

**Minutes of Housing and Affordability Strategic Reference Group
held at Inner West Council - Petersham Service Centre on 26 June 2017**

The meeting commenced at 6:35pm.

Members in Attendance:

Paul Adabie (Chair)	Syed Kazmi
Hazel Blunden	Debbie Kearns
Rachael Haggett	Tom Kiat
Jacqueline Buswell	Beverley Garlick

Other Attendees:

Lynne George	Inner West Council	Acting Group Manager, Community Services and Culture
Jon Atkins	Inner West Council	Affordable Housing Officer
Mark Drury	LRAC	Local Representation Advisory Committee

Chairperson: Paul Adabie

- 1. Welcome**
- 2. Acknowledgement of Country**
- 3. Apologies:**

SRG Members:	Gary Moore; Julia Murray ; Jane Sampson; Kayleigh Ellis (resigned)
Council Officers:	John Warburton, Deputy General Manager Community & Engagement; Erla Ronan, Group Manager Community Services and Culture

4. Minutes of meeting held on 10 April 2017

The minutes were amended to include Jacqueline Buswell in the list of members in attendance.

The minutes were adopted.

5. Disclosures of Interest:

Nil

6. Status of Recommendations from April SRG Meeting

Recommendation:

THAT the Strategic Reference Group:

- 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.

9. Officer Verbal Update (Brought forward)

Members requested that this item be brought forward to provide an update on Council's SEPP 70 application.

Inclusion in SEPP 70

The Affordable Housing Officer, Jon Atkins, provided a verbal update on this, noting that:

At the Ordinary Council Meeting in December 2016, Council resolved to seek inclusion in SEPP 70. This provides for mandatory affordable housing contributions from property developers as compared to Voluntary Planning Agreements (VPAs) where affordable housing contributions are subject to negotiation with property developers.

Members of Council's Affordable Housing Working Group (AHWG) met with NSW Department of Planning & Environment (DPE) staff to discuss inclusion in SEPP 70 on 8 December 2016, 4 April and 4 May 2017. Prior to the meeting on 4 April 2017, the Administrator submitted a SEPP 70 application to the Minister for Planning (and Minister for Housing). It has been acknowledged by DPE that Council has demonstrated the need for affordable housing in Inner West LGA based upon research submitted by Council and contained in Council's *Affordable Housing Policy*.

Council's consultant, John Storer from Judith Stubbs & Associates (JSA), met with staff from DPE and Greater Sydney Commission (GSC) on 17 May 2017 to discuss the model Council has used to test the feasibility of affordable housing supply in the local government area (LGA). DPE responded by outlining four points of disagreement. DPE does not support Council's proposal for an affordable housing contributions scheme to apply across the LGA and will only consider a planning strategy based on one or possibly more specific precincts.

Recommendation:

THAT the Housing and Affordability Strategic Reference Group:

- (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.

7. Inner West Council Community Strategic Plan Submission from SRG

Recommendation:

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

Members' comments were transcribed and summarised in Attachment 1 and submitted on behalf of the SRG as its response to the Community Strategic Plan.

8. Rental Housing Issues

Recommendation:

THAT the Housing and Affordability Strategic Reference Group:

- recommends that Inner West Council supports the *Make Renting Fair* 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 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.

The meeting concluded at 8:00pm.

Next Meeting: Monday 21 August 2017 at 6:30pm

ATTACHMENT 1

FEEDBACK AND COMMENTS ON THE INNER WEST COMMUNITY STRATEGIC PLAN FROM THE HOUSING AND AFFORDABILITY STRATEGIC REFERENCE GROUP

PLANNING AND DEVELOPMENT

1. What do we value and want to protect?

- Boarding houses and options for poor people
- More coop and community housing
- Diversity of income / wealth levels to live affordably in the Inner West
- Housing is a human need and right, not a commodity or investment
- Nature. Urban environments will grow themselves and the issue is to ensure the quality of their development. Nature cannot be "recreated" - what there is needs to be preserved and enhanced.

2. What does an ideal Inner West look / feel like in 10-20 years?

- Diverse mix of social, community and affordable housing
- Affordable! Rent and mortgage less than 30% of income (low, moderate and high)
- Local areas may have different styles and vibes (building looks, construction parameters) but the transport and communications infrastructure links the areas so that people may move easily from one area to another and take advantage of different facilities.

3. What should be our top 5 long-term planning and development goals?

- Increase and grow social, community and affordable housing stock
- Implementation of Affordable Housing Policy
- Ensuring lower income/affordable properties are spread around Inner West and not concentrated in limited areas.
- Council to build affordable housing assets
- More walkways, bike routes, public transport, employment in Inner West LGA

4. How will we achieve these goals?

- High affordable housing component of all new private development
- Affordable housing quota in new developments
- Effective planning instruments and Council engagement to ensure community understands issues and can comment on an informed basis
- Through planning regulations and controls
- No public land to go into private housing market
- Keep a close eye on the State government
- Designate an area to be an arts and cultural precinct but ensure outreach facilities in other

areas

- Protect the open space still available for passive recreation and do not consider organised or private recreation such as endless playing fields and golf courses to be public open space.

5. Who is responsible for achieving goals?

- To some extent everyone is responsible but there must be room for Council employees to provide more advice about instruments such as planning and development requirements to the community in a way which does not prejudice development applications but clarifies in what way specific proposed developments relate to controls and requirements. This would assist communities without specialist skills to engage in informed discussion with developers about proposals by providing more balance
- Local and State government
- The community
- All levels of government

SOCIAL VITALITY, CREATIVITY AND QUALITY OF LIFE

1. What do we value and want to protect?

- Sense of community built on day to day interactions with neighbours, social groups that people can call on for support
- Diversity
- More affordable housing
- Medium density well-designed housing
- Walkability and bike paths – separate wherever possible
- Inclusion of people living with disability in community events
- Strong Local Government
- Inner West's reputation as creative, progressive
- Diversity of people and businesses and residences
- Strip shopping with a wide variety of shops
- Parks

2. What does an ideal Inner West look / feel like in 10-20 years?

- Many ethnic, cultural, social groups working together
- Diverse, socially mixed
- 15-30% affordable housing across entire precinct – larger targets apply to larger redevelopments
- Housing choices – social, community Co-ops etc.
- Diversity of people and businesses and residences. Local areas may have different styles and vibes (building looks, construction parameters) but the transport and communications infrastructure links the areas so that people may move easily from one area to another and take advantage of different facilities.

- Communities that welcome people living with disability

3. What should be our top 5 long-term planning and development goals?

- Inclusiveness in participation in social and cultural events for a diverse group of residents
- Racism free
- Creative / cultural hub
- Support for cultural groups to provide rich, interactive experiences open for everyone to participate
- Settling new residents, whether from Sydney, inter-state, immigrant, refugee or otherwise into our community in a constructive and positive manner - making sure information about facilities, services, opportunities is easy to get.
- Financial autonomy so Council can do what it wants
- All food / organic material is collected and used! (Green bin)

4. How will we achieve these goals?

- Electing committed Councillors
- Legislative means to do so (SEPP 70 – Affordable Housing applies to entire LGA); and Sydney wide affordable housing targets adopted
- Council should build up its own property portfolio and socialise surplus back into more affordable housing
- Keep control of assets – borrow, develop and keep 100% of surplus for community benefit
- Ensuring representation and participation of cultural / creative funding streams
- Continuing to promote innovative approaches to community and (relatively) dense living eg. new approaches to funding affordable housing

5. Who is responsible for achieving goals?

- Various levels of government – make them accountable for outcomes
- All of us!
- All government
- Developers run this state – the blockages to action an affordable housing include:
 - i. Developer lobby
 - ii. Major political parties who are influenced / bankrolled by them
 - iii. Others that benefit from being owners of land – who get tax advantages for investment in their rental properties
- People – not depriving them of fair outcomes such that they feel a need to persecute

SUSTAINABILITY AND THE ENVIRONMENT

- 1. What do we value and want to protect?**
 - Lifecycle approaches to recycling and reuse (kerbside collections on demand; recycling bins for clothing etc.)
- 2. What does an ideal Inner West look / feel like in 10-20 years?**
- 3. What should be our top 5 long-term planning and development goals?**
- 4. How will we achieve these goals?**
 - Ensure council / community support for strategies to increase recycling and renewables at each point in housing and living, eg. construction – grey water; solar power; and kerbside collections and recycling bins to absorb general recycling; Council days of drop-offs; promotion of charities collecting large items etc.
- 5. Who is responsible for achieving goals?**
 - Local and State government
 - The community
 - All levels of government

TRANSPORT

- 1. What do we value and want to protect?**
 - Public transport – varieties and frequency
 - Our buses!
- 2. What does an ideal Inner West look / feel like in 10-20 years?**
 - Realistic options for short-distance commutes (shopping / school etc.) and bikes, buses, light rail
 - More bike lanes / share bikes
 - Walking on comfortable pathways, well designed
- 3. What should be our top 5 long-term planning and development goals?**
 - Reducing carbon footprint by reducing single driver car use
- 4. How will we achieve these goals?**
 - Share car schemes
- 5. Who is responsible for achieving goals?**
 - Local government in liaison with the community

LOCAL BUSINESS AND INDUSTRY

1. What do we value and want to protect?

- Maintain ability of local people to do business and work in industries close to their homes
- Ability of business and industry to remain in proximity to residential areas

2. What does an ideal Inner West look / feel like in 10-20 years?

- Liaison between small businesses, light industry, local community and Council
- More ability (planning) to choose / encourage certain types of businesses
- More redistributive powers (local taxation)

3. What should be our top 5 long-term planning and development goals?

- Variety of local businesses
- Less inequality
- Greater understanding of the impacts of inequality

4. How will we achieve these goals?

- Rental subsidies
- Redistributive Policy (eg value capture)
- Publishing in Council reports the (local) Gini coefficient (a statistical measure of the degree of variation represented in a set of values, used especially in analysing income inequality)

5. Who is responsible for achieving goals?

- Council – design policy platforms that make the above vision feasible
- Government (State / Federal) – allow all councils the power to enact the above;
- Elect governments with the above policy program

CIVIC LEADERSHIP

1. What do we value and want to protect?

- Diversity, affordability and creativity

2. What does an ideal Inner West look / feel like in 10-20 years?

- Mixed communities with diverse voices speaking as “locals” about issues that matter – secure housing, whether owned or rented

3. What should be our top 5 long-term planning and development goals?

No Comment

4. How will we achieve these goals?

- Develop innovative approaches to address development challenges, eg Affordable Housing Value Capture across the LGA

5. Who is responsible for achieving goals?

- Local and State government
- The community
- All levels of government