates that the implementation of value capture through the method of calculation recommended will not adversely impact on development feasibility and takes into account normal development profit.

At the meeting held on 6 December 2016, the Administrator determined that Council:

1. Endorses the draft *Affordable Housing Policy* and the *Position Paper: Best Practice in Value Capture*;
2. Places the draft *Affordable Housing Policy* and *Position Paper: Best Practice Value Capture* on public exhibition until 13 February 2017 and, following exhibition, submits a report to Council detailing submissions received and a final *Affordable Housing Policy* for Council's adoption;

3. Send the Affordable Housing Policy and Value Capture paper to the NSW Premier, Prime Minister, NSW Minister for Planning, the economic policy unit of Australian Treasury and the Reserve Bank Governor;
4. Seeks 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;
5. Note, for the purpose of Mandatory Affordable Housing Contributions, Council's share of land value uplift will be taken as 15% of Gross Floor Area of the development for developments with a Gross Floor Area of 1,700m² or greater;
6. Commits 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;
7. Prepares a 5-10 year housing action plan to implement the *Affordable Housing Policy* based on the *Policy's* background data and *Best Practice in Value Capture* position paper, and drawing on existing Council research and plans;
8. Continues to work with all levels of government and other key stakeholders such as the Greater Sydney Commission and Unions NSW to review the range of definitions of key workers, particularly shift workers;
9. References its commitment to a 15% affordable housing target in its submission to the Greater Sydney Commission on the recently released District Plan;
10. Continues to advocate to all levels of government and key stakeholders such as the Greater Sydney Commission regarding the need for setting a 15% target for affordable housing in the Inner West LGA; and
11. Allocates funds to undertake an integrated communication strategy to promote the *Affordable Housing Policy*, including the organisation of a community forum in 2017.

Financial Implications

Nil

Conclusion

The substantial evidence showing a growing number of local people in housing stress together with current and projected levels of unmet need for affordable housing, provides ample justification for Council to actively seek an increase in the supply of affordable housing. The *Affordable Housing Policy's* support for stronger interventions in the form of value capture, inclusionary zoning and development partnerships, offers Council the best means of increasing housing affordability for very low to moderate income households in the community.

A report will be submitted to the March Council meeting detailing submissions received during the public exhibition period and recommending a final *Affordable Housing Policy* for Council's adoption.

Attachment 4

- Copies of the **draft Affordable Housing Policy** can be downloaded at: <http://www.yoursayinnerwest.com.au/affordable-housing-policy-on-public-exhibition/documents/48383/download>

Attachment 5

Copies of the **Value Capture Position Paper** can be downloaded at:

<http://www.yoursayinnerwest.com.au/affordable-housing-policy-on-public-exhibition/documents/48385/download>

Additional copies of these papers will be available at the Strategic Reference Group meeting.

Item No: Item 10

Subject: Inner West Council Draft Homelessness Policy: Responding to Rough Sleeping in the Inner West

Prepared by: Sue Pym, Social Planning Coordinator

Item 10

SUMMARY

It is now widely recognised that there is a major shortfall of affordable housing in most cities and many regional and rural communities across Australia.

Homelessness is a significant and growing issue in the Inner West community and Council recognises that the causes are many and varied. These include the shortage of stable and affordable housing, family violence, long-term unemployment, family breakdown, mental illness and drug and alcohol abuse.

Council is working on a range of policies, protocols, partnerships and strategies to address this complex social issue. A Draft *Homelessness Policy: Responding to Rough Sleeping in the Inner West* was considered at the 6 December, 2016 Council Meeting and placed on public exhibition. Submissions closed on 30 January 2016.

Background

There are increased numbers of people being reported as sleeping rough in the Inner West Council area. The aim of the draft policy document is to assist Council in addressing the complex issues associated with homelessness and rough sleepers, and contribute to the multi-agency goal of helping people to exit homelessness.

The numbers and locations of people sleeping rough have been documented through two late night street counts conducted in 2016; a Health NSW survey of Exodus clients; and the recording of rough sleepers identified by Council staff including rangers, community services, parks and waste services staff.

The challenge in managing this issue is the need to find a reasonable balance between respecting and acknowledging the rights of people who are homeless to be in public places, and Council's responsibilities to provide a safe and peaceful environment for the wider community.

The draft policy therefore incorporates strategies to improve the wellbeing of people who are homeless and reduce homelessness, while minimising the impacts of homelessness on other residents and park users.

Financial Implications

Nil

Conclusion

Comments regarding the Draft policy will be considered and reported back to Council for consideration in its meeting in March 2017. Once the policy is finalised and adopted by Council, the strategies and actions contained in the policy will be implemented.

Attachment 6

6. *Homelessness Policy: Responding to Rough Sleeping in the Inner West*



**Homelessness Policy:
Responding to the needs of
homeless people in the Inner
West community**

This policy will be reviewed by: Community Services and Culture
Next review date: November 2018

Title:	Homelessness Policy: Responding to the needs of homeless people in the Inner West community
Summary:	The policy outlines appropriate roles and strategies for Council in addressing the complex issues associated with people sleeping rough in public places.
TRIM Record Number:	
Date of Issue:	
Approval:	
Version Control:	
Contact Officer:	Sue Pym
Relevant References:	Refer to Appendix 4
Main Legislative or Regulatory References:	
Applicable Delegation of Authority:	
Related Council Policy:	
Related Council Procedure:	Homelessness Protocol

Purpose

Inner West Council (IWC) recognises the NSW Government's "Protocol for Homeless People in Public Places", August 2014, and thereby respects the rights of people who are homeless to be in public places, to participate in public activities and to be treated in a non-discriminatory, respectful manner. The purpose of this policy is to formulate an appropriate role for Council in addressing the complex issues associated with homelessness, and thereby give local expression to the principles contained in the NSW Protocol. In addition to the Protocol for Homeless People in Public Places, a number of policies and protocols from other councils have informed the development of this policy. These references are outlined in Appendix 4.

While homelessness takes many forms, the main focus of this policy is primary homelessness, which often takes the form of rough sleeping. The policy aims to address issues associated with the increasing prevalence of people who are homeless in public places, and in doing so assist Council to meet its obligation to manage these areas appropriately.

Other forms of homelessness (secondary and tertiary) include people living in temporary shelters, severely crowded dwellings, supported accommodation, emergency accommodation, boarding houses, refuges or temporarily staying with others (couch surfing). These forms of homelessness are significant and more prevalent than rough sleeping, however are not the primary subject of this policy.

Context

Homelessness is often the consequence of broad scale social and economic policies that result in homelessness triggers such as housing affordability, unemployment and loss of income support. While homelessness is primarily the responsibility of state and commonwealth governments, local government has a significant role to play as custodians of public open space and other community assets which are used by people who are homeless and others.

In addition, in light of the national crisis in housing affordability and the interventions possible through the local planning system, Council also has a role to play in sustaining and endeavouring to expand the provision of affordable housing. The high incidence of housing stress and possible strategies for the Inner West Council to increase affordable housing are outlined in Council's *Draft Affordable Housing Policy, 2016*.

The causes of homelessness are complex and varied. Men, women and children of all ages are now finding themselves homeless due to a diverse range of problems. Homelessness can result from drug, alcohol and gambling addiction; mental illness; family breakdown; shortage of stable and affordable housing; financial or housing stress; health issues; long

term unemployment; domestic and family violence; loss of social and family networks; and people leaving healthcare services, child protection and correctional facilities.

While the majority of rough sleepers recorded in the local area are men, there are increasing numbers of less visible older women experiencing homelessness. Poverty and lack of housing affordability are significant factors leading older women to seek out less visible options such as couch surfing, sleeping in cars and sleeping rough in the relatively safer daylight hours, thereby not being counted in late night homelessness street counts (McFerran, 2010). Young people can also be relatively invisible, despite comprising 42% of the homeless population. This is in part due to couch surfing being the dominant form of homelessness amongst young people (Flatau et al).

Nature and extent of homelessness in the Inner West

The 2011 Census indicated that homelessness is increasing nationally, with 105,237 people recorded as being homeless, representing an 8% increase on 2006 figures.¹ These increased trends are also reflected in the Inner West Council area. Rough sleepers have been reported in parks; in parked cars; in stairwells associated with public car parks; on verges and footpaths; on private property under eaves and other semi-sheltered areas. Occasionally, tents have been erected in parks, footpaths and nature reserves in both residential and commercial areas.

A late night street count conducted in Ashfield, Summer Hill and Haberfield in March 2016 found that 20 people were sleeping rough in the area. This was followed by a winter street count in August 2016 that found that 23 people were sleeping rough, primarily in Ashfield, Summer Hill, Marrickville and Newtown with smaller numbers in Camperdown and Enmore. It is likely that this under represents the true extent of rough sleeping, however provides a useful benchmark and highlights locations where the extent of homelessness was previously unknown. Quantifying the number of people sleeping rough through street counts is inherently difficult due to some people being deliberately hidden from public view; people still being mobile at the time of the count; and the resources that would be required to check every street and public place in the municipality.

The experience of The Exodus Foundation suggests that the number of people who are homeless in the inner west is significant and growing. The Exodus Foundation's Loaves and Fishes Restaurant serves 600 free breakfasts and lunches each day to people who are homeless and disadvantaged. Early results from a recent survey by Health NSW in conjunction with Exodus found that 20% of the 200 people interviewed at Exodus were sleeping rough. Outreach services such as Missionbeat have also noticed increased numbers of people who are homeless in the inner west.

¹ Information Paper 2049.0 - Census of Population and Housing: Estimating homelessness, 2011

While many people who are homeless have little adverse impact on others, there have been issues in some areas where nearby residents and other park users have complained about rubbish, the spread of belongings, drug and alcohol consumption, human waste, feeling unsafe and alienation of parkland through the erection of tents and other structures. In addition, Police have reported a number of incidents associated with some of the people who are sleeping rough in local parks, including behaviours which compromise community safety. This heightened level of community and Police concern has highlighted the need for Council to be clear about its role and appropriate responses.

Current Approach to Homelessness

- The Inner West Council Operational Plan reflects a continued commitment to the objectives of providing an inclusive, equitable and socially just community. Respect for people who are homeless and recognition of their rights to fully participate in the local community and access Council facilities gives expression to these values.
- A Protocol for Homeless People in Public Places has been developed and is being progressively implemented across the IWC. This protocol aims to guide the actions of staff in respecting the rights and needs of both people who are homeless and the other residents who share Council's public places. It applies to indoor and outdoor public places including parks and other open spaces, libraries and customer services areas. The Protocol draws upon the principles contained in the NSW Government Protocol for Homeless People in Public Places.
- A collaborative approach with both internal and external stakeholders underpins Council's Protocol for Homeless People in Public Places, which acts as a guide for staff in responding to people sleeping rough in the area. This Protocol recognises the valuable information staff have concerning the location of people who are homeless, and enables this information to be referred to the services offered by specialist homelessness services. In this way people who are homeless may be offered welfare checks as well as information about accommodation and other support services.
- The Protocol also reinforces Council's partnership with Police in addressing any behaviour that threatens the safe and peaceful use of parks by the community. For example, local Police have been very helpful in working with Council's Rangers to address antisocial behaviour associated with the tents that were present in Allman Park towards the end of 2015.
- As part of the 2014 NSW Government's Specialist Homelessness Reform, the Department of Family and Community Services (FACS) provides funding to 14 homelessness services which service the Inner West Council area. A list of these, as well as other homelessness services not part of the FACS funding program, are listed in Appendix 1.

Policy Principles

- People who are homeless represent some of the most disadvantaged and vulnerable in our society. Homelessness is first and foremost an issue for the people who find themselves without shelter, and the obvious ramifications for them in terms of health, wellbeing, dignity and exclusion from society. The Universal Declaration on Human Rights recognises that everyone has the right to a standard of living adequate for the health and wellbeing of themselves and their family, including access to housing (Article 25).
- All members of the community, including people who are homeless, have the same right to be in public places. Equally, all members of the community have a shared responsibility to respect other users of public spaces and not unduly infringe on the safe and peaceful use of the public domain by others.
- In the interest of promoting a socially inclusive society, all members of the community, including people who are homeless, have the right to participate in community events and activities, and use public facilities.
- People who are homeless have the right to carry with them and store their own belongings, and are responsible for ensuring their belongings do not impair the safe and peaceful use of public spaces by others.
- People who are homeless are not a homogenous group. As such, assumptions should not be made about the reasons people become homeless; the types of people who experience homelessness; and whether or not they may be interested in accessing homelessness services.
- Where possible, vulnerable people in public places should be supported by specialist homelessness services and supported to exit homelessness.
- Council's Homelessness Policy does not override existing laws, statutory requirements or regulations; nor does it diminish the ability of agencies to enforce them. The Policy does not prevent relevant authorities from taking appropriate action where health or safety is threatened, or where a breach of the peace or unlawful behaviour has occurred.

Council Role

- **Management of public places:** ensuring public places are accessible and able to be safely and peacefully enjoyed by all residents.
- **Information:** Council may provide information to people who are homeless, Council staff and other interested residents concerning the homelessness services available in the area.

- **Advocacy:** It is appropriate for Council to play an advocacy role concerning the provision of relevant state and commonwealth government supported services and policies that impact on homelessness. This may include policies regarding housing affordability; social housing; income support; and homelessness support services.
- **Community education:** Council has the potential to increase community understanding about homelessness through the way it responds to the issue and the way it is communicated to the public
- **Monitoring:** Council has a role in recording and monitoring the nature, extent and location of homelessness within the municipality
- **Facilitation:** Council plays a facilitating role, through its Community Grants Program, in assisting programs that are targeted towards people who are homeless.
- **Training:** It is appropriate for Council to provide training opportunities for staff who are in contact with people who are homeless through the normal course of their work
- **Planning:** Council has a role to play in encouraging more affordable housing options through its planning strategies and instruments

Policy Objectives and Strategies

The following table sets out Council's three policy objectives and six supporting strategies to respond to homelessness. Corresponding actions are listed in Appendix 2.

<p>1. Improve the wellbeing of people who are homeless in the Inner West Council by:</p> <p>1.1. Promoting social inclusion and encouraging participation in community life</p> <p>1.2. Identifying gaps and advocating for the services and funding needed to address local needs.</p>
<p>2. Reduce the numbers of people sleeping rough in the Inner West Council area by:</p> <p>2.1. Assisting to connect people who are homeless with the homelessness services that can support them to exit homelessness and access other relevant support</p> <p>2.2. Encouraging the provision of affordable housing as a means of addressing one of the major underlying causes of homelessness</p>

3. Minimise any negative impacts of homelessness on local residents and other users of public places by:
 - 3.1. Managing Council's services and programs to facilitate accessibility while at the same time ensuring users do not infringe upon the safe and peaceful enjoyment of public places by others
 - 3.2. Monitoring the nature and extent of primary homelessness and responding accordingly

Implementation

Council staff from across all departments are already involved with dealing with this issue during the normal course of their work. Specifically, this issue impacts on staff from areas such as regulatory services, parks, waste, libraries, customer services and community services. Consequently, an interdisciplinary approach across Council's functional areas has proved to be an effective model for responding to this issue. The Homelessness Working Group will continue to meet quarterly to review homelessness data and the effectiveness of policies and procedures in addressing the issue. The Deputy General Manager, Community and Engagement will be responsible for the monitoring, evaluation and implementation of this policy, together with its review in two years.

Appendix 1 – Homelessness Services

The following list outlines the 14 homeless services operating in the Inner West Council area that are funded by the Family and Community Services Department.

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- **The Inner West Youth Homelessness Service.** Lead provider: Youth Off The Streets Ltd. Clients: young people
 - **Sydney District Boarding House Outreach Service.** Lead provider: Newtown Neighbourhood Centre Inc. Clients: women, men, families²
 - **Sydney Homelessness Early Intervention Service.** Lead provider: Mission Australia (Missionbeat). Clients: young people, men, women, families
 - **Inner West Family Homelessness Support Service.** Lead provider: St Vincent de Paul Society NSW. Clients: families. Also provides refuge and crisis accommodation for women with children at Elsie Women's Refuge and Marian Centre
 - **Sydney District Young Parents Homelessness Service.** Lead provider: Launchpad Youth Community Inc. Clients: families, specifically young parents 16-24 years.
 - **Sydney District West Family Homelessness Support Service.** Lead provider: Women's and Girl's Emergency Centre Incorporated (WAGEC). Clients: families
 - **Transgender Homelessness Support Service.** Lead provider: The Gender Centre in Annandale. Clients: transgender people 18+.
 - **Lesbian, Gay, bisexual, Transgender, Intersex or Queer Youth Homelessness Project.** Lead provider: The Twenty ten Association Incorporated. Clients: young people under 25 who identify as lesbian, gay, bisexual, transgender, intersex or queer (LGBTIQ).
 - **Medium Term Homelessness Services for Girls and Young Women:** Youth off the Streets. Clients: girls under 16 years requiring medium term accommodation and support
-

² Newtown Neighbourhood Centre is concerned with the security of boarding house residents in the Inner West, and provides the Boarding House Outreach Service and a Boarders and Lodgers Project. There are significant numbers of boarding houses in the IWC, particularly in Marrickville and Ashfield. Boarding Houses form an important part of the local context of homelessness as many rough sleepers originate from and transition to boarding houses.

- Homelessness Support Service for Girls and Young Women with Complex Needs: Detour House. Clients: girls under 16 years requiring crisis support
- Aboriginal Women and Children's Crisis Service: Marrickville Women's Refuge. Clients: Aboriginal women and girls requiring accommodation and support leaving DV
- Aboriginal Outreach Casework Project: Aboriginal Corporation for Homelessness: Early intervention and post crisis support for Aboriginal people
- Sydney and South Eastern Sydney Districts Single Persons Homelessness Support Service- Mental health. Lead Provider: Uniting Church in Australia Property Trust through Wesley Mission. Service includes case management and supported transitional accommodation, as well as pathways to move from homelessness to long-term accommodation with appropriate mental health support.
- Multidisciplinary Outreach Post-Crisis Support (MOPS). Lead Provider: Wesley. Assistance and support for chronic rough sleepers who have been allocated housing. Targets men, women & families.

In addition to the FACS funded specialist homelessness services, there are several other organisations providing services in the Inner West:

- The Better Pathways to Housing for People with Severe and Enduring Mental Illness is led by the Sydney Local Health District, FACS and Partners in Recovery to improve pathways to accommodation for people with severe mental illness. The project will map pathways to housing for people with severe mental illness for a range of housing providers and will plan and implement ways to improve this experience.
- The Exodus Foundation provides meals, dental, medical, laundry, showers, referral and social services for people who are homeless and other vulnerable people. Several of the people sleeping rough in Ashfield's parks are regular clients at Exodus, and it is possible that at least some of the people who are homeless are based in local parks to enable them to easily access Exodus services.
- There are a range of other community organisations and churches providing food pantries and meals in the Inner West, including the mobile food pantry at the All Saints Church in Petersham; The Food Shed Enmore at Enmore Church of the Nazarene ; the Pop Up Pantry at Rozelle Neighbourhood

Centre; the Tucker and Land Justice Food Pantry in the Addison Road Community Centre, Marrickville; weekday lunches at St Constantine's Greek Church, Newtown; meals and food parcels at the Newtown Mission; and the weeknight Hare Krishna food van outside the Newtown Neighbourhood Centre.

The Department of Family and Community Services also funds the state-wide homelessness phone service, Link2home. Link2home operates 24 hours a day, 7 days a week and provides information and referral to homelessness services.

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Appendix 2 - Strategies and Actions

The following tables set out 17 actions that Council will implement to deliver the six strategies identified in the Homelessness Policy.

1.1 Promoting social inclusion and encouraging participation in community life
Action A: Promote Council's services and programs through the Exodus Foundation and Newtown Neighbourhood Centre
Action B: Investigate ways in which Council's services and programs can be more readily accessed by people who are homeless
Action C: Prioritise applications under Council's Grants Program that seek to involve homeless people in community activities

1.2 Identifying gaps and advocating for the services and funding needed to address local needs.
Action D: Utilise the NSW Health survey of people using Exodus services together with Council data to identify local demand and service needs
Action E: Liaise with existing outreach services regarding their capacity to meet local needs and where appropriate make representations to relevant government departments and community organisations to address any unmet demand

2.1 Assisting to connect homeless people with the homelessness services that can support them to exit homelessness and access other relevant support

Action F: Disseminate the Homeless Assistance card to homeless people, staff, local community groups and interested residents

Action G: Foster cooperative relationships with Exodus, Newtown Neighbourhood Centre, Missionbeat, Youth Off the Streets and any other relevant services as they continue to assist Council in responding to rough sleepers

Action H: Keep abreast of the range of services available through the joint Homelessness Forums or networks convened by Exodus in partnership with Council

Action I: Council will undertake an annual street count of rough sleepers to record the location and extent of homelessness and thereby enable homelessness services to respond accordingly

2.2 Encouraging the provision of affordable housing as a means of addressing one of the major underlying causes of homelessness

Action J: Develop and adopt an Affordable Housing Policy for the Inner West Council

3.1 Managing Council’s services and programs to facilitate accessibility while at the same time ensuring users do not infringe upon the safe and peaceful enjoyment of public places by others
<p>Action K: Plans of management prepared for Council’s parks will encourage accessibility while minimising any negative consequences of rough sleepers</p>
<p>Action L: Explore the potential for the Homelessness Protocol to be adapted for use throughout the Inner West Council.</p>
<p>Action M: The Homelessness Protocol will continue to be implemented and monitored to ensure Council’s response to homelessness is consistent with the provision of accessible, safe and peaceful open space.</p>
<p>Action N: The Homelessness Working Group will continue to monitor rough sleeping across the Inner West Council area and the implementation of the Homelessness Protocol.</p>
<p>Action O: Council will provide training opportunities for staff who encounter people who are homeless through the normal course of their work, including staff from Rangers, Waste, Parks, Libraries and Customer Services areas.</p>

3.2 Monitoring the nature and extent of primary homelessness and responding accordingly
<p>Action P: Utilise the information from the street count to help shape the response by Council’s operational and regulatory staff to any issues stemming from rough sleeping in Council managed places</p>
<p>Action Q: Maintain a Homeless Incident Spreadsheet in order to record and where necessary respond to incidents of homelessness reported by staff, residents and others.</p>

Appendix 3 - ABS Definitions and Statistics

- When a person does not have suitable accommodation alternatives they are considered homeless if their current living arrangement:
 - is in a dwelling that is inadequate; or
 - has no tenure, or if their initial tenure is short and not extendable; or
 - does not allow them to have control of, and access to space for social relations.

(ABS Reference: 4922.0 - Information Paper - A Statistical Definition of Homelessness, 2012)

- The key national homelessness estimates from the 2011 Census are:
 - there were 105,237 people enumerated in the Census who are classified as being homeless on Census night (up from 89,728 in 2006);
 - the homeless rate was 49 persons for every 10,000 persons enumerated in the 2011 Census, up 8% from the 45 persons in 2006 but down on the 51 persons in 2001;
 - the homelessness rate rose by 20% or more in New South Wales, Victoria, Tasmania and the ACT, with the largest fall being in the Northern Territory down 8%.

(ABS Reference: 2049.0 - Census of Population and Housing: Estimating homelessness, 2011)

Appendix 4 - References

- Department of Family and Community Service
Protocol for Homeless People in Public Places, Aug 2014
- Department of Family and Community Service (FACS)
Specialist Homelessness Services Fact Sheet, Sydney District, August 2015
- City of Sydney Street Count, Volunteer Manual
- City of Sydney Homelessness website
- Parramatta City Council Homelessness Policy, November 2011
- Byron Shire Council Policy No 14/007, Homelessness
- Manly Council, Homeless Persons Protocol
- City of Boroondara, Homelessness Protocol
- Waverley Council Library, Procedure and guidelines for working with people who are homeless
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<http://www.abc.net.au/cm/lb/4895912/data/it-could-be-you-by-ludo-mcferran-data.pdf>
- Flatau, P., Thielking, M., MacKenzie, D., and Steen, A. The Cost of Youth Homelessness in Australia Study Retrieved from:
<http://www.salvationarmy.org.au/Global/Who%20we%20are/publications/2015/Youth%20Homelessness%20Report/The%20Cost%20of%20Youth%20Homelessness.pdf>
- ABS Reference: 4922.0 - Information Paper - A Statistical Definition of Homelessness, 2012
- ABS Reference: 2049.0 - Census of Population and Housing: Estimating homelessness, 2011
- Inner West Council, Draft Affordable Housing Policy: Background Paper, 2016

Item No: Item 11
Subject: Proposed Schedule of Meetings in 2017
Prepared by: Lynne George, Manager Community Development

Item 11**SUMMARY**

The following meeting schedule is proposed for 2017:

- Monday 10 April
- Monday 19 June
- Monday 21 August
- Monday 16 October
- Monday 20 November

All meetings will commence at 6:30pm.

RECOMMENDATION:

That the Housing and Affordability Strategic Reference Group endorses the proposed meeting schedule for 2017.

Item No: **Item 12**

Subject: **Staff Update**

Prepared by: Jon Atkins, Affordable Housing Officer.

Item 12

SUMMARY

A verbal update report will be provided regarding:

- Management of Council owned affordable housing units in Lewisham by a community housing provider
- Report on Council's SEPP 70 Application Process
- Council Submission on Greater Sydney Commission's Draft District Plans
- Hay Street Carpark Development – update
- Boarding House Roundtable