

**Select Committee on Social, Public and Affordable Housing
Narrabri Shire Council Responses**

Questions on Notice

Ms JAN BARHAM: How affordable is that? I think in your submission you ask for support for more first home buyer grants, is that right?

Council considers that there should be ongoing support to individuals and families in the form of first home buyer grants or stamp duty exemptions to assist people entering the property market.

Shannon Estate (Stage 1) is a 32 lot subdivision developed by Council. Prices for the lots and there current status is listed below.

Lot Number	Area (sqm)	Price	Status
1	1,196	\$107,000	Under Offer
2	1,193	\$107,000	
3	1,000	\$102,000	Sold
4	1,139	\$107,000	
5	1,151	\$107,000	Sold
6	994	\$97,000	Sold
7	992	\$97,000	
8	1,037	\$97,000	
9	1,274	\$104,000	
10	1,201	\$104,000	
11	1,202	\$104,000	
12	1,189	\$107,500	
13	1,200	\$107,500	Under Offer
14	1,201	\$107,500	Under Offer
15	980	\$96,500	Sold
16	900	\$95,000	Sold
17	900	\$95,000	Sold
18	900	\$95,000	Sold
19	971	\$93,000	Sold
20	970	\$93,000	Sold
21	970	\$93,000	Sold
22	971	\$93,000	Sold
23	15,200	\$125,000	
24	23,200	\$130,000	
25	23,600	\$135,000	
26	1,400	\$111,250	Sold
27	1,380	\$111,250	Sold
28	1,380	\$111,250	
29	20,700	\$135,000	
30	19,600	\$135,000	
31	1,400	\$111,250	Under Contract
32	1,400	\$111,250	Sold

CHAIR: Can you give us a snapshot of homelessness in your shires?

The below information was sourced from the Narrabri Homeless Persons Support Team. Although it is difficult to get specific numbers, Council was advised that on average approximately 10 people per week seek assistance. On initially making contact with the agency the people seeking assistance are put on a priority list for a housing commission house which currently has a four year waiting list.

There are no people sleeping under bridges or in the street in Narrabri Shire so people in need of accommodation start or continue to live with friends and relatives. This can lead to overcrowding in existing properties. Council was advised that approximately 90% of people using the Homeless Persons Support Team were aboriginal and younger people.

There is a soup kitchen in Narrabri and Wee Waa that on two days per week each provides lunch to people in need. The number of people utilising this service in Narrabri and Wee Waa is approximately 40 each. In conjunction with the soup kitchen is a food barn which provides discounted food for people. The food barn has seen a noticeable increase in older housed residents utilising this service as the overall cost of living increases disproportionately to pensions.

CHAIR: Could you provide us with numbers and scenarios? In other places we have heard that people are camping up rivers, in the bush, in caves and cars.

Council is unaware of any illegal camping or otherwise that may be taking place as a result of high rents or homelessness apart from what Ms Hood advised being some resource protestors.

The Hon. GREG PEARCE: Do you have community housing organisations in your areas?

Narrabri Shire has a range of community housing inclusive of the following:

- Abbeyfield House is a shared community assisted living facility for people with disabilities.
- Life Without Barriers support vulnerable and marginalised people reach their full potential and offers day programmes.
- Narrabri Community Tenancy Scheme offers accommodation for disability and regular clients. The Community Tenancy Scheme currently supports 64 individual properties in Narrabri.
- Wahgunyah aboriginal housing group.
- Narrabri, Pilliga and Wee Waa aboriginal lands council's manage a range of services inclusive of housing.
- Women's refuge that provides short term accommodation for women and children.

Ms JAN BARHAM: That is interesting. You say you get contribution funds. What is the development lifespan of the development applications for those MAC villages? Is there a time limit on them or are they perpetual approvals?

Development consent is valid for a period of two years up to when the development is substantially started. From this point the development is valid in perpetuity.

Ms JAN BARHAM: What is the sort of scale for developer contributions in those developments?

Ms JAN BARHAM: Would you please take that question on notice.

For the Boggabri facility headworks (consisting of water & sewer infrastructure) and development contributions totalled \$2,658,481.

For the Narrabri facility headworks (consisting of water & sewer infrastructure) and development contributions totalled \$2,512,473.