

NOTES

AFFORDABLE HOUSING STRATEGIC REFERENCE GROUP

held in the Guringai Room, Civic Centre, Dee Why on

THURSDAY 27 OCTOBER 2016

Notes of the Strategic Reference Group Meeting
held on Thursday 27 October 2016
in the Guringai Room, Civic Centre, Dee Why
Commencing at 5:03pm

ATTENDANCE

Members

Michael Regan	Implementation Advisory Group
Ian White	Local Representation Committee - Environment
John Aspinall	Urbaine Pty Ltd
Des Brady	Resident – Pittwater Ward
Peter Fuller	Resident – Narrabeen Ward
Digby Hughes	Resident – Manly Ward
Sonia Lechner	Uniting
Andrew McAnulty	Link Housing
Neil McWilliam	Manly Community Centre and Services (Manly)
Richard Ollerhead	Resident – Frenchs Forest Ward
Michelle Povah	Resident – Pittwater Ward
Charles Scott	Resident – Curl Curl Ward
Mark Shanahan	Mark Shanahan Planning Pty Ltd
Tony Tenney	Clareville and Bilgola Plateau Residents Association (Pittwater)

Council Officers

Beth Lawsen (<i>joined the meeting at 6:42pm</i>)	Deputy General Manager Public Affairs
Lindsey Godfrey (<i>left the meeting at 6:31pm</i>)	Executive Manager
Andrew Pigott	Executive Manager Strategic Land Use Planning
Katie Kirwan	Governance Administration Officer (Minutes)

Visitors

Kate Lewis (<i>left the meeting at 6:15pm</i>)	Executive Manager Community Engagement
Fiona van Dort	Research Officer
Alison Kellett	Research Officer

1.0 ACKNOWLEDGEMENT OF COUNTRY

DISCUSSION

Michael Regan gave an acknowledgement of Country.

NOTE: *The order of business was changed to discuss Item 4.0 as the next Item on the Agenda.*

4.0 WELCOME AND INTRODUCTIONS

DISCUSSION

Andrew Pigott, Executive Manager Strategic Land Use Planning introduced himself and advised members of fire exits and facilities.

2.0 APOLOGIES

DISCUSSION

That the apologies from Sandra Wilson and Rachelle Elphick be noted.

3.0 DECLARATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

DISCUSSION

Nil

5.0 ASPIRATIONS

5.1 OVERVIEW OF STRATEGIC REFERENCE GROUP'S ROLES – KATE LEWIS

DISCUSSION

Kate Lewis, Executive Manager Community Engagement circulated a copy of the Strategic Reference Group Guidelines (*Attachment 1*) to members and briefly commented.

NOTE: *Members are advised that if they have any comments on these Guidelines please send to katie.kirwan@northernbeaches.nsw.gov.au before the next meeting.*

5.2 PROFILE OF NORTHERN BEACHES AREA – FIONA VAN DORT

DISCUSSION

Fiona van Dort, Research Officer gave a presentation (*Attachment 2*) to members and highlighted the following points:

- Local demographic
- Context within the Greater Sydney Commission
<http://www.greatersydneycommission.nsw.gov.au/>
- LGA (Local Government Area) population
- Local housing implications

Members discussed local growth projections for the next 5 – 20 years.

Members requested the following data to be provided:

1. A breakdown of households in the Northern Beaches LGA; ie units, single dwellings etc.
2. The proportion of residents who work in Sydney CBD

Members discussed development in Brookvale, Frenchs Forest, Ingleside and in particular noted the transport difficulties affecting these areas and the impact this has on housing.

L Godfrey noted the proposed dwelling target for Metropolitan Sydney as outlined within 'A Plan for Growing Sydney' published by Planning & Environment NSW. There was discussion around local targets for the creation of dwellings and A Piggott discussed the process for Government deciding which areas will be developed for residential dwellings.

Andrew McAnulty noted the link between health infrastructure and affordable housing, with key workers requiring affordable housing.

ACTIONS

1. Provide breakdown of households in the Northern Beaches LGA; ie units, single dwellings etc.
2. Provide the detail of the proportion of residents who work in Sydney CBD.

6.0 COUNCIL UPDATES

6.1 OVERVIEW OF CORPORATE STRATEGIC PLAN AND PLANNING PROCESS – FIONA VAN DORT

DISCUSSION

F van Dort discussed the Community Strategic Plan (CSP) and the priorities that have been identified, and noted the following:

- CSP will be prepared in readiness for election of the new Council
- Council will begin work on the delivery program in July 2017
- Followed by the operational plan in 2018

M Regan noted that the former Warringah Council Affordable Housing Community Committee did extensive work on this matter and a draft Affordable Housing Policy was ready to be adopted by Council to be placed on exhibition. He requested that all former council's work on this topic be made available to the SRG, and requested a summary from each former Council as to the stage of development they got to in the creation of an Affordable Housing Policy, along with any data and statistical analysis carried out. A Pigott advised that he would action this request.

Members briefly discussed applicable legislation; Residential Tenancies Act, the Boarding Houses Act and Social and Affordable Housing Fund.

A Pigott discussed what Council plans at Ingleside, with the delivery of approximately 3000 new dwellings. He noted that there has been a push to have an inclusionary zoning target. He noted the difficulties faced by Council in trying to strike the right balance and the legal complexities to overcome. The draft Structure Plan is due to go on exhibition later this year.

NOTE: *Beth Lawsen joined the meeting at 6:42pm*

Members discussed what it was they wanted the Affordable Housing SRG to achieve, and the challenges related to it. Members agreed they wanted a resolution of the SRG that can be presented to the Administrator.

ACTION

Provide copies of any draft policies, and a summary from each former Council as to the stage of development they got to in the creation of an Affordable Housing Policy, along with any data and statistical analysis carried out.

DECISION

That the Affordable Housing Strategic Reference Group support the prioritisation and the adoption of a Northern Beaches Affordable Housing Policy.

7.0 STRATEGIC WORKSHOPS

7.1 REVIEW OF COMMUNITY STRATEGIC PLAN ISSUES PAPER / PRIORITIES – FIONA VAN DORT

DISCUSSION

Members participated in a workshop to identify their 10 individual priority issues that need to be addressed across the key themes: Social, Economic and Environment.

A summary of the workshop is attached (*Attachment 3*).

NOTE: *Kate Lewis left the meeting at 6:15pm*

7.2 AFFORDABLE HOUSING PRESENTATION – ANDREW PIGOTT

DISCUSSION

A Pigott presented members with 'Affordable Housing on the Northern Beaches' (Attachment 4) and discussed the following:

- Media interest
- What is affordable housing? Key definitions, both rental and purchase
- What is the role of government; local, state and federal
- Problems faced locally

A Pigott discussed the terms of reference for the Affordable Housing SRG, and what the group needs to be focussing on.

M Regan noted the need to change people's perception of what affordable housing is.

8.0 NEXT MEETING

The next meeting will be held in February 2017. Details will be circulated shortly.

SUMMARY OF ACTIONS

ITEM NO.	ACTION	RESPONSIBLE OFFICER
4.2	Provide a breakdown of households = ie units, single dwellings.	Research Officer
4.2	Provide details of the proportion of residents who work in the CBD.	Research Officer
5.1	Provide a summary from each former Council as to the stage of development they got to in the creation of an Affordable Housing Policy, along with any data and statistical analysis carried out.	Andrew Pigott

The meeting concluded at 7:00PM

*This is the final page of the Notes comprising 6 pages
numbered 1 to 6 of the Affordable Housing Strategic Reference Group
meeting held on 27 October 2016*

Strategic Reference Group Protocols and Guidelines

Overview

The new Strategic Reference Groups (SRGs) are aligned to the Local Representation Committee priorities and will help shape the draft Community Strategic Plan. The SRGs replace the role of the previous formal special interest committees across the former council areas

The SRGs will be a collective voice to provide input to the development of the vision and priorities for the draft Community Strategic Plan. The SRGs play an advisory role on Strategic Regional priorities.

The scope of each SRG is included in the separate Terms of Reference Document

Read the [Terms of Reference for the Strategic Reference Groups](#).

The Strategic Reference Groups are listed below.

Local Representation Group	Strategic Reference Groups (SRGs)
Economic	Affordable Housing Economic Development and Tourism Place Making
Environment	Natural Environment Waste and Recovery Management Sustainable Transport
Social	Art, Culture and Heritage Community Safety Inclusive Communities . Open Space and Recreation . Youth

Membership

Council aims to include a diversity of members and ensure geographical coverage of the region. Each SRG will comprise of 10 people from [the five new wards](#), as well as five others from across the broader Council region. Their input will help develop the draft Community Strategic Plan.

Meeting Schedule

The SRGs will meet twice during 2016 and three times in 2017.

The meetings will be on Thursday evenings from 5-7pm at venues including Manly and Dee Why. Meetings will run for no longer than two hours. Members can agree to extend the meeting by no more than thirty minutes if all members are in agreement.

Role of the Chair

The chair will be the Implementation Advisory Group representative. Their role is to independently chair the meeting to time and agenda.

They will also work with the Executive Manager to agree items for the agenda that are of Regional Significance.

Role of the Executive Manager

An Executive Manager has been allocated to each SRG. They will be supported by Research Officers, Governance and technical staff as required. They will finalise the agenda items and prepare reports and briefing notes. They will also approve meeting notes prior to circulation.

Conduct at Meetings

Members should be familiar with and comply with the [Office of Local Government's Model Code of Conduct for Local Councils in NSW](#) as this applies to staff, Administrator and all members of committees.

Attendance at Meetings

Apologies for attendance should be sent to the Governance contact and Chairperson as soon as possible prior to the meeting, either by telephone or email.

Please inform your Governance contact if you require any assistance accessing the meeting venue or have any dietary requirements.

Quorum

The meeting quorum is a majority of SRG members (minus any vacancies).
If the Chair is unable to attend, they will nominate a Local Representation Committee member to chair the meeting.

If there are no members of the Local Representation Committee are in attendance the Executive Manager will chair the meeting.

Agenda

The meeting agenda and reports will be forwarded at least 5 working days prior to the meeting.

Members may suggest items for inclusion on the agenda. Proposed items are to be forwarded to the Governance contact, Chair and Executive Manager at least 10 working days prior to the meeting.

Items on the agenda will be agreed by the Chair and Executive Manager and should be of Strategic Regional significance.

Meeting notes

Meeting notes will be taken at SRG meetings. The notes of the SRG meetings will be circulated to the relevant Local Representation Committees for consideration. Recommendations of the SRG that require allocation of Council resources will require approval by Council prior to proceeding. These matters will need to be supported by the LRC and will be reported to Council as part of the LRC meeting notes.

The SRG notes will also be published on the Northern Beaches website.



Strategic Reference Group – Meeting 2

MEETING AGENDA	
Welcome	Chair
Overview of role	Research Officer
Profile of area presentation	Research Officer
Overview of CSP Process	Research Officer
Review of Issues Paper – anything missing	Research Officer
SRG priority setting	Research Officer
Affordable Housing	Executive Manager
Meeting close	All

Overview of Role

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Strategic Reference Group - Protocols and Guidelines

- Role of Strategic Reference Group
- Meetings
- Agenda
- Meeting Notes

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Northern Beaches Profile information

Demographics: Who Are We?

- Why are demographics important?
 - Assist planning, directions, input to community now and in transition to new council
 - Vital connection role – make the region work together in its new organisational role;
 - Marketing, communications and community connections = your important role
- Variety of data sources to provide comprehensive snapshot:
 - ABS,
 - SHOROC,
 - State & Agency studies & plans
- Context:
 - Greater Sydney Commission;
 - new regional council;
 - Expectations from DP&C;
 - 2012 – Regional Action Plan

Northern Beaches Region of Sydney

- Regional overview:
 - Coastal fringe to Pacific Ocean
 - Aging population
 - Residents have higher level of income than NSW average
 - Strong sense of community – high levels of volunteering
 - Competitive advantages
 - Key industries: property & business services, hospitality, international education, recreation and tourism
 - Highly skilled & competitive workforce with significant knowledge base
 - Well connected to Sydney and central coast
 - High quality Vocational Education & Training, English Language, and TAFE education



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Population: Now & Forecast (NSW Department of Planning, 2016)

Northern Beaches Region

Population (2016)	263,700
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Forecast 2031 (NSW DOP, 2016)	287,650
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Population Increase 2016-2031 *revised, 2016	23,950*
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% Increase *revised 2016	9.0%*
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Average annual growth	0.5-0.7%
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Housing Implications...

Northern Beaches Region

Total Households (2016)	99,350
Total Households (2031) NSW DOP 2016	110,300*
Households Increase (2016-2031)	10,950, or 11%

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Highlights: social, income, housing

	Northern Beaches Region	Greater Sydney
Median Age	39	36
Median Weekly household income (LGA)	\$1,921	\$1447
Couples with children (LGA)*	35%	35%
Medium & high density housing (LGA)*	43%	40%
Households with a mortgage (LGA)*	33%	33%
Households renting (LGA)	26%	30%

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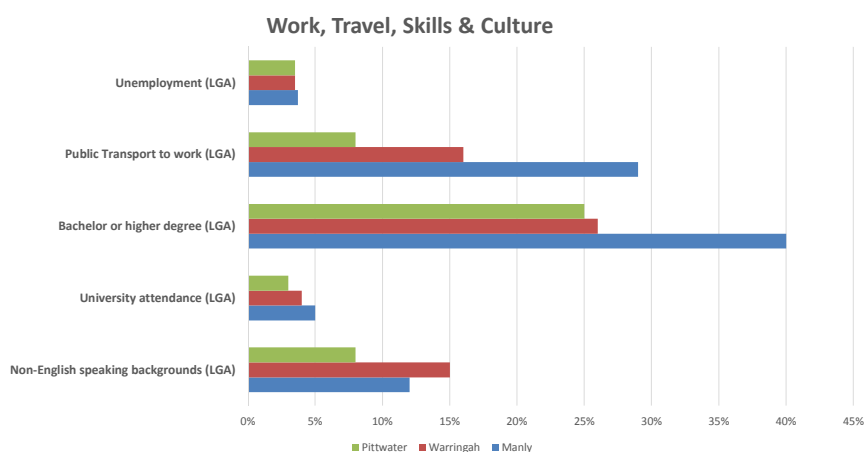
Who are we? Community Profile

	Northern Beaches	Greater Sydney
NESB	11.6%	26%
Bachelor or higher Degree	30.3%	24%
Vocational	15%	15%
Public Transport (to work)	17.6%	20%
Unemployment	3.5%	5.6%

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Demographic Detail



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Economic characteristics

Northern Beaches region	
Gross Regional Product	\$13.35B
Local Jobs	95,131
Local Businesses	30,415
Employed Residents	141,200
Containment Rates (% of residents employed locally)	49%
Largest Industries	Health Care & Social Assistance Retail Construction

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Natural Environment:

- High valued by residents;
- Beach Quality:
 - 21 Beaches &
 - 20 Estuarine areas: Pittwater, Palm Beach to Shelley Beach:
 - Very good to good suitability (2011-12, OE& H, State of Beaches)
- Catchment health:
 - Hawkesbury river, Pittwater, Broken Bay, Narrabeen, Dee Why, Curl Curl and Manly Lagoons & Middle Harbour creek
 - NSW Government State of the Catchments (SOC) Report 2010 - 62% of them meet indicators for desired conditions & pressure index ratings targets;
- Biodiversity;
 - 195 Endangered & Vulnerable species of scrubs, plants, marsupials, birds, bats, reptiles, amphibians (Pittwater Part B, Office of Environment & Heritage, website)

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Built Environment*:

(*SHOROC 2011, State of Environment Indicators):

- Transport & Mobility:
 - Public transport trips on increase, and private trips on decrease; travel times decreasing;
- Waste:
 - Decreased household domestic waste & total waste to landfill, per capita and over time;
- Residential & Business Energy Footprint:
 - via annual stationary energy consumption per capita decreasing;
- Council Energy Footprint:
 - reduction in energy use & emissions over time; increased percentage of renewable energy
- Water usage:
 - decreasing consumption of potable water over time
- Affordable housing = major issue for region
 - key public sector workers

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What does this tell us?

- Highly skilled & qualified local resident workforce;
- Strong economy: employed residents; small business;
- Growing: higher density housing & future demand;
- Aging population: workforce & population
- Environmental constraints: beaches, lagoons, threatened species
- Opportunities / Challenges:
 - Harness collective social capital & skills,
 - Protecting environmental & heritage of region
 - Lobbying & working with key agencies to ensure improvements
 - Political role to ensure benefits & LT infrastructure improvements
 - Strong community building role to enable cohesive region;
 - Enable future community & business partnerships;
 - Harness future opportunities & minimise challenges; and
 - Global Sydney links with transport, infrastructure & residents;

Any more?

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Overview:

Community Strategic Plan (CSP) Process and Integrated Planning and Reporting (IP&R)

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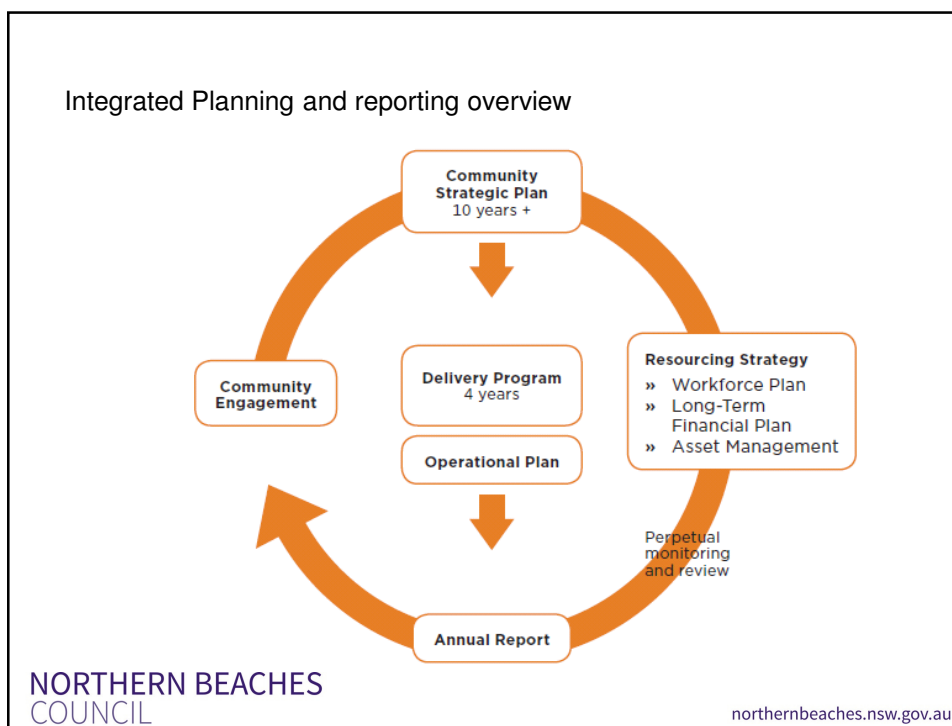
COMMUNITY STRATEGIC PLAN

VISION & PRIORITIES	Sep - Nov 2016 Community engagement: Issues Paper
STRATEGIES	Mar - Apr 2017 Community engagement: Discussion Paper Staff and stakeholder engagement
PUBLIC EXHIBITION DRAFT CSP	Jul - Aug 2017 Community engagement: Feedback on draft
FINAL CSP ADOPTED	Adoption post September 2017 by the newly elected Council

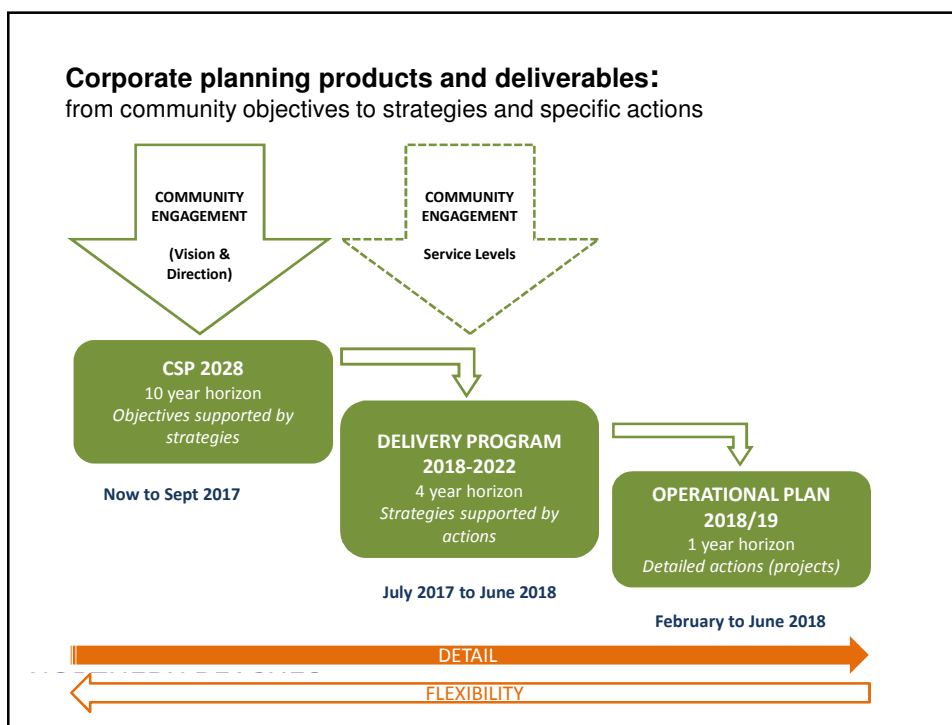
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Integrated Planning and reporting overview

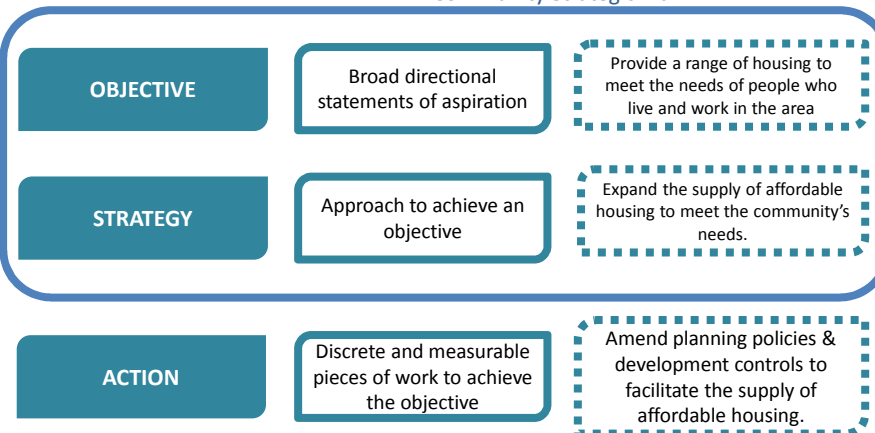


Corporate planning products and deliverables: from community objectives to strategies and specific actions



Affordable Housing example

Community Strategic Plan



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Draft Implementation Plan Northern Beaches Council



[Click to view Draft Plan](#)



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Working on the outcomes of the Strategic Reference Group workshop

Workshop – Challenges & Issues

*From the perspective of your SRG is any
thing missing?*

Workshop – Priorities

Looking at the Challenge/Issue what are your top ten priorities across the region?

Meeting Close

Next SRG meeting

February 2017
TBC



The following information summarises the results of the workshop held with the Affordable Housing SRG to prioritise the Challenges and issues facing the northern beaches for the next 10 years.

Black issues are those from the Issues Paper

Blue issues are those identified at the SRG workshop at Dee Why RSL on 28 September 2016

Green issues are those identified by the Affordable Housing SRG from their perspective at the meeting on 27 October 2016.

The column on the right shows the number of dots placed by members to indicate their view of the priorities across the region.

Environment	Number of dots
Challenge - Clean Environment	1
Diminishing landfill capacity for disposal of waste	
Limited recycling and waste reduction opportunities, incentives and education	
Lack of general awareness of long term and cumulative impacts of littering and rubbish dumping on the environment	
Impacts of stormwater pollution on creeks, lagoons, rivers and the ocean	
Air pollution associated with increased traffic and congestion	
Peak waste generated by visitors, sports and events including problematic cigarette butts	
Inadequate reach of education on waste, litter and plastic reduction eg. to schools, retirement homes, group homes, business	2
Inadequate investment and use of tools to reduce waste and pollution eg. legislation, enforcement, targets, infrastructure and technology, business leases/licences	
Sustainability requires more financial incentives	
Challenge - Catchments, Coasts and Waterways	1
Cumulative impacts of urban development on our lagoons, creeks and beaches, including impacts of pollution and sedimentation and habitat loss	2
Impacts of recreational activities in and around our major waterways	
Impacts of flooding and flood mitigation measures on waterways	
Erosion and associated risks to property, infrastructure and natural areas	
Impacts of sewage overflows and uncontrolled stormwater on riparian and aquatic environments, caused in part by ageing infrastructure and illegal connections	
Increasing costs of climate change impacts on the coast including planning, hazard reduction and emergency management	
Increasing impacts on marine ecosystems	
Challenge - Bushland and Biodiversity	

Environment	Number of dots
Pressures on bushland and biodiversity through loss of core areas of vegetation as a consequence of development and illegal land clearing	
Loss and fragmentation of bushland and wildlife corridors and habitat areas on public and private land	
Decline in native biodiversity from threats such as climate change, pest plants and fungi, companion and feral animals	
Impacts of unauthorised recreation activities on environmentally sensitive areas	
Intrinsic difficulties in effectively managing and measuring biodiversity	
Impacts on natural areas from recreational access, amenity and sports	
Declining fish biodiversity resulting from development in catchments	
Challenge - Climate Change	
Large environmental footprint of the area, especially as related to energy and water consumption	
Heavy dependence by Council and the community on coal-fired power for energy consumption	
Poor incentive structures for promotion of sustainable building design (e.g. funding, knowledge, accessibility, regulation)	
High level of car dependency	
Urban heat island effect, where heat retention of hard surfaces results in higher than average localised temperatures	
Risks to energy supply during heatwaves where demand for air-conditioning increases	
Local food security and supply	
Effects of climate change on natural environment and biodiversity eg. storms, erosion, flooding, fire, drought, sea level rise	1
Lack of understanding and data on changes over time	
Lack of investment in alternative modes of transport	1
Climate change - what flooding risk management is in place?	
Sea level rise - what assumption is Council working to?	
Challenge - Natural Hazard Management	
Increase in frequency and severity of extreme storm events and droughts with associated risks to life and property	
Impacts of erosion and landslip areas on public and private places and property	
Balancing the impacts of hazard reduction measures on environmental values with the need for property protection (i.e. managing bushfire back burning, flood mitigation measures, landslip management and seawalls in an environmentally sensitive way)	

Environment	Number of dots
Potential opposition, namely from property owners, to the implementation of hazard mitigation development controls (e.g risk mapping and planning in regards to bushfire and floodplains respectively)	
Impacts of sea level rise on local flooding and coastal management	1
Potential impacts of heatwaves on the health and wellbeing of elderly people and other people vulnerable to extreme temperatures	
Impacts of flooding on major road ways (Wakehurst Parkway)	
Challenge - Built environment interactions	
Government pressures for more housing and growth	4
Ensuring population and urban expansion matches the character of the area	1
Planning and building not meeting sustainable development goals eg. mandating solar power	2
Ensuring population and urban expansion matches the character of the area	2
Low uptake by the community of sustainable practices - need more opportunities and education	1
Encroaching on nature strips – boats, trailers, storage etc	
Visual pollution from excessive signage	3
Increasing costs of energy, electricity, gas etc for people on low incomes. More uptake of energy efficient houses would improve this	
What is Council doing re manufactured housing	

Economic	Number of dots
Challenge – Business Diversity, Innovation and Growth	
Ability to attract and retain medium to large sized businesses	2
Limited commercial space and industrial land for businesses to establish, expand and prosper in the region (including co-worker space and business incubators)	
Downward pressures on manufacturing and traditional industries in the area, with a need for manufacturing-based businesses to adapt towards ‘advanced manufacturing’ and emerging industries	

Economic	Number of dots
Restricted opportunities to support larger scaled industries due to market pressure for rezoning of existing industrial lands to retail, commercial and/or residential uses	
Mixed-use development in commercial centres is difficult given existing market preferences for residential uses	2
Lack of support for start-up businesses, and restricted opportunities for local networking	
Lack of support, hubs and events for small business	
Constraints to business growth - limited key workers that live locally; cars congesting village centres; inadequate internet/ delayed NBN	3
Challenge – Transport, Infrastructure and Connectivity	
High level of private car dependency of resident workers (nearly 60% stated car as primary mode of travel to work)	2
Limited road capacity and increasing congestion and traffic on all main roads, with critical impact on commuters on the main access roads: Mona Vale Road, Warringah Road and Pittwater Road	4
Increasing pressures on the East/West corridor and potential impacts on growth in strategic centres (linking the northern beaches and the new strategic centre in Frenchs Forest with Chatswood, Macquarie Park, and Norwest)	2
Low levels of public transport patronage due to inefficiencies and unavailability of bus services and public transport facilities (such as poor timetabling, poor coverage in terms of stops in the LGA, as well as limited end destination coverage and facilities)	3
Maintenance and upgrades to public infrastructure and transport facilities, namely in geographically isolated areas (i.e. maintenance of wharves to waterside communities and statutory provision of disability access to wharves by 2020)	
Slow internet speed, broadband access and capacity	3
Poor public transport connections to employment centres across the Northern Beaches to attract workers and customers. This also affects the region's night-time economy	
Not enough support/ infrastructure for active travel and small-scale accessible transit eg. community buses, cycleways	3
Link B-line to key worker accommodation	1
Challenge – Local Employment and Education	
Mismatch between local job opportunities and existing skills and professions of resident workforce	2
Limited range of tertiary education facilities and training and opportunities on the northern beaches (from apprenticeships to university degrees), especially for youth	4

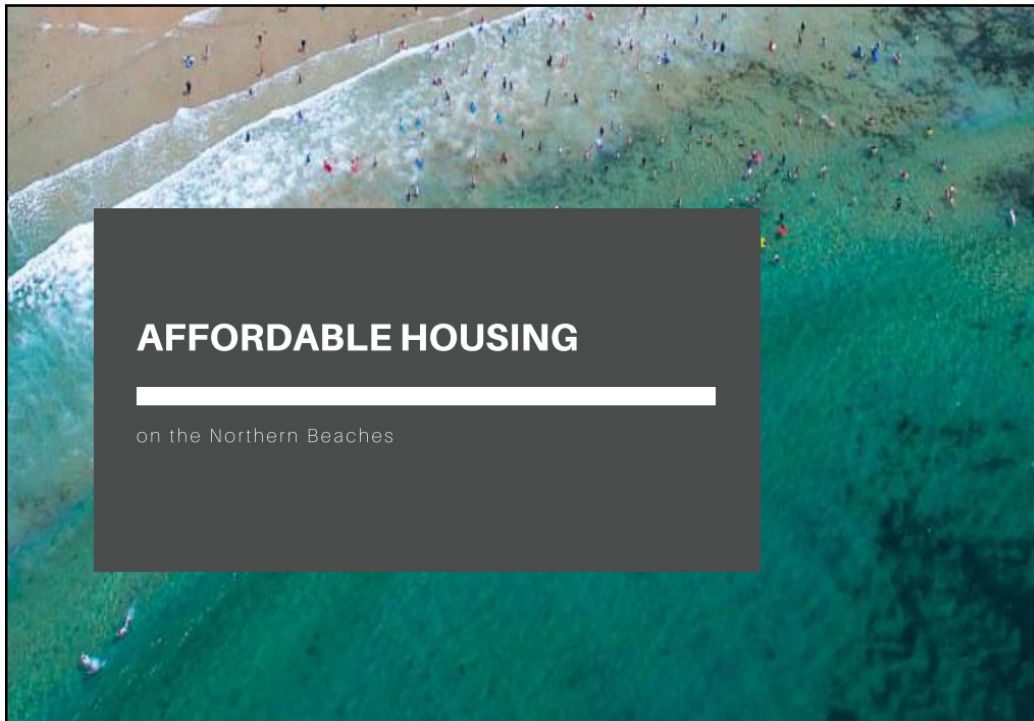
Economic	Number of dots
High level of commuting out of northern beaches (47%) for work, especially to Sydney CBD and wider Global Economic Corridor	
Housing affordability to accommodate key workers in the region and future generations	13
Limited data on businesses, local economy, employment and telecommuting needs for making sound decisions	
Limited capacity to create new employment areas and maintain/ stimulate existing ones such as Brookvale	4
Need better understanding in community as why need to secure key workers in the area	4
Operate outside a standard 5 day week - flexibility for key workers	
Need more local jobs not more local people	
Challenge – Tourism and Visitor Economy	
Potential community resistance to tourism and increases in visitor numbers in areas with strong and localised sense of place and identity	
High concentration of visitor activity around Manly, with a lack of general awareness of other areas of the northern beaches combined with restricted public transport options being the main barriers for better visitor distribution across the region	
High visitor numbers but low spending yields	
Potential impacts and/or residents' perception of night-time economy on local amenity	
Environmental impacts of tourism on sensitive natural areas and assets	
Limited accommodation for visitors - under-supply is critical for the industry	1
High potential for eco-tourism is unrealised	

Social	Number of dots
Challenge - Connected Community	
Risk of social isolation particularly affecting older people and people with a disability in the community	1
Equity of access to support services across the northern beaches	1
Developing sense of community and social cohesion in new and growing communities (i.e. new land release areas and infill sites)	

Social	Number of dots
Limited opportunities for young people to be active, showcase their talents and skills, and to connect with their peers	1
Ever increasing price of housing and lack of affordable stock and housing options, particularly for people on low incomes, people with a disability and young people	10
Limited public transport connectivity outside of commuter routes, exacerbated by topographical issues in a number of areas	
Support for our elderly i.e. health care access; affordable housing; accessibility in area; lifelong learning	1
Support for special care and disabilities eg. with childcare; youth before and after school care; respite care	
Youth need more opportunities to be mentored, have their views incorporated, reduce homelessness, and access education and training	2
Maintaining programs and facilities that build social capital eg. libraries, community centres	4
Inclusion of minority groups in consultation on policy	
Access to people friendly and sociable public spaces. Increase public space	
Social issues - breaking down stigmas surrounding social and affordable housing	
Planning - eg where land / costs becomes unaffordable to continue. Protection and support strategy for the community groups, clubs, etc that face pressure from market	
Youth homelessness	
Challenge - Health, wellbeing and safety	
Equitable access to health, family and aged care services across northern beaches	1
Impacts of drug and alcohol intake on public health and wellbeing, including safety risks in public places	
Limited crisis and short term housing options to accommodate people in need of housing and shelter	4
Increased prevalence of mental health issues among young people	
Prevalence and hidden nature of domestic violence	
Lack of community knowledge and awareness on how to support the inclusion of people with a disability and other vulnerable population groups in community life	3
Keeping up community safety to reduce assaults and violence	
Some areas need more street lighting, passive surveillance or liquor licence control	
Impact of air pollution and noise from traffic has been demonstrated to increase risk of heart and respiratory disease	
Natural environment is vital for good mental health	
Needs of visitor population (health, beach safety, diseases, etc) in and beyond Manly	

Social	Number of dots
Challenge - Recreation and open space	
Whole of life-cycle consideration for provision of recreation and sporting facilities, investing in quality products and creative solutions	2
Holistic and integrated open space planning for a range of uses within each area	
Equitable access to recreational facilities for new and emerging sports	
Upgrading existing facilities to ensure accessibility for the whole community	
Meeting the needs for open space, relaxation, meeting places, playgrounds, recreation, public art, local markets	
Challenge - Arts, culture and heritage	
Availability of a diverse and evolving range of cultural and creative facilities and events that meet the needs of the whole community	1
Limited night-life across the region	1
Lack of creative and performance spaces and venues	
Valuing and protecting heritage assets (Indigenous and non-Indigenous)	
Lack of support for local artists - Lack of acknowledgement and collections on work of local artists and writers	
Support for Indigenous Culture – education and protection of indigenous heritage and culture	
Inclusive opportunities for youth, families, multicultural and outdoor events beyond Manly; and links to Vivid & other Sydney events	
Need more cultural, artistic and intellectual diversity	1
Challenge - Planning for future communities	
Encouraging and supporting creativity and innovation in urban design	2
Meeting the infrastructure, economic and social needs of a changing demographic	2
Providing adequate and accessible infrastructure and services for infill development and land release areas	3
Increasing densities and its impact on traffic congestion and parking.	1
Increased demand on existing under resourced public transport and active travel networks	
Need a Housing Strategy for growing population and changing demographics - with greater diversity, affordability and people-friendly villages & centres	6
Need more diversified town planning controls – for greater flexibility in accommodation options that are inclusive, accessible and pedestrian-friendly	4

Social	Number of dots
Need for more affordable housing: diversity for key workers, and intergenerational needs of young, elderly and future generations	6
More specific type housing - DV and Family Violence - medium to long term - not just short term	
Downsizing incentives - tax breaks in bank ↓ spending	
Universal housing design	1
Incentives for younger people to have co-housing opportunities with elderly/empty nesters or adults with disability	1
Misunderstanding and stigma in community on affordable housing - need to build understanding	1
Build understanding that more housing does not necessarily mean more congestion. The people and cars are already here, just crowded into too few homes	



everybody's talking about affordable housing...or housing affordability?

Fears health workers could be priced out of market near Northern Beaches Hospital

Robbie Patterson, Manly Daily
September 27, 2016 12:42pm

Sydney housing market fourth 'riskiest' but prices unlikely to drop anytime soon, economist says

Buyers priced out of 75 per cent of Sydney: UNSW

Mar 26, 2016
Jennifer Duke

Sydney's housing affordability has steadily worsened as prices in the most expensive suburbs remain high.

Housing affordability is getting worse

James Massola

11 reading now

SHARE TWEET MORE

Treasurer Scott Morrison has put the states on notice over booming house prices

Boarding houses given green light, and another councillor calls for action

Manly Daily
5:4pm

Up to 15% off select XPS 13 & XPS 15 laptops

but what is affordable housing?

HOUSING SUPPLY CONTINUUM

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

3

four key definitions

Affordable Housing is housing that is appropriate for the needs of very low to moderate income households and priced so that these households are also able to meet other basic living costs such as food, clothing, transport, medical care and education. As a rule of thumb, housing is usually considered affordable if it costs less than 30 percent of gross household income



State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP) defines **low to moderate income households** as households with a gross income that is less than 120% of the median household income for the Sydney Statistical Division. **(Currently \$101,400.00)**

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

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

what can be done by government?

FEDERAL

- + tax reform
- + funding and incentivisation (NRAS)

STATE

- + planning policy and legislation
- + shared ownership/equity models
- + setting affordable housing targets
- + tax reform
- + the use of State owned land (Eveleigh)
- + renewal and intensification of Social Housing (Communities Plus Program)

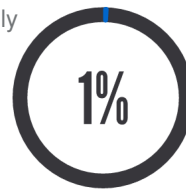
5

why is it a problem on the Northern Beaches?

The median house price on the Northern Beaches at March 2016 was:

\$1.38 million

Only



of all properties (units and homes) are available to purchase at an affordable price for very low to low income earners



An additional 1,500 very low to moderate income households experienced "Housing Stress" between 2006 and 2011 (65% to 68%)



In 2011

79%

of very low to moderate income households experienced "Rental Stress"

why is it a problem on the Northern Beaches?

Northern Beaches currently has

13,000

“key worker” residents



WITH AN INCREASING DEMAND TO LIVE
LOCALLY DUE TO:

- Northern Beaches Hospital
- Growing health, education and service industries
- Lack of sufficient public transport in to the area

7

what have we been doing?



Ingleside Greenfield Release Area



Frenchs Forest Hospital Precinct



Housing Diversity
(Mona Vale and Secondary Dwellings)



District Plans

8

what would we like to achieve?



9

**NORTHERN
BEACHES
COUNCIL**

northernbeaches.nsw.gov.au

Thank you