

**Submission  
No 76**

**OPTIONS TO IMPROVE ACCESS TO EXISTING AND ALTERNATE  
ACCOMMODATION TO ADDRESS THE SOCIAL HOUSING SHORTAGE**

**Organisation:** Central NSW Joint Organisation (CNSWJO)

**Date Received:** 20 August 2021

Partially  
Confidential

Inquire into and report on options to improve access to existing and alternate accommodation in order to help address the social housing shortage in NSW

August 2021



**CENTRAL NSW  
JOINT ORGANISATION**

- Bathurst
- Blayney
- Cabonne
- Cowra
- Forbes
- Lachlan
- Oberon
- Orange
- Parkes
- Weddin

19 August 2021

Reference: jb:vp 210819  
Enquiries: Ms J Bennett: 0428 690 935

Ms Wendy Lindsay  
Chair  
Committee on Community Services  
Parliament of New South Wales  
6 Macquarie Street  
Sydney NSW 2000

To whom it may concern,

**Re: Inquire into and report on options to improve access to existing and alternate accommodation in order to help address the social housing shortage in NSW.**

Local Government Regional Joint Organisations (JOs) were proclaimed in May 2018 under the NSW Local Government Act 1993. The Central NSW Joint Organisation (CNSWJO) represents over 200,000 people covering an area of more than 50,000sq kms comprising the Local Government Areas of Bathurst, Blayney, Cabonne, Cowra, Forbes, Lachlan, Oberon, Orange, Parkes, Weddin, and Central Tablelands Water.

Tasked with intergovernmental cooperation, leadership and prioritisation, JOs have consulted with their stakeholders to identify key strategic regional priorities. The CNSWJO Strategic Plan can be found here: [https://docs.wixstatic.com/ugd/51b46b\\_31886650ecf546bc916f15e99a733b3e.pdf](https://docs.wixstatic.com/ugd/51b46b_31886650ecf546bc916f15e99a733b3e.pdf)  
Firstly thank you for the extension and the opportunity to provide comment on the inquiry into and report on options to improve access to existing and alternate accommodation in order to help address the social housing shortage in NSW

The Central NSW Joint Organisation understands the terms of reference to be: *that the Committee inquire into and report on options to improve access to existing and alternate accommodation in order to help address the social housing shortage in NSW, with particular reference to:*

- a) options to better support 'meanwhile use' (temporary supportive accommodation), and the current major planning barriers to 'meanwhile use';*
- b) options to improve access to existing accommodation to provide community housing;*
- c) options for crisis, key-worker and other short term accommodation models;*
- d) barriers to additional supply across NSW, including for smaller non-CHP housing providers;*
- e) support for and accountability of registered community housing providers.*

*The Central NSW JO speaks for over 157,000 people covering an area of more than 47,000sq kms comprising of Bathurst, Blayney, Cabonne, Cowra, Forbes, Lachlan, Oberon, Orange, Parkes, and Weddin*

In the first instance there needs to be clear definitions and language use regarding social housing. Definitions of "social housing" "community housing" "public housing" "affordable rental housing" are not well known amongst communities and even Councillors. It also muddies the waters under the Affordable Rental Housing SEPP that "social housing provider" as a definition includes Community Housing Providers right through to public-owned housing providers. Affordable as defined by Planning SEPP and Affordable as defined by NSW Government (rents 20% below the market) are different.

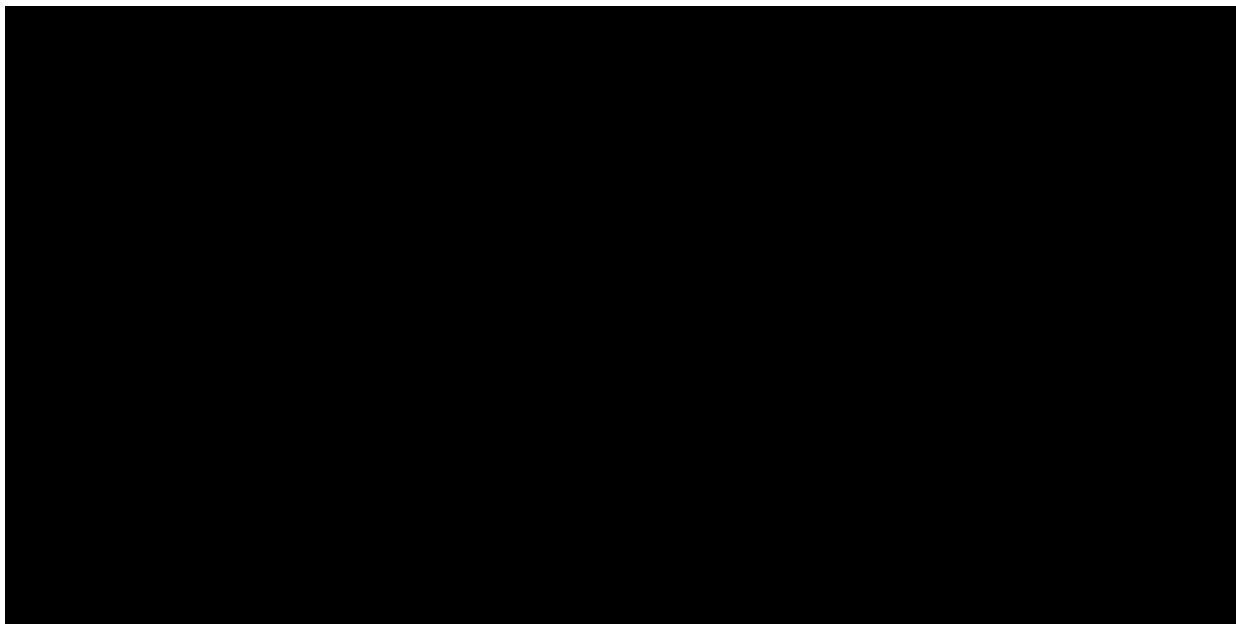
The housing shortage in the Central NSW region is acute and impacting the most vulnerable. This exposes the failure of strategy and support particularly for regional communities. Please find following examples of challenges in this region:

- a 72 year old lady who is about to get an eviction notice because the land lord wants to sell the property (shed has lived in the property for 10 years) no other accommodation available in the local government area;
- An 81 year old man who has rented a house for over 37 years is being evicted because land lord is selling. There is no other rental accommodation available.

The individual impacts on the vulnerable are exacerbated by a combination of the visitor economy accommodation stock and the significant spend on mining and infrastructure in region with requisite accommodation needs.

On the flip side, members are expressing concerns about an increase in cheap unregulated development.

Below is a van home that was installed with no approval as it does not need it under section 77 of the Local Government Manufactured Home Estate, Caravan Parks, Camping Grounds and Moveable Dwellings Regulation.



This was installed under 77(b). There is no prospect of managing its use into the future. Besides the poor look and curtilage, there is no ability for Council to get developer contributions as there be on a dual occupancy.

There is a need to support regional Councils with infill development for granny flats and the like so that it is *easy* and can compete with van homes otherwise they will continue to proliferate.

Regional Councils have limited resources, and are even more stretched at the moment with the development pressure. Funding support is required to do the strategic work, that will enable both more affordable housing and better development.

Ultimately it all comes down to investment. Be it in public housing, planning or to improve the viability of private investment.

Please contact me on 0428 690 935 should you wish to discuss further.

Yours sincerely,



Jennifer Bennett  
Executive Officer  
Central NSW Joint Organisation (CNSWJO)