

Tiny houses (page 5)

Action 32 of the *Woollahra Local Housing Strategy 2021* is to:

32. Investigate the potential of new housing types to contribute to improving housing affordability

Certain new housing types may have the potential to increase housing diversity and affordability. Council will investigate the suitability of introducing planning controls for new and emerging housing types to facilitate appropriate and high quality development that contributes to housing affordability, including:

- *co-living developments and micro-housing in areas close to hospitals and tertiary education facilities*
- *build-to-rent developments in areas where residential flat buildings and shop top housing are permitted, particularly in areas close to our key local centres and high frequency public transport services.*

The Woollahra LGA has a well-established built environment and, as identified in Action 32, it is expected that the investigation of where these housing types may be suitable will focus on well-connected locations close to our key local centres and public transport.

It is also noted that a small number of development applications are lodged annually for secondary dwellings in our residential zones.

Tax incentives for secondary dwelling above garages (page 6)

Whilst we have secondary dwellings in our LGA, a “Fonzy” flat requires a lane or driveway which provides access to the rear of the property. Other than the Paddington HCA, there are limited opportunities for this type of development. Where this has taken place, these spaces are being used as additional family living rooms.

Being in the Eastern Suburbs of Sydney, Woollahra Council is aware of a number of Community Housing Providers operating in the local housing market in addition to the social housing programs. The *Woollahra Local Housing Strategy 2021* advocates for amendments to state planning policies to expand the coverage of affordable housing contributions schemes to apply more broadly so that where development is occurring it further contributes to increasing affordable housing stock. We note that the City of Sydney Council is a leader in this policy area.

Commercial vacancy rates (p.8)

Based on the 2016 Census the ABS reported that 10.9% of private dwellings were unoccupied. Commercial uses in the Woollahra LGA are primarily located in local centres which cater to the needs of the area. Whilst COVID-19 definitely affected the local economy and housing, Woollahra Council does not have data to inform any comments as to whether there have been any significant or long term impacts on local vacancy rates.

Meanwhile use of commercial buildings empty prior to redevelopment (p.8)

Residential use of commercial buildings requires development consent under the current legislation. If the residential use is not currently permissible in the zone, and Council grants consent, the property would then become the subject of existing use rights.

Furthermore, we would not support undermining the vitality and vibrancy of our commercial centres (even on a temporary basis) by allowing residential development. In addition, we question whether commercial development (earmarked for demolition) would have the necessary infrastructure to provide suitable amenity to function as residential accommodation e.g. showers, solar access & ventilation.

Holdsworth Community additional information (page 9)

The CEO from Holdsworth, Jason Malone advised via email:

Can you add that to enable Holdsworth to continue to offer HomeShare and to expand its reach, resourcing is required for:

- the salary for the HomeShare Coordinator, as current DCJ funding ends in June 2022
- media and promotion
- the exploration of a new model for a potential subsidy to the home owner that makes it attractive for them to take in a Sharer