

# Minutes

## Affordable Housing Community Committee

Held on 22 October 2015

At the Civic Centre

Meeting opened at 6.35pm.

### Attendance

Mayor Regan  
Councillor Moskal  
Andrew McNulty

Warren Welsh

Linda Coskerie  
Jacqui North  
Mark Shanahan  
Adrian Nixon

Warringah Council  
Warringah Council  
Small & large business sectors, social housing  
service providers and organisations  
Small & large business sectors, social housing  
service providers and organisations  
Individual with interest in affordable housing  
Individual with interest in affordable housing  
Individual with interest in affordable housing  
Individual with interest in affordable housing

### Visitors

Neil Cocks

Deb Kempe

Sustainable Urban Planning Manager,  
Warringah Council  
Economic Development Coordinator,  
Warringah Council

### 1 Apologies

Cr Harrison, Annie Doyle, Andrew Ellery, Luke Richmond and Tom Hazell

### 2 Conflict of Interest

Nil

### 3 Confirmation of Minutes

3.1 Minutes of the Committee held 30 July 2015

Motion: That the Minutes of the meeting held 30 July 2015 be adopted

Mover: Warren Welsh

Seconder: Linda Coskerie

Adopted unanimously

### 4 Outcome of Council Meeting Resolution - Affordable Housing Expression of Interest for Proposed Lease of Land for Affordable Rental Housing Site at 725 Pittwater Road Dee Why

Not discussed.

## **5 Update from Staff on Affordable Housing Policy under Development**

Neil Cocks advised that:

- The Affordable Housing Policy is due to be presented to Council on 24/11/15;
- His team has been liaising with various bodies including community housing providers, government agencies, NSW Federation of Housing Associations to develop understanding of the issues and the potential policy options;
- He has reviewed NSWFA “Community Housing Industry Strategy”;
- A full range of policy options are being explored such as inclusion of Warringah in SEPP70 to enable affordable housing contributions to be levied on new development
- Ideas from Committee members are welcome.

Deb Kempe tabled and spoke to a background paper “Housing Affordability in Warringah – Towards and Affordable Housing Policy”.

A free ranging discussion with the Committee ensued. Points noted included:

- Possibility of getting finer-grained local housing need data (DK said this can be produced)
- Need to supplement statistics on housing need with real-life examples to better engage the community. The Committee agreed to send case study examples to NC and DK
- Could supplement the continuum diagram in the Paper with data about waiting times for Government/supportive housing to provide understanding of its very restricted availability
- What are other councils doing? Example of Pittwater discussing with Department of Planning the option of affordable housing contributions in Ingleside
- Crucial importance of timing – affordable housing scheme needs to be introduced/announced at same time as rezoning strategy so that developers can factor it into their cost structure
- Possibility of Mayoral Minute announcing intention to provide affordable housing in rezoned areas surrounding Northern Beaches Hospital
- Risk of negative reaction by one community if they feel they are being singled out to bear burden of affordable housing. Agreed that affordable housing should be spread throughout all areas likely to experience development uplift – eg, Brookvale Masterplan, Dee Why, Frenchs Forest (Hospital precinct); areas along Bus Rapid Transit (BRT) etc
- Need to communicate to the community an objective, rational case for affordable housing to avoid perception of promoting vested interests – it is needed to enable people who will be working in the area to live in the area who otherwise could not afford to and would have to commute long distances; it is part of normal infrastructure which everyone accepts must be paid for - like roads, parks, drains etc.
- Importance of bringing community along vs need to get something underway before planning on redevelopment areas advances too far
- Consider informal opportunities for community feedback – eg, drop-in sessions
- Consider additional Community Forums

## **6 General Business**

Committee is invited to Mayor’s Christmas function.

Department of Health have identified Queenscliff health centre as surplus. Mayor is pressing State Government to use the site for affordable housing. Link Housing also discussing with Premier.

## 7. Next Meeting:

5 November 2015 at the Flannel Flower Room, Civic Centre

Meeting Closed at 8.30 pm.

## Summary of Actions of Meeting

### Committee Actions

Item No	Committee Action	Actioning Member

### 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](mailto: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

### 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