

NOTES

AFFORDABLE HOUSING STRATEGIC REFERENCE GROUP MEETING

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

THURSDAY 9 FEBRUARY 2017

**Notes of the Affordable Housing Strategic Reference Group Meeting
held on Thursday 9 February 2017
in the Guringai Room, Civic Centre, Dee Why
Commencing at 5:01pm**

ATTENDANCE:

To Committee Members

Michael Regan (Chair)	Implementation Advisory Group Representative
Ian White	Environment Local Representative Committee
John Aspinall	Urbaine Pty Ltd
Des Brady	Resident – Pittwater Ward
Kevin Kingbeer (representing Rachel Elphick)	Mission Australia
Peter Fuller	Resident – Narrabeen Ward
Digby Hughes	Resident – Manly Ward
Sonia Lechner	Uniting
Andrew McAnulty	Link Housing
Richard Ollerhead	Resident – Frenchs Forest Ward
Michelle Povah	Resident – Pittwater Ward
Mark Shanahan	Mark Shanahan Planning Pty Ltd
Tony Tenney	Clareville and Bilgola Plateau Residents Association
Sandra Wilson	Resident – Frenchs Forest Ward

Council Officer Contacts

Andrew Pigott	Executive Manager Strategic and Land Use Planning
Lindsey Godfrey	Executive Manager Community Services
Katie Kirwan	Administration Officer - Governance
Fiona van Dort	Research Officer
Neil Cocks	Sustainable Urban Planning Manager
Maxine Szeto	Strategic Planner

Quorum

Majority of members (excluding vacant positions)

1.0 APOLOGIES

Charles Scott, Warren Welsh and Rachelle Elphick (Kevin Kingsbeer representing).

2.0 DECLARATION OF PECUNIARY AND CONFLICTS OF INTEREST

Nil

3.0 CONFIRMATION OF NOTES OF PREVIOUS MEETINGS

3.1 NOTES OF AFFORDABLE HOUSING STRATEGIC REFERENCE GROUP HELD 27 OCTOBER 2016

DECISION

That the Notes of the Affordable Housing Strategic Reference Group held 27 October 2016, copies of which were previously circulated to all Members, are hereby confirmed as a true and correct record of the proceedings of that meeting.

4.0 Agenda Items

4.1 COMMUNITY STRATEGIC PLAN DEVELOPMENT WORKSHOP – FIONA VAN DORT

DISCUSSION

Fiona van Dort, Research Officer gave an overview of the Community Strategic Plan ('CSP') (*Attachment 1*) and circulated the 'Draft Goals and Strategic Considerations for the CSP' (*Attachment 2*). She asked members to review and highlight the following:

- Anything that's missing
- What they support
- What they don't support

See Workshop notes (*Attachment 3*).

4.2 DRAFT DISTRICT PLAN - AFFORDABLE RENTAL HOUSING TARGETS – ANDREW PIGOTT

DISCUSSION

Andrew Pigott, Executive Manager Strategic Land Use Planning, provided members with a presentation on Affordable Housing (*Attachment 4*) and discussed the following:

State Government direction and feasibility of developments sites: affordable housing will be in perpetuity and not limited to five to ten years and there will be a ten percent requirement in new developments. Members discussed that ten percent was not a sufficient allocation and suggested it should be forty to fifty percent.

There was discussion about potential suburbs that would be suitable for development with the

inclusion of affordable housing, for example, Narraweena. A Pigott noted that Council will be creating a housing strategy and work will begin on this in the middle of the year. He advised that in terms of existing areas and setting a forty to fifty percent allocation, these existing areas are already zoned for medium density so if a forty percent requirement was stipulated, developers would no longer deem this a feasible site and look elsewhere for alternate development opportunities.

Lindsay Godfrey, Executive Manager Community Services, noted that forty/fifty percent was far too ambitious and advised that this is the first time State Government has put input into a District Plan so members needed to be realistic about what can be achieved.

A Pigott encouraged members to focus on a ten percent allocation and focus on target sites, such as Ingleside and Frenchs Forest so as not to miss on an immediate opportunity.

M Regan suggested the SRG nominate some local sites and request Council to lobby state members to transfer these sites for the sole purpose of developing affordable housing. The following two sites were suggested:

- Queenscliff Community Health Centre
- Mona Vale Police Station

Member also briefly discussed transferring title, private management, shared equity, spot rezoning and housing diversity.

A Pigott asked members whether or not there was anything they believed to be missing from the Discussion Paper (*Attachment 5*), or whether it should include anything additional. Members agreed it should stipulate a minimum target of ten percent affordable housing in new developments, and any affordable housing policy should include feasibility reports.

ACTION: A Pigott to ensure that the Draft Affordable Housing Discussion Paper & Strategic Directions includes minimum target of ten percent affordable housing, and feasibility reports.

Members also discussed affordable rental housing and agreed that this is where quicker results can be achieved. Members agreed to immediately prioritise affordable rental housing, prior to work beginning on a Northern Beaches Housing Strategy.

NOTE: A McNulty left the meeting at 6:32pm

There was discussion around the most appropriate type of provider of affordable housing to Council but due to the lack of meeting time remaining, members agreed to attend an informal workshop on Thursday 23 February 2017 to discuss the matter further.

ACTION: K Kirwan to email relevant presentation slides to members and send appointments for an informal workshop to be held on 23 February 2017.

DECISION

That the Affordable Housing Strategic Reference Group request Council to lobby the local State MPs to investigate the possibility for the surplus government land at Queenscliff Community Health Centre and Mona Vale Police Station to be transferred to an affordable housing provider for the purpose of development of affordable housing.

4.3 AFFORDABLE HOUSING POLICY WORKSHOP – NEIL COCKS

DISCUSSION

This item was deferred to the workshop on 23 February 2017.

5.0 GENERAL BUSINESS

5.1 FRENCHS FOREST STRUCTURE PLAN

DISCUSSION

M Regan asked members if they would like to put forward a collective submission on behalf of the Affordable Housing SRG and advised members that he is happy to meet/discuss this outside of the meeting.

NEXT MEETING

Members want to move the April meeting from 13 April to 6 April 2017.

ACTION: K Kirwan to send updated appointments.

SUMMARY OF ACTIONS

ITEM NO.	ACTION	RESPONSIBLE OFFICER	DUE DATE
4.2	Ensure that the ' <i>Draft Affordable Housing Discussion Paper & Strategic Directions</i> ' includes the provision for a minimum target of ten percent affordable housing, and feasibility reports.	A Pigott	ASAP
4.2	Email relevant ' <i>Affordable Rental Housing</i> ' presentation slides to members and send appointments for an informal workshop to be held on 23 February 2017.	K Kirwan	ASAP
	Send updated appointments for the April meeting	K Kirwan	ASAP

The meeting concluded at 7:03pm

This is the final page of the Notes comprising 5 pages numbered 1 to 5 of the Affordable Housing Strategic Reference Group meeting held on Thursday 9 February 2017 and confirmed on Thursday 6 April 2017



CSP Overview



Stage 1 Outcomes

- ✓ **Strong vision statement** (draft) supported and informed by clear community aspirations
- ✓ **Well defined priorities** providing a solid foundation for the Discussion Paper
- ✓ **Good community participation:** more than 1,000 community members, LRCs and SRGs provided input
- ✓ **Overall support for the new Council** expressed during the engagement

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Northern Beaches:

*a safe, inclusive and
connected community that
values the natural and built
environment*

Community Feedback...

Priority areas	Comments (N=2467)	By Theme
<ul style="list-style-type: none"> Environment Management & Protection (incl. climate change, natural hazards & biodiversity) 	16%	Environment or 46%
<ul style="list-style-type: none"> Clean Environment 	4%	
<ul style="list-style-type: none"> Planning for Future communities Built Environment interactions 	26%	
<ul style="list-style-type: none"> Open space & Diverse recreation Arts/culture/creative activities & spaces Community, health, well being & safety 	7% 6% 7%	Social or 20%
<ul style="list-style-type: none"> Transport, Infrastructure & Connectivity 	20%	Economic or 34%
<ul style="list-style-type: none"> Economic Development (diversity, innovation & growth, local employment & education, tourism and visitors) 	14%	

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Discussion Paper: Purpose and objectives

The purpose of the Discussion Paper is to inform discussions with the community on how to work toward their vision

- To **reflect back** what we have heard is important to the community (confirm vision and aspirations)
- To identify **goals and strategies**
- To facilitate **open and constructive dialogue** on 'the big picture' and on balances
- To consider **interrelationships between issues**
- To consider the **policy context and trends**



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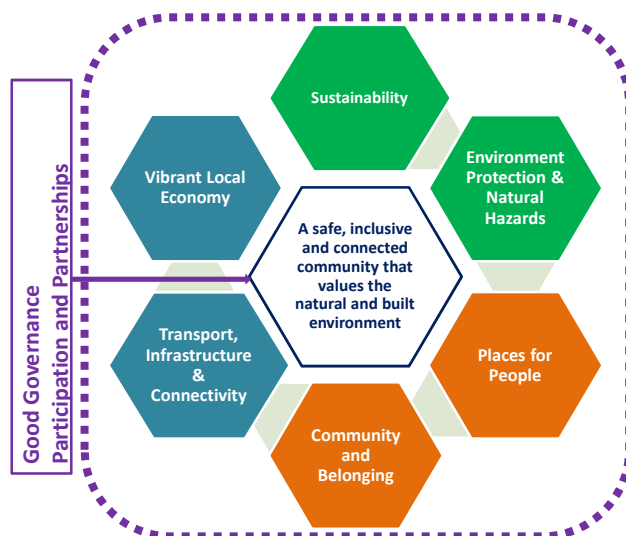
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Community Priorities from consultation	Discussion Paper: Themes
<ul style="list-style-type: none"> Environment Management & Protection (incl. natural hazards, climate change, bushland & biodiversity) 	1. Environmental sustainability
<ul style="list-style-type: none"> Clean Environment 	2. Natural Values
<ul style="list-style-type: none"> Population growth, development & infrastructure Housing Affordability 	3. Places for People
<ul style="list-style-type: none"> Open space & Diverse recreation Arts/culture/creative activities & spaces Community Connectedness Health, Well Being, Safety 	4. Community and Belonging
<ul style="list-style-type: none"> Transport & connectivity Traffic, roads and congestion 	5. Integrated Transport Planning
<ul style="list-style-type: none"> Economic Development 	6. Vibrant Local Economy
<ul style="list-style-type: none"> Leadership Transparency Accountability 	7. Good Governance
<ul style="list-style-type: none"> Local area representation 	8. Participation and Partnerships

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Discussion Paper: structure with QBL

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Outcomes (themes) and community aspirations

Sustainability

Growth is sustainable and well balanced

Environmental Protection & Natural Hazards

We are inspired by bush, beaches & waterways

Development is balanced with our lifestyle and environment

Places for People

Our streets & neighbourhoods are safe, clean & family friendly

We celebrate local villages and communities

Our communities and businesses are connected and inclusive

Community and Belonging

We have vibrant spaces with diverse arts & cultural experiences

Transport, Infrastructure and Connectivity

Transport is seamless and integrated

Vibrant Local Economy

Businesses have the infrastructure to grow locally and globally

Local businesses thrive and grow

Good Governance

We demonstrate strong community leadership and environmental stewardship

Our governance is open and transparent

Participation and Partnerships

We have a say in what happens in our local area

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Table of Contents - draft

1. MESSAGE FROM THE ADMINISTRATOR

- Opportunities for creating a more connected and inclusive community

2. INTRODUCTION

3. A SNAPSHOT OF THE NORTHERN BEACHES

4. WHAT THE COMMUNITY HAVE SAID

5. POLICY CONTEXT

- Integrated Planning and Reporting
- Key policies and plans (e.g. District Plan)

6. COMMUNITY OUTCOMES (8 THEMES)

- How the outcome area contributes to the vision
- Why it is a priority to the community?
- Benefits to the community
- Where are we now? Where should we be heading?
- **Goals and strategies**

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WORKSHOP objectives

To consider the goals and strategic considerations;

Flag if there are any issues:

1. Do the goal and strategic considerations reflect community needs:

✓ yes

✗ no/ not supported (Fill out a post-it-note with number)

2. Is anything missing? (Fill out a post-it-note with number)

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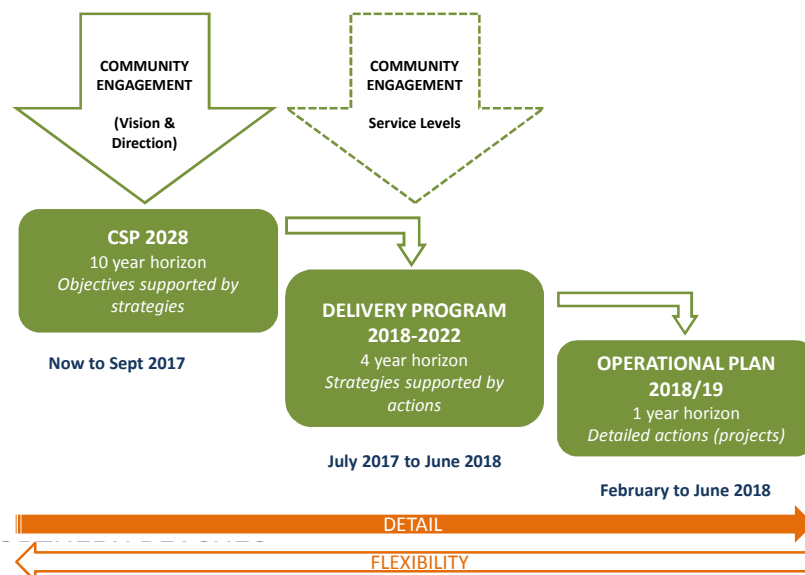
COMMUNITY STRATEGIC PLAN

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



DRAFT GOALS AND STRATEGIC CONSIDERATIONS FOR CSP

For LRCs and SRGs consideration

Community Outcomes	DRAFT Goals	DRAFT Strategic considerations (key words for LRC)
VIBRANT LOCAL ECONOMY	1. Our businesses are well-connected and thrive in a progressive environment of innovation and economic growth	<ul style="list-style-type: none"> - Improved access to information, incentives and support - Innovative environments (e.g. start-ups, creatives) - Support local business networks
	2. Our local economy provides for a range of employment and education opportunities to better match the skills and aspirations of the population	<ul style="list-style-type: none"> - Higher education opportunities locally - Reduce need for commuter traffic through flexible work options - Attract higher skilled jobs - Better employment and education opportunities for youth and disadvantaged
	3. Our local businesses create a diverse range of opportunities for work, education, leisure, and social life	<ul style="list-style-type: none"> - Diverse job growth in strategic and district centres - Evening economy that is respectful of local character - Sustainable and well-distributed tourism economy
TRANSPORT, INFRASTRUCTURE AND CONNECTIVITY	4. Our community is connected to a broad range of work, education, leisure and social opportunities across Sydney	<ul style="list-style-type: none"> - Promote sustainable commuter travel - Connect to destinations beyond CBD (e.g. universities, business centres)
	5. Our community and visitors are able to easily access and enjoy the diverse villages and places within the Northern Beaches	<ul style="list-style-type: none"> - Better and more connected public transport for travel within the Northern Beaches - Cycling and walking as safe and convenient options - Parking - Provide and maintain assets and infrastructure
	6. Our community and visitors are able to easily connect and communicate through reliable and innovative communication technologies	<ul style="list-style-type: none"> - Public spaces connected with communications and WiFi technology - Digital and physical communication infrastructure

Community Outcomes	DRAFT Goals	DRAFT Strategic considerations (key words for LRC)
ENVIRONMENTAL PROTECTION AND NATURAL HAZARDS	7. Our bushland, coasts and waterway assets are protected and managed for their natural values, allowing for appropriate and safe use and enjoyment	<ul style="list-style-type: none"> - Local indigenous biodiversity - Ecological condition of bushland and natural water systems - Natural and cultural value of council managed land with sustainable visitor access - Enable community participation
	8. Our environment is resilient to natural hazards, ensuring a balance between essential ecological services and the built environment	<ul style="list-style-type: none"> - Risk management of natural hazards - Partnerships to manage natural hazards - Natural hazard management and warning systems - Community's ability to respond effectively before, during and after emergencies - Better planning of urban environments to improve resilience to natural hazards
SUSTAINABILITY	9. Our community is prepared for future climate change and we will work collaboratively to mitigate our impacts	<ul style="list-style-type: none"> - Climate change mitigation and monitoring - Respond to risks posed by expected changes to climate to protect community
	10. Our urban centres and assets are managed sustainably and 'greener developments' actively encouraged	<ul style="list-style-type: none"> - Improve environmental standards in residential and precinct developments - Water, energy and resources sustainability within built environment
	11. Our community will be resource efficient and will continuously work towards resource sustainability	<ul style="list-style-type: none"> - Reduce waste - Cleaner urban environments

Community Outcomes	DRAFT Goals	DRAFT Strategic considerations (key words for LRC)
PLACES FOR PEOPLE	12. Our future is well planned with respect for the diverse communities and villages across the Northern Beaches	<ul style="list-style-type: none"> - Balanced and holistic planning for future population growth - Diverse & quality housing options - Housing choice and affordability - Infrastructure development that keeps up with population growth
	13. Our well-designed public spaces inspire social interaction and inclusion and support our healthy, active Northern Beaches lifestyle	<ul style="list-style-type: none"> - Urban design that supports health, wellbeing, safety and inclusion, particularly for our elderly and people who live with a disability - Activate public domain - Improve look and feel of public spaces
	14. Our vibrant Northern Beaches culture is stimulated through the arts and a variety of cultural and creative events	<ul style="list-style-type: none"> - Support local artists & culture (creative industry, live music, performance space, venues, public art, workshop spaces etc) - Expand public events and nightlife across Northern Beaches - More opportunities for youth
COMMUNITY AND BELONGING	15. Our community feels safe and supported	<ul style="list-style-type: none"> - Quality services and facilities for diverse needs of community - Equal opportunity and inclusion - Stronger communities where neighbours know each other
	16. Our community is healthy, active and enjoys the Northern Beaches lifestyle	<ul style="list-style-type: none"> - Public spaces equitably support active and passive recreation - Partnerships to encourage healthy, active living - Promote social interaction & wellbeing
	17. Our community is open and friendly, providing social and cultural opportunities for everyone	<ul style="list-style-type: none"> - Volunteer opportunities - Enabling broad engagement in civic life (across all demographics)

Community Outcomes	DRAFT Goals	DRAFT Strategic considerations (key words for LRC)
GOOD GOVERNANCE	18. A transparent Council that the community confidently trusts to make decisions on its behalf	<ul style="list-style-type: none"> - Embed transparency and accountability throughout Council - Transparent and regular reporting - Ethical and equitable decision-making that balances local needs with strategic priorities
	19. A unified Council that efficiently and effectively responds to the evolving needs of the community	<ul style="list-style-type: none"> - Streamlined systems and processes - Long term financial sustainability (ie. ability to maintain assets and service levels over time) - Survey the community regarding service levels and satisfaction on a regular basis
PARTICIPATION AND PARTNERSHIPS	20. Our community is actively engaged in decision-making processes	<ul style="list-style-type: none"> - Community capacity to be involved - Innovative engagement that connects with and involves a broad audience - Build confidence in the community that their input is considered and responded to
	21. Our Northern Beaches Council builds and maintains strong partnerships and advocates effectively on behalf of the community	<ul style="list-style-type: none"> - Collaboration on priority services - Collaboration between community, business and NGOs - Represent the views of the community and advocate on their behalf

DRAFT GOALS AND STRATEGIC CONSIDERATIONS FOR CSP
For LRCs and SRGs consideration

Community Outcomes - SMART Goals		SMART Starting conditions (key words for ABC)	
VIBRANT LOCAL ECONOMY	1. Our businesses are well-connected and thrive in a progressive environment of innovation and economic growth ✓	<ul style="list-style-type: none"> - Improved access to information, incentives and support, innovative environments (e.g. start-ups, creatives) ✓✓✓ - Support local business networks ✓✓✓ - Higher education opportunities locally ✓✓ - Reduce need for commuter traffic through flexible work options ✓✓✓ - Attract higher skilled jobs ✓✓✓ - Better employment and education opportunities for youth and disadvantaged ✓✓ 	<p><i>helping local business thrive is important</i></p> <p><i>to meet a diverse need</i></p> <p><i>have been able to find jobs, etc.</i></p> <p><i>and a lot of the way</i></p>
	2. Our local economy provides for a range of employment and education opportunities to better match the skills and aspirations of the population ✓	<ul style="list-style-type: none"> - Diverse job growth in strategic and district centres ✓✓✓ - Evening economy that is respectful of local character ✓✓✓ - Sustainable and well-distributed tourism economy ✓✓✓ 	<p><i>diverse</i></p> <p><i>evening economy</i></p> <p><i>well-distributed</i></p>
TRANSPORT, INFRASTRUCTURE AND CONNECTIVITY	4. Our community is connected to a broad range of work, education, leisure and social opportunities across Sydney ✓	<ul style="list-style-type: none"> - Promote sustainable commuter travel ✓✓✓ - Connect to destinations beyond CBD (e.g. universities, business centres) ✓✓✓ 	<p><i>transport is accessible</i></p> <p><i>public transport</i></p> <p><i>transport is</i></p> <p><i>to help the community</i></p>
	5. Our community and visitors are able to easily access and enjoy the diverse villages and places within the Northern Beaches ✓	<ul style="list-style-type: none"> - Better and more connected public transport for travel within the Northern Beaches ✓✓✓ - Cycling and walking as safe and convenient options ✓✓✓ - Parking ✓✓✓ - Provide and maintain assets and infrastructure ✓✓✓ 	<p><i>to transport area</i></p>
	6. Our community and visitors are able to easily connect and communicate through reliable and innovative communication technologies ✓	<ul style="list-style-type: none"> - Public spaces connected with communications and WiFi technology ✓✓✓ - Digital and physical communication infrastructure ✓✓✓ 	<p><i>public spaces</i></p> <p><i>to help the community</i></p>

Community Outcomes	DRAFT Goals	DRAFT Strategic considerations (key words for LRC)
ENVIRONMENTAL PROTECTION AND NATURAL HAZARDS	7. Our bushland, coasts and waterway assets are protected and managed for their natural values, allowing for appropriate and safe use and enjoyment ✓✓	<ul style="list-style-type: none"> - Local indigenous biodiversity ✓✓ - Ecological condition of bushland and natural water systems ✓✓✓ <i>Endemic & native</i> - Natural and cultural value of council managed land with sustainable visitor access ✓✓ - Enable community participation ✓✓✓
	8. Our environment is resilient to natural hazards, ensuring a balance between essential ecological services and the built environment ✓	<ul style="list-style-type: none"> - Risk management of natural hazards ✓✓ - Partnerships to manage natural hazards ✓✓✓ <i>Fire, flood & sea level</i> - Natural hazard management and warning systems ✓✓✓ - Community's ability to respond effectively before, during and after emergencies ✓✓ - Better planning of urban environments to improve resilience to natural hazards ✓✓✓
SUSTAINABILITY	9. Our community is prepared for future climate change and we will work collaboratively to mitigate our impacts ✓	<ul style="list-style-type: none"> - Climate change mitigation and monitoring ✓✓✓ <i>Trees</i> - Respond to risks posed by expected changes to climate to protect community ✓✓✓ <i>Disaster & emergency response</i>
	10. Our urban centres and assets are managed sustainably and 'greener developments' actively encouraged ✓	<ul style="list-style-type: none"> - Improve environmental standards in residential and precinct developments ✓✓ <i>Design</i> - Water, energy and resources sustainability within built environment ✓✓✓ <i>Education & awareness</i>
	11. Our community will be resource efficient and will continuously work towards resource sustainability ✓	<ul style="list-style-type: none"> - Reduce waste ✓✓✓ <i>Waste management</i> - Cleaner urban environments ✓✓✓ <i>Education & awareness</i> - Educate community about energy ✓✓✓ <i>Energy</i>

LARGE IN PLACE
 OPPORTUNITIES FOR

DRAFT Strategic considerations (key words for LMC)

Community Outcomes PLACES FOR PEOPLE	DRAFT Goals	DRAFT Strategic considerations (key words for LMC)
12. Our future is well planned with respect for the diverse communities and villages across the Northern Beaches	✓	<ul style="list-style-type: none"> - Balanced and holistic planning for future population growth - Diverse & quality housing options - Housing choice and affordability - Infrastructure development that keeps up with population growth - Urban design that supports health, wellbeing, safety and inclusion, particularly for our elderly and people who live with a disability - Activate public domain - Improve look and feel of public spaces - Support local artists & culture (creative industry, live music, performance space, venues, public art, workshop spaces etc) - Expand public events and nightlife across Northern Beaches - More opportunities for youth - Quality services and facilities for diverse needs of community - Equal opportunity and inclusion - Stronger communities where neighbours know each other - Public spaces equitably support active and passive recreation - Partnerships to encourage healthy, active living - Promote social interaction & wellbeing - Volunteer opportunities - Enabling broad engagement in civic life (across all demographics)
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16. Our community is healthy, active and enjoys the Northern Beaches lifestyle	✓	<ul style="list-style-type: none"> - Activate public domain - Improve look and feel of public spaces - Support local artists & culture (creative industry, live music, performance space, venues, public art, workshop spaces etc) - Expand public events and nightlife across Northern Beaches - More opportunities for youth - Quality services and facilities for diverse needs of community - Equal opportunity and inclusion - Stronger communities where neighbours know each other - Public spaces equitably support active and passive recreation - Partnerships to encourage healthy, active living - Promote social interaction & wellbeing - Volunteer opportunities - Enabling broad engagement in civic life (across all demographics)
17. Our community is open and friendly, providing social and cultural opportunities for everyone	✓	<ul style="list-style-type: none"> - Activate public domain - Improve look and feel of public spaces - Support local artists & culture (creative industry, live music, performance space, venues, public art, workshop spaces etc) - Expand public events and nightlife across Northern Beaches - More opportunities for youth - Quality services and facilities for diverse needs of community - Equal opportunity and inclusion - Stronger communities where neighbours know each other - Public spaces equitably support active and passive recreation - Partnerships to encourage healthy, active living - Promote social interaction & wellbeing - Volunteer opportunities - Enabling broad engagement in civic life (across all demographics)

12-14: 100% of population
15-17: 100% of population
18-20: 100% of population
21-23: 100% of population
24-26: 100% of population
27-29: 100% of population
30-32: 100% of population
33-35: 100% of population
36-38: 100% of population
39-41: 100% of population
42-44: 100% of population
45-47: 100% of population
48-50: 100% of population
51-53: 100% of population
54-56: 100% of population
57-59: 100% of population
60-62: 100% of population
63-65: 100% of population
66-68: 100% of population
69-71: 100% of population
72-74: 100% of population
75-77: 100% of population
78-80: 100% of population
81-83: 100% of population
84-86: 100% of population
87-89: 100% of population
90-92: 100% of population
93-95: 100% of population
96-98: 100% of population
99-100: 100% of population

July 1st 2016 meeting

Community Outcomes	DRAFT Goals	DRAFT Strategic considerations (key words for LRC)
GOOD GOVERNANCE	18. A transparent Council that the community confidently trusts to make decisions on its behalf <i>is a Council that demonstrates effective leadership</i>	<ul style="list-style-type: none"> - Embed transparency and accountability throughout Council ✓✓✓✓ - Transparent and regular reporting ✓✓ - (Ethical and equitable decision-making that balances local needs with strategic priorities) ✓✓✓
	19. A unified Council that efficiently and effectively responds to the evolving needs of the community	<ul style="list-style-type: none"> - Streamlined systems and processes ✓✓✓✓✓✓✓ - Long term financial sustainability (ie. ability to maintain assets and service levels over time) ✓✓✓✓✓✓✓ - Survey the community regarding service levels and satisfaction on a regular basis ✓✓✓✓✓
PARTICIPATION AND PARTNERSHIPS	20. Our community is actively engaged in decision-making processes ✓✓	<ul style="list-style-type: none"> - Community capacity to be involved ✓✓✓ - Innovative engagement that connects with and involves a broad audience ✓✓✓✓ - Build confidence in the community that their input is considered and responded to ✓✓✓✓
	21. Our Northern Beaches Council builds and maintains strong partnerships and advocates effectively on behalf of the community ✓	<ul style="list-style-type: none"> - Collaboration on priority services ✓✓✓✓ - Collaboration between community, business and NGOs ✓✓✓✓ - Represent the views of the community and advocate on their behalf ✓✓✓

Community needs to be engaged in the decision making process



Presentation outline

1. District Plan
2. Administrator's Minute
3. Draft Discussion Paper
4. Affordable Rental Housing – Questions for consideration
5. Next Steps

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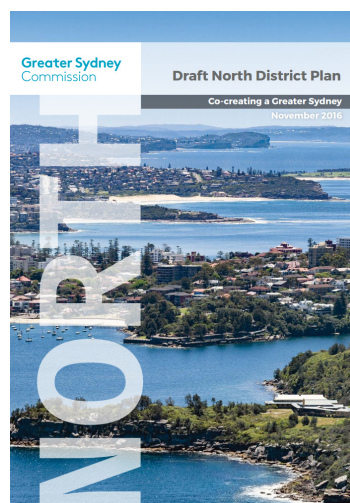
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District Plan

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



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.

Draft Discussion Paper

Has the draft discussion paper picked up on all key issues?

Draft Discussion Paper

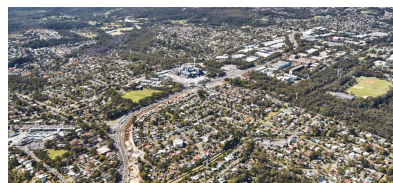
HOUSING SUPPLY CONTINUUM

<i>Level of Subsidy</i>							
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		

Affordable rental housing

Affordable rental housing target

- Should Council establish an interim affordable housing target?
- Should the focus for the policy be on land release and urban renewal areas?
- If a target is supported, what should the target be e.g. 5-10%, subject to feasibility?
- Should such a feasibility study be undertaken now or in conjunction with the development of a Northern Beaches Housing Strategy (North District Plan)?
- Should we also focus on housing diversity to encourage the market to provide affordability?



Affordable rental housing

Council's relationships with community housing providers



1. What services are we seeking from community housing providers (CHPs) e.g. management of rental housing, joint developments etc.?
2. Should there be a single CHP or a panel for the provision of those services?
3. What eligibility criteria should Council apply when selecting a CHP?
4. Should Council seek to transfer ownership of Council-owned affordable rental housing to a CHP or instead contract the CHP to manage that housing?
5. What eligibility criteria should apply to tenants of affordable rental housing?

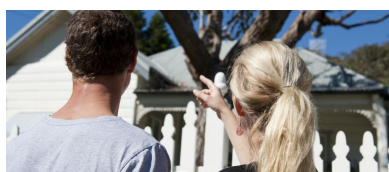
Affordable rental housing

The development of affordable housing by Council

1. What role should Council play, if any, in the direct provision of affordable housing?
2. Should Council undertake a strategic review of land it owns to determine the suitability of land for development as affordable housing?
3. Should Council undertake an assessment of the suitability of land for the development of affordable housing on each occasion Council proposes to sell, lease, rezone or redevelop its land?

HOUSING SUPPLY CONTINUUM

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



Affordable rental housing

Best alternative mechanisms to achieve affordable housing



1. 'Spot' rezonings – should Council prioritise the provision of affordable rental housing as a public benefit via planning agreements?
2. Should Council express a preference for affordable rental housing in its Voluntary Planning Agreements Policy, or require a proportion of all planning agreements to include a contribution to affordable housing provision?
3. Should Council develop 'bonus' development controls, allowing for example additional height or floor space, if affordable rental housing is provided?
4. Should Council exempt certain fees for developments containing affordable housing? E.g. Section 94A contributions, development application fees?
5. Should Council reduce development standards for development's containing affordable **rental** housing e.g. car parking, landscaping, setback controls?
6. Should Council reduce development standards to encourage more affordable **market** housing e.g. require a mix of unit size in all new developments, reduced car parking requirements, allowing subdivision of land into smaller lots, increasing the range of permissible uses in certain land-use zones e.g. industrial zones.

Next steps

