



# **INNER WEST COUNCIL**

## **HOUSING AND AFFORDABILITY STRATEGIC REFERENCE GROUP**

### **AGENDA**

**21 August 2017**

**6:30 pm**

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

**2-14 Fisher St, Petersham**

RSVP: to Lynne George on 0423 784 410 or [lynne.george@innerwest.nsw.gov.au](mailto:lynne.george@innerwest.nsw.gov.au)

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### ITEM:

**Chairperson: Gary Moore**

- 1. Welcome**
- 2. Acknowledgement of Country**
- 3. Apologies**
- 4. Minutes of Meeting Held 26 June 2017**
- 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**

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

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**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.

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**RECOMMENDATION:**

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

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**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	<b>Item 6 – Status of Recommendations from 10 April SRG Meeting</b>	THAT the Strategic Reference Group: <ul style="list-style-type: none"> <li>receives and notes the update on recommendations provided in Attachment 1;</li> <li><b>in relation to Item 8</b>, 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</li> <li><b>in relation to Item 9</b>, 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.</li> </ul>	Adopted <ul style="list-style-type: none"> <li>Request for response to Item 8 recommendation of April SRG meeting has been made</li> <li>Prevention of Homelessness has been included in the agenda for 21 August 2017 meeting. Business Paper to be provided by Gary Moore.</li> </ul>
	<b>Item 7 - Community Strategic Plan - Submission from Housing and Affordability Strategic Reference Group</b>	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
	<b>Item 8 – Rental Housing Issues</b>	THAT the Housing and Affordability Strategic Reference Group: <ul style="list-style-type: none"> <li>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;</li> <li>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</li> <li>recommends that a draft policy be</li> </ul>	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><b>Item 9 – Officer Verbal Update</b></p>	<p>THAT the Housing and Affordability Strategic Reference Group:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(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</li> <li>(c) requests an update to be provided on the progress of these negotiations at the August SRG meeting.</li> </ul>	<p>Adopted</p> <p>Update included at Item 9 of August 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. The last day to make a submission is 3 September 2017.

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## 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.

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## Background

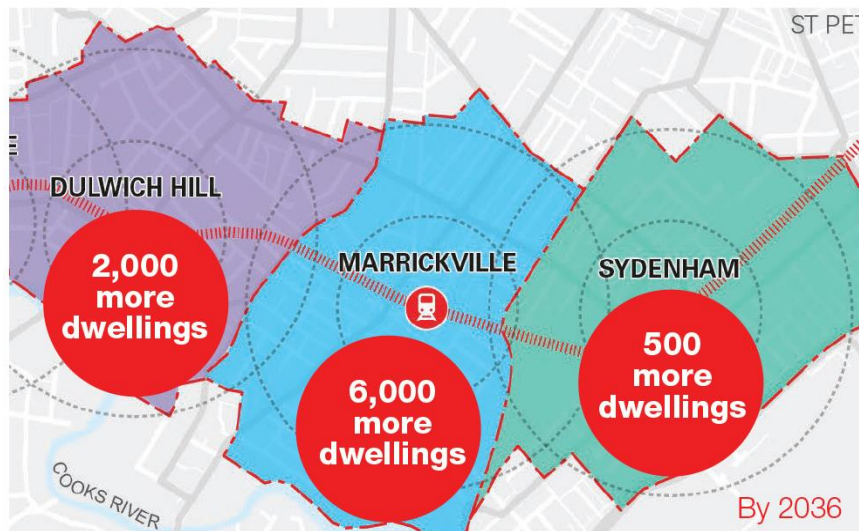
The State Government first exhibited the Sydenham to Bankstown Urban Renewal Corridor Strategy in October 2015. The strategy aims to create more housing, jobs and infrastructure around the eleven train stations on the Sydenham to Bankstown line including Dulwich Hill, Marrickville and Sydenham. The State 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

**Item 8****SUMMARY**

The SRG requested that this item be included on the agenda for the August meeting.

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. It will be distributed on Thursday 16 August as a late report.

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**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.

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**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.