

LEGISLATIVE COUNCIL
SELECT COMMITTEE ON SOCIAL, PUBLIC & AFFORDABLE HOUSING
SUPPLEMENTARY QUESTIONS FROM THE COMMITTEE

1. *In relation to councils working with community housing providers*
 - a) *Are there any legal constraints in relation to local government providing land for the development of housing of land owned by council either community or operational land.*

LPSC Response:

Yes. There are currently limitations on the use of certain council owned and controlled lands given the prevailing land management provisions embedded within the *Local Government Act 1993*. Amendments may need to be undertaken to that Act to achieve the required flexibility in delivering affordable and effective housing partnership programs. It is noted that there are currently major reviews being undertaken in respect of how Crown Lands are managed and administered in NSW under the *Crown Lands Legislation White Paper*. These reviews have foreshadowed proposed amendments to community and operational land provisions under the *Local Government Act 1993*.

- b) *If there were incentives for council to provide land for the development of social or affordable housing what would be attractive for local government to do so or what would be the disincentive.*

LPSC Response:

Council's role would generally be restricted to development assessment. However, targeted land parcels under Council's ownership that are identified as being both suitable and desirable as part of an overarching Affordable Housing Strategy could be provided by Council. This could occur on the basis that there was a clear and robust financial and a strategic incentive to do so.

Any requirement for the establishment, ongoing management and monitoring of the housing would need to be established with other organisations that are appropriately equipped to fulfil such a task. These might include, for example, State government or not-for-profit housing providers. This framework is unlikely to include Council in a key delivery role. Liverpool Plains Shire Council, like most local government authorities, is very supportive of such initiatives and is willing to partner. However, Council is not appropriately resourced, nor is it financially able to take responsibility for owning or managing affordable housing.

2. Would the council support a contribution from all S94 contributions toward addressing social and affordable housing and homelessness?

LPSC Response:

Council would be generally unsupportive of section 94 contributions being utilised for social and affordable housing and homelessness. Council is currently deriving very limited income from Section 94 contributions and such levying arrangements are sporadic, at best.

Under the present applied contributions frameworks, Section 94A levies are imposed on development over \$100,000 in value on a percentage basis. Expenditure of contributions levied is currently competitive and in line with the objectives of Council's adopted Community Strategic Plan. Funding is also relatively 'thinly spread' as Council also covers a significant geographical area and a number of population centres.