



INNER WEST COUNCIL

HOUSING AND AFFORDABILITY STRATEGIC REFERENCE GROUP

AGENDA

16 October 2017

6:30 pm

Location: Petersham Service Centre - Level 3 Ngara Room

2-14 Fisher St, Petersham

RSVP: to Jon Atkins on 0418 864 907 or jon.atkins@innerwest.nsw.gov.au

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ITEM:

Chairperson: Gary Moore

1. **Welcome**
2. **Acknowledgement of Country**
3. **Apologies**
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5. **Disclosures of Interest**
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: Status of Recommendations from 10 April SRG Meeting
Prepared by: Lynne George, Manager Community Development

Item 6**SUMMARY**

This report advises the Strategic Reference Group of the status of the recommendations from the previous meeting held on 26 June 2017.

RECOMMENDATION:

THAT the Strategic Reference Group receives and notes the update on recommendations provided in Attachment 1.

Background

This report is provided to update Reference Group members on the status of recommendations made at the meeting held on 26 June 2017.

Financial Implications

Nil

Attachment 1

Status of Recommendations from June Strategic Reference Group Meeting

Status of Recommendations from 26 June Strategic Reference Group Meeting

Date of Meeting	Item No.	Recommendation	Status
26 June 17	Item 6 – Status of Recommendations from 10 April SRG Meeting	THAT the Strategic Reference Group: <ul style="list-style-type: none"> receives and notes the update on recommendations provided in Attachment 1; in relation to Item 8, requests an update on its recommendation to keep surplus affordable housing funds quarantined and spent exclusively on affordable housing projects in the local government area (LGA); and in relation to Item 9, re-confirmed that the agenda for the August meeting is to include an agenda item on possible actions that may be taken by Inner West Council to address the prevention of homelessness. This discussion is to be led by SRG member Gary Moore. 	Adopted <ul style="list-style-type: none"> Request for response to Item 8 recommendation of April SRG meeting has been made Prevention of Homelessness has been included in the agenda for 16 October 2017 meeting. Business Paper to be provided by Gary Moore.
	Item 7 - Community Strategic Plan - Submission from Housing and Affordability Strategic Reference Group	THAT the Housing and Affordability Strategic Reference Group contributes to a submission on the draft Community Strategic Plan, Vision, issues and priorities, to be finalised and lodged by 9 July 2017	Adopted Members' comments were transcribed and submitted on behalf of the SRG as its response to the Community Strategic Plan. Copy attached to minutes of meeting
	Item 8 – Rental Housing Issues	THAT the Housing and Affordability Strategic Reference Group: <ul style="list-style-type: none"> recommends that Inner West Council supports the <i>Make Renting Fair</i> campaign, coordinated by the Tenants Union of NSW and with more than 30 signed up organisations, to advocate to the NSW State Government to take action to make renting fair and ensure renters in NSW are protected against unfair evictions; requests that a copy of the submission to the Statutory Review of the Residential Tenancies Act 2010 lodged by Council in January 2016 be circulated to SRG members; and recommends that a draft policy be 	Adopted Copy of submission distributed to members Will be developed

	<p>developed and included in the agenda of a future Strategic Reference Group meeting detailing specifications for affordable housing included in developments, including consideration of the 'Affordable Housing Specification' which currently applies to the Marrickville Community Hub Development Site (new library); and other examples such as City West's specifications.</p>	<p>for a future SRG meeting</p>
<p>Item 9 – Officer Verbal Update</p>	<p>THAT the Housing and Affordability Strategic Reference Group:</p> <ul style="list-style-type: none"> (a) acknowledges the progressive and far-sighted approach taken by Inner West Council to increase the supply of affordable housing in the Inner West LGA; (b) strongly supports Council's continuing negotiations with DPE for the inclusion of the Inner West LGA in SEPP 70 as a key priority; and (c) requests an update to be provided on the progress of these negotiations at the August SRG meeting. 	<p>Adopted</p> <p>Update included at Item 9 of October meeting agenda</p>

Item No: Item 7

Subject: Presentation on Sydenham to Bankstown Urban Renewal Corridor Strategy

Prepared by: Presentation by John Warburton, Deputy General Manager

SUMMARY

John Warburton, Deputy General Manager, will present information on the recently released second set of plans for the Sydenham to Bankstown Urban Renewal Strategy and impacts on the Inner West LGA. The link to the plans for the specific station precincts of Sydenham, Marrickville and Dulwich Hill is at: <http://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Sydenham-to-Bankstown-Urban-Renewal-Corridor/Documents>

[Visit the NSW Department of Planning & Environment website](#) to see the plans, maps and have your say. Submission closed on 3 September 2017.

RECOMMENDATION:

THAT the Housing and Affordability Strategic Reference Group provides feedback to Council on the draft plans for the Sydenham to Bankstown Urban Renewal Corridor Strategy.

Background

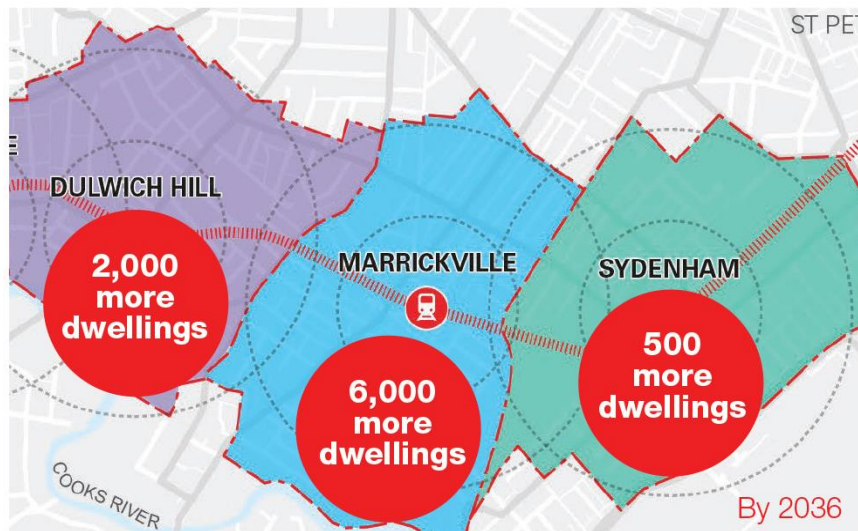
The State Government first exhibited the Sydenham to Bankstown Urban Renewal Corridor Strategy in October 2015. The strategy aims to create more housing, jobs and infrastructure around the eleven train stations on the Sydenham to Bankstown line including Dulwich Hill, Marrickville and Sydenham. The State Government is building a high-frequency metro train service on this line. Under the plan, land up to 800 metres from the stations could be rezoned to allow medium and high density development.

Council provided feedback on the first draft in December 2015. Concerns with the first draft were:

- The loss of too much of the character and fabric of the established, historic and intact inner city suburbs of Marrickville and Dulwich Hill;
- the sudden and divisive impact this significant change will have on established communities, with zoning changes led by the private sector.
- Need for the next level of design investigation – precinct wide master planning and a related statutory framework. If the Strategy acts as the only guide for privately led rezonings there will be poor and uncoordinated planning outcomes.
- Lack of focus on practical measures to ensure liveability, urban and environmental outcomes related to housing affordability, design excellence, high quality streetscapes/public domain, schools and childcare, precinct sustainability and environmental management matters such as water sensitive urban design, biodiversity management, Cooks River management and waste management.
- Funding is needed to cover the significant investment in public open space, schools, streetscape, public domain improvements and related community infrastructure.

The State Government recently released its second set of plans for the Sydenham to Bankstown Urban Renewal Corridor. In total, the revised draft Strategy has increased the number of new dwellings in the inner west by 2,500 to 8,500. That is:

- Marrickville Station Precinct: 6,000 new homes
- Dulwich Hill Station Precinct: 2,000 new homes
- Sydenham Station Precinct: 500 new homes



Council is preparing a submission on the revised draft Sydenham to Bankstown Urban Renewal Corridor Strategy.

Item No: Item 8
Subject: Prevention of Homelessness
Prepared by: Strategic Reference Group Member, Gary Moore

SUMMARY

This item was distributed as a late report at the August meeting that was cancelled, and is therefore provided on the October agenda.

A report has been prepared by SRG member Gary Moore on homelessness and possible actions that may be taken to address the prevention of homelessness.

RECOMMENDATION:

THAT the Housing and Affordability Strategic Reference Group contributes to discussion of possible actions that may be taken by Inner West Council to address the prevention of homelessness.

BACKGROUND

Homelessness initiatives that could be considered by Inner West Council

Prevention of homelessness

- Supply side measures such as inclusionary zoning that will target new affordable housing stock in population growth areas (in collaboration with the NSW Government and community housing providers);
- Support for social enterprise, social procurement and other targeted employment and training initiatives that assist unemployed or underemployed people at risk of becoming homeless or in supported accommodation;
- Piloting a Home Share scheme where older people and those with disabilities who are owner/occupiers with spare bedrooms are appropriately matched with students and other lower income earners seeking accommodation
- Facilitation to establish an affordable housing listings service possibly operated as a social enterprise and placed online so that mobile applications can be used.
- Expanded technical and financial assistance to better assist local tenancy advice, rental brokerage services and boarding house residents support schemes that enable people at risk of homelessness to better maintain their housing arrangements.
- Awareness raising and education projects with sporting, business, arts and recreational organisations to help reduce the incidence of domestic and family violence that can lead to homelessness;
- Facilitating through libraries and/or on line sites, simpler information about energy, telecommunications, rental housing, public transport etc plans and concessions to assist with cost of living pressures.

Support of homeless people

- Helping street based outreach, food, laundry, clothing and other services to maximize their effectiveness;
- Assisting homelessness agencies best network though collaborative initiatives (Homeless Connect etc)
- Ensuring that the principals and practices of the Homeless Protocol are complied with in the public domain
- Delivering digital literacy training and other community learning programs through Libraries and community centres
- Advocating for more housing first, foyer and hub housing opportunities

Item No: Item 9
Subject: Update on SEPP 70 Application
Prepared by: Jon Atkins, Affordable Housing Officer

SUMMARY

A verbal update report will be provided regarding progress on Council's SEPP 70 Application Process.