

Minutes

Affordable Housing Community Committee

Held on 28 May 2015, commenced 6.30pm.
At the Flannel Flower Room, Civic Centre

1. Attendance & apologies

Attendance

Andrew McAnulty (Chair)
Councillor Harrison
Councillor Moskal
Andrew Ellery
Tom Hazell
Warren Welsh
Adrian Nixon
Luke Richmond
Jacqui North
Mark Shanahan (Minutes)

Apologies

Councillor Regan
Councillor Daley
Linda Coskerie

Visitors

Professor Hal Pawson – Professor of Housing
Research & Policy at University of NSW

2. Introductions

Introductions were done.

2.1 Conflict of Interest

Andrew McAnulty declared that Link Housing Ltd (of which he is CEO) is preparing a response to Warringah Council's request for Expressions of Interest to develop a site adjoining the Civic Centre for affordable housing. Andrew confirmed his intention to step down from the Committee until the EOI have been evaluated by Council and the preferred proponent announced.

The Committee accepted Andrew's declaration and decision to step down.

Mark Shanahan declared that he is providing town planning consultancy services to Link to assist their response on the EOI. The Committee noted Mark's declaration and offer to also step down.

2.2 Confirmation of Minutes

Minutes of the meeting held 30 April 2015 were presented as a true record.

Moved: Tom Hazell
Seconded: Andrew Ellery
All in favour: Unanimously accepted.

2.3 Business arising / Action items

Item No	Committee Action	Actioning Member
3.1	The Chair to work with Mr Evans to produce summary of HfH (for potential press release) and referral to Council's Connected Environment Strategic Reference Group.	Completed. Summary included within Minutes of April Meeting which were circulated to SRG.
4.1	Chair to produce a template for recording the range of areas in which the Committee could be involved.	Completed. Template tabled at May meeting and attached to minutes.
4.1	Mark Shanahan circulated through the Chair the list of items he marked up in the Community Engagement Report.	Completed
5.1	Seek report / high level presentation from Council staff at next Committee meeting on status of planning for increased resident and worker population around the new hospital, opportunity for affordable housing, staff accommodation etc	C/f to July meeting. Refer to Council Planning / Strategy Team via Councillors.

- 3.1 Report / presentation from Council staff on affordable housing requirements linked to Northern Beaches hospital site **Note: Item deferred to 30 July meeting**

3.2 Presentation and discussion starter by Professor Hal Pawson: "Urban Renewal & Affordable Housing"

- Urban renewal – What? Why? How?
- What? Overview of urban renewal projects 1970s-2015:
 - Public housing estate renewal
 - Ex-industrial land
- Why? (especially strong in Sydney)
 - urban economics
 - technological change (eg containerisation of dockyards)
 - landowners incentivised to liberate capital value
- How?
 - Majority is individual knock-down rebuild projects (not addressed in this talk)
 - Govt initiated renewal:
 - public housing estate renewal projects
 - planning-led renewal projects
- Public housing renewal:
 - Land values drop off severely about 16km west of Sydney CBD – makes it hard to fund urban renewal of public housing estates on Sydney's western fringe
 - Hard to get low-income employees in out-of-centre locations like Northern Beaches because poor transport compared to central CBD – eg, storemen in Brookvale
 - But problem not well recognised in government – Tom's example of disinterest in using ex-Queenscliff Medical Centre site for affordable housing
- Planning-led renewal:
- Inclusionary zoning:
 - planning regs that require proportion of new housing to be dedicated as affordable housing
 - has been used in NSW (Ultimo/Pymont, Green Square & Redfern-Waterloo by CityWest Housing; Willoughby-SEPP70)

- proportion of affordable housing required in NSW (up to 3%) is low by inter-state and international standards so number of affordable units still only in hundreds, and is always provided as cash contribution rather than units on site
- Urban Activation Precincts (now “Priority Precincts”)
- High density zoning around public transport nodes
- Zoning put in place by NSW Government in consultation with councils
- 8 UAPs have been designated
- Potential for affordable housing targets has been largely overlooked to date
- Treasury resistance to accepting reduced property returns

The Chair on behalf of the Committee thanked Prof Pawson for the stimulating discussion and for copy of his PowerPoint presentation.

4. Scope, terms of reference and objectives of the Committee

4.1 Template documenting the range of areas for Committee involvement was discussed. Points raised included:

- Need to think strategically to get anything done
- Ideas for other speakers: Minister Rob Stokes, Pittwater & Willoughby Mayors
- Importance of raising awareness – just that would be a significant win
- Template to be attached to minutes

4.2 Homes for Heroes – Follow-up discussion on presentation by Mr. Evans and summary to SRG and potential press release.

- Councillor members will enquire if/what Committee can release to press.

5 Items for Next Meeting

5.1 Affordable housing requirements of the Northern Beaches Hospital – presentation/discussion

- Councillor members will request staff input / presentation at the next Committee meeting.

6 Any other business

The Minister Hazzard led FACS meeting on Affordable and Social Housing which took place on 25 May 2015 was discussed. Andrew Ellery agreed to circulate the document launched at the meeting “What we heard – A summary of feedback on the Social Housing in NSW Discussion Paper”.

7 Date of Next Meeting

The next meeting is to be held on Thursday 30th July 2015 at 6:30pm. at the Civic Centre

Meeting Closed at 8.00pm

Summary of Actions of Meeting

Committee Actions

Item No	Committee Action	Actioning Member
3.1 & 5.1	Councillor members will request presentation from Council staff at next Committee meeting on status of planning for increased resident and worker population around the new hospital, including opportunities for affordable housing, staff accommodation etc	Councillor Harrison Councillor Moskal

4.2	Councillor members will enquire if/what Committee can be released to press.	Councillor Harrison Councillor Moskal
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Council Action –Customer Request

Actions to report damage or minor facility repairs, to Council facilities these should be assigned to either the Chairperson/Secretary to report to Council via council@warringah.nsw.gov.au or by calling 9942 2111. A customer request number will be given and can be followed up for a progress report.

Item No	Council Action – Customer Request	Actioning Member

Council Action – Councillor Request

Actions that are requests for Council staff to provide information or an update on a subject where the information is currently available within Council. This action should be assigned to a Councillor present at the meeting to submit a Councillor Request and a response will be provided to the Councillor within 10 days. If the information is not available in Council currently, the Councillor will be advised directly and this may require a Notice of Motion to be submitted (see below action)

Item No	Council Action – Councillor Request	Actioning Councillor
3.1 & 5.1	Councillor members will request presentation from Council staff at next Committee meeting on status of planning for increased resident and worker population around the new hospital, including opportunities for affordable housing, staff accommodation etc	Councillor Harrison Councillor Moskal

Council Action – Notice of Motion

Actions that are requests for Council staff to undertake research or compile a report. This would be information not currently within Council and would require staff resources to be committed. A Notice of Motion must be raised by a Councillor and dealt with at the next Council Meeting.

Item No	Council Action – Notice of Motion	Actioning Councillor

Recommendation to SRG

Minutes of Community Committees are circulated to SRG members and entered onto the agenda for the next meeting for noting. However if you want the SRG to consider a particular issue please detail it below and it will be discussed by the SRG members at their next meeting. If the recommendation is supported by the SRG it will be submitted as a recommendation to Council.

Item No	Recommendation to SRG	Appropriate SRG