NORTHERN BEACHES
COUNCIL

NOTES

AFFORDABLE HOUSING STRATEGIC REFERENCE GROUP MEETING

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

THURSDAY 6 APRIL 2017

Notes of the Affordable Housing Strategic Reference Group Meeting held on Thursday 6 April 2017 in the Guringai Room, Civic Centre, Dee Why Commencing at 5:09pm

ATTENDANCE:

To Committee Members

Michael Regan (Chair)	Implementation Advisory Group
Ian White	Local Representative Committee – Environment (*Joined the meeting at 6.31pm)*
John Aspinall	Urbaine Pty Ltd (*Left the meeting at 6.15pm)*
Des Brady	Resident – Pittwater Ward
Peter Fuller	Resident – Narrabeen Ward (*Left the meeting at 6.30pm)*
Digby Hughes	Resident – Manly Ward
Andrew McAnulty	Link Housing
Richard Ollerhead	Resident – Frenchs Forest 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 (*Left the meeting at 6.15pm)*
Neil McWilliam	(*Joined the meeting at 5.20pm)*

Council Officer Contacts

Andrew Pigott	Acting Deputy General Manager Planning and Community
David Kerr	Executive Manager Strategic and Land Use Planning
Melissa Lee	Manager Governance
Suzy Lawrence	Senior Strategic Planner
Neil Cocks	Sustainable Urban Planning Manager

Quorum

Majority of members (excluding vacant positions)

NOTE: The Affordable Housing Strategic Reference Group formally congratulated Katie Kirwan on the recent birth of her baby boy.

1.0 APOLOGIES

Apologies were noted from Michelle Povah, Rachelle Elphick, Charles Scott and Sonia Lechner.

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 9 FEBRUARY 2017

RECOMMENDATION

That the Notes of the Affordable Housing Strategic Reference Group held 9 February 2017, copies of which were previously circulated to all Members, are hereby confirmed as a true and correct record of the proceedings of that meeting with an amendment to pg.4 around the discussion of 40-50% desirable target, to read that 10% was deemed an appropriate target, a level that would not impeed development.

NOTE: The Order of Business was changed to discuss Item 5.0 '*Update on Actions from Last Meeting'* as the first Item of Business on the Agenda.

5.0 UPDATE ON ACTIONS FROM LAST MEETING

DISCUSSION

- As per adoption of notes, sentence to be added to pg. 4.
- The previous discussion around lobbying government was noted, and whilst there are opportune sites, the position will be to establish a discussion and a focus group/ working group to look at all opportunities for affordable housing and government sites. The group would like to have a broader discussion about affordable housing. In the meantime council will be writing to government departments to advise them we want a broader discussion on affordable housing.

  The group questioned whether some form of caveat could be placed on sites. D Kerr advised that council did not have such power to impose restrictions on state owned land. D Kerr advised the group could lobby government or individual MP's on creating a holistic approach to the inclusion of affordable housing projects where there is surplus government land.

  NOTE: The group would rather keep the resolution, and add what David Kerr has suggested.

Action: Michael Regan will seek a meeting with relevant stakeholders as the policy was placed on exhibition at the last Council Meeting.

4.0 AGENDA ITEMS

4.3 RESPONSE TO DRAFT DISTRICT PLAN

DISCUSSION

D Kerr updated the committee in relation to Council's response to the draft District Plan advising, that key points are that the district plan sets a specific target – 5-10% (of all floor space) of all new floor space and greenfield sites etc. advising that it will include Ingleside and the Northern Beaches Hospital sites.

He advised that Council is about to engage a consultant to advise on viability of affordable housing across the Northern Beaches when rezonings are sought.

A community housing provider (or multiple) will be engaged to look after affordable housing. There would be an EOI process to select the provider.

Councils comments in relation to affordable housing included:

- Introduce targets for moderate income households
- Recognise and address limitations of the LGA
- Permit the transfer of affordable rental housing stock to CHPs
- Ensuring the stock remains in perpetuity
- Boost affordable and social housing choice through innovative partnerships
- Fostering and improving ideas and projects to improve and increase the current housing stock

Members of the group raised a number of questions as follows:

Q. How can someone put in affordable housing now?

A. D Kerr advised that providing it ticks all the appropriate planning controls etc. there is no impediment to add this in, advising that something like a VPA could be put in place.

Q. Will the Greater Sydney Commission be adopting the plan according to individual districts or as a whole?

A. The 6 districts across Sydney are concurrently occurring and the district plans will be made at the same time.

The process from here is that the Greater Sydney Commission have already commenced the second round of working groups with councils, with Northern Beaches Council having already met with the Commission in the last week. D Kerr advised that every council has the same view regarding affordable housing, and that the issues are worse in areas such as Mosman, and parts of North Sydney etc. He advised the committee that Council have requested a more hierarchical plan, and noted that affordable housing sits across a number of outcome areas.

RECOMMENDATION OF EXECUTIVE MANAGER STRATEGIC LAND-USE PLANNING

That the Affordable Housing SRG note Council's submission to the Greater Sydney Commission on the draft North District Plan.

4.2 FRENCHS FOREST STRUCTURE PLAN UPDATE

DISCUSSION

D Kerr updated the committee in relation to this project, advising that it is a culmination of a number of years of work by former Warringah Council in response to the hospital at Frenchs Forest and is about how the local area will respond to the development of a new hospital. He advised that previous documents suggest that Frenchs Forest will become a strategic centre (with up to 6000 dwellings and 8000-10000 more jobs).

There are already over 8000 jobs in the area, and this is a catalyst to provide more accommodation for our community and consideration of ageing in place in the Forest (the need to provide residential accommodation for people to allow them to age in place.) D Kerr advised that council was looking to provide 4000 to 6000 new dwellings as Stage 1, however the constraints of the transport network mean that we can only provide 2200. In the main due to no BRT being available to this area.

D Kerr advised that a structure plan was on exhibition in November 2016, and endorsed in February 2017, where over 1000 people attended drop in sessions.

The community the following main issues:

- Don't want the WAC to be closed (for the high school to be moved to this site, and the pool moved to teh current high school site along with shops etc, with over 1/3 of submissions being in relation to this
- People in the rezoned area, weren't happy with the floorspace ratios (directly driven by the traffic modelling), which advised we could only deliver on ½ of the housing originally discussed.)

Council does have an interagency working group in place, and Northern Beaches Council is trying to achieve an outcome that works for all agencies.

Council is currently engaging SGS, around the area of affordable housing. Council will present the committee a number that will be a percentage of affordable housing in the Frenchs Forest site (based on the 2200 dwellings.) D Kerr advised that expectations were inflated in 2011, when the state government released a plan of what would be on the site(s).

Members of the group raised a number of questions as follows:

Q. On the environmental side, is there a trade off, transfer your right to another developer (in relation to trees?)

A. D Kerr advised that Council hasn't entered into this space (transferrable development rights). Advising Council could enter into this discussion in the future, however you may end up with a concentration of affordable housing in one area, or is a better approach the salt and pepper approach?

RECOMMENDATION OF EXECUTIVE MANAGER STRATEGIC LAND-USE PLANNING

That the Affordable Housing Strategic Reference Group notes the progress on the Northern Beaches Hospital Structure Plan.

4.4 INGLESIDE STRUCTURE PLAN UPDATE

DISCUSSION

D Kerr advised that the structure plan has was on exhibition from late November 2016 to the end of February 2017. Council received 200-300 submissions, with a majority being in relation to the development outcomes, not necessarily the affordable housing outcomes. People are concerned about the rezoning of their land. In particular, the areas of Wirreanda and North Bayview Heights and the ability to service these properties, prohibitive for infrastructure and increased density.

He advised that the Department of Planning are delivering this, and Council are a partner in this development. H further advised that Council had a reference group made up of a number of stakeholders and Council has commissioned an affordable housing study in this area.

D Kerr advised that Council has a draft DCP for this area, and a Development Contributions (S94) plan, that will be exhibited later this year. Finally he advised that Council is looking at having state infrastructure contributions apply, due to the costs of infrastructure to both this area and Frenchs Forest.

Members of the group raised a number of questions as follows:

Q. Are these the only two projects or are there other projects, say in Belrose etc. for such developments, and then affordable housing, or will these be our only two opportunities?

A. D Kerr advised that there will always be a need. Both current areas have been slated for affordable housing for a number of years.

Q. On the 10% target, and feasibility, what does that actually mean? Across the area or concentrated?

A. D Kerr advised that this was the area to be upzoned.

RECOMMENDATION OF EXECUTIVE MANAGER STRATEGIC LAND-USE PLANNING

That the Affordable Housing Strategic Reference Group notes the progress of the Ingleside Draft Structure Plan.

4.1 AFFORDABLE HOUSING POLICY – DISCUSSION

DISCUSSION

D Kerr advised the committee that this was currently on exhibition, and that this ended on 30 April 2017. An informaiton session was held last night (5 April 2017.)

He advised that the draft contents included:

- Draft affordable housing policy
- Draft action plan
- Draft discussion paper
- Needs analysis

D Kerr took the group through the main principles of the draft policy as follows:

a) Establishing clear targets for the provision of affordable housing in the Northern Beaches.

b) Leading change by example.

c) Embedding affordable housing in Council's strategies, plans and policies.

d) Partnering with State Government, other local councils, stakeholders and community housing providers to deliver affordable rental housing.

e) Advocating for change to support affordable housing in the Northern Beaches.

Members of the group raised a number of questions as follows:

Q. How do we make affordable housing 'sexy' or do we sell it by the negative (e.g. no teachers/ nurses on the Northern Beaches?)

A. D Kerr advised we had to educate people around affordable housing, telling people what it really is, as the perception is that it is public housing and it is not.

Q. Leading change by example, how can we bring back the site next to the Civic Centre (red brick house) for affordable housing?

A. If the site is surplus to need and for sale, we could put clauses in place to provide a certain amount of affordable housing.

Q. Was there a targeted number for Mona Vale?

A. D Kerr advised he would take this question on notice.

D Kerr took the group through some questions he would like the group to consider, of which there was some discussion.

Action: Put it (affordable housing) on 149(5) certificates.

Further questions were raised by the group as follows:

Q. Commend on brevity and focus of the documents. I am now wondering, have we narrowed ourselves too much – concentrating on inclusionary zoning rather than 11A (private market).

A. D Kerr advised that there was nothing in the policy that prevented Council taking some sort of initiative or prevents a developer from putting in affordable housing.

Q. When will the SGS report into affordable housing be available?

A. It will be part of a suite of documents to be released.

Q. Are we (Council) exhibiting again?

A. This is dependent on if there is significant change.

Q. Wasn't there a public meeting prior to the council meeting prior to the adoption of DYTC? Will this be the same for Frenchs Foresr.

A. At this stage the answer to this is unknown.

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.

6.0 GENERAL BUSINESS

Nil

The meeting concluded at 6.53pm

This is the final page of the Notes comprising 8 pages
numbered 1 to 8 of the Affordable Housing Strategic Reference Group
meeting held on Thursday 6 April 2017 and confirmed on Thursday 15 June 2017