

Mr Alex Greenwich MP
Legislative Assembly Select Committee Chair
Parliament House
Macquarie Street
SYDNEY NSW 2000

By email: EssentialWorkerHousing@parliament.nsw.gov.au

Dear Mr Greenwich

Parliamentary Inquiry – Essential Worker Housing

The purpose of this letter is to provide a response to the supplementary questions from Committee members at the Hearing on 7 February 2025.

1. Can you please supply the Committee with a copy of your Affordable Housing policy?

Response: Please find attached a copy of the *Hornsby Affordable Housing Strategy 2024* and the *Hornsby Precinct Affordable Housing Scheme November 2024*.

2. How many affordable housing properties have been (a) approved and (b) built in your local government area in the past 10 years?

Response: There have been no affordable housing developments approved in the last 10 years in Hornsby Shire however, 40 units have been constructed in accordance with previous development consents.

a) How many of these properties are owned by Council and, if so, who manages them?

Response: Nil. The subject development consents were conditional upon a restriction-as-to-user being created on the title of the units to inform current and future owners the dwellings were approved for affordable rental housing for a period of 10 years to be managed by a *registered community housing provider* as defined in the *Housing Act 2001*.

3. Do you keep a registry of affordable housing properties?

Response: No.

a) What audit of built affordable housing properties, if any, is undertaken by your Council?

Response: Nil. Council would investigate any concerns about the use and availability of affordable housing on receipt of a complaint.

b) Do you see any challenges for councils for maintaining an affordable housing registry? If so, what are these challenges?

Response: Prior to consideration of establishing a process for monitoring and compliance, demonstrated evidence of an issue should be provided to justify further reporting by councils. Maintaining an affordable housing register would have resource implications for councils in terms of establishing the register, ensuring it is maintained to reflect current information, and investigation and follow up where information is not supplied. Should a registered be considered, it should be maintained in a central location by a State Agency with appropriate investigative powers to require the provision of supporting rental information.

4. Please provide a list of community land (such as carparks, parks or reserves, or other properties) that have been reclassified into operational land over the past five years.

Response: Nil.

a) What is the new usage (zoning) of these properties?

Response: N/A.

b) Have any of these properties been sold or being considered to be sold in the future?

Response: N/A.

I trust the above response is of assistance to the Committee and please do not hesitate to contact me should you have any further questions.

Yours faithfully



JAMES FARRINGTON
Director
Planning and Compliance