

Good afternoon,

Thank you for providing us with the opportunity to provide further information. Please see below responses to your questions.

1. At the hearing you noted that Sutherland Shire Council was considering an affordable housing contribution scheme.

- a. Did Council experience any difficulties developing this scheme?

Sutherland Shire is a member of the Southern Sydney Regional Organisation of Councils (SSROC). In 2023 SSROC alongside resilient Sydney and partner Councils developed a suite of template documents to assist Councils in developing affordable housing contributions schemes. Sutherland Shire Council used the site of documents produced and templates to develop the draft Sutherland Shire Affordable Housing Contributions Scheme. This resource significantly reduced difficulties in the development of the scheme.

- b. How will this scheme increase the availability of affordable housing and essential worker housing in your local government area?

The draft affordable housing contributions scheme will value capture a portion of uplift that is given to a site through a planning proposal process. Under the scheme developers will be required to contribute to the delivery of council owned, in perpetuity affordable housing. Council will engage with a community housing provider who will ensure the dwelling are appropriately allocated to a variety of people who earn within the earning thresholds to qualify for affordable housing.

2. Can you please supply the committee with a copy of your Affordable Housing Policy?

The Draft Sutherland Shire Affordable Housing Contributions Scheme has been attached, noted that this has not been adopted by Council and is not in place as of yet.

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

- a. In the past 10 years 327 affordable dwellings have been approved, majority via the State Environmental Planning Policy (Housing) 2021 or previous the State Environmental Planning Policy (Affordable Rental Housing) 2009 and are therefore time limited at 10 or 15 years.

- b. A total of 197 affordable rentals have been constructed.

- c. How many of these properties are owned by Council and, if so, who manages them?

Council does not own nor develop affordable rental housing.

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

Yes, we keep a file record of all approved affordable housing within the LGA.

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

Intermittently Council officers undertake audits of constructed affordable rental housing. Council writes to the property owners and requires proof that the dwelling is being managed and rented in accordance with affordable housing requirements and is being managed by a community housing provider.

- b. Do you see any challenges for Councils for maintaining an affordable housing register? If so, what are these challenges?

Maintenance of the affordable housing register is labour intensive and requires access to information. A NSW State Government register that manages all affordable housing would reduce the amount of administration on Councils. The central register could be used by both Councils and owners of affordable dwellings to ensure approved and constructed affordable dwellings are managed in accordance with affordable housing requirements. Compliance action is costly and time consuming.

5. 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 5 years.
- a. What is the new usage (zoning) of these properties?
- b. Have any of these properties been sold or being considered to be sold in the future?

Council has reclassified one parcel of community land to operation land since 2015. The parcel is located at 99R acacia Road, Sutherland and has recently been redeveloped with a play space for the local community. Surrounding land was rezoned to R4 High Density Residential and has been redeveloped as residential flat buildings. It is unlikely that the park will be sold by Council for the purpose of redevelopment in the future as it provides essential public open space to the surrounding high density residential developments.

Kind regards, Holly

SUTHERLANDSHIRE



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We acknowledge the Dharawal people as the Traditional Custodians of the land within Sutherland Shire.

We pay respect to the Elders and their families, past, present and emerging, and through them, to all Aboriginal and Torres Strait Islander peoples

