

NORTHERN BEACHES
COUNCIL

NOTES

LOCAL REPRESENTATION COMMITTEES MEETING

held in the Council Chambers, Civic Centre, Dee Why on

WEDNESDAY 19 APRIL 2017

northernbeaches.nsw.gov.au

**Notes of the Local Representation Committees Meeting
held on Wednesday 19 April 2017
in the Council Chambers, Civic Centre, Dee Why
Commencing at 6:10pm**

ATTENDANCE:

Attendance

Members

Social Local Representation Committee

Jean Hay, AM (Chairperson)
Bob Giltinan
Kay Millar
Vanessa Moskal
Steve Pickering
Duncan Kerr
Alex McTaggart

Economic Local Representation Committee

Michael Regan (Chairperson)
Roslyn Harrison
Sue Heins
Jose Menano-Pires
Candy Bingham
Alan Le Surf

Environment Local Representation Committee

Kylie Ferguson (Chairperson)
Barbara Aird
Pat Daley
Ian White
Julie Hegarty
Hugh Burns

Council Officers

Mark Ferguson	General Manager
Helen Lever	Acting Deputy General Manager Corporate Services
Ben Taylor	Deputy General Manager Environment & Infrastructure
David Kerr	Executive Manager Strategic Land Use Planning
Jeremy Smith	Manager Park and Assets Projects
Kate Lewis	Executive Manager Community Engagement
Ximena Von Oven	Governance (Notes)

1.0 WELCOME AND INTRODUCTIONS

1.1 ACKNOWLEDGEMENT OF COUNTRY – MARK FERGUSON

DISCUSSION

Mark Ferguson, gave an acknowledgement of Country.

1.2 APOLOGIES – HELEN LEVER

DECISION

That apologies for non-attendance be received from Dick Persson AM, Cathy Griffin and Wayne Gobert.

NOTE: Helen Lever introduced Ben Taylor, Deputy General Manager Environment & Infrastructure, David Kerr, Executive Manager Strategic Land Use Planning and Jeremy Smith, Manager Park and Assets Projects to the group.

2.0 REVIEW OF NOTES OF PREVIOUS MEETINGS & ACTIONS

2.1 MINUTES OF LOCAL REPRESENTATION COMMITTEES HELD 15 MARCH 2017

RECOMMENDATION

That the Minutes of the Local Representation Committee held 15 March 2017, copy of which was previously circulated to all Members are hereby confirmed as a true and correct record of the proceedings of that meeting.

Mover Michael Regan

Seconder Kay Millar

NOTE Helen Lever highlighted to the LRC members that LRC and IAG meetings will be held in July and August (up to the caretaker period).

- Dates for the July and August LRC and IAG meetings will be circulated to the group
- Details of the Local Government Election Workshops and Induction Dates were circulated to the group.

2.2 UPDATE ON ACTIONS FROM PREVIOUS MEETING – HELEN LEVER

DISCUSSION

Action: When will the Seaforth Community Space (former TAFE site) be open.

Update The final Occupation Certificate to commence the works has not been issued.

NOTE Kay Millar proposed "*Learning Solutions*" to provide Councillor Induction Workshops for the incoming Councillors.

Action: Helen Lever to consider the "*Learning Solutions*" module in designing the Councillor Induction programme.

3.0 AGENDA ITEMS

3.1 GENERAL MANAGER UPDATE – MARK FERGUSON

DISCUSSION

Mark Ferguson provided an update in relation to the following topics:

Northern Beaches Council Draft Organisation Restructure

A presentation was provided to the LRC members. The following points were discussed:

- Integration Framework
- Internal Vision
- Draft Structure Design Principles
- Next Steps

The Executive Team has met and feedback from staff has been received in relation to the draft organisation structure. Level 3 positions will be recruited internally and will be advertised from 26 April until 2 May. The Administrator has endorsed the approach adopted.

LRC members can direct any question regarding the organisation restructure to the General Manager.

Final Structure will be released on 26 April.

Council Elections - Significant Dates

Details of the Local Government Election Workshops were circulated to the group.

Northern Beaches Council's Draft Operational Plan 2017/18

This item will be discussed at an Extraordinary Council Meeting on 3 May.

Northern Beaches Hospital Project

1071 submissions have been received to date. Several comments submitted relate to the increase of traffic due to current works. A report will be presented at the Council Meeting on 27 June.

NOTE Hugh Burns enquired about the repainting of the Manly Town Hall and the replacement of the Manly Art Gallery Pergola.

Action: Ben Taylor to provide an update at the next meeting.

NOTE *Mark Ferguson left the meeting at 6:30pm*

3.2 AFFORDABLE HOUSING POLICY- DAVID KERR

DISCUSSION

David Kerr, Executive Manager Strategic Land Use Planning, provided a presentation in relation to the draft Affordable Housing Policy.

The following points were discussed:

Administrator Minute 13/2016 Affordable Housing Policy

Presented at the Council Meeting held on 13 December 2016

Draft District Plan

- Exhibition period has finalised
- Affordable rental housing target of 5% to 10% has been identified
- Community Housing providers will manage the affordable housing stocks
- Demand for affordable housing is about 21,000 households that will need to be provided

Affordable Housing Policy

- Projections of having a 10% of affordable rental housing target
- Need for the Council to bring together a Northern Beaches Housing Strategy
- Partnerships with community housing providers
- Exhibition ends 30 April 2017

Draft Policy Principles

- Establish targets for the Affordable Housing Policy
- Leading change
- Embedding affordable housing in Council's strategies, plans and policies
- Partnerships with State Government, other local Councils, stake holders and community housing providers in order to deliver affordable rental housing.
- Advocate for change to support affordable housing in the Northern Beaches

Frenchs Forest Structure Plan

- 2,200 new dwellings
- 2,300 jobs
- 10% affordable housing target, subject to feasibility
- 3 month exhibition period completed 28th February 2017

Ingleside Structure Plan

- Department of Planning project lead 3,400 Houses
- 10% affordable housing target, subject to feasibility

NORTHERN BEACHES
COUNCIL

NOTES OF LOCAL REPRESENTATION COMMITTEES MEETING

19 APRIL 2017

- 3 month exhibition period completed 28th February 2017.

Hard copies of the draft Affordable Housing Policy, Action Plan and Frequently Asked Questions were distributed to the group.

<http://yoursay.northernbeaches.nsw.gov.au/HousingAffordability/faqs>

The Draft Affordable Housing Policy will be presented at the 30 May Council Meeting for adoption.

NOTES

- Kay Millar enquired about the origin of the definitions included on the draft Affordable Housing Policy.

Action: David Kerr to report back to Kay Millar with regards to origin of the definitions included on the draft Affordable Housing Policy.

NOTE The order of business was changed so that Item 3.4 was discussed before Item 3.3

3.4 SPORTSGROUND STRATEGY – UPDATE – BEN TAYLOR

DISCUSSION

Ben Taylor, Deputy General Manager Environment & Infrastructure provided a presentation in relation to the Sportsground Strategy. The following points were discussed:

- Background

Key findings

- Current supply is 122 sportsfields, 116.5 hectares of playing area
- Sportsfield sustainable capacity 35 hours/week
- Fields are overused and there is a shortfall of supply
- Current shortfall of 24 hectares playing area
- Profits are currently being achieved, but not at a level that allows for sustained re-investment in infrastructure
- A reduction in supply may assist the local market to achieve greater sustainability

NOTE *Helen Lever left the meeting at 7:00pm*

Potential actions to address the shortfall

- Make better use of existing sportsgrounds
- Convert more sportsfields to synthetic
- Acquire and embellish additional private land as part of new housing developments
- Convert existing open space to sportsfields
- Acquire and embellish additional land

The Final Sportsgrounds Strategy will be presented to Council on 25 July 2017

NOTE *Pat Daley left the meeting at 7:32pm*

3.3 CONNECTING THROUGH PLAY – UPDATE – JEREMY SMITH

DISCUSSION

Jeremy Smith, Manager Park and Assets Projects provided a presentation on this topic. The objective of this project is to upgrade the playgrounds of the Northern Beaches, in order to ensure that playgrounds are accessible and inclusive.

The Northern Beaches has three all-abilities playgrounds located at Collaroy, Manly and Newport. The program will deliver a regional network of inclusive accessible playgrounds by:

- Creating two major new all-abilities playgrounds at Manly Dam and Lionel Watts Reserve
- Upgrading 50 playgrounds to create fun, safe and accessible playgrounds for everyone
- Piloting an innovative local neighbourhood inclusive playground program to bring communities together.

This project is funded and delivered in partnership with the State Government and the Stronger Communities Fund.

The following points were discussed:

Principles

- Include every community member regardless of the age, culture, background
- Connect Communities
- Connect with the Environment
- Innovation

Accessible Playgrounds

- 39 regional and district playgrounds have been upgraded to be accessible
- Several playgrounds have been identified to be renewed or upgraded
- There is a \$900,000 budget to undertake playgrounds improvements
- Work will commence on July 2017 and will be completed on June 2018
- Council's specific advocacy is to build inclusive playgrounds.

Manly Dam All- Abilities Nature Playground

- An all ability playground will be created in the Manly Dam which will provide a play space that connects children of all-abilities to the natural area that surrounds them.
- Inclusive and nature based play
- Connection to Nature
- Integration of a variety of inclusive physical, sensory and educative play opportunities.

Lionel Watts

- New all-abilities playground

- Potential Water Play
- Linear skate facility along connecting paths to Glen Street Theatre and Glenrose Shops

Belrose Local Playground Pilot

- Collaboration with B-line and play for all
- Inclusive play spaces in local parks
- 5 sites in Belrose

Active Play Program

- Improve and increase capacity in surf clubs and sports clubs
- Improve accessibility and inclusiveness
- \$2million investment in sporting facilities to improve and increase capacity of our existing facilities
- Support and encourage physical activity and wellbeing

Information on Connecting all through Play Program

<https://www.northernbeaches.nsw.gov.au/council/connecting-northern-beaches>

4.0 GENERAL BUSINESS

Q: Kay Millar enquired if Council can apply for a Local Government (State) award grant with regards to the Disability Inclusion Plan?

Action: Council to investigate in relation to the process for applying for a Local Government (State) Award.

Q: When will the works on the Fairy Bower toilets in Manly will begin?

A: Works are expected to begin in June and finish by September 2017

SUMMARY OF ACTIONS

ITEM NO.	ACTION	RESPONSIBLE OFFICER	DUE DATE
2.2	Helen Lever to consider the " <i>Learning Solutions</i> " module in designing the Councillor Induction programme.	Helen Lever	17 May 2017
3.1	Ben Taylor to provide an update about the repainting of the Manly Town Hall and the replacement of the Manly Art Gallery Pergola at the next meeting.	Ben Taylor	17 May 2017
3.2	David Kerr to report back to Kay Millar with regards to origin of the definitions included on the Draft Affordable Housing Policy.	David Kerr	ASAP
4.0	Council to investigate in relation to the process for applying for a Local Government (State) Award	Jessica Brealey & Alison Osborn	

ATTACHMENTS

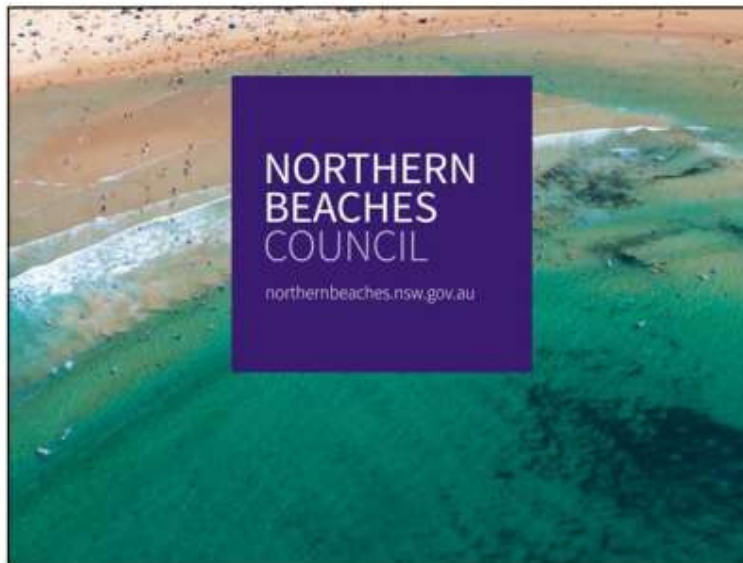
1. General Manager Presentation (Item 3.1)
2. Affordable Housing Policy Presentation (Item 3.2)
3. Northern Beaches Council Draft Affordable Housing Policy and Frequently Asked Questions (Item 3.2)
4. Sportsgrounds and Golf Courses Discussion Paper Presentation (Item 3.4)
5. Connecting All Through Play Presentation (Item 3.3)

NEXT MEETING

17 May 2017

The meeting concluded at 8:01pm

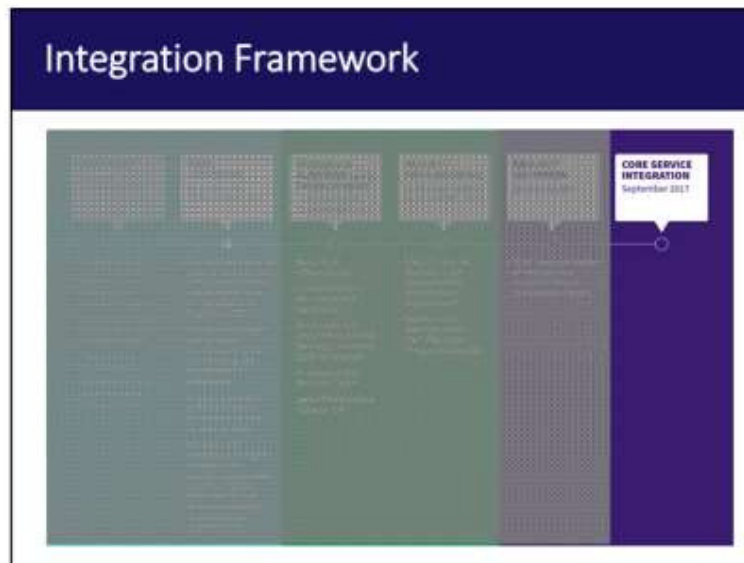
This is the final page of the Minutes comprising 9 pages
numbered 1 to 9 of the Local Representation Committees
meeting held on Wednesday 19 April 2017 and confirmed on Wednesday 17 May 2017



Where we have come from

- May 2016
- 3 councils into one
- Interim structure
- 35 Executive Managers
- Staff Survey
- Vision exercise
- Roundtables & Exec Connects
- 25 Core Services & 70 Projects
- Values workshop

Attachment 1
19/04/2017



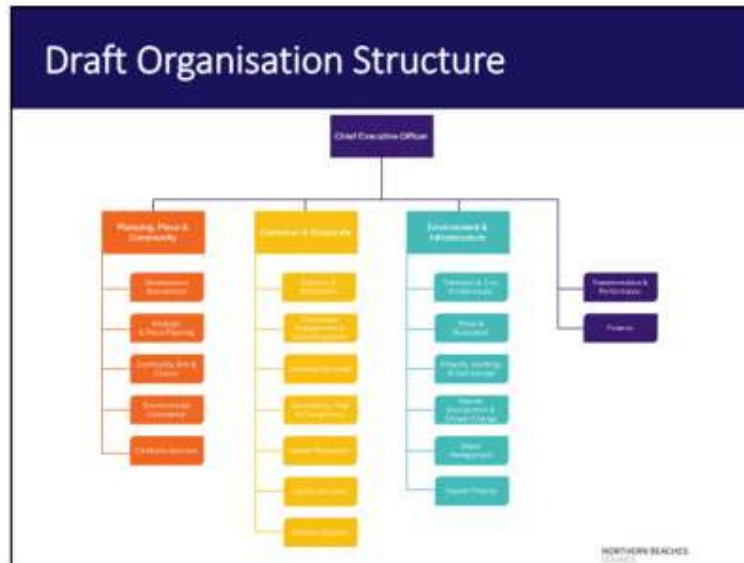
Internal Vision

Delivering the highest quality
service, valued and trusted
by our community

Draft Structure Design Principles

- Service delivery principle: To deliver premium service to the community
- Engender trust with our community – connectedness
- Align to our Community Strategic Plan priorities
- Understand key drivers of customer satisfaction – business unit names identifiable by staff and community
- Create and support career pathways – leadership capability framework
- Design and implement within our values (structure design based on service and appoint on merit)
- Use feedback from Staff Survey
- Integrate our services and deliver targeted transformational opportunities
- Executive Manager consultation

Attachment 1
19/04/2017



Next Steps

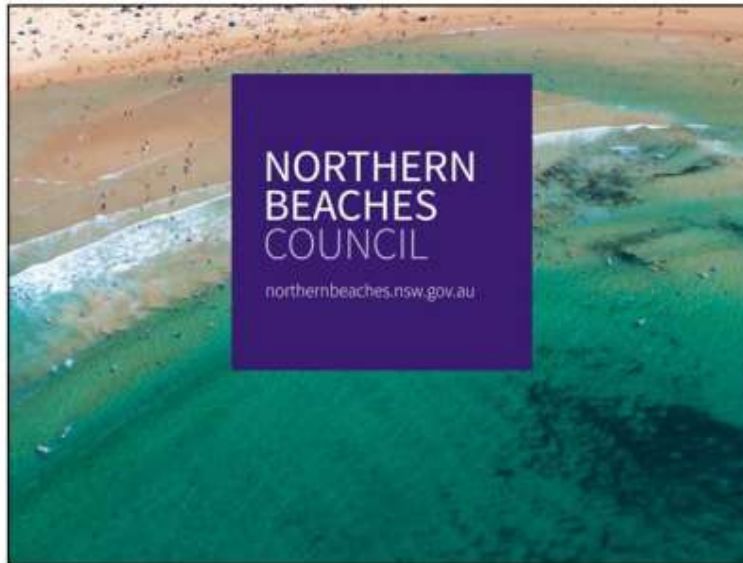
- Intranet will contain all organisation structures for each Business Unit as well as FAQs
- Final intranet update will be 9am Monday 27th March
- FAQs will be updated as required to support the consultation process
- Number of ways to comment
 - Email: organisationstructure@northernbeaches.nsw.gov.au
 - Anonymous online feedback via Intranet
 - Feedback boxes @ Balgowlah, Cromer & Boondah
 - Talk to your current Exec Manager & DGM
 - Your JCC Rep
- Consultation finishes on 16 Apr
- All comments and feedback will be reviewed by EMT the following week – final structure will be announced on 24th Apr

Timeline



Attachment 1
19/04/2017





Presentation outline

1. Administrator's Minute
2. District Plan
3. Needs Analysis
4. Draft Affordable Housing Policy
5. Frenchs Forest & Ingleside Structure Plans
6. Next Steps

NORTHERN BEACHES
COUNCIL

northernbeaches.nsw.gov.au

Administrator's Minute

Summary

- Significant coverage in media
- Challenges for young people and key workers
- Ingleside and Northern Beaches Hospital precincts remain the focus
- Failure of SEPP 70
- District Plans are a way forward
- Recommendation:

Council to develop a policy in consultation with the SRG and report to the March 2017 Council meeting

District Plan

Draft North District Plan

Key points

- Affordable rental housing target of 5% to 10% of new floor space for:
 1. New urban renewal or greenfield areas e.g. Ingleside and Northern Beaches Hospital Precinct
 2. Areas shown via a local housing strategy or research to have current or future need for affordable rental housing
 3. All new floor space (above the existing permissible floor space)
- Affordable rental housing dwellings will be secured by the relevant planning authority (e.g. Council) and passed onto a registered Community Housing Provider to manage



Needs Analysis



- Housing Stress for very low to moderate income households*:
 - Over 69% of households
 - Over 79% of renters
- Demand
 - Projections for 20,300 additional households between 2011 & 2036
 - More diverse households required
 - Businesses require housing for key workers due to poor transport connections
 - Households relocating out of the area
- Supply
 - Only 2% of housing stock for social housing (compared with 5% in Sydney)
 - High median house and unit sale prices
 - For rental housing,
 - Only 1% affordable for very low incomes, 3-7% for low incomes & 26-40% for moderate income households
- * at 2011 Census

Housing Supply Continuum

Level of Subsidy							
Emergency shelters	Transitional housing	Social housing	Affordable rental housing	Affordable home/Share ownership	Private market affordable rental (boarding houses, student accommodation)	Market rental	Home ownership
Government/supportive housing			Non-Market housing/community rental housing		Market housing		

Affordable Housing Policy

- 10% Affordable Rental Housing Target
- Affordable market housing addressed by Housing Strategy
- No proposed density increase
- Partnerships with CHPs
- Exhibition ends 30 April 2017



Community Housing Providers



- Subject to standards in line with the Housing Act 2001 Regulatory Code
- Proposal to initially engage 1 CHP
- Agreements with CHP exist/in train for:
 - City of Sydney Council
 - City of Canada Bay Council
 - Ryde Council
 - Willoughby City Council

Draft Policy Principles

- ✓ Establishing clear targets for the provision of affordable housing in the Northern Beaches.
- ✓ Leading change by example.
- ✓ Embedding affordable housing in Council's strategies, plans and policies.
- ✓ Partnering with State Government, other local councils, stakeholders and community housing providers to deliver affordable rental housing.
- ✓ Advocating for change to support affordable housing in the Northern Beaches.



Frenchs Forest Structure Plan

Need for Affordable Housing

- ✓ 2,200 new dwellings
- ✓ 2,300 jobs
- ✓ 10% affordable housing target, subject to feasibility
- ✓ 3 month exhibition period completed 28th February 2017
 - ✓ 1,000 people attended 9 drop-in sessions
 - ✓ 1,000+ submissions received



Ingleside Structure Plan

Project Update

- ✓ Department of Planning project lead
- ✓ 3,400 Houses
- ✓ 10% affordable housing target, subject to feasibility
- ✓ 3 month exhibition period completed 28th February 2017



Next steps





Northern Beaches Council Policy
Policy No. [Number]
Draft Affordable Housing Policy

1 Purpose of Policy

Council is committed to increasing the range and supply of affordable housing in the Northern Beaches to meet the growing and changing needs of its community and particularly, key workers. The purpose of this policy is to outline Council's position and approach to the provision of affordable housing in the Northern Beaches.

The policy comprises principles and policy statements that together will guide Council's actions to support affordable housing.

2 Principles

- a) Establishing clear targets for the provision of affordable housing in the Northern Beaches.
- b) Leading change by example.
- c) Embedding affordable housing in Council's strategies, plans and policies.
- d) Partnering with State Government, other local councils, stakeholders and community housing providers to deliver affordable rental housing.
- e) Advocating for change to support affordable housing in the Northern Beaches.

3 Policy Statements

- a) Council is committed to an affordable rental housing target of 10% of all new floor space (subject to feasibility) in the Ingleside and Northern Beaches Hospital (Frenchs Forest) precincts and all 'spot' rezonings (planning proposals) in the Northern Beaches.
- b) Targets for the provision of affordable rental housing in other parts of the Council area will be established through feasibility analysis as part of Council's new local housing strategy.
- c) Mechanisms to deliver more affordable market-based or private housing will be investigated as part of Council's new local housing strategy.
- d) Council will enter into a relationship with a Tier 1 community housing provider to manage and deliver affordable rental housing in the Northern Beaches.
- e) Council will undertake an expression of interest for a Tier 1 community housing provider every five years.
- f) Council's preference is to transfer the title of affordable rental housing delivered to Council to a Tier 1 community housing provider.
- g) Council will give priority to key worker occupations as tenants of affordable rental housing in the Northern Beaches.

4 Authorisation

This Policy was adopted by Council on [insert date].

Effective date	Version	Draft Affordable Housing Policy	2017/054781	Page 1 of 2
----------------	---------	---------------------------------	-------------	-------------

Policy No. [[Number]

It is effective from [insert date].

It is due for review on [insert date].

5 Who is responsible for implementing this Policy?

Executive Manager Community Services

Executive Manager Strategic Land-Use Planning

6 Document owner

Acting Deputy General Manager Planning & Community

7 Related Council Policies

- a) Property Acquisition Reserve Fund – P100 (Former Manly Council)
- b) Property Management Policy – No 200 (Former Pittwater Council)
- c) Allocation of funds obtained from the Sale of Council Real Property Policy – GOV PL 915 (Former Warringah Council)
- d) Asset Management Policy – PL 550 (Former Warringah Council)
- e) Voluntary Planning Agreements – PL 600 VPA (Former Warringah Council)

8 Legislation and references

- a) Environmental Planning and Assessment Act 1979
- b) Local Government Act 1993
- c) State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes)
- d) State Environmental Planning Policy (Affordable Rental Housing) 2009

9 Definitions

Affordable rental housing: rental housing delivered by the not-for-profit sector for very low, low, or moderate income level households. Eligibility for this form of housing is not limited to any one occupation and includes: essential workers such as nurses, teachers and policy officers; hospitality and retail workers; and creative and cultural sector workers.

Affordable housing: refers to 'reasonable' housing cost in relation to income. A common benchmark is housing that does not absorb more than 30% of the gross income of very low, low, or moderate income households.

Community housing provider: a not-for-profit organisation which provides affordable rental and social housing for very low, low, to moderate income households. Council identifies community housing providers as those with a Tier 1 registration category under the National Regulatory System for Community Housing.

Housing affordability: relates to the general affordability of both rental and purchase housing on the open market, and not limited to those on low to moderate incomes.

Key worker occupations: workers on very low to moderate incomes critical to economic and social development in the Northern Beaches, including occupations such as school teachers, midwifery and nursing professionals, hospitality workers, retail workers, personal carers and assistants, child carers, defence force members, fire fighters, police, carers and aides, automobile, bus and rail drivers, cleaners and laundry workers.

Action Plan

Purpose	Principle	Action	Timing
To increase the range and supply of affordable housing in the Northern Beaches to meet the growing and changing needs of our community and workers.	Establishing clear targets for the provision of affordable housing in the Northern Beaches	A1 Advocate for the inclusion of the Northern Beaches Hospital (Frenchs Forest) precinct in State Environmental Planning Policy No. 70 (SEPP 70) to mandate Council's affordable rental housing target of 10% of all new floor space (subject to feasibility).	2017-2018
		A2 Lobby the NSW government to ensure that the Ingleside precinct incorporates affordable rental housing as a committed item applicable under a special infrastructure contribution (SIC) levy at a rate of 10% of all new floor space (subject to feasibility).	2017
		A3 As part of Council's local housing strategy, establish an affordable rental housing target for all other parts of the Northern Beaches local government area.	2017-2019
		A4 Monitor the changing housing needs of residents and workers and the availability of housing stock which is affordable to very low to moderate income households.	Ongoing
	Leading change by example	A5 Actively consider the appropriateness and feasibility of providing affordable rental housing on Council-owned land prior to planning for development, redevelopment, lease or sale of that land.	Ongoing
		A6 Investigate financial incentives for the provision of affordable rental housing provided in perpetuity including development application fees reduction and rate rebates.	2017-2018
		A7 Waive section 94A development contributions for that part of any development proposal comprising affordable rental housing.	Ongoing
	Embedding affordable housing in Council's strategies, plans and policies	A8 Recognise that affordable rental housing is essential social and economic infrastructure for the Northern Beaches in Council's land-use planning, strategies, plans and policies.	Ongoing
		A9 Incorporate affordable rental housing targets in Council's land-use planning strategies, plans and policies.	Ongoing
		A10 Amend Council's Voluntary Planning Agreements (VPA) policy to state a preference for the provision of affordable rental housing as a public benefit contribution (in kind or in lieu) in conjunction with relevant planning proposal and development applications.	2017-2018
		A11 As part of Council's local housing strategy, investigate planning mechanisms to maintain existing affordable housing and encourage the provision of new affordable housing.	2017-2019

Purpose	Principle	Action	Timing
To increase the range and supply of affordable housing in the Northern Beaches to meet the growing and changing needs of our community and workers.	Partnering with State Government, other local councils, stakeholders and community housing providers to deliver affordable rental housing	A12 Develop relationships with State Government departments, the Greater Sydney Commission and other local councils to understand wider affordable housing needs and opportunities.	Ongoing
		A13 Develop and undertake a tender process for a preferred Tier 1 community housing provider to manage and deliver affordable rental housing in the Northern Beaches.	2017-2018
		A14 Identify priority key workers for tenants of affordable rental housing in the Northern Beaches.	2017-2018
		A15 Develop a management agreement with a community housing provider for affordable rental housing delivered to Council through land rezoning or development consent.	2017-2018
		A16 Investigate opportunities for public private partnerships to deliver affordable rental housing.	2018
		A17 Advocate for the inclusion of the remainder of the Northern Beaches local government area in State Environmental Planning Policy No. 70 (SEPP 70) in conjunction with the preparation of Council's local housing strategy.	2017-2019
		A18 Promote the benefits of, and need for, affordable housing in the Northern Beaches.	Ongoing
		A19 Work with the NSW government to identify and prioritise the suitability of surplus Government land for affordable rental housing in the Northern Beaches.	Ongoing
		A20 Seek amendments to the Local Government Act 1993 or a ministerial direction under the Environmental Planning and Assessment Act 1979 to remove legal impediments to the transfer of ownership of affordable rental housing dedicated to Council to a community housing provider.	2017
		A21 Advocate for the NSW government to investigate shared home ownership and equity arrangements.	Ongoing
		A22 Acknowledge the impact of taxation on housing affordability and formalise this position in writing if submissions are sought as part of ongoing tax reform at the Commonwealth and State government levels.	Ongoing
		A23 Advocate to amend the Affordable Rental Housing State Environmental Planning Policy to require the provision of affordable rental housing in perpetuity to obtain development bonuses (currently 10 years).	Ongoing

NORTHERN BEACHES COUNCIL

Frequently Asked Questions

How can Council help with Affordable Housing?

Council can help support affordable housing through facilitating the provision of affordable rental housing, influencing planning provisions to provide affordable market housing and through advocacy work.

To help guide our actions in this space, Council has developed a draft Affordable Housing Policy. This is a high-level strategic document comprising principles and policy statements that together will regulate and direct actions of Council in all affordable housing matters.

The draft Policy will be implemented through the draft Action Plan.

Why does the draft Policy focus on "Affordable Rental Housing"?

In the short term, proposed actions focus on the provision of affordable rental housing, particularly in the Ingleside and Northern Beaches Hospital (Frenchs Forest) precincts. These areas provide the greatest opportunity to deliver affordable housing in the Northern Beaches.

In the medium term, it is proposed to investigate mechanisms to deliver more affordable market-based housing as part of Council's new local housing strategy.

What is the difference between affordable rental housing and affordable market based housing?

'Affordable rental housing' is rental housing delivered by the not-for-profit sector for very low, low or moderate income households. Eligibility for this form of housing is not limited to any one occupation but often includes: essential service workers (e.g. nurses, teachers, police officers), hospitality and retail workers, and creative and cultural sector workers.

On the other hand, 'affordable market housing' includes the provision of a mix of housing types that meets the needs of a diverse community. This can include higher density housing and specialty accommodation such as boarding houses and seniors housing.

'Affordable Rental Housing' is a specific approach in the draft District Plan addressing the gap in housing provision for the most vulnerable, those on low and very low incomes, to be managed by Community Housing Providers. While it recognises that moderate income households also experience housing stress, the draft District Plan aims for the needs of this group to be met by providing greater housing choice through a mix of dwelling types and price points.

Is Council proposing an Affordable Housing Target?

Council proposes to adopt a 10% affordable rental housing target for the Ingleside and Frenchs Forest precincts and 'spot' rezoning proposals, subject to feasibility. Council also proposes to establish affordable rental housing targets for other parts of the Northern Beaches. This will be undertaken in conjunction with Council's new local housing strategy to be prepared following the adoption of the North District Plan.

Why a 10% target?

Council's proposed 10% affordable rental housing target is based on the Greater Sydney Commission's draft District plan (proposing a 5-10% target), experience in other Council areas, and the requirement to obtain an assessment of feasibility of development.

Making any target subject to feasibility analysis is essential in ensuring development is still viable as a result of the proposed affordable housing target. Feasibility analysis has formed an integral part of the Ingleside precinct project to date, and Council has recently commenced a feasibility analysis for affordable housing in the Frenchs Forest precinct.

NORTHERN BEACHES COUNCIL

Obtaining a feasibility analysis is a requirement of the Greater Sydney Commission (GSC) and the Department of Planning and Environment. The GSC is developing a clear methodology to assist Councils in that process in the future.

Who has had input to the draft Affordable Housing Policy?

The draft Policy and associated documents have been developed in consultation with an internal working party, State government departments, and other stakeholders, and Council's Affordable Housing Strategic Reference Group.

Community feedback is being sought through a public exhibition. This feedback will be used to finalise the Policy before adoption by Council.

How will Council achieve the proposed affordable housing target?

Council is currently advocating for the inclusion of the Northern Beaches Hospital precinct in Frenchs Forest in State Environmental Planning Policy No. 70 Affordable Housing (Revised Schemes) (SEPP 70). Inclusion would permit Council to include provisions in Warringah Local Environmental Plan (LEP) 2011 to implement an affordable rental housing target approved by the Department of Planning and Environment.

This process is called 'inclusionary zoning' whereby legally enforceable planning controls require a set proportion of specified new development within a defined area to be dedicated to Council for affordable housing. By applying inclusionary zoning on a precinct by precinct basis, the provision of affordable rental housing stock can be guaranteed, rather than negotiating with developers on a site by site basis. Accordingly, it is imperative that action be taken to secure inclusionary zoning in the Ingleside and Northern Beaches Hospital (Frenchs Forest) precincts.

Will this Policy lead to an increase in housing density?

The Policy proposes the provision of affordable rental housing targets in Ingleside and Frenchs Forest precincts, areas already earmarked for an increase in housing density. It is also proposed to consider affordable housing in proposals for spot rezoning. Affordable housing in other, developed areas of the Northern Beaches will be considered when Council prepares its local housing strategy.

Who will manage the affordable rental housing?

It is recommended that management of affordable housing delivered to Council should be via an agreement with a registered Community Housing Provider (CHP).

What is a Community Housing Provider (CHP)?

A Community Housing Provider (CHP) is a not-for-profit organisation which provides affordable rental and social housing for low to moderate income households. CHPs are subject to standards of governance and service in line with the Housing Act 2001 Regulatory Code assessed by an independent registrar. CHPs can manage housing owned by other organisations, or buy and develop properties themselves.

The City of Sydney Council, City of Canada Bay Council, Ryde Council, and Willoughby City Council already have, or in the process of establishing, an agreement with a CHP.

Who will the affordable rental housing cater for?

Council's draft Policy proposes Council give priority to key worker occupations as tenants of affordable rental housing in the Northern Beaches.



Agenda
▪ Background
▪ Key findings of our research
▪ Potential actions
▪ Where to from here?
▪ Update 18 April 2017
▪ Questions?

Background

- In 2016, sports approached Council about urgent needs for more sportsfields and new / improved facilities to meet growing participation.
- Sports also advocated Council review whether golf courses could be more equitably used for other sports.
- In response Council is developing a Sportsground Strategy - a 15 year plan.
- Experts in sports planning and golf feasibility were engaged to conduct independent research and to consult with sport / golf clubs.
- Based on this research a Sportsgrounds & Golf Courses Discussion Paper was developed for community input.

Background

- 6 April Discussion Paper briefing with Sports Associations
- 7 April Discussion Paper briefing with Golf Clubs
- 8 April 2017 Discussion Paper and research reports released for community input on Council's online Your Say hub

Sportsgrounds Needs Analysis: Key Findings

- Current supply
 - 122 sportsfields, 116.5 hectares of playing area
 - Half per capita compared to some similar size Councils
- Large and growing participation rates
 - Over 50,000 playing members, 17 sports
 - Average increases in participation rates over 10% in last 3 years
- Sportsfield sustainable capacity 35 hours / week
- Fields overused and a shortfall of supply
 - 92 of 122 fields over-used based on capacity
 - Over-used fields are booked more than 800 hours / week over capacity
 - Current shortfall 24 hectares playing area (24 fields)
 - Increasing to a shortfall of 41 hectares playing area by 2031 (41 fields)

Golf Market Assessment: Key Findings

- 13 Northern Beaches golf courses, 453 hectares, over 10,000 members
- 7 golf courses on public land, 180 hectares, over 4,000 members
- Declining membership - on public courses 16% decline over the last decade
- Double the number of 18 hole golf courses compared to Sydney-wide
 - One course per 49,867 people across Sydney
 - One course per 23,151 people on Northern Beaches
- Profits are currently being achieved, but not at a level that allows for sustained re-investment in infrastructure
- A reduction in supply may assist the local market to achieve greater sustainability

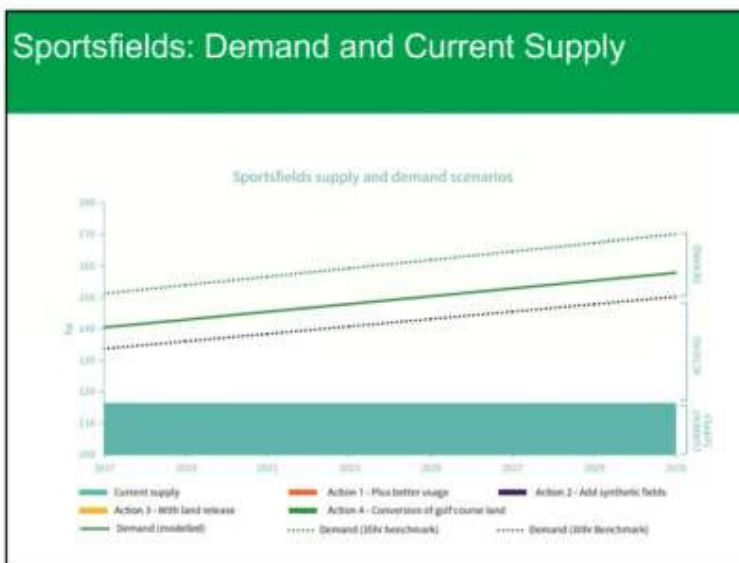
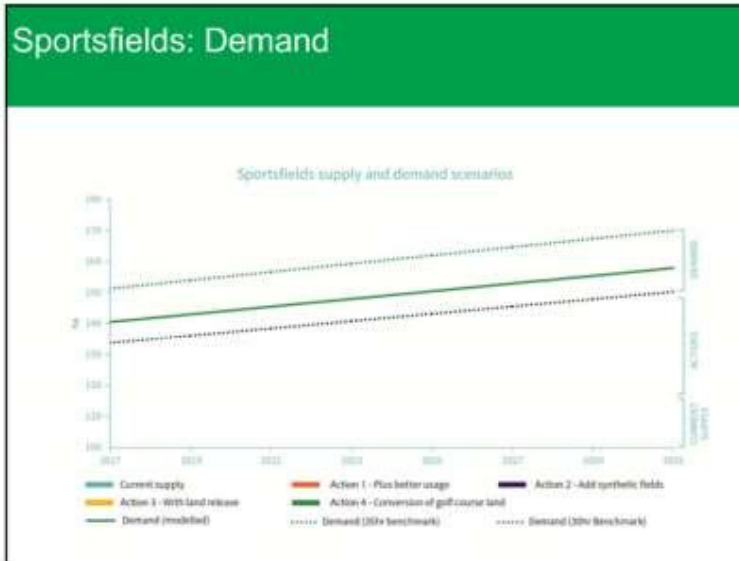
Potential Actions to address the shortfall

Action	Impact on shortfall (playing area)
1. Make better use of existing sportsgrounds	4.4 hectares
2. Convert more sportsfields to synthetic	5.5 hectares
3. Acquire and embellish additional private land as part of new housing developments	2.6 hectares (Warriewood) 7.8 hectares (Ingleside)
4. Convert existing open space to sportsfields e.g. golf courses	11 hectares (example)
5. Acquire and embellish additional land	11 hectares (example)
6. Do nothing and accept the shortfall	Nil

Potential Actions: Funding and Cost Estimates

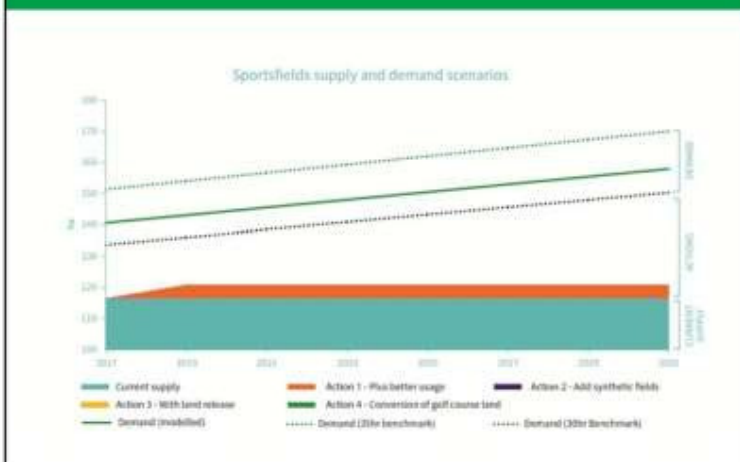
Action	Impact on shortfall (playing area)	Funding per hectare (estimate)	Cost to rates per household over 15 years (estimate)
1. Make better use of existing sportsgrounds	4.4 hectares	\$270 thousand	\$49 (\$3.25 pa)
2. Convert more sportsfields to synthetic	5.5 hectares	\$2.7-\$2 million	\$239 (\$15.93 pa)
3. Acquire and embellish additional private land as part of new housing developments	2.6 hectares (Warriewood) 7.8 hectares (Ingleside)	\$4.75-\$5.25 million \$6.5-\$7 million	\$0 (funded by new housing development) \$0 (funded by new housing development)
4. Convert existing open space to sportsfields e.g. golf courses	11 hectares (example)	\$1.4-\$1.8 million	\$231 (\$15.40 pa)
5. Acquire and embellish additional land	11 hectares (example)	\$6.5-\$7 million	\$1,059 (\$70.60 pa)
6. Do nothing and accept the shortfall	Nil	Nil	Nil

Attachment 4
19/04/2017

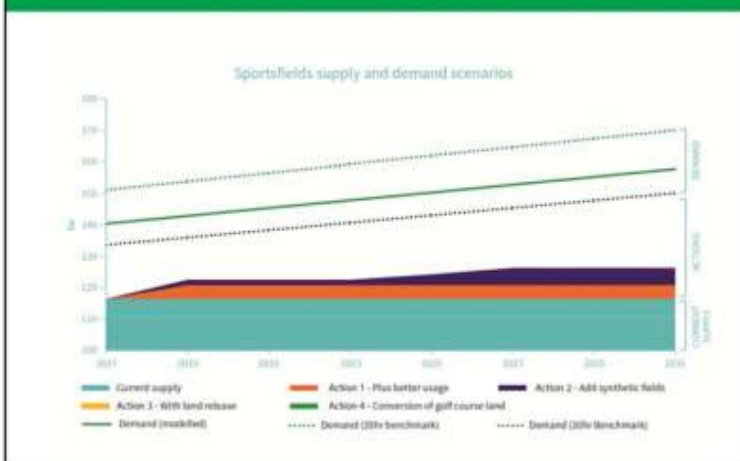


Attachment 4
19/04/2017

Scenario: Better use of existing fields (4.4ha)

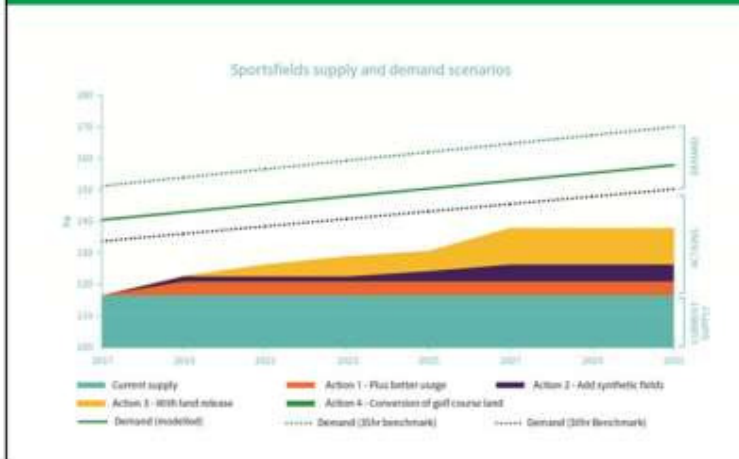


Scenario: Convert existing fields to synthetic (5.5ha)

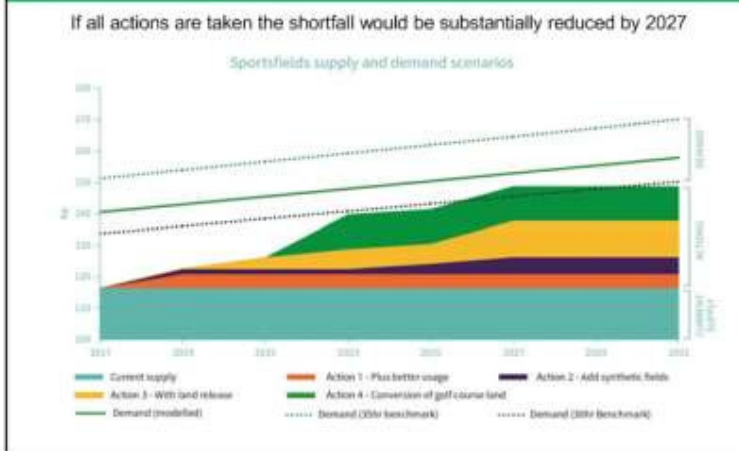


Attachment 4
19/04/2017

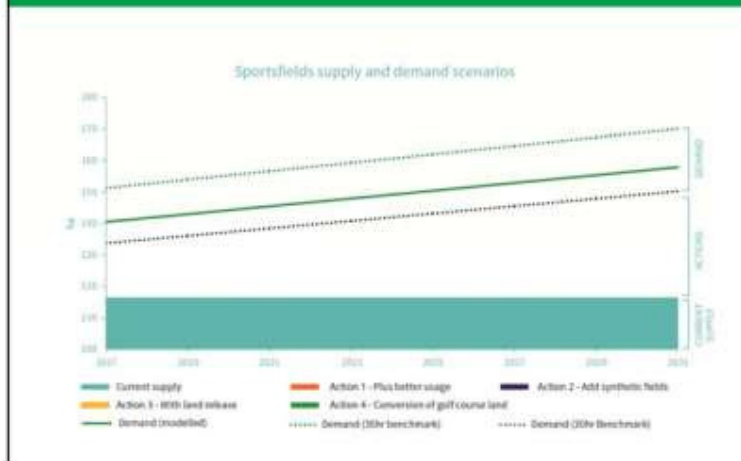
Scenario: Land release (11.4 ha)



Scenario: Convert golf course land (example 11ha)



Scenario: Do nothing and accept the shortfall



Where to from here?

- 8 April 2017: Discussion Paper and research reports released for input
- April 2017: Community engagement
 - Six drop-in information sessions, telephone survey
 - Online project page and feedback form
 - Sports Forum for associations and clubs to discuss improvements
- 7 May 2017: Submissions close
- 30 May 2017: Draft Strategy reported to Council to approve exhibition
- June, July 2017: Public Exhibition of Draft Strategy for community input
- 25 July 2017: Final Sportsgrounds Strategy presented to Council

Update 18 April 2017

- As at 18 April, the responses to the online Your Say information are
 - 76 submissions received
 - 798 total visits
 - Downloads/views
 - Discussion Paper 321
 - Golf Report 92
 - Sports Report 89

Questions?





Connecting All Through Play

- Planning for \$10.3 million investment in accessible and inclusive recreational infrastructure
- Focused on play
- Principles:
 - Inclusion
 - Connecting communities
 - Risk in play
 - Connection to the environment
 - Innovation

Accessible Playgrounds

- 39 Regional and District Playgrounds upgraded to be accessible
- Playgrounds identified per previous Council's definitions
- Adjusted for recently renewed or programmed for renewal/upgrade
- \$900,000 budget
- Audit underway
- Work commences July 2017 – Complete June 2018

Manly Dam

- Playground - metropolitan significance
- Inclusive and nature based play
- Elements of risk
- Connection to nature
- Accessible boardwalk connection between picnic areas 2 and 3
- Tender for design being reviewed
- Concept design for playground to community engagement in September

Lionel Watts

- Inclusive and fun playground
- Potential water play
- Linear skate facility along connecting paths to Glen Street Theatre and Glenrose Shops
- Landscaping to highlight forest feel
- Focus on creating the new recreational hub for Frenchs Forest ward with proposed synthetic, Glen Street Theatre and playground
- Community engagement on design in September

Belrose Local Playground Pilot

- Collaboration with B-Line and Play for All
- Rethink on how play spaces are constructed
- Inclusive play spaces in local parks
- 5 sites in Belrose
- Network of sensory play experiences
- \$120,000 budget
- Design almost complete – works completed by July 2017

Active Play Program

- Improve and increase capacity in surf clubs and sports clubs
- Improve accessibility and inclusiveness
- \$4 million across two streams of surf clubs and sporting clubs
- Minimum submission is \$20,000 for Sports and \$50,000 for surf clubs – no maximum
- Submissions close June 2017

Questions?

NORTHERN BEACHES
COUNCIL

northernbeaches.nsw.gov.au

