

AGENDA

AFFORDABLE HOUSING STRATEGIC REFERENCE GROUP MEETING

Notice is hereby given that a meeting of the Affordable Housing Strategic Reference Group will be held in the Guringai Room, Civic Centre, Dee Why on

THURSDAY 6 APRIL 2017

Beginning at 5:00pm for the purpose of considering and determining matters included in this agenda.

To Committee Members

Michael Regan (Chair)	Implementation Advisory Group
Ian White	Local Representative Committee - Environment
John Aspinall	Urbaine Pty Ltd
Des Brady	Resident – Pittwater Ward
Rachelle 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
Charles Scott	Resident – Curl Curl Ward
Mark Shanahan	Mark Shanahan Planning Pty Ltd
Tony Tenney	Clareville and Bilgola Plateau Residents Association
Warren Welsh	The Burderkin Association
Sandra Wilson	Resident – Frenchs Forest Ward

Council Officer Contacts

Andrew Piggot	Acting Deputy General Manager Planning and Community
David Kerr	Executive Manager Strategic and Land Use Planning
Katie Kirwan	Administration Officer Governance

Quorum

Majority of members (excluding vacant positions)

Agenda for a meeting of the Affordable Housing Strategic Reference Group

to be held on Thursday 6 April 2017

in the Guringai Room, Civic Centre, Dee Why

Commencing at 5:00pm

1.0	APOLOGIES	
2.0	DECLARATION OF PECUNIARY AND CONFLICTS OF INTEREST	
3.0	REVIEW OF MEETING NOTES	
3.1	Minutes of Affordable Housing Strategic Reference Group held 9 February 2017	1
4.0	AGENDA ITEMS	7
4.1	Affordable Housing Policy - Discussion.....	7
5.0	UPDATE ON ACTIONS FROM LAST MEETING	
	Nil	
6.0	GENERAL BUSINESS	
	NEXT MEETING Thursday 15 June 2017	

2.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

2.1	MINUTES OF AFFORDABLE HOUSING STRATEGIC REFERENCE GROUP HELD 9 FEBRUARY 2017.....	1
------------	--	----------

RECOMMENDATION

That the Minutes of the Affordable Housing Strategic Reference Group held 9 February 2017, copies of which were previously circulated to all Members, be confirmed as a true and correct record of the proceedings of that meeting.

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 Rachelle 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, Narrabeena. 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

4.0 AGENDA ITEMS

ITEM 4.1	AFFORDABLE HOUSING POLICY - DISCUSSION
REPORTING OFFICER	EXECUTIVE MANAGER STRATEGIC LAND-USE PLANNING
TRIM FILE REF	2017/072752
ATTACHMENTS	NIL

ISSUE

Council's draft Affordable Housing will be on public exhibition during April.

BACKGROUND

In accordance with Administrator Minute No 13/2016, a draft Affordable Housing Policy (draft Policy) prepared for consideration by Council.

The draft Policy and background documentation will be placed on public exhibition for a minimum period of 28 days, during which time submissions will be invited from the community.

The draft Policy has been developed with invaluable input from the Affordable Housing SRG, as well as consultation with an internal working party, State government departments and other stakeholders.

The Council Report and attachments can be viewed [online](#) (Agenda item and Attachment Booklet - Item 9.3).

Community consultation will include a drop-in session, online engagement at YourSay Northern Beaches, copies of the documentation at Council's offices and contact with key stakeholders in Government and NGOs.

DISCUSSION

The draft Policy is a high-level strategic directive comprising principles and policy statements that together will guide Council's actions to support affordable housing. The draft Policy is supported by evidence of the need for affordable housing (Housing Needs Analysis and Affordable Housing Discussion Paper), and a recommended Action Plan to respond to that need.

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.

The SRG meeting will focus its major session on a roundtable discussion of the draft Policy to ensure considered feedback from the SRG members. Members are also encouraged to make an online submission. The draft Policy and supporting documents will be available at <http://yoursay.northernbeaches.nsw.gov.au/HousingAffordability> from Friday 31 March.

RECOMMENDATION OF EXECUTIVE MANAGER STRATEGIC LAND-USE PLANNING

That SRG members view the draft Policy prior to the meeting, to consider their views to contribute to the roundtable discussion.
