
From: Michael Carnuccio
Sent: Tuesday, 13 June 2023 2:22 PM
To: Portfolio Committee 7
Subject: RE: Inquiry into the Environmental Planning and Assessment Amendment (Housing and Productivity Contributions) Bill 2023 – Post-hearing responses – 8 June 2023
Attachments: CHIA NSW Response to Question on Notice - Inquiry into Housing and Productivity Contributions Bill 2023.pdf; Transcript - 8 June 2023 - CORRECTIONS by Michael Carnuccio.pdf

Dear Madeleine

Please find attached response to my question on notice, and an annotated copy of the transcript identifying corrections and clarifications (pages 20, 22 and 23).

Regards

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The CHIA NSW office is located on land traditionally owned by the Gadigal Clan of the Eora Nation

UNCORRECTED

are well used by people in high-vis vests at 4.00 a.m., 5.00 a.m. and 6.00 a.m. So already we have a city that doesn't get articulated or consumed in one discrete area. They're not towns. People already coexist. To the extent that it wouldn't necessarily be difficult to say that we're still showing the general benefit without it being in a prescribed one-kilometre or old-fashioned town way. I think it's possible, so long as you can demonstrate—I know we use this word a lot—that nexus between from whence the contributions are gained and where they're spent.

MICHAEL CARNUCCIO: When local councils have to put together their own infrastructure contribution plans, they have to publish a list of projects that are going to be funded with that work. So a similar approach could be taken at a regional level when regional or city plans are produced. There could be a schedule that says, "Here are the projects that we are intending to fund through these contributions." And they can be exhibited alongside those draft plans and provide people with an opportunity to comment, and hopefully that will then also improve the transparency of the allocation process.

The Hon. ANTHONY D'ADAM: For the record, could you explain whether social housing is a subset of affordable housing or a discrete thing?

MICHAEL CARNUCCIO: That is a very good question.

JOHN ENGELER: We are very glad you asked that question.

MICHAEL CARNUCCIO: If you ask a planner, you will get a different response. I think generally social housing is conceived of as a different product to affordable housing. Social housing is housing that tends to be regulated by the State Government. There are specific eligibility requirements and requirements over rents, and there's a shared application pool. On the other hand, affordable housing tends to be more conceived of for higher income groups, potentially like your key workers, for example. It tends to be built and delivered more by community housing providers. So there's a slight difference in who is the target audience.

The Hon. ANTHONY D'ADAM: The bulk of your members would be providers of affordable housing or social housing?

MICHAEL CARNUCCIO: We will manage both social and affordable housing. We manage some social housing on behalf of the State Government. When they build homes, it is a bit of a mixture, but the State Government doesn't build affordable housing in terms of housing that is moderate income, key worker-type housing. That tends to be left to the community housing sector. So it's a bit of a confusing distinction, particularly when you look at the planning definition of affordable housing. It is a bit of an umbrella term that covers housing that's affordable to very low to moderate income households. Those very low income households could potentially also access social housing. So it can be a little bit of a confusing distinction.

The Hon. ANTHONY D'ADAM: Is there a statutory definition of affordable housing?

MICHAEL CARNUCCIO: There is in the planning Act, yes. It's housing that is affordable to very low to low income households. The housing State environmental planning policy sets out what is meant by each of those income groups, and it's based on meeting income.

3 comments

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CLARIFICATION: I was referring to "contribution income"



CLARIFICATION: The statutory definition of affordable housing is included at section 1.4 of the Environmental Planning and Assessment Act 1979:

"affordable housing means housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument."

Section 13 of State Environmental Planning Policy (housing) 2021 further expands on this definition.



CORRECTION: I said "median income"