

**Submission  
No 254**

**INQUIRY INTO SOCIAL, PUBLIC AND AFFORDABLE  
HOUSING**

**Organisation:** Warringah Council

**Date received:** 10/06/2014

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10 June 2014

The Director  
Select Committee on Social, Public and Affordable Housing  
Parliament House  
Macquarie Street  
SYDNEY NSW 2000

Record/Container  
Our Ref: 2014/166573

Dear Sir/ Madam

**RE: Parliamentary Inquiry into Social, Public and Affordable Housing**

Please find the attached submission to the Parliamentary Inquiry into Social, Public and Affordable Housing.

Warringah Council has previously provided its own submission to the inquiry. However, in response to this issue Council, in March 2014, hosted two community forums to provide opportunity for interested stakeholders and community members to share their ideas and identify opportunities and challenges.

The attached report sets out the summary outcomes from these well attended forums and reflects submissions from a cross-section of the northern beaches community as well as key stakeholders in the government, not-for-profit and development sectors.

We trust that the Inquiry will find the results of this intensive consultation valuable in developing solutions for NSW. Should you have any inquiries about this matter please contact me on

Yours faithfully

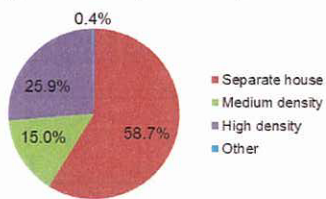
Peter Robinson  
**Group Manager Strategic Planning**

**Incl.**  
Housing Affordability in Warringah  
Community Engagement Report  
(Our Ref: 2014/119959 & 2014/126646)

# HOUSING AFFORDABILITY IN WARRINGAH

## Community Engagement Report

Types of Housing In Warringah



MAY 2014

## Contents

<b>EXECUTIVE SUMMARY.....</b>	<b>1</b>
<b>1 INTRODUCTION.....</b>	<b>1</b>
1.1 BACKGROUND .....	1
1.2 PURPOSE AND OBJECTIVES OF THE COMMUNITY ENGAGEMENT .....	2
1.3 PROMOTION OF THE COMMUNITY ENGAGEMENT PROCESS AND PUBLIC FORUMS.....	2
1.4 CONTENTS OF THIS REPORT .....	3
<b>2 PARTICIPATION IN COMMUNITY ENGAGEMENT OPPORTUNITIES.....</b>	<b>4</b>
2.1. ATTENDANCE AT THE HOUSING AFFORDABILITY FORUMS .....	4
2.2 ONLINE AND WRITTEN SUBMISSIONS.....	5
2.3 STRATEGIC REFERENCE GROUP FEEDBACK .....	6
<b>3 HOUSING AFFORDABILITY FORUMS AND COMMUNITY ENGAGEMENT SUMMARY.....</b>	<b>7</b>
<b>4 CONCLUSION AND RECOMMENDATIONS.....</b>	<b>11</b>

## APPENDICES

A	Full Council resolution (Mayoral Minute No. 22/2013 – Housing Public Forum)
B	Promotion of Warringah Housing Affordability Forums
C	Feedback Form Summary
D	Online and written submissions about housing affordability
E	Feedback from Strategic Reference Group members
F	Options for a working party / committee
G	Notes from Housing Affordability Forums



## Executive Summary

Warringah Council resolved on 24 September 2013 to hold two forums on housing affordability, to draft a report on feedback from the forums and the feasibility of options for ongoing community engagement and to use the outcomes of the community engagement to inform future planning.

The purpose of the community engagement process was to engage the community in the Housing Affordability discussion, to promote the public forums, and to enable people who were unable to attend the forums to provide feedback in writing or online.

The two forums held on 31 March 2014 were widely publicised by Council using a range of means such as direct invitations, emails to community groups and stakeholders, bulk emails to interested residents, notices and articles in the Manly Daily, social media and a project page on Council's website.

Community response to the forums and other opportunities to comment on housing affordability was strong. 91 residents and representatives of interested community and service organisations attended the two forums, 60 forum participants provided written feedback, 15 people made an online submission, 5 people participated in an online discussion forum and 7 people wrote to or emailed Council.

The challenges and opportunities were the key elements of the group discussion at the forums, and questions guiding written submissions and the Connected Environment Strategic Reference Group meeting. The consultation process focussed on issues and challenges to housing affordability in Warringah, and opportunities to address the issues and challenges.

A summary of the points raised by forum participants, and by people who made a written or online submission, is detailed below.

### Challenges and opportunities for housing affordability in Warringah

Issue/challenge	Opportunities to address
<p>Supply-demand forces and financial incentives are driving up prices for buying and selling land and dwellings in Warringah.</p> <p>High demand for housing due to factors such as population growth, aging population, low interest rates, insufficient stock, negative gearing benefits available to investors, overseas investors, first home owner grants and other government incentives.</p> <p>Other factors which are believed to have contributed to increased demand and dwelling prices are banks relaxing rules on lending money to purchase property, and suburb name changes.</p> <p>The implications of high housing purchase and bond/rental prices are that incomes haven't kept pace with increases in property prices and they become more unaffordable. As a result, people live with housing stress or</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> All levels of government to encourage housing affordability and lead the debate.</li> <li><input type="checkbox"/> SHOROC, Local Government NSW and other peak bodies advocate to the Federal and State governments to facilitate housing affordability.</li> </ul>

Issue/challenge	Opportunities to address
<p>they have to move away from the area. Existing property owners want to ensure that the value of their property does not decrease.</p>	
<p>Lack of community awareness of the need for housing affordability. Negative perceptions of and resistance to affordable housing and higher density, particularly “not in my backyard” (NIMBY), poor building design, fear of change in local areas, and fear of who may live next door. Some people questioned who was eligible for affordable housing: blue-collar workers? essential service workers? personal care workers?</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Research successful examples of affordable housing elsewhere in Australia and overseas.</li> <li><input type="checkbox"/> Educate the community about the need for and acceptance of affordable housing.</li> <li><input type="checkbox"/> Increase public awareness of existing affordable housing developments and areas.</li> <li><input type="checkbox"/> Show the community good examples and designs of affordable housing from elsewhere.</li> <li><input type="checkbox"/> Publicise solutions to address affordable housing.</li> <li><input type="checkbox"/> Define who qualifies for affordable housing, and consult with people who qualify about their needs.</li> </ul>
<p>Lack of housing diversity to suit a range of housing needs in the community. Such needs arise from divorces requiring two households, adult children living at home because they can't afford to move out, an aging population, people with special needs and their carers require adapted accommodation, long public housing waiting lists, circumstances leading to homelessness, and many other situations. Houses are often too large for the number of people living there, particularly if adult children have left home. Gentrification of former public housing, such as in Narraweena, to private ownership has reduced the availability of public housing.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Research and understand the needs for housing in Warringah for a range of life stages and situations.</li> <li><input type="checkbox"/> Prepare an affordable housing strategy for Warringah.</li> <li><input type="checkbox"/> Involve architects, planners and landscape architects in the process of planning for increasing density to ensure good design and amenity.</li> <li><input type="checkbox"/> Encourage diversity of housing to meet different needs.</li> <li><input type="checkbox"/> Encourage communal living arrangements, such as dual key apartments, community strata schemes, group and co-operative housing, over 50s mobile home parks, cluster housing, supportive villages for seniors and people with mental health issues, and hostel accommodation for workers and students.</li> <li><input type="checkbox"/> Facilitate medium term accommodation such as caravans, demountables, kit homes and granny flats.</li> <li><input type="checkbox"/> Provide short-term emergency/crisis accommodation.</li> <li><input type="checkbox"/> Require a proportion of affordable dwellings in new/ larger developments.</li> <li><input type="checkbox"/> Facilitate alternative housing funding arrangements such as social and shared equity and “lease-to-buy”.</li> <li><input type="checkbox"/> Promote shop-top housing at neighbourhood centres and townhouses and dual occupancy close to such centres.</li> <li><input type="checkbox"/> Engage with the Affiliated Residential Parks Residents’ Association about opportunities for housing in residential parks.</li> </ul>



Issue/challenge	Opportunities to address
<p>Limited availability of land for all types of housing.</p> <p>Houses are often located on large blocks of land.</p> <p>Financial disincentives and loss of access to services for people wishing to downsize from a larger to a smaller dwelling.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Make better use of existing dwellings, such as converting two-storey detached dwellings to duplexes, encouraging downsizing and facilitating Homeshare arrangements between dwelling owners and lodgers/carers/extended family.</li> <li><input type="checkbox"/> Remove capital gains tax on the sale of a family home with a granny flat.</li> <li><input type="checkbox"/> Undertake an audit of public and affordable housing.</li> <li><input type="checkbox"/> Use vacant or under-used property for housing.</li> <li><input type="checkbox"/> Release/rezone more land in rural and greenfield areas for housing.</li> <li><input type="checkbox"/> Rezone land in urban areas for higher density housing, such as near the Frenchs Forest Hospital, existing neighbourhood centres, and major roads.</li> <li><input type="checkbox"/> Allow subdivision of residential lots for smaller freehold lots.</li> <li><input type="checkbox"/> Allow smaller minimum lot and dwelling sizes.</li> <li><input type="checkbox"/> Construct temporary and permanent dwellings on public land owned by Council and the State government.</li> <li><input type="checkbox"/> Amalgamate strata schemes to facilitate housing renewal.</li> <li><input type="checkbox"/> Release land for housing for low-income essential service workers.</li> </ul>
<p>Uneven distribution of housing development in Warringah.</p> <p>Dee Why is seen to be over-developed, while rural areas in Warringah may be suitable for additional housing.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Spread higher density dwellings throughout Warringah.</li> </ul>
<p>Lack of government funding and provision of infrastructure (public transport, roads, parking, schools, shops, health services, sewerage) to support increased housing density.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Use existing infrastructure more effectively.</li> <li><input type="checkbox"/> Government commitment to providing infrastructure to support increased housing density.</li> <li><input type="checkbox"/> Improve public transport, such as providing light rail.</li> <li><input type="checkbox"/> Improve alternative transport opportunities, including car share schemes, park and ride, car pooling and bike racks.</li> <li><input type="checkbox"/> Release land and construct affordable housing at employment and transport hubs and along transport corridors.</li> </ul>
<p>Jobs are located in Warringah, but workers live elsewhere.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Larger/government employers to provide staff accommodation, such as for the Northern Beaches Hospital.</li> <li><input type="checkbox"/> Provide bus services for key workers from public transport hubs such as Chatswood station to the Frenchs Forest Hospital.</li> </ul>

Issue/challenge	Opportunities to address
<p>Zonings restrict higher density dwellings. Objections to dual occupancy include loss of private open space, reduced amenity of adjoining residents, and a decrease in land values.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Allow higher density housing in residential zones.</li> <li><input type="checkbox"/> Permit and build more “granny flats”, dual occupancy and townhouse/villa dwellings in urban and rural residential zones.</li> <li><input type="checkbox"/> Encourage boarding houses in residential and light industrial zones.</li> <li><input type="checkbox"/> Allow affordable housing in mixed use residential and other zones (retail, commercial, light industrial).</li> </ul>
<p>State government initiatives and policies such as the State Environmental Planning Policy (Affordable Housing).</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Review the State Environmental Planning Policy (Affordable Housing) in terms of the 10-year time frame for providing affordable housing, and to include purchasing as well as renting such dwellings.</li> </ul>
<p>Regulations, procedures and “red tape” regarding housing approvals, such as BASIX building standards and bushfire compliance, are perceived as being costly to comply with and discourage innovate housing solutions.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Review and relax planning controls if appropriate.</li> <li><input type="checkbox"/> Review development requirements to increase the efficiency of land use.</li> <li><input type="checkbox"/> Council and state government planners, developers and housing providers to work together to ensure innovative development proposals with merit.</li> <li><input type="checkbox"/> Review the Warringah Local Environmental Plan and Warringah Development Control Plan to facilitate increased housing diversity and reduce the cost of housing by requiring fewer parking spaces in areas close to public transport.</li> <li><input type="checkbox"/> Review Section 94 contributions requirements regarding whether voluntary planning agreements and developer contributions should be used for affordable housing.</li> </ul>
<p>Lack of incentives for investors and developers to build affordable housing for sale or rent.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Provide incentives to investors and developers to include affordable housing.</li> <li><input type="checkbox"/> Encourage partnerships between private, not-for-profit and public organisations to provide and manage affordable housing.</li> <li><input type="checkbox"/> Facilitate private investment in the National Rental Affordability Scheme.</li> <li><input type="checkbox"/> Consider models such as the Defence Housing Scheme.</li> </ul>
<p>The impact of housing development on the natural environment, particularly on natural bushland.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Consider the natural environment in proposals for additional housing.</li> <li><input type="checkbox"/> Protect non-urban land from development by building only degraded land.</li> </ul>
<p>The impact of higher density housing on the amenity of existing residential areas.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Ensure good planning and design principles, particularly regarding privacy, vehicle parking, landscaping, acoustics and private open space, to maintain existing quality of life.</li> <li><input type="checkbox"/> Preserve the value of existing properties.</li> <li><input type="checkbox"/> Preserve the social and cultural fabric of the area.</li> </ul>

## Recommendations

- The Housing Affordability Forum Notes and the Engagement Summary Report are used to inform the development of Warringah Planning Strategy.
- All forum attendees, and those who registered their interest, are given opportunities to be involved in the consultation process for Warringah Planning Strategy.
- A Working Party be established, within 6 months, to review the challenges and opportunities in the Housing Affordability Engagement Summary Report, and develop priorities to be further considered by the Strategic Reference Group and Council. These priorities will also be used to inform the development of the Warringah Planning Strategy. The working group will be externally facilitated and managed at an approximate cost of \$15,000 per annum as outlined in Attachment 1, Appendix C.
- The Community Engagement Report and Forum notes be forwarded to the Parliamentary Inquiry on Social, Public and Affordable Housing.
- Housing Affordability is scheduled for discussion by the Strategic Reference Group (SRG) A Connected Environment to provide input on the Working Party priorities.
- The Working Party be informed of related actions being undertaken by Council for example; the Mayoral Minute (Item 5.2) from 29 April 2014 regarding secondary dwellings.



# 1 INTRODUCTION

## 1.1 Background

The Mayor of Warringah, Michael Regan, requested a public forum on Housing Affordability and community consultation in a Mayoral Minute to the Council meeting on 24 September 2013. The minute is detailed in Appendix A.

Warringah Council subsequently resolved at their meeting on 24 September 2013 that Council:

- A. *Host two ideas and information forums in Council Chambers to be held on one evening and on one day and invite a range of speakers to discuss the issue of housing affordability, the current requirements under State Legislation and possible solutions.*
- B. *Draft a report based on feedback from both sessions including the feasibility for a working party to be formed to be chaired by myself and or alternatively establish a Community Committee. The role of this working party would be to review and look to implement some of the recommendations from the forums. Staff may only be required to give presentations on existing planning frameworks and interaction with the working party will be limited.*
- C. *Seek the support of the Manly Daily in promoting the forum along with promotion within Council's full page advertisement on Saturdays.*
- D. *Use the outcomes of the information forums and community committee to inform the development of the Warringah Planning Strategy issues papers.*

Parkland Planners were engaged by Warringah Council to assist with planning of the forums, to facilitate the two forums, take notes at both forums, and to prepare a report to Council on the outcomes of the forums and other community engagement.

The community consultation process commenced in February 2014 and included a dedicated project page with an online discussion forum and feedback form. The project was promoted via advertisements in the Manly Daily, and letters and emails to key stakeholders, community groups and residents. Appendix B details the promotion of the consultation process and forums.

The two Housing Affordability Forums were held on Monday 31 March 2014. The forums were held in the early afternoon and evening to cater for a wide cross-section of residents and other stakeholders to attend. The forums were held in the Council Chambers which is an accessible building.

## 1.2 Purpose and objectives of the community engagement

The purpose of the community engagement process was to engage the community in the Housing Affordability discussion, to promote the public forums, and to enable people who were unable to attend the forums to provide feedback in writing or online.

The purpose of the Housing Affordability Forums was to:

***“Facilitate a grass roots discussion to enable the community to have a voice to identify challenges and opportunities on housing affordability in Warringah”.***

Following on from this key purpose, the objectives of the forums were to:

- Encourage and generate collaborative discussion regarding challenges and opportunities for housing affordability in Warringah
- Identify issues/challenges and opportunities regarding housing affordability in Warringah
- Compile feedback on challenges and opportunities for housing affordability to report to Council
- Provide a networking opportunity for organisations and contacts in the housing affordability and related sectors.

This report summarises the outcomes of the community engagement related to Housing Affordability in Warringah including community challenges and opportunities.

## 1.3 Promotion of the community engagement process and public forums

Several methods were used to promote the Housing Affordability project including:

- Direct invitations from the Mayor’s office to:
  - 4 speakers
  - 6 local MPs
  - All 9 Warringah Councillors
- Direct invitations sent by email to 120 organisations and interest groups:
  - Government: Dee Why Police, Department of Health, Department of Housing, Department of Planning and Infrastructure, Family and Community Services, Manly Community Centre
  - Not-for profit groups, disability and church groups providing assistance
  - Community groups, e.g. seniors groups, Lions, Rotary, RSLs, Residents/Progress associations, Tibetan Association, Youth Reach
  - Professional and academic groups e.g. Planning Institute of Australia, TAFE, and Urban Research faculties at UNSW, UWS and Sydney University
  - Business including real estate agents, developers, Westfield, some small businesses, Forest Coachlines, Warringah Chamber of Commerce, Northern Beaches Business Education Network, Forestville Business Network. Warringah Chamber of Commerce forwarded the email to their members and promoted it on their website.



- Media – Manly Daily and Radio Northern Beaches
  - Information in the Warringah Disability newsletter, reaching another 300 people
  - Bulk emails sent twice to each of 3,500 people on the Community Engagement register, and to 1,500 Your Say Warringah registered members
  - Manly Daily*: media releases, Council advertisements and Mayor’s messages over one month
  - Facebook: two promotions on Facebook in March prior to the forums, and during the event on 31 March
  - Twitter: on 6 March, 7 March, 27 March, and for times on 30 March
  - Council website and dedicated project page:  
<http://yoursaywarringah.com.au/housingaffordabilityWarringah>.

Promotional methods are outlined in more detail in Appendix B.

## 1.4 Contents of this report

This report sets out the summary outcomes of the Housing Affordability Forums held on 31 March 2014, and other subsequent community input received during the project.

Appendix A contains Mayoral Minute No. 22/2013 – Housing Public Forum and the Council resolution.

Appendix B sets out ways in which Council promoted the project

Appendix C sets out the Feedback Form summary.

Appendix D contains online and written submissions received.

Appendix E lists feedback from Strategic Reference Group members.

Appendix F outlines options for a Working Party/Committee.

Appendix G includes notes from both Forums.



## 2 PARTICIPATION IN COMMUNITY ENGAGEMENT OPPORTUNITIES

### 2.1. Attendance at the housing affordability forums

52 participants attended Forum 1 (afternoon) and 39 participants attended Forum 2 (evening). People attending were from a range of groups and interests, including people who:

- represent the State Member for Manly, Mike Baird
- work for State government agencies (Family and Community Services, Northern Sydney Local Health District)
- are Warringah rate payers
- rent in Warringah
- work in Warringah
- belong to a not-for-profit group
- have business interests in Warringah, such as Warringah Chamber of Commerce and Industry; and real estate, property development, and town planning services
- belong to a community groups such as residents' associations, environmental groups
- represent service providers such as Manly Community Centre and Northern Beaches Mental Health Support Group
- represent local churches
- represent Manly Council.

In addition, the Mayor Michael Regan, and four Councillors - Crs Sue Heins (Deputy Mayor), Bob Giltinan, Vanessa Moskal and Jose Menano-Pires – attended one or both of the forums.

Senior Warringah Council staff who attended both forums were Rik Hart (General Manager), John Warburton (Deputy General Manager Community), Peter Robinson (Group Manager Strategic Planning), Graham Middleton (Manager Marketing and Communications), Fiona Van Dort (Senior Corporate Planner), and Kate Lewis (Community Engagement and Research Manager). These Council staff were supported by other Council staff who assisted with organisation, reception, table 'scribing', and audio-visuals.

The agenda and notes recorded for the two forums are outlined in Appendix C.

Both forums were facilitated by Sandy Hoy, Director of Parkland Planners.

Speakers at both forums were:

- Michael Regan, Mayor of Warringah
- Peter Robinson, Group Manager Strategic Planning at Warringah Council
- Andrew McAnulty, CEO of Link Housing
- Sam Pfafflin, Director and Licensee in Charge of Raine and Horne Forestville-Frenchs Forest.



*Warringah Mayor Michael Regan, Forum 1*

*Both Forums were full with a variety of participants*



*Warringah Mayor Michael Regan, Forum 2*

*Andrew McNulty, CEO Link Housing Forum 2*

Two-thirds of the participants in the forums completed and returned a feedback form. Feedback from the forum participants is in Appendix D.

## 2.2 Online and written submissions

Written submissions and online comments about Housing Affordability in Warringah were received by the closing date of Monday 14 April 2014.

Several people who attended one of the forums on Monday 31 March 2014 also wrote a submission to reinforce or supplement what they contributed to the forum they attended.

Online submissions were received from 14 people and one organisation. The characteristics of people who made an online submission are:

- Warringah rate payer (80% of respondents)
- Work in Warringah (40%)
- Belong to a not for profit group (27%)
- Rent in Warringah (13%)
- Local business interests (13%).



Respondents could indicate more than one interest.

Suburbs in which the online respondents live are (in alphabetical order): Beacon Hill, Belrose, Collaroy, Frenchs Forest, Freshwater, Manly Vale, Narraweena, Oxford Falls, and Terrey Hills.

5 people participated in in the online discussion forum hosted on the project web page

Written submissions by letter or email were received from five people, one community organisation and one housing provider.

### **2.3 Strategic Reference Group feedback**

The 'Connected Environment Strategic Reference Group (SRG) discussed the challenges and opportunities for housing affordability in Warringah at their meeting on 8 April 2014 and their comments are in Appendix E.

### 3 HOUSING AFFORDABILITY FORUMS AND COMMUNITY ENGAGEMENT SUMMARY

The group discussion at the forums, and questions guiding written submissions and the SRG meeting, focused on issues and challenges to housing affordability in Warringah, and opportunities to address such issues and challenges.

A summary of the points raised by forum participants and by people who made a written or online submission is set out below in Table 3.1.

For detailed comments recorded at the forums on flip-chart paper, post-it notes and discussion during the forums, refer to the Housing Forum Notes Appendix G. Comments about challenges and opportunities for housing affordability made on feedback forms are in Appendix C. Challenges and opportunities raised in online and written submissions are in Appendix D. Feedback from the A Connected Environment Strategic Reference Group is in Appendix E.

**Table 3.1 Challenges and opportunities for housing affordability in Warringah**

Issue/challenge	Opportunities to address
<p>Supply-demand forces and financial incentives are driving up prices for buying and selling land and dwellings in Warringah.</p> <p>High demand for housing due to factors such as population growth, aging population, low interest rates, insufficient stock, negative gearing benefits available to investors, overseas investors, first home owner grants and other government incentives.</p> <p>Other factors which are believed to have contributed to increased demand and dwelling prices are banks relaxing rules on lending money to purchase property, and suburb name changes.</p> <p>The implications of high housing purchase and bond/rental prices are that incomes haven't kept pace with increases in property prices and they become more unaffordable. As a result, people live with housing stress or they have to move away from the area.</p> <p>Existing property owners want to ensure that the value of their property does not decrease.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> All levels of government to encourage housing affordability and lead the debate.</li> <li><input type="checkbox"/> SHOROC, Local Government NSW and other peak bodies advocate to the Federal and State governments to facilitate housing affordability.</li> </ul>
<p>Lack of community awareness of the need for housing affordability.</p> <p>Negative perceptions of and resistance to affordable housing and higher density, particularly "not in my backyard" (NIMBY), poor building design, fear of change in local</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Research successful examples of affordable housing elsewhere in Australia and overseas.</li> <li><input type="checkbox"/> Educate the community about the need for and acceptance of affordable housing.</li> <li><input type="checkbox"/> Increase public awareness of existing affordable</li> </ul>



Issue/challenge	Opportunities to address
<p>areas, and fear of who may live next door.</p> <p>Some people questioned who was eligible for affordable housing: blue-collar workers? essential service workers? personal care workers?</p>	<p>housing developments and areas.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Show the community good examples and designs of affordable housing from elsewhere.</li> <li><input type="checkbox"/> Publicise solutions to address affordable housing.</li> <li><input type="checkbox"/> Define who qualifies for affordable housing, and consult with people who qualify about their needs.</li> </ul>
<p>Lack of housing diversity to suit a range of housing needs in the community.</p> <p>Such needs arise from divorces requiring two households, adult children living at home because they can't afford to move out, an aging population, people with special needs and their carers require adapted accommodation, long public housing waiting lists, circumstances leading to homelessness, and many other situations.</p> <p>Houses are often too large for the number of people living there, particularly if adult children have left home.</p> <p>Gentrification of former public housing, such as in Narraweena, to private ownership has reduced the availability of public housing.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Research and understand the needs for housing in Warringah for a range of life stages and situations.</li> <li><input type="checkbox"/> Prepare an affordable housing strategy for Warringah.</li> <li><input type="checkbox"/> Involve architects, planners and landscape architects in the process of planning for increasing density to ensure good design and amenity.</li> <li><input type="checkbox"/> Encourage diversity of housing to meet different needs.</li> <li><input type="checkbox"/> Encourage communal living arrangements, such as dual key apartments, community strata schemes, group and co-operative housing, over 50s mobile home parks, cluster housing, supportive villages for seniors and people with mental health issues, and hostel accommodation for workers and students.</li> <li><input type="checkbox"/> Facilitate medium term accommodation such as caravans, demountables, kit homes and granny flats.</li> <li><input type="checkbox"/> Provide short-term emergency/crisis accommodation.</li> <li><input type="checkbox"/> Require a proportion of affordable dwellings in new/larger developments.</li> <li><input type="checkbox"/> Facilitate alternative housing funding arrangements such as social and shared equity and "lease-to-buy".</li> <li><input type="checkbox"/> Promote shop-top housing at neighbourhood centres and townhouses and dual occupancy close to such centres.</li> <li><input type="checkbox"/> Engage with the Affiliated Residential Parks Residents' Association about opportunities for housing in residential parks.</li> </ul>
<p>Limited availability of land for all types of housing.</p> <p>Houses are often located on large blocks of land.</p> <p>Financial disincentives and loss of access to services for people wishing to downsize from a larger to a smaller dwelling.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Make better use of existing dwellings, such as converting two-storey detached dwellings to duplexes, encouraging downsizing, and facilitating Homeshare arrangements between dwelling owners and lodgers/carers/extended family.</li> <li><input type="checkbox"/> Remove capital gains tax on the sale of a family home with a granny flat.</li> <li><input type="checkbox"/> Undertake an audit of public and affordable housing.</li> <li><input type="checkbox"/> Use vacant or under-used property for housing.</li> <li><input type="checkbox"/> Release/rezone more land in rural and greenfield areas for housing.</li> <li><input type="checkbox"/> Rezone land in urban areas for higher density</li> </ul>

Issue/challenge	Opportunities to address
	<p>housing, such as near the Frenchs Forest Hospital, existing neighbourhood centres, and major roads.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Allow subdivision of residential lots for smaller freehold lots.</li> <li><input type="checkbox"/> Allow smaller minimum lot and dwelling sizes.</li> <li><input type="checkbox"/> Construct temporary and permanent dwellings on public land owned by Council and the State government.</li> <li><input type="checkbox"/> Amalgamate strata schemes to facilitate housing renewal.</li> <li><input type="checkbox"/> Release land for housing for low-income essential service workers.</li> </ul>
<p>Uneven distribution of housing development in Warringah. Dee Why is seen to be over-developed, while rural areas in Warringah may be suitable for additional housing.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Spread higher density dwellings throughout Warringah.</li> </ul>
<p>Lack of government funding and provision of infrastructure (public transport, roads, parking, schools, shops, health services, sewerage) to support increased housing density.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Use existing infrastructure more effectively.</li> <li><input type="checkbox"/> Government commitment to providing infrastructure to support increased housing density.</li> <li><input type="checkbox"/> Improve public transport, such as providing light rail.</li> <li><input type="checkbox"/> Improve alternative transport opportunities, including car share schemes, park and ride, car pooling, and bike racks.</li> <li><input type="checkbox"/> Release land and construct affordable housing at employment and transport hubs and along transport corridors.</li> </ul>
<p>Jobs are located in Warringah, but workers live elsewhere.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Larger/government employers to provide staff accommodation, such as for the Northern Beaches Hospital.</li> <li><input type="checkbox"/> Provide bus services for key workers from public transport hubs such as Chatswood station to the Frenchs Forest Hospital.</li> </ul>
<p>Zonings restrict higher density dwellings. Objections to dual occupancy include loss of private open space, reduced amenity of adjoining residents, and a decrease in land values.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Allow higher density housing in residential zones.</li> <li><input type="checkbox"/> Permit and build more “granny flats”, dual occupancy and townhouse/villa dwellings in urban and rural residential zones.</li> <li><input type="checkbox"/> Encourage boarding houses in residential and light industrial zones.</li> <li><input type="checkbox"/> Allow affordable housing in mixed use residential and other zones (retail, commercial, light industrial).</li> </ul>
<p>State government initiatives and policies such as the State Environmental Planning Policy (Affordable Housing).</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Review the State Environmental Planning Policy (Affordable Housing) in terms of the 10-year time frame for providing affordable housing, and to include purchasing as well as renting such dwellings.</li> </ul>
<p>Regulations, procedures and “red tape”</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Review and relax planning controls if appropriate.</li> </ul>



Issue/challenge	Opportunities to address
<p>regarding housing approvals, such as BASIX building standards and bushfire compliance, are perceived as being costly to comply with and discourage innovative housing solutions.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Review development requirements to increase the efficiency of land use.</li> <li><input type="checkbox"/> Council and state government planners, developers and housing providers to work together to ensure innovative development proposals with merit.</li> <li><input type="checkbox"/> Review the Warringah Local Environmental Plan and Warringah Development Control Plan to facilitate increased housing diversity and reduce the cost of housing by requiring fewer parking spaces in areas close to public transport.</li> <li><input type="checkbox"/> Review Section 94 contributions requirements regarding whether voluntary planning agreements and developer contributions should be used for affordable housing.</li> </ul>
<p>Lack of incentives for investors and developers to build affordable housing for sale or rent.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Provide incentives to investors and developers to include affordable housing.</li> <li><input type="checkbox"/> Encourage partnerships between private, not-for-profit and public organisations to provide and manage affordable housing.</li> <li><input type="checkbox"/> Facilitate private investment in the National Rental Affordability Scheme.</li> <li><input type="checkbox"/> Consider models such as the Defence Housing Scheme.</li> </ul>
<p>The impact of housing development on the natural environment, particularly on natural bushland.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Consider the natural environment in proposals for additional housing.</li> <li><input type="checkbox"/> Protect non-urban land from development by building only degraded land.</li> </ul>
<p>The impact of higher density housing on the amenity of existing residential areas.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Ensure good planning and design principles, particularly regarding privacy, vehicle parking, landscaping, acoustics and private open space, to maintain existing quality of life.</li> <li><input type="checkbox"/> Preserve the value of existing properties.</li> <li><input type="checkbox"/> Preserve the social and cultural fabric of the area.</li> </ul>

## 4 CONCLUSION AND RECOMMENDATIONS

### 4.1 Achievement of Council resolutions

Warringah Council has achieved or will achieve their objectives for the Housing Affordability Forums as resolved at the meeting on 24 September 2013 as set out below.

**Table 4.1 Achievement of Council resolutions**

	Council resolution	How achieved
A	<i>Host two ideas and information forums in Council Chambers to be held on one evening and on one day and invite a range of speakers to discuss the issue of housing affordability, the current requirements under State Legislation and possible solutions.</i>	Two Housing Affordability Forums were held during the day and in the evening of 31 March 2014. Speakers at the forums addressed housing affordability, the current requirements under State legislation and possible solutions.
B	<i>Draft a report based on feedback from both sessions including the feasibility for a working party to be formed to be chaired by myself and or alternatively establish a Community Committee. The role of this working party would be to review and look to implement some of the recommendations from the forums. Staff may only be required to give presentations on existing planning frameworks and interaction with the working party will be limited.</i>	This report includes the feedback from both housing affordability forum sessions and other community input. This report includes a review of establishing a Working Party and/or Community Committee - refer to Appendix F for more information. In summary, Council recommends: <ul style="list-style-type: none"> <li><input type="checkbox"/> establishing a working party with selected stakeholders to review the challenges and opportunities in the Housing Affordability report and develop priorities to be further considered by Council. discuss and champion the outcomes from this consultation process. This working party will meet 6 times per year and be facilitated independently at an approximate cost of \$15,000 per annum.</li> <li><input type="checkbox"/> That the SRG provide input on the Working Party priorities.</li> </ul>
C	<i>Seek the support of the Manly Daily in promoting the forum along with promotion within Council's full page advertisement on Saturdays.</i>	Promotion of the forums published in the Manly Daily between 8 March and 5 April 2014 included forum notices, Mayor's message, a colour advertisement and a notice regarding the online engagement. The <i>Manly Daily</i> further promoted the forums by publishing relevant feature articles before and after the forums.
D	<i>Use the outcomes of the information forums and community committee to inform the development of the Warringah Planning Strategy issues papers.</i>	The summary of community input from the consultation process including the forums are detailed in this report and will be used to inform the development of the Warringah Planning Strategy.

### 4.2 Recommendations

Following on from the Council resolution, and the community engagement feedback on housing affordability in Warringah, it is recommended that:

- The Housing Affordability Forum Notes and the Engagement Summary Report are used to inform the development of Warringah Planning Strategy.



- All forum attendees, and those who registered their interest, are given opportunities to be involved in the consultation process for Warringah Planning Strategy.
- A Working Party be establish, within 6 months, to review the challenges and opportunities in the Housing Affordability Engagement Summary Report, and develop priorities to be further considered by the Strategic Reference Group and Council. These priorities will also be used to inform the development of the Warringah Planning Strategy. The working group will be externally facilitated and managed at an approximate cost of \$15,000 per annum as outlined in Attachment 1, Appendix C.
- The Community Engagement Report and Forum notes be forwarded to the Parliamentary Inquiry on Social, Public and Affordable Housing.
- Housing Affordability is scheduled for discussion by the Strategic Reference Group (SRG) A Connected Environment to provide input on the Working Party priorities.
- The Working Party be informed of related actions being undertaken by Council for example; the Mayoral Minute (Item 5.2) from 29 April 2014 regarding secondary dwellings.

The final recommendations from Council will be detailed in the Council Report to be considered at the meeting on 27 May 2014.

## Appendix A: Full Council Resolution (Mayoral Minute No. 22/2013 – Housing Public Forum)

REPORT TO ORDINARY COUNCIL MEETING

ITEM 5.2 - 24 SEPTEMBER 2013

ITEM 5.2	MAYORAL MINUTE NO 22/2013 – HOUSING PUBLIC FORUM
TRIM FILE REF	2013/270058
ATTACHMENTS	NIL

### BACKGROUND

The issue of an ever increasing population, predominantly the baby boom here on the Northern Beaches, and the lack of housing choices is becoming a real concern for residents and our governments continually bury their head in the sand on dealing with the big issues. Simply, there is neither a vision or a direct action plan to tackle the many housing problems facing us now which continue to increase and cause even more concern for not only the community but for local councils in planning for the future.

The Affordable Housing SEPP legislation that I and many others in the local community have been very critical of and continue to be so, is not the solution. It may in appropriate areas form part of a solution, but where are these areas. Affordable Housing seems to have attracted a stigma, rightly or wrongly, with the way our community views it. For example, they do not want to be next to a boarding house yet there is a huge demand for this style of living right now, along with other forms of affordable housing such as seniors living.

I believe we need to ask the community, where can we provide affordable housing? I have suggested parts of Pittwater Road in Brookvale but we need more options. In speaking to members of the community, it is so apparent we are desperate for accommodation for low to medium earning workers. Recently I spoke to a local restaurant owner who told me he struggles to get good staff or retain them as none can afford to work and live in the area. He has a chef and two waiters living in a two bed unit in Dee Why as they simply cannot afford to live here on their minimum wages let alone pay the rental rates we have on the northern beaches. I know of other examples where people drive from the Central Coast to work long shifts here on the Northern Beaches in the hospitality industry and at our various factories. Indeed, our local Police Force has staff who live as far away as Newcastle. On top of this, I don't need to remind you that our public transport options are limited at best and now becoming increasingly expensive.

Lastly, what will be the housing options for our children in the future? From what I understand, many are being forced out of the area to enable them to complete their University studies or their place of employment as there is a lack of public transport options. They certainly cannot afford to move out of home and study here on the northern beaches.

We also need to consider our seniors who are looking to downsize and maximise their retirement benefits.

What can be done to address this increasingly complex issue?

I want to start a real discussion and address these problems now from at least at the local government level. It is true we are hamstrung by State Government legislation and there is an absence of any new direction from the State or Federal Government. So rather than commissioning report after report with no real action, I ask this Council to support a range of recommendations so we can address these pressing issues. I believe it can include a combination of direct action and policy development both in the short and long term. I ask this Council to endorse a Working Party comprising local business leaders from the small to large business sector, representatives from our senior community and our local youth and any other interested parties to work up and develop a number of options and actions for this Council to endorse and get on with.

I envisage two public forums would be a starting point consisting of ideas and information forums in Council Chambers to be held one night and on one day. Council can invite a range of speakers to discuss the issues impacting on our community now and possible solutions. Speakers invited will be (but not limited to) local business, local TAFE, local developers, and local residents as a minimum.

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## RECOMMENDATION

That Council

- A. Host two ideas and information forums in Council Chambers to be held on one evening and on one day and invite a range of speakers to discuss the issue of housing affordability, the current requirements under State Legislation and possible solutions.
  - B. Draft a report based on feedback from both sessions including the feasibility for a working party to be formed to be chaired by myself and or alternatively establish a Community Committee. The role of this working party would be to review and look to implement some of the recommendations from the forums. Staff may only be required to give presentations on existing planning frameworks and interaction with the working party will be limited.
  - C. Seek the support of the Manly Daily in promoting the forum along with promotion within Council's full page advertisement on Saturdays.
  - D. Use the outcomes of the information forums and community committee to inform the development of the Warringah Planning Strategy issues papers.
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## Appendix B: Promotion of Warringah Housing Affordability

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### Media releases

5 March 2014 <http://www.warringah.nsw.gov.au/your-council/about-council/media-releases-and-information/media-release-housing>

24 March 2014 <http://www.warringah.nsw.gov.au/your-council/about-council/media-releases-and-information/warringah-council-s-housing>

### Newspaper notices

Notices about the Housing Affordability Forums were published in the *Manly Daily* on:

- 8 March - first Forum notice and Mayor's message
- 15 March - same Forum Notice
- 22 March - full colour ad
- 29 March – Mayor's message
- 5 April - Mayor's Message and notice regarding online engagement

### Newspaper articles

Manly Daily 12 November 2013:

<http://www.dailytelegraph.com.au/newslocal/northern-beaches/northern-beaches-house-prices-prompt-forum/story-fngr8hax-1226759130488>

Manly Daily 31 March 2014:

<http://www.dailytelegraph.com.au/newslocal/northern-beaches/attitudes-must-change-to-affordable-housing-says-link-housing-ceo-andrew-mcanulty-at-warringah-council-forum/story-fngr8hax-1226869965201>

### Bulk emails

Bulk email sent twice to each of 3,500 people on the Community Engagement register, and to 1,500 Your Say Warringah registered members.

### Direct invitations to 120 stakeholders

- Government: Dee Why Police, Department of Health, Department of Housing, Department of Planning and Infrastructure, Family and Community Services, Manly Community Centre
- Not-for profit groups, disability and church groups providing assistance
- Community groups, e.g. seniors groups, Lions, Rotary, RSLs, Residents/Progress associations, Tibetan Association, Youth Reach
- Professional and academic groups e.g. Planning Institute of Australia, TAFE, and Urban Research faculties at UNSW, UWS and Sydney University
- Business including real estate agents, developers, Westfield, some small businesses, Forest Coachlines, Warringah Chamber of Commerce, Northern Beaches Business Education Network, Forestville Business Network. Warringah



Chamber of Commerce forwarded the email to their members and promoted it on their website.

- Media – Manly Daily and Radio Northern Beaches

## **Social media**

### **Facebook posts**

6 March, and 30 March (x 2)

### **Twitter links**

6 March (1), 7 March (1), 27 March (1), 30 March (4):

<https://twitter.com/warringah/status/441782793542987777>  
<https://twitter.com/warringah/status/442047538040807424>  
<https://twitter.com/warringah/status/449315324504993793>  
<https://twitter.com/warringah/status/450449438725525504>  
<https://twitter.com/warringah/status/450472999246782464>  
<https://twitter.com/warringah/status/450473943258783744>  
<https://twitter.com/warringah/status/450476256878809088>

## APPENDIX C: FEEDBACK FORM SUMMARY

### In order of priority, what do you think are the top 3 key challenges for housing affordability in Warringah?

#### High prices for housing due to demand, foreign investment, and investment incentives

Cost (x2)  
Price  
High housing prices  
High cost of housing.  
Ongoing cost of housing  
Inflated housing market  
Supply vs demand. Not enough stock and low interest rates are driving prices up.  
Interest rates  
High market price for buying property  
Price of stock availability  
Buying property is unaffordable  
Cost of housing to buy  
New SEPP 5 dwellings are costing \$900,000 in the Forestville area which is unaffordable.  
Not just specific to Warringah. Sydney is a desirable global destination, and the northern beaches is the best part, hence it is unaffordable.  
Affordability  
Pricing  
Affording land on which to build.  
Difficulty to enter the market  
To be affordable for those who need it.  
The Asian market injecting cash in the property market making it hard for locals who are borrowing money to buy.  
Pay rates are not rising at the same speed as the prices of real estate.  
Aging population – need to fund retirement is driving house prices up  
Most current housing is driven by demand and provided by profit-driven businesses.  
Developers artificially inflating prices taking advantage of government incentives and first home owner grants.  
Greed of people in all socio-economic groups to score with high profit margins  
Cost of producing

Investment driving prices up  
Negative gearing on investment properties  
Artificially inflated pricing. Developers taking advantage of grants and government incentives  
Inflation with no benefit to the people  
Policies that provide taxpayer subsidies to those least in need regarding housing.

#### Awareness and perceptions of and resistance to affordable housing

Lack of community awareness.  
Lack of community awareness of what different types of housing already exist  
Awareness and education of what is low-cost housing. This perception is also related to poor housing design e.g. lack of parking, impacts on the community.  
Fear of the unknown – education is needed.  
Community perceptions of who needs affordable housing.  
Perceptions around affordable housing and who needs it.  
Stigma of affordable housing  
Community resistance to higher density housing.  
Community attitude towards affordable housing.  
Public acceptance  
Conflict between existing residents and those introducing new ideas on affordable housing.  
Community misconceptions and myths about affordable housing e.g. real cost between generations.  
Good will  
Getting people to agree  
Resentment of full-cost housing owners.  
Social mixture of persons from various backgrounds.  
“Not in my backyard”  
“Not in my backyard”  
NIMBY  
NIMBYism  
Anti-development by “home owners”  
  
**Lack of infrastructure (general)**  
Infrastructure (x3)  
Infrastructure required – cost of provision and use

Lack of infrastructure  
Infrastructure availability within close proximity to housing  
Lack of infrastructure supporting developments  
Infrastructure for services and transport  
Optimal/ efficient use of infrastructure  
Having development in areas which have infrastructure that can support the increased population.

**Lack of public transport / road infrastructure**

Transport (x2)  
Transport difficulties when you can find something  
Lack of good, regular public transport close by.  
Transport needs in Warringah, particularly with the new hospital.  
Infrastructure – mainly blocked roads and not necessarily in peak hour.  
Traffic  
Keeping traffic flowing whilst increasing the local population.  
Lack of other than car and bus transport in Warringah.  
Lack of infrastructure e.g. transport, parking

**Lack of infrastructure (schools, shops, health)**

Infrastructure – particularly transport and schools.  
Shopping  
Health care  
Health and transport  
Schools and other services.  
Location – transport, amenities etc.

**Lack of supply of housing**

Lack of supply  
Lack of supply across range.  
Lack of new developments  
Availability of housing  
Lack of volume  
Lack of adequate stock  
Lack of stock  
Land supply (x2)  
Inability to subdivide secondary dwellings leads to lack of incentives, therefore supply.

**Lack of housing diversity**

Lack of diversity (x2)  
Diversity of housing e.g. units, townhouses, houses

Lack of 'mix' of housing to suit single workers, young people/ couples, and retired folk.  
Housing diversity and land available to provide a diverse range of housing types.  
A broad spectrum of need. One size does not fit all.  
Diversity of housing stock required  
Keeping a good mix of low, medium and high density housing  
To suit all age groups within the targeted sector.  
Diversity of options of housing  
Identifying the market for affordable housing.  
What is the known demand for "affordable" housing in the area?  
Provision of appropriate housing choices  
Lack of alternative options for empty-nesters ie. small homes with gardens and acoustic privacy  
Whether it is better to have a low-cost housing estate or individual houses in the general community.  
Developers are not building villas any more. "There's not enough profit in building them" they say.

**High rents**

Cost of renting homes  
High price rentals  
Landlords/ real estate agents charging maximum possible rent rather than a reasonable rent.  
Cost of housing to rent

**Availability of land for housing**

Lack of vacant land available.  
Availability of cheap serviced land  
Lack of land for building  
Is suitable land area available for new affordable housing in the Warringah area to serve the needs?  
Greenfield sites  
Land use  
Space

**Zoning restrictions**

Zoning (x2)  
Zoning restrictions (x2)  
Current Council Local Environmental Plan (LEP) and zoning  
Finding appropriate zones to change  
Zoning inflexibility  
Inflexibility in current land zonings to support release for affordable housing.  
Stringent zoning – difficulties in developing



Zoning/ regulations on current diversity  
Lack of incentives such as restrictive zonings  
Restrictive planning regime – dual occupancy is not permissible in R2 zone.

**“Red tape”, regulations and processes**

Council regulations  
Regulations that support diversity of housing  
Red tape and costs to developers including those seeking to develop their family home site  
Inflexibility in current building solutions available under Council regulations to meet flexible solutions.  
Too much red tape and complex processes  
Building regulation

**Impact of development on natural environment**

Protection of the natural environment while development proceeds and changes the local government area forever.  
Maintaining the natural beauty and sustainable eco-issues with the push for more dwellings to combat affordability.  
Keeping green space for all.

**Uneven distribution of housing development**

Too much development in small areas like Dee Why, while big blocks and acreage are not used.  
Dissemination over the whole Council area  
Lack of density – need to increase density appropriately.

**Limited public housing stock**

Loss of public housing stock. Proceeds of sales not ploughed back into Warringah.  
Public housing stock is not growing and is not available for purchase by subsidised renters, as was intended originally  
Short-term (3 months) leases on Housing NSW stock managed by LINK.

**People have to move away from the area**

Stop our young people having to move out of the area.  
We are creating a seniors problem because their families are not nearby to look after them.  
People need to be able to live where they work.

**Government policies and plans**

Lack of a definitive plan.

Affordable Housing SEPP is too broad and too loose, and needs better controls to provide better outcomes.

Lack of state support for housing in the northern beaches.

Lack of co-ordination between tiers of government

**Maintaining amenity with higher housing density**

Keeping profile of area and not turning it into a “ghetto”  
Planning ensuring high density areas don’t become ghettos.

**High minimum lot size**

600m<sup>2</sup> is too large as a minimum housing lot.  
New houses are too large.

**Eligibility rules for affordable housing**

Problems of access to affordable housing for low income families escaping from domestic violence without eligibility.

**Perception of developers**

Adverse perception of the development industry.

**In order of priority, what are the top 3 key opportunities to address housing affordability in Warringah?**

**Research successful models of housing affordability in Australia and overseas**

Talk to other Councils in Australia regarding models for solutions.  
Research overseas innovative programs and implement.  
Showcase examples of good developments.  
Good is not equivalent to luxury standard. To be useful, it must be affordable.

**Research and understand needs for housing**

Understanding and identifying what the population needs are, ie. aged care, students, empty nesters, young couples, mixed single households.  
Information in relation to current, or not, progress regarding increased housing in Warringah.  
Where does Warringah sit in relation to the NSW government’s prediction of increased population?  
Assess the current situation to then develop the right mix of housing.



### **Prepare a housing affordability strategy**

A clear affordable housing strategy by Council, including: active promotion of demonstration projects; active encouragement of affordable housing using existing instruments such as dual occupancy.

Develop models and definitive plan on affordable housing and commit to it.

Council should develop a vision, carry it through and don't cave in to egocentric interest groups.

Operate on the principles of providing the greatest social good for most of the community and intergenerational equity/ long term planning.

Co-ordinate planning over a long period.

Clear strategic planning for development

Co-operation between development assessment planners and strategic planners.

Meeting the principles of the Aging Strategy presently under consideration by Council. Has the Aging Strategy been published?

### **Education of community about need for and acceptance of affordable housing, and show good examples**

Education of community

Educating people about housing and social affordability

Educating the community on the types of affordable housing.

Community education regarding key workers etc. and social housing development.

Educate the community to accept affordable housing. Stigma should not exist.

Publicise granny flats and other methods of increasing density to the public.

More community awareness of all of the issues, such as housing for people with disabilities, single parents and young kids.

Community education to combat nimbyism.

We need to accept some basic factors about human behaviour and motivation. Ask ourselves: do I want an affordable rental housing next to me?

More education – put affordable houses development on display and do a “show and talk” forum to demonstrate what they could look like and how nice.

Active community education and promotion of affordable housing by Council leading the debate in partnership with influential community opinion leaders and members.

The attitude should be “who doesn't need affordable housing?”

Educate the public by providing models and ideas for different types of housing/ densities etc. Cut costs by not allowing so many people to say yes or no when they want nothing in their area. They forget their land was virgin once.

### **Increased diversity of housing**

Review planning regulation to promote diversity

Encourage with government, developers and Councils a greater mix of housing (ie. 2 bedroom townhouses, units etc.) in areas such as Forestville which could meet needs of retirees and low income workers.

Type of housing available in the area.

Increase diversity. Creation of additional residential opportunities.

Acknowledge that job diversity has changed, and accommodate people based on these changes.

Single parents – gardens, pets, parking – twice as much housing but half the size, and price.

Recognition of solutions for the lower socio-economic and unemployed group of residents.

Allowance of diversity in development within current zonings.

### **Review and relax planning controls**

Non-profit organisations to link with Councils and State government to review planning controls in appropriate areas.

Planning controls, such as tree removal, need to be relaxed and DCP compliance needs to be more flexibly approached in the assessment process.

Development applications to be considered on their merits

Flexibility in pre-approved development for affordable housing.

### **Provide infrastructure**

Positive infrastructure development.

### **Allow higher density housing in residential zones**

Encourage rezoning for intensive occupancy/ density

Small steps - allow low-rise medium density/dual occupancy throughout R2 zone first.

Change zoning to increase density such as Newtown and Paddington e.g. semi-detached/ duplexes/ townhouses are ideal.

Allow duplex

Locate more housing stock

Higher density for some blocks that are close to amenities and not in already over-dense areas. Dual occupancy and tri occupancy in the R2 zone.

Replace empty nests with town houses, and include this in the Local Environmental Plan (LEP)

Work with NSW government/ state regarding rezoning

Change on zoning

Clean and repair some areas through change of zone and usage. Decide on the areas or singular sites to rezone and therefore avoiding past mistakes.

Review of zoning, especially industrial areas / Brookvale

Review land zoning

*Stability of local zoning areas.*

#### **Permit and build more "granny flats", dual occupancy**

Granny flats

More granny flats should be permitted to be built.

Change the LEP to allow granny flats in the RU4 zone.

Easier approval for applications such as granny flats.

Granny flats permitted throughout Warringah could accommodate older parents and young couples. Publicise rules regarding granny flats. Having more granny flats by rezoning certain areas.

More affordable granny flats

Relaxing granny flat laws. No penalty for older people renting them out ie. they don't lose the pension.

Build more granny flats to sell, rent

Greater acceptance by Council and community of granny flat accommodation.

Allow more granny flats on smaller sizes.

Dual occupancy

Increased flexibility for dual occupancy models

Dual occupancy housing

More dual occupancy

Open up possibilities for dual occupancy in low density areas

*Warringah residents seem to see the "granny flat" solution as acceptable. There are many problems associated with this, such as compliance, effect on neighbours, etc. More*

*planned solutions are probably better than this sort of piecemeal development.*

#### **Encourage boarding houses**

Boarding houses slotted into suburban residential zones. This may include duplex etc. development for greater diversity and density.

Provision of boarding house accommodation

Subsidise building costs for boarding houses etc.

Boarding houses in fringe industrial

#### **Conversion of two-storey dwellings to duplexes**

Allow current two-storey single dwellings to be converted to duplexes. This would provide housing for two families, and where the elderly are involved release funds as income for them.

#### **Use Council-owned land for affordable housing**

Council to lease Council owned land for building some affordable housing.

Greater use of Council land

#### **Encouragement of affordable housing**

Increase supply.

Affordable housing needs to be encouraged to be built in this area. Transport is important.

Government and Councils encouraged to build more affordable housing including boarding houses.

Political advocacy at a regional, state and national level.

#### **Encourage down-sizing**

Encourage aging population to downsize.

Make it easier for downsizers and retirees to develop and earn an income from their land without penalty and an interest-free loan/ subsidy to build a well-designed house.

#### **Ensure good planning principles and design**

Good planning principles (compensatory open space such as parks, community gardens, exercise opportunities) to offset higher population densities, avoid over-shadowing (of neighbours etc.), avoid loss of views (visual resource amenity), avoid canyon effect (high rise both sides of the street).

Good design (both architecture and landscape architecture) so that medium and high density or

multi-unit dwellings do not look as though they are imposed on the LGA.

Good designs with sufficient parking available and fitting into existing neighbourhood.

Design of affordable housing provided.

Design has to be acceptable to the community.

Design well. Space can expand with good design.

Innovation -> planning "communities" with recognition of the value of diverse members and planning accessibility for pedestrians, bikes, wheelchairs, strollers and elderly.

Is a design guide for housing available available from the Council? Does it incorporate the recommendations of the relevant professional organisations, business associations, local community bodies and Australian Standards not covered by the BCA?

#### **Government initiatives**

Release of more Crown land

Government owned and managed developments

Lobby for change to State Environmental Planning Policy (Affordable Housing) to enforce affordable component in perpetuity

Lobby state government to re-develop existing public housing.

Scrap the First Home Owner grants and work on a plan to decrease the loan mortgage insurance.

#### **Mixed use residential and other development**

Better use of industrial areas

Use vacant industrial-commercial space

Mixed development retail/ residential and retail development with roof-top residential development.

Mixed use development zones that allow affordable housing as a part of commercial/ office etc.

Review and release of industrial, light industrial, industrial buffer land to support affordable housing solutions (mixed use development).

Retasking of buildings that are under-utilised such as industrial fringe buildings bordering residential areas.

Increased flexibility for dual occupancy / mixed use models

Urban renewal opportunities, similar to developments within Sydney's inner west.

#### **Use vacant/under-used property for housing**

Utilise vacant land, find opportunity in existing suburbs

Build more housing on empty blocks of land

Look at underused sites that could be converted – rooftop gardens, cycle tracks, a "mini-forest".

Utilise big blocks and acreage to build more housing

Utilise existing land (government)

#### **Improve transport opportunities**

Improve the transport network.

Diverse transport system throughout Warringah.

Get some transport into the area.

Co-ordinated transport

Light railway and infrastructure to support population growth

Transport – park and ride, carpool, community hire cars like GoGet carshare

Improve public transport, such as light rail between Brookvale, Dee Why, Frenchs Forest to Chatswood

Overpass in Warringah Road and Wakehurst Parkway

#### **Residential development at transport hubs and along transport corridors**

Allow a limited number of 3-storey unit blocks to be built along main roads with a restriction as to how close together they can be.

Put simple unit housing (max. 60m<sup>2</sup>) along transport corridors in Warringah.

Housing to be built around existing and future transport services.

Rezoning along infrastructure routes such as rail and road and communication hubs. Put new housing where the jobs are being created.

Key hub locations for development with strong links to community parks and gardens to still pay homage to the Aussie backyard.

Create "living spaces" – environmentally friendly spaces that encourage community hubs etc.

Medium-high density residential around transport hubs.

Around the proposed hospital there should be more unit development for workers.

Planned infrastructure to advantage affordable density where it presently does not exist ie. public transport, schools, shops etc.

Flexibility of housing types e.g. European model concentric circles: hub-> high density-> low density

**Allocate a proportion of affordable housing in new/larger developments**

Require/allow more dense housing with all large developments

Include a percentage of affordable, low-cost housing in all new developments.

Earmarking of properties for affordable housing within new developments.

Zoning and land releases always linked to a substantial % of affordable housing.

Mixed proportion of new development such as 70% placed on market and 30% subsidised for affordability and ownership.

**Allow smaller lot sizes and dwellings**

Smaller lot sizes for manufactured homes style accommodation

Allow us to subdivide our large housing lots to a minimum of 350m<sup>2</sup> where appropriate.

Smaller subdivisions

Allow more smaller units as one-bedroom apartments, bedsitters and live/work units "fonzie flats".

**Spread higher densities throughout Warringah**

Use of medium rise for higher density spread throughout Warringah.

Blend densities within an area – see [shapingsuburbia.com](http://shapingsuburbia.com)

Scatter medium density development rather than restricting to zones.

Identify sites suitable to convert to medium density for affordable housing.

Find key areas where affordable housing will be most effective.

**Encourage co-op housing – social and shared equity purchasing**

Shared equity purchasing, including social and newly-built social housing properties.

Programs to support / encourage co-op housing – both rental and shared equity purchasing.

**"Lease-to-buy" schemes**

Possibility of rental/purchase opportunities

Lease to buy option

Lease to buy and landlords private financing.

**Private and public partnerships in provision of affordable homes**

Private and public partnership in affordable home ownership.

Partnership between Link and non-profits keen to invest in the area to provide much needed social services but who can't afford.

Shared developments e.g. Council/non-profit housing

Linking with community housing/ developer partners to develop mixed housing.

Improve diversity of affordable housing providers.

National Rental Affordability Scheme program

**Communal living / co-ops**

Communal living (x2)

Communal/life stage housing

Create desirable accommodation for mixed communities including retirees, social housing, owner/families with a green hub, parking, and pleasant well designed space.

Improve diversity of title/ownership possibilities (e.g. UK has good precedents of co-ops), community housing clusters.

Not-for profit real estate / utilisation of under-occupied dwellings e.g. sublet through community housing agencies.

Not-for-profit organisations, co-ops where residents contribute labour towards provision of their home.

**Homeshare**

Home care for seniors

Older residents matched with young people to support each other

People getting older and downsizing and then need home care. This allows young people to replace ....

Homeshare program so low-income individuals can provide help to residents (usually older) in exchange for reduced rent, but don't want to rent out their rooms.

Encourage people with large houses to rent out part of their house

**Allow subdivision of land for freehold lots**

Identify opportunities where two or more neighbouring properties can be subdivided to create additional freehold property. Provide subsidies/ assistance of loans for this to occur.

Less restriction on properties with single titles to all more use of properties.

**Larger employers to provide staff accommodation**

Encourage larger employers – government and private enterprise – to provide affordable accommodation for their employees.

Build staff accommodation for the hospital at Frenchs Forest.

State government could provide subsidised housing for state workers such as teachers, nurses, police and transport workers.

**Provide bus services for key workers from public transport hubs to new hospital**

Better transport along east-west corridor which would take the pressure off the housing crisis for key workers. For example a hospital staff bus for early and late shifts to and from Chatswood.

The new hospital should provide free transport from stations, ferry etc. direct the hospital to all safe transport for shift workers and low-income workers to come from their cheaper areas.

Consider shuttle-type buses to link to main transport corridors.

**Financial incentives for investors and developers**

Financial incentives for developers

Encouragement for investors through specific rent back schemes (ie. like Defence Housing)

**Reduce “red tape” and regulation**

Reduce green and red tape and promote innovation

**Tax reform**

Radical tax reform required – federal issue ie. Professor Julian Disney.

Change tax benefits to substantial portfolio property investors.

**Improve perception of developers**

Development industry needs to do more to improve its profile.

**Maintain existing amenity and quality of life**

Maintain existing amenity of existing residential areas with no significant adverse impacts.

Maintain “quality of life” for existing residents and future residents in affordable housing.

**Consider the natural environment**

Build/rebuild in environmentally damaged areas, not in areas frequented by native flora and fauna, which is fast disappearing over 60 years especially.

Acknowledgement of the significance of environmental concerns in any development policy contemplated.

Higher density leaving the native environment to our descendants for future enjoyment.

**Other**

Developer contributions as a corporate social responsibility

Ability to provide housing certainty to locals, particularly long term locals.

Lower ongoing cost in development.

Develop precincts like Manly so neighbourhoods know their residents.

Council to be honest in approach and not digress from the problem causing further complicated discussion.

Fix homelessness on the northern beaches

An opportunity exists for government to take back the power of issuing our currency. Take it back from the banks. Benefit from the power of creating the nation’s money supply.

Use the land put aside for parks before the Chinese do it.

Recognition of its urgent need

Financial education and budgeting techniques for people wanting to enter the property market.

Compulsory acquisition of residential land for well-planned affordable housing.

## Appendix D: Summary of Online and Written submissions

### Challenges regarding housing affordability

Challenges for housing affordability identified in online and written submissions are listed below.

#### High prices for housing due to demand, foreign investment, and investment incentives

Cost of land

Cost of Housing

Historical factors and an associated lack of understanding of how much the real cost of housing has risen across successive generations of buyers.

More recently, large scale foreign investment in Australian housing stock.

Overseas interests willing to overpay, investors willing to overpay and general greed all drive prices way above what they should be.

The greatest challenge for affordable housing in Warringah is the cost of the land and buildings and the ongoing costs associated with maintaining the properties.

The pervasive effect of speculative investment driven by negative gearing and other policies that reward the wealthiest property owners at the expense of the other end of the market.

Vested interests reaping large rewards from the present housing market and system of government concessions for property owners and speculators.

Many SEPP5 dwellings being proposed in the local Forestville area are in the price range of \$850,000 – \$900,000 and are unaffordable to those of us who would only get a similar price, or less, for our homes.

Property owners desire to get the highest price possible when selling; in order to do so they develop their property to gain that high price.

We are now part of an upward price movement in many areas of the Warringah and Sydney basin.

The real challenge is to keep the cost of housing affordable when supply is constantly chasing demand and people's expectation of what they need continually grows.

Housing affordability in 2014 is so, so, difficult, especially on the northern beaches. Our group

(12.30pm) brought to our attention many suggestions, hopefully many will be useful. Of course, the main cost component is the land!

Council should not support proposals pushed by developers and real estate agents (eg. Harbord/Freshwater name change) which are designed to push up housing prices and in fact had that result.

I was left somewhat disappointed as I realized that the council had no idea as to what caused the prices to get to this level in the first place. I don't think you will ever be able to build enough dwellings to satisfy the demand for people to live in such a beautiful part of the world (now or in 40 years time when the population will be double...) I too don't know if the Mayor is up to being able to sell the "we will bring the value of your property down" to all his ratepayers. The problem is not in housing but in money, as I posted in the online forum. Anyway I guess I'm happy that there was at least sentiment shared. The question we need to ask is "what is money?" and "how is the Australian money supply grown?" The answer is it is grown by banks issuing home loans with money that didn't exist. Electronic digits on a screen. I know it sounds like a conspiracy theory but that's just the way it is. Look into it if you get time and let me know if I'm wrong. I sound like a grumpy old man, I'm not and I did appreciate working with the group on the night, thanks for holding the event.

The cost of land has the single greatest impact on the affordability of new housing in Warringah, and generally throughout Sydney. At present there is a very limited supply of zoned land available for medium and high density housing in Warringah. The majority of land available is typically fragmented or constrained. This limited supply and high demand has inflated the cost of land in recent years, and therefore has a significant impact on housing affordability.

#### Qualification for affordable housing

What about mechanics, hairdressers, shop keepers? Any room in the "handout" for them? I can't see how any of that will make houses more affordable. I think too that "essential services" staff would need to be broadened if the nurses and police are driving cars that need mechanics and growing hair that needs to be cut from time to time...



Definition of groups and individuals eligible for "Affordable Housing". At present the groups nominated are a very "mixed bag" who may belong to very different socio-economic groups. Additional groups mentioned include people wanting to down-size, divorced couples, grown children! We need to analyse their needs and entitlements.

#### **Awareness and perceptions of and resistance to affordable housing**

Entrenched attitudes toward higher density.

#### **"Not in my backyard"**

Local population... no one wants "it" in their backyard. Address this issue and you'll go a long way to making things happen.

People who live in WSC not wanting change. How to encourage community's acceptance of public housing.

#### **Lack of infrastructure**

Transport / infrastructure

Half baked approaches from the state government that seeks to foist density targets on to local government with no commitment to infrastructure spending.

#### **Lack of housing diversity**

How to develop a mix of public, owned, privately rented.

Lack of imagination by councils in improving the use of existing stock eg active encouragement of 'granny flats' and other 'family friendly housing'.

#### **Availability of land for housing**

Lack of land for development

#### **Limited public housing stock**

There appears to be very little crisis accommodation.

Those most struggling are largely invisible or ignored.

Gentrification of public housing (eg in Narraweena) has resulted in these buildings becoming privately owned.

We have already sold off government owned housing estates.

#### **People have to move away from the area**

The family was once responsible for providing its own. The issue is very much related to which area and the jobs available and lack of family support.

High cost of either renting or buying a house in the area where there is family support and young people have to move elsewhere.

I am not interested in anything other than Warringah Council caring about aging parents trying to provide for their disabled children. Also all parents trying to get/provide housing for their children who have to leave the northern beaches because they can't afford homes or cannot get jobs. I have to face another meeting, probably more money in fees, all because I am trying to provide housing for my child/ren. How many northern beaches parents can relate to. It is all very stressful, upsetting and really unnecessary if the Warringah Council could get it and understand their real priority is to provide for their residents in Warringah.

#### **Government policies and plans**

Uncoordinated federal, state and local government policy.

A lack of leadership from government at all levels in fostering community awareness and debate.

#### **Maintaining amenity with higher housing density**

Maintaining the current standard of living for Warringah's residents.

Providing affordable housing without impacting on the culture of the area and the value of existing properties.

Until people understand money, and that banks can invent or "issue" our currency in the form of a home loan, prices will continue to spiral out of reach for the average hard working Australian. Banks are not borrowing the money to lend to us for our home loans, they are legally allowed to create it in the form of credit, and charge us interest on it. (In the same way you create money in the pocket of a shop owner when you pay for items with your credit card) 97% of all money in the money supply has been created this way. About 3% is in the form of notes and coins. We need to go back to the basics of what money was, what it is, and what it should be. More importantly who should be allowed to issue it and benefit from its issuance (seigniorage). The government (we the people) should be the ones to issue our currency and therefore benefit from new money being created into our money supply, not banks. Today's money (our savings) needs to compete with all this "future money", today. Record Profits for banks! Governments in debt to its own currency! Homes for hard working families unaffordable! It's inflation with no benefit to the people. Our currency is (since 1971, dropping of the gold standard) a fiat currency and has been grown to enormous levels benefiting the banks tremendously. I do believe this is why we are in the position with housing and

infrastructure that we are today. This is affecting all sectors under and around it as we all need a place to live.

## Opportunities for housing affordability

### Planning

It would seem that before we can move on with this challenging proposal we must, as a community, develop a Planning Network which would involve professional experts in this field as well as Council and local community representatives.

### Release/rezone more land

Land for affordable housing will always be limited, as population growth and demand for housing is continuing within the Metropolitan area. The task should be to decide on an appropriate balance within existing urban areas. It is important that the non-urban land in Warringah is protected for the future.

Rezoning of land is required to relieve the pressure on land supply. There are many excellent opportunities for rezoning throughout Warringah:

- ❑ Frenchs Forest Hospital: we understand the state government is progressing with their plans for a new hospital at Frenchs Forest. The hospital and related infrastructure provide an opportunity to create a vibrant urban village in the areas surrounding. This may include a diverse mix of land uses including new housing, shopping, open space and community facilities. In order to fully capitalise on the opportunity that the hospital represents, the surrounding area, and along key transport corridors should be at a density and height that promotes activity. Building height and scale could then gradually transition to lower rise development in the areas beyond.
- ❑ Urban Village Precincts Surrounding Centres: there is an opportunity to deliver new medium density development in areas surrounding the existing local centres such as Forestville and Wheeler Heights. This would capitalise on existing infrastructure, and act as a catalyst of the renewal of the centres, improving their viability, reinforcing their intended commercial function.
- ❑ Urban renewal at the fringe of the Dee Why Town centre: much of the building stock at the fringe of the Dee Why Town

Centre is nearing the end of its economic life. In line with the intent of the proposed changes to the strata legislation, there is an opportunity to amalgamate strata schemes. Through amalgamation and redevelopment, renewal will occur and amenity will be improved. In order for redevelopment to be commercially viable, a modest increase in residential floor space is required.

- ❑ Brookvale: areas of Brookvale that front Pittwater Road present an opportunity for shop top housing. Many of these areas are well located in respect to centres, public transport and community infrastructure such as schools.
- ❑ Manly Vale: parts of Manly Vale are well suited to renewal, in particular the areas defined by Condamine Street to the west, Campbell Parade to the north, Kenneth Road to the south, and Quirk Road to the east.

### Education of community about need for and acceptance of affordable housing, and show good examples

Better education for private owners to accept public housing in the community possibly by promoting better design and also by a public awareness that these are already in many areas of the community without people realising they are there.

Marketing of solutions such as mandated density bonuses.

### Increased diversity of housing

Adaptable housing to suit family size.

Encourage new affordable housing: planning bonuses / concessions (such as density bonuses, reduced car parking or open space requirements) for affordable housing meeting defined criteria.

A relatively wealthy and aging population will require a certain volume of low cost housing intermixed with more expensive housing so that workers who support the community can live and work in the same area thus reducing traffic chaos.

### Review and relax planning controls

Often meritorious and innovative development proposals struggle to gain approval when rigidly assessed against regulations. Because of this, development proponents are reluctant to propose innovative housing solutions. We recommend that Council consider creating and alternate internal process for assessing development applications which propose innovative housing solutions that require "outside of the square"



thinking. Experienced planning officers could be assigned to a special team that is charged with the responsibility of encouraging innovation. In a similar respect, this approach could be used to facilitate the delivery of special Council projects such as facilitating development proposals that deliver the likes of the Dee Why Town Centre Master Plan etc.

We recommend that Council review the DCP and LEP to look for opportunities to facilitate greater housing diversity and reduce the cost of housing delivery. Opportunities include:

- Reduction in car parking requirements in areas that are in close proximity to public transport.
- Increase the types of housing encouraged in the LEP and DCP. This may include dual key apartments, townhouses, small lot housing, etc.
- Review of development requirements to identify opportunities to improve land use efficiency and remove unnecessary construction costs.

#### **Allow high density housing in residential zones**

Provide more zones where town house style homes can be built.

Provide enough land zoned for medium to high density so that the supply of lower cost housing can keep up with demand and this prevent prices from sky-rocketing beyond the reach of mere mortals.

Two or three storeys high (a smaller footprint)

Land availability at a price which does not detract from the value of existing properties. This is a basic question of equity for all current property owners.

Construction of housing appropriate to the various groups seeking "Affordable Housing" to provide rental and purchase opportunities which will be appropriate to the area proposed.

New single family houses are increasing in size and scale, becoming more like mansions. Added to this is the proliferation of back yard swimming pools, decks and patios. Large dwelling footprints combined with a vestige of garden space is progressing towards less affordable single homes and less sustainable lifestyle. In later life, 'empty nesters' may find themselves living in an oversized house, which they no longer have the incentive or time to look after. On the other hand, large dwellings have the advantage of providing additional space to accommodate extended families, lodgers or carers. This often has incidental benefits such as shared on-site maintenance and transport.

Housing in low density areas does provide flexibility and can be adapted to suit a range of accommodation needs. Also, housing can be designed to be more adaptable to life cycle requirements.

#### **Permit and build more "granny flats", dual occupancy**

Create easy ways for 'granny flats' to be built. Reintroduce dual occupancy!

There was a 72% vote by the public in favour of allowing dual occupancy developments in a similar affordable housing forum in 2010, nothing changed, and here we are 4 years later discussing the same thing. Warringah Council must allow dual occupancy developments.

"Granny Flats" should be permitted in the RU4 zone. Under previous plans for the area now covered by RU4 "workman cottages" were allowed. There are numerous second dwellings already existing with permission in the zone. If Granny Flats are permitted in Residential zones then they should be permitted in the RU4 zone which are land sizes far greater than those in the Residential zones. I also note that "Boarding" houses are permitted in the RU4 zones which is a far greater density development than would be a single Granny flat.

Our focus is in the Granny Flat Development market. We see a huge opportunity to provide some housing in the Warringah area. However a lot of people do think of granny flats as 'glorified garage conversions'. What we do is far more superior and is basically a small house, which is affordable and achievable on many residential lots. This strategy alone could help provide an affordable housing solution for many people in the area. At the forum I attended (afternoon session), it seemed like every group mentioned Granny Flats in some form or another, which shows their popularity.

I'd love to provide some samples of what a granny flat could look like, which will enhance property values and fit in with the Warringah lifestyle, and would be more than happy to discuss some opportunities with you further. I apologise if these comments look like a 'plug' for the company. I get excited when discussing this strategy with people knowing how great they look.

Granny flats have a maximum floor space of 60m<sup>2</sup>, which may be adequate for one or two persons. A larger footprint would rear garden space, which is an important amenity for families. The height of granny flats should remain single storey, partly to protect the visual amenity of rear gardens, which form part of a landscape corridor with adjoining lots.

### **Dual occupancy**

Drawbacks of dual occupancy are loss of rear garden, adverse impact on amenity of adjoining neighbours, unsuitable for families with children, who need play space, and increase in land value makes area less affordable for families. Dual occupancy provision was withdrawn due to adverse impacts – please do not re-introduce!

### **Encourage affordable housing**

Council actively pursuing policies to encourage existing property owners to provide affordable housing on their current properties

We need affordable housing in Warringah as otherwise young people will be forced out of the area. We need to have housing affordable so families with young children can move here to enjoy our wonderful lifestyle.

### **Consult with people eligible for affordable housing**

Consultation with "candidates" who are eligible for or wish to invest in "Affordable Housing". At least we must find out whether "Affordability Housing" candidates really want to live here. Influences of socioeconomic status, social network, and the assessment of subjective wellbeing must be considered.

Are we not a "User Pays" Community?

### **Encourage downsizing**

As a retiree my area of interest is downsizing from a 3-bedroom home on a large block to affordable accommodation in the local area.

### **Ensure good planning principles and design**

Really well thought out regional plans with outstanding design to maximise density while maintaining amenity is the challenge. Council should consider engaging visionary architects and planners to help shape a vision for the future. Randwick Council have recently engaged AJ+C to do something similar.

### **Mixed use residential and other development**

Investigate the application of shop top housing for all of Warringah's existing neighbourhood shopping centres, as well as allowing town houses within say 100 metres of those centres and dual occupancy within say 200 metres of these centres. This would need to be rolled out to several areas at the same time, so that all of Warringah shares the increased density.

### **Use vacant/under-used land for housing**

There is much vacant and under-utilised land in Warringah, a long term vision for what we would like the region to look like in to 10, 20, 50 and

100 years is essential to avoid the haphazard approach of the past.

### **Infrastructure (general)**

Utilise existing infrastructure (sewerage, water, electricity etc)

### **Improve transport opportunities**

*Areas for affordable housing do not need to have above average access to public transport. Bus routes are flexible and will change with the demand.*

### **Residential development at transport and employment hubs and along transport corridors**

Allow larger densities in some key areas which are in close proximity to transport hubs.

Release any land that is close to employment and public transport for medium density development.

Release land near employment hubs to decrease traffic on our roads.

Utilise existing employment hubs (especially ones that are underutilised)  
Consolidation near to centres.

Neighbourhood centres

Pedestrian access to local facilities

All owners of land to release it for essential services housing (ie housing people who are employed as nurses, police, teachers etc).

Release land that meets the above criteria that must be used for housing of people in our low income essential services (nurses, police, fire, ambulance officers etc)

### **Require affordable housing in new/larger developments**

Provide incentives to developers, so that as part of every large development, a number of 'cheaper' apartments could be provided for use for affordable housing. This would attract people trying to get into the market for a new home / unit.

### **Allow smaller lot sizes and dwellings**

Allow larger blocks to be subdivided to allow town houses (medium density) on large blocks of land.

There are not enough "Villa" style dwellings being built for older residents. Two bedrooms with a small garden would be ideal for me, but developers don't seem to be interested in building these anymore – "not enough profit in them", I'm told! I have no wish to live in a multi-level apartment.

Make subdivision of blocks easier, by reducing the minimum block size required for subdivision.

Avoid reducing lot size, as this increases land values and makes property less affordable for families, who have to compete with developers. It also results in the unnecessary demolition of structurally sound dwellings. Any reduction in lot size requires the application of planning criteria to achieve a desired pattern of development that is suitable for families, sustainability and the neighbourhood.

#### **Spread higher densities throughout Warringah**

Being discreet about the placement of affordable housing, so as not to blight any one area more than another.

This is a complex issue which will require input from all interest groups on a long term basis, with the understanding that different courses of action will be appropriate in different areas of the Warringah LGA.

#### **Private and public partnerships in provision of affordable homes**

Close co-operation with developers, large companies and government departments together with community consultation such as this one.

Close co-operation with organisations that offer subsidised housing like Link and other NFP organisations.

#### **Homeshare programs**

There are a lot of baby boomers and older people living in big properties. They could be encouraged to rent out parts of their houses to people who cannot afford, or do not wish to purchase properties of their own. It could be made easier for homeowners to convert their homes to provide suitable spaces for tenants. Perhaps incentives could be provided to add a bathroom and/or kitchen, and DA approval made easier.

This includes Pensioners, Divorcees and single people who may have empty bedrooms. They are property rich but cash poor and may appreciate a fair renting programme.

#### **Communal living**

Active encouragement of the growth of the community housing sector eg organisations such as City West Housing.

The William Charlton Village in Allambie Heights caters for older people requiring low cost housing who are able to care for themselves. A village coordinator assists residents to coordinate community care and organises a range of social activities. It would be good if we could have more of these types of accommodation in the area to provide affordable housing. As well as the elderly, if we could create these types of

supportive villages for young homeless people and people with mental health issues, this would be good also. The idea of having a village coordinator to assist the residents would make these types of accommodation work very well. Cluster housing may not suit workers' needs. Research Implications for cluster housing needs to be undertaken in Warringah. Where is the evidence of the need for both short and long term accommodation?

#### **Allow subdivision of land for freehold lots**

Allow existing house block titles to be divided into 350 or 375 square metre lots for building additional small dwellings suitable for older residents to "downsize" or for people with small families or single residents. This size lot would be sufficient to build a two bedroom cottage or villa style dwelling with a small garden. Planning laws in the 1980s allowed this, but changes to the LEP stopped it. Bring back the small housing lot.

#### **Financial incentives for property developers**

Providing an incentive for property developers to build low key basic 1 or 2 bedroom homes that suit first home buyers.

#### **Maintain existing amenity/quality of life**

Scope for a sustainable living.

Desired character of the area.

Community gardens

In assessing the locations and categories of affordable housing, serious consideration is essential in regard to the impact on the social fabric of the community. The quality of life for all existing residents must be maintained.

Criteria should be applied to ensure that the planning outcomes are sustainable and enhanced rather than detract from residential amenity. Modifications should be compatible with the desired character of the area and avoid the progressive loss of landscape open space. The pattern of development is important and preferably maintain a landscape corridor at the rear of dwellings.

#### **Consider the natural environment**

Protection of non-urban areas.

All building take place on already environmentally degraded land – NOT VIRGIN BUSHLAND.

#### **Council leadership**

Active leadership by Council on the issue of density and infrastructure.

Active representation by Council of the interests of the entire community rather than just of property owners and 'ratepayers'.

Active championing by Council of the difficulties faced by those struggling with the cost of housing in the area.

We attended the housing affordability forum and are impressed by the leadership and direction that Council is taking on this important issue.

**Provide staff / key worker accommodation**

As a former nurse who lived in "Nurses Quarters" I do not think that the modern nurse, male or female, would want hostel type living. Many (most?) have a family and are established in their own locality (schools etc.).

There is a lack of clear definition of issues; as illustrated above and reinforced by the use of confusing information-e.g. Manly Daily article—Workers engaged in projected Hospital construction will need/want "Affordable Housing" in the area -these will be relatively short-term issues—are such needs to be replaced by long-term affordable housing for hospital operational staff- how longstanding will these individual needs be?

There is no guarantee that key workers will purchase affordable housing, even if it is provided. Housing could be targeted at key workers if provided in conjunction with workplace facilities. This would help to ensure that key workers are not competing with other potential buyers. Hostel accommodation may provide a suitable option for singles / workers.

#### **Public housing**

There appears to be a need for public housing. Who would supervise dealing with the equity for Pensioners and low income earners?

#### **Further community and stakeholder engagement**

I hope Council intends to invite those who can present a cohesive analysis of the housing affordability crises facing both Warringah and Australia (I can suggest some speakers if required), rather than just allowing vested interests to dominate the debate.

It was a great idea to hold this forum and I hope there will be more in the future especially to educate the community on the visions for Dee Why Centre and the improvements that would flow on.

I would be happy to attend any further forums which may deal with consolidated suggestions.

In order to carry forward the success of the Housing Affordability Forum, we recommend that Council establish regular community and industry reference groups and steering committees. Such groups could provide input on housing affordability as well as other important planning matters. This arrangement will enable Council to have a sounding board amongst the community and industry to identify actions that will deliver on the ground outcomes that aligns with community and industry expectations.

#### **Other**

We were encouraged by the overwhelming support of those who attended; which by way of observation represented a diverse cross section of the local community.

I found this to be a very well run forum with Warringah Council staff members to be experienced and helpful. The key speakers were very interesting and explained everything in an easily understandable manner.

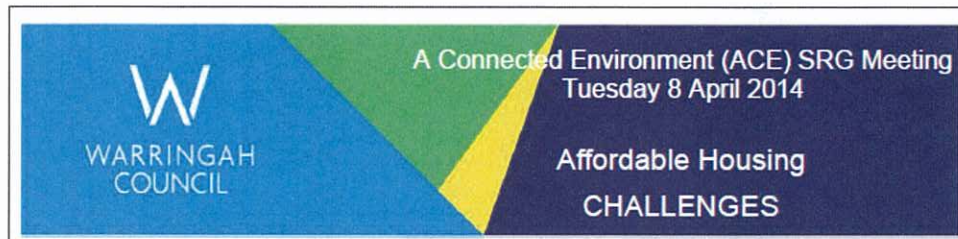
I was concerned to read in the Saturday Manly Daily that an issue/ suggestion at one of the Forums was 'better use of Council's open space'. What was meant by this in relation to housing affordability? Surely no-one meant use parks to build affordable housing? I am opposed to such a suggestion (if that was what was meant).

For nearly sixty years I have witnessed many short term Council decisions that were quite inappropriate – please do not repeat that action again.

While we support the concept put forward we need a much closer examination of "Challenges and Opportunities" in realistic terms. While we must applaud your announced determination to deliver short term solutions and explore long term solutions", the short term solutions may well make a long term solution unattainable.

"Housing Affordability" is a real issue which must be resolved within the Warringah community. There will be different opportunities in different sections of the LGA. We must be realistic in our assessment of the needs, as well as the challenges.

## APPENDIX E: Feedback from Strategic Reference Group members



- Population vs Density vs Traffic
- Understanding of demographics
- Land costs (x 3)
- Subsidies
- 'Selling' to the public
- Perception of property values
- Zoning restrictions
- Excessive land values
- Existing subdivision pattern
- Increasing size & scoff of single dwellings
- Car parking requirements
- Sale impact on pensions
- Lifestyle
- Provide appropriate road infrastructure
- Planning policy
- People don't understand that it can be good for community
- Constrained supply of new housing
- Investor subsidy from commonwealth over FHB??



- 250m<sup>2</sup> & 399m<sup>2</sup> blocks
- More height
- Detached housing with reduced footprint
- Small townhouses on small lots
- Increasing supply of medium density
- More public transport
- Detached style housing with flexible/ adaptable design
- Village concept with community focus
- Adaptable housing in keeping with character of area
- Design of house ie: can one house cater for 2 families
- Encourage better financial models of retirement homes
- Utilise surplus government land – state & local
- Reduce road space (pedestrian area with smaller dwellings)



## APPENDIX F: Review of Establishing a Working Party and/or Community Committee

The Council resolution requested a review of:

*'the feasibility for a working party to be formed by myself and or alternatively establish a Community Committee. The role of this working party would be to review and look to implement some of the recommendations from the forums. Staff may only be required to give presentations on existing planning frameworks and interaction with the working party will be limited.'*

There are a number of options to be considered in the formation of a working party or committee and each differs in their scope, level of input, ongoing commitment and resourcing.

Method	Advantages	Disadvantages	Recommendation
Community Committee	<ul style="list-style-type: none"> <li>Processes and procedures already exist to set up Community Committees</li> <li>These groups have an agreed terms of reference, meet as required and are self-managed ie they manage their own agenda, minutes, reporting etc.</li> <li>Minimal resource is required by Council staff as the group is self managed and members provide admin support.</li> </ul>	<ul style="list-style-type: none"> <li>On this technical planning topic of Housing it is anticipated that Council staff will be required</li> <li>It is unlikely that the key stakeholders who best provide input on Housing Affordability will have the time to provide admin support for the committee.</li> <li>Community committees are formally established committees of Council that are adopted by Council resolution for start up and completion.</li> <li>Committees normally meet 4 times per annum which is likely to be insufficient for meaningful outcomes on Housing Affordability.</li> <li>The committee structure does not sit within a formal project consultation plan and it may be difficult to gain timely input when required for planning needs.</li> </ul>	<ul style="list-style-type: none"> <li>Not a recommended option for Housing Affordability</li> </ul>
Working Party externally run	<ul style="list-style-type: none"> <li>Council staff have guidelines and experience setting up project specific working parties ie DYTC, WAC.</li> <li>The external stakeholders can be targeted to provide specialist input and a balanced view.</li> <li>They form part of the project consultation plan and their input is an integral part of the project.</li> <li>The meetings are set up and managed by Council</li> </ul>	<ul style="list-style-type: none"> <li>Additional cost required of approximately \$15k per annum to run externally.</li> <li>Some staff time required to provide technical input for the Working Party.</li> </ul>	<ul style="list-style-type: none"> <li>This externally run working party is recommended as it would provide a suitable role, timing and membership, and overall requires less resources.</li> </ul>

	<ul style="list-style-type: none"> <li>• The meetings can be scheduled around project milestones to ensure meaningful input to the Planning strategies.</li> <li>• Less staff time is required as this role is performed by external resource</li> <li>• Minimal impact on current staff resources</li> </ul>	<ul style="list-style-type: none"> <li>• Council staff have guidelines and experience setting up project specific working parties ie DYTC, WAC.</li> <li>• The external stakeholders can be targeted to provide specialist input and a balanced view.</li> <li>• They form part of the project consultation plan and their input is an integral part of the project.</li> <li>• The meetings are set up and managed by Council staff</li> <li>• The meetings can be scheduled around project milestones to ensure meaningful input to the Planning strategies</li> </ul>	<ul style="list-style-type: none"> <li>• Not recommended due to staff resource limitations</li> </ul>
<p>Working Party internally run</p>	<ul style="list-style-type: none"> <li>• Council staff have guidelines and experience setting up project specific working parties ie DYTC, WAC.</li> <li>• The external stakeholders can be targeted to provide specialist input and a balanced view.</li> <li>• They form part of the project consultation plan and their input is an integral part of the project.</li> <li>• The meetings are set up and managed by Council staff</li> <li>• The meetings can be scheduled around project milestones to ensure meaningful input to the Planning strategies</li> </ul>	<ul style="list-style-type: none"> <li>• Significant staff time is required to prepare and manage the meetings. This time is not within current workplans and would replace other scheduled work.</li> <li>• Staff costs approximately \$13k per annum.</li> <li>• May be perceived as less independent than externally facilitated group.</li> </ul>	<ul style="list-style-type: none"> <li>• Not recommended due to staff resource limitations</li> </ul>
<p>Strategic Reference Groups (SRG)</p>	<ul style="list-style-type: none"> <li>• Existing membership and group already in place.</li> <li>• No additional cost</li> <li>• Housing is already a strategic CSP outcome and therefore is within the scope of SRGs</li> <li>• It could supplement the Working Party at a strategic level.</li> </ul>	<ul style="list-style-type: none"> <li>• Each group meets 6 times per annum and have already agreed agenda items for the next 12 months. If housing affordability is added as a priority it is unlikely that more than a few hours would be allocated to this topic.</li> <li>• The key stakeholders on Housing Affordability include different people to the members of the SRGs ie housing providers, community groups etc.</li> </ul>	<ul style="list-style-type: none"> <li>• Include Housing Affordability in SRG discussion to provide input on the Working Party priorities.</li> </ul>

**Tasks and costs of options for working party/ community committee**

<b>TASKS</b>	<b>Working Party managed by Council as part of formal project scope</b>	<b>Working Party managed independently as part of formal project scope</b>	<b>Council Community Committee (Self managed)</b>	<b>Inclusion in scope of Strategic Reference Groups</b>
Involvement by the Mayor / Councillors	No	No	Yes	Yes
Involvement by Council staff - preparation	Yes - High	Yes - Medium	Yes - Low	Yes - Medium
Involvement by external provider	No	Yes	No	No
Determine scope of group	Council staff	Council staff	Council	Already included
Prepare Terms of Reference	Council staff	External provider, Council staff	Council staff	Already included
Advertise for expressions of interest for membership	Council staff	Council staff	Council staff	As current
Review applicants and confirm membership	Council staff	External provider, Council staff	Council staff	As current
Membership	Depends on Terms of Reference	Depends on Terms of Reference	Depends on Terms of Reference	As current
Appoint new members	Council staff	Council staff	Council staff	No
Compile agendas	Council staff	External provider	Members	Part of SRG function
Prepare supporting information / presentations	Council staff	External provider	Members	Part of SRG function
Distribute agendas, supporting information for meetings	Council staff	External provider	Members	Part of SRG function
Chair meetings	Council staff	External provider	Members	Part of SRG function
Attendance at meetings	Council staff	External provider	Members	Part of SRG function
Take notes	Council staff	External provider	Members	Part of SRG function
Write up minutes	Council staff	External provider	Members	Part of SRG function
Distribute minutes	Council staff	External provider	Members	Part of SRG function
Term	6 months to 2 years depending on project timeframes	6 months to 2 years depending on project timeframes	Set and dissolved by Council resolution. Long term ongoing role.	As determined by SRG
Follow up actions / requests from meeting	Council Staff (~8 hours per meeting)	Council Staff (~8 hours per meeting)	Members and limited support from Council staff (~4 hours per meeting)	Part of SRG function and existing work plans
<b>Approx. cost per annum</b>	<b>High degree of Council staff time ~ 150 hrs pa = ~\$13,000pa</b>	<b>External provider (\$2,500-\$3,000/mtg) ~ \$15,000 pa</b>	<b>minimal 8 hours set up, 12 hours pa ~ \$1200 pa</b>	<b>Included in current resources</b>



## Appendix G: Notes from Housing Affordability Forums

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See separate attached report





## **HOUSING AFFORDABILITY IN WARRINGAH**

### **Forum Notes**

**APRIL 2014**



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## Contents

<b>1</b>	<b><u>INTRODUCTION .....</u></b>	<b><u>1</u></b>
<b>2</b>	<b><u>SUMMARY OF HOUSING AFFORDABILITY FORUMS .....</u></b>	<b><u>3</u></b>
<b>3</b>	<b><u>SPEAKER PRESENTATIONS.....</u></b>	<b><u>7</u></b>
<b>4</b>	<b><u>FORUM 1 FEEDBACK .....</u></b>	<b><u>13</u></b>
<b>5</b>	<b><u>FORUM 2 FEEDBACK .....</u></b>	<b><u>21</u></b>
<b>6</b>	<b><u>PARTICIPANT SATISFACTION.....</u></b>	<b><u>28</u></b>

# 1 INTRODUCTION

## Background to Warringah Housing Affordability Forums

The Mayor of Warringah, Cr Michael Regan, placed Mayoral Minute No. 22/2013 – Housing Public Forum on the agenda for the Warringah Council meeting on 24 September 2013.

Warringah Council subsequently resolved at their meeting on 24 September 2013 that Council:

- A. *Host two ideas and information forums in Council Chambers to be held on one evening and on one day and invite a range of speakers to discuss the issue of housing affordability, the current requirements under State Legislation and possible solutions.*
- B. *Draft a report based on feedback from both sessions including the feasibility for a working party to be formed to be chaired by myself and or alternatively establish a Community Committee. The role of this working party would be to review and look to implement some of the recommendations from the forums. Staff may only be required to give presentations on existing planning frameworks and interaction with the working party will be limited.*
- C. *Seek the support of the Manly Daily in promoting the forum along with promotion within Council's full page advertisement on Saturdays.*
- D. *Use the outcomes of the information forums and community committee to inform the development of the Warringah Planning Strategy issues papers.*

Parkland Planners were engaged by Warringah Council to assist with planning of the forums, to facilitate the two forums, take notes at both forums, and to prepare a report to Council on the outcomes of the forums and other related community engagement.

The forums were planned for the early afternoon and evening to cater for a wide cross-section of residents and other stakeholders to attend. The forums were held in the Council Chambers which is an accessible building.

## Purpose and objectives of the Housing Affordability Forums

Two Housing Affordability Forums – one in the afternoon and one in the evening – were held by Warringah Council on Monday 31 March 2014.

The purpose of the Housing Affordability Forums was to:

***“Facilitate a grass roots discussion to enable the community to have a voice to identify challenges and opportunities on housing affordability in Warringah”.***

Following on from the key purpose above, the objectives of the forums were to:



- Encourage and generate collaborative discussion regarding challenges and opportunities for housing affordability in Warringah
- Identify issues/challenges and opportunities regarding housing affordability in Warringah
- Compile feedback on challenges and opportunities for housing affordability to report to Council
- Provide a networking opportunity for organisations and contacts in the housing affordability and related sectors.

## 2 SUMMARY OF HOUSING AFFORDABILITY FORUMS

### Forum Agenda

Time	Item	
12.00 / 6pm	Arrival	Light Refreshments available
12.30 / 6.30pm	Welcome and introductions	Sandy Hoy, Facilitator
	Mayor's address	Michael Regan, Mayor of Warringah
	Purpose of Housing Affordability Forums	Sandy Hoy, Facilitator
	Agenda, ground rules and housekeeping	
	Background and scope	Peter Robinson, Warringah Council
	Perspectives on housing affordability in Warringah	Invited speakers
1pm/ 7pm	Group table session – Challenges	All
	Report back on Challenges	Group volunteers
	Group table session – Opportunities	All
	Report back on Opportunities	Group volunteers
	Next steps	Sandy Hoy, Facilitator
	Mayor's closing comments	Michael Regan, Mayor of Warringah
2.30/ 8.30pm	Thanks and close	Sandy Hoy, Facilitator

### Attendance at the forums

52 participants attended Forum 1 (afternoon) and 39 participants attended Forum 2 (evening). People attending were from a range of groups and interests, including people who:

- represent the State MPs Brad Hazzard and Mike Baird, and Federal MP Tony Abbott.
- work for State government agencies (Family and Community Services, Northern Sydney Local Health District)
- are Warringah rate payers
- rent in Warringah
- work in Warringah
- belong to a not-for-profit group
- have business interests in Warringah, such as Warringah Chamber of Commerce and Industry; and real estate, property development, and town planning services
- belong to a community groups such as residents' associations, environmental groups
- represent service providers such as Manly Community Centre and Northern Beaches Mental Health Support Group
- represent local churches
- represent Manly Council.

In addition, the Mayor Michael Regan and four Councillors Crs Sue Heins (Deputy Mayor), Bob Giltinan, Vanessa Moskal and Jose Menano-Pires, attended one or both of the forums.

Senior Warringah Council staff who attended both forums were Rik Hart (General Manager), John Warburton (Deputy General Manager Community), Peter Robinson (Group Manager Strategic Planning), Graham Middleton (Manager Marketing and Communications), Fiona Van Dort (Senior Corporate Planner) and Kate Lewis (Community Engagement and Research Manager). These Council staff were supported by other Council staff who assisted with organisation, reception, table 'scribing' and audio-visuals.

Speakers at the forums were:

- ❑ Michael Regan, Mayor of Warringah
- ❑ Peter Robinson, Group Manager Strategic Planning at Warringah Council
- ❑ Andrew McNulty, CEO of Link Housing
- ❑ Sam Pfafflin, Director and Licensee, Raine and Horne Forestville-Frenchs Forest.

Both forums were facilitated by Sandy Hoy, Director of Parkland Planners.



*Warringah Mayor Michael Regan, Forum 1*



*Both Forums were full with a variety of participants*



*Warringah Mayor Michael Regan, Forum 2*



*Andrew McNulty, CEO Link Housing Forum 2*



## Challenges and opportunities regarding housing affordability

### Introduction

The group discussion focused on issues and challenges to housing affordability in Warringah, and opportunities to address such issues and challenges.

A detailed summary of all comments recorded on flip chart paper, post-it notes and during the discussion are included in sections 5 and 6.



*Reporting back, Forum 2*

### Satisfaction with the forums

Participants were very satisfied with various aspects of the forums. The forum participants ranked aspects of the forum they attended out of a maximum satisfaction score of 5 as follows:

- Venue and facilities: 4.7 out of 5
- Format of the forum: 4.4 out of 5.
- Organisation of the forum: 4.5 out of 5
- The forum overall: 4.4 out of 5

The aspects of the forums that participants particularly liked are:

- the opportunity to express and hear a range of views on housing affordability
- the opportunity to meet a variety of other participants
- attendance by Councillors and senior staff, and their interest
- friendly and enthusiastic atmosphere
- information provided on scene-setting and the outline of issues
- interesting and informative speakers
- discussion at the tables
- the efforts by the table scribes to record comments
- an interactive format with a variety of activities
- organisation and timekeeping.

### **Next steps**

The forum participants congratulated Council for organising the forums. They asked that the next steps are to:

- Distribute the comments from the forums and the outcomes of the consultation process.
- Implement initiatives discussed at the forums.

### 3 SPEAKER PRESENTATIONS

#### Welcome and introductions – Sandy Hoy

Sandy Hoy is Director of Parkland Planners. She lives and works in Warringah. She welcomed attendees on behalf of Warringah Council, including the Mayor Michael Regan, Councillors Jose Menano-Pires, Vanessa Moskal and Sue Heins, Warringah Council's General Manager Rik Hart and Council staff. She welcomed Andrew McAnulty from Link Housing and Sam Pfafflin from Raine and Horne Real Estate.

Council staff were available to assist participants including residents and those who represented State and Local Government, a wide range of community services, residents' associations, churches and developers.

The forums were promoted via emails sent to 120 stakeholders and to 4,000 people on the Council's community engagement register, advertisements in the *Manly Daily*, notices on the Council website project page, as well as publicity through the Warringah Chamber of Commerce and other key stakeholders.

#### Mayor's address – Michael Regan, Mayor of Warringah

The Mayor also welcomed representatives from the *Manly Daily* and thanked them for getting the word out. He welcomed Council staff and all attendees.

He reported the two main issues arising each year in the Council's Community Survey are transport and housing. Council has little influence over transport but can influence housing.

Mayor Regan reported on four recent incidents:

1. Before Christmas a restaurant owner at Dee Why beach reported that he was struggling to maintain staff. His three staff live on the central coast and find it expensive to travel to work from there and it is too far to travel with difficult night time shifts. The three are sharing a two bedroom unit. The owner asked Council what it could do.
2. While looking at a unit for sale prior to Christmas Mayor Regan met no less than six seniors who wanted to sell free-standing houses in Killarney Heights to downsize to units around Forestville. They asked what can council do.
3. A conversation with a boarding house owner raised issues around the difference in clientele from people's perceptions, breaking down the myth and stigma. Clientele range from police to nurses, young executive couples, taxi drivers and divorcees. There is a need to break myths and stigma regarding boarding houses.
4. A university student who grew up in the area and would like stay here due to a part time job and family is unable to afford to live here.



Mayor Regan noted there will be around 5,000 jobs at the new hospital for cooks, cleaners, nurses etc. Where are they going to live? Where can we deliver affordable housing for them? This is not a need for public or social housing, but affordable housing. If driven by politicians it won't happen. It needs to be driven by the community. People say they don't want development across the road from them. There has been some ugly overdevelopment but also some good development which can enhance the area, but this needs to be community driven. Several years ago Council had to withdraw their Housing Strategy and there was no opportunity to have the conversation with affected people. But if driven by the community we can have those conversations.

Mayor Regan cited the Lakeside Caravan Park which Pittwater Council inherited from Warringah Council and asked whether there are opportunities such as that, open land which could be used for affordable housing.

The new hospital is on the way with associated road upgrades. We don't want to create another Dee Why. We want to get it right for the Forest area. The hospital gives that opportunity. He encouraged everyone to provide their good ideas. Council can't do this without you, it has to be driven by you. He assured attendees that Council would take notice of feedback given here.

### **Purpose and format**

Sandy Hoy outlined the purpose of forums to facilitate grassroots discussion to give the community a voice on opportunities for affordable housing. She outlined the objectives to:

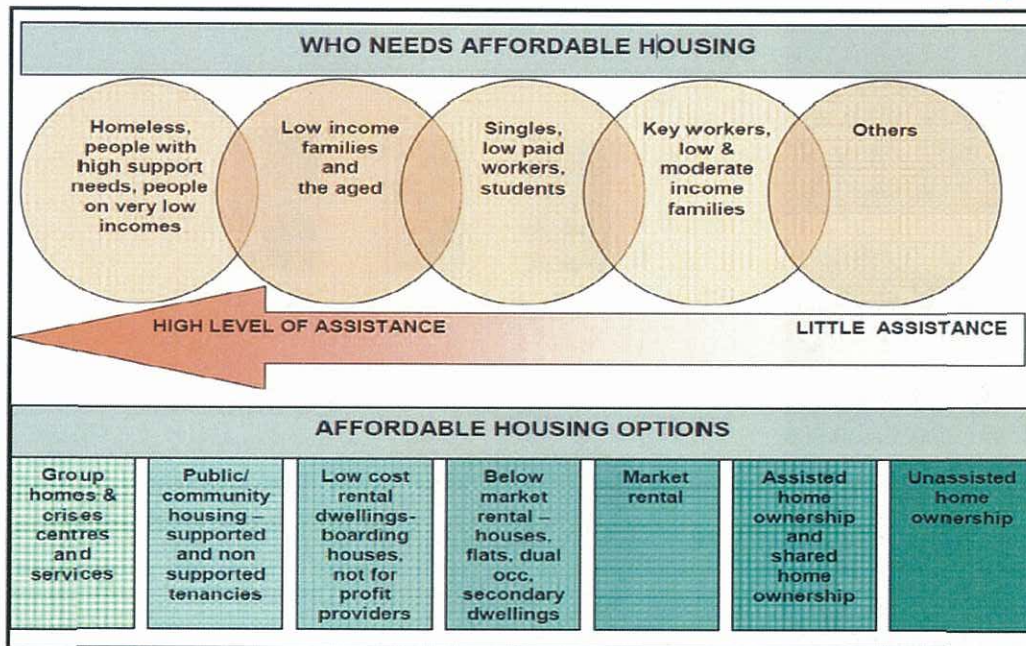
- Encourage and generate collaborative discussion regarding challenges and opportunities for housing affordability in Warringah.
- Identify issues/ challenges and opportunities regarding housing affordability in Warringah
- Compile feedback on challenges and opportunities for housing affordability to report to Council
- Provide a networking opportunity for organisations and contacts in the housing affordability and related sectors.

The agenda and the ground rules for the meeting were outlined and participants assured that their contributions will be valued.

### **Background and scope**

Peter Robinson, as Group Manager Strategic Planning for Warringah Council, is involved with land use and planning controls and instruments. His presentation to the forum is shown below.

He outlined the NSW Department of Planning Affordable Housing planning context and the spectrum of the needs for housing. A number of factors affect housing affordability including supply and demand, interest rates, tax incentives, development costs, and requirements including standards and levies.



From NSW Affordable Housing Forum 2011 – Information paper

## Definitions



**Housing Affordability** – General affordability of both rental and purchase of housing to the wider population. Not restricted to low incomes

**Affordable Housing** – 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.

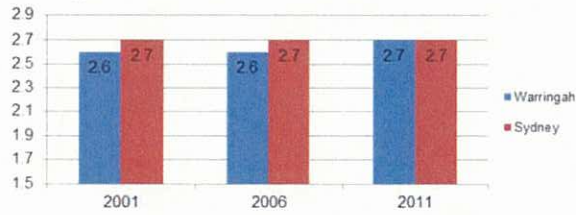
**Social Housing** - Social housing is provided by public authorities, community housing providers and other not for profit organisations and includes properties owned or managed by Housing NSW and the Aboriginal Housing Office.



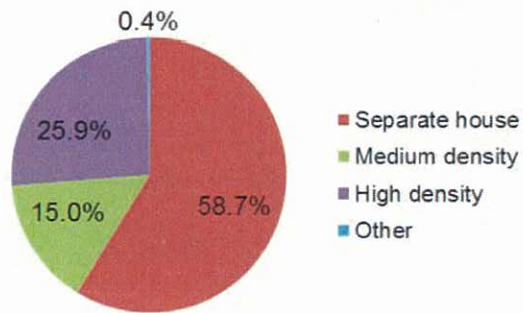
## Current Trends



Warringah Household Size 2001 to 2011



Types of Housing In Warringah



6

## Current Planning Provisions



SEPP – Affordable Rental Housing - Secondary Dwellings, Boarding Houses

WLEP – Boarding Houses (R2, R3, B4), Dual Occupancy (R3), Attached Dwellings (R3), Residential Flat Building (R3), Multi dwelling Housing (R3)



Additional slide for evening forum:

### Housing in Warringah



**2008** Draft housing targets set for Warringah through draft Sub Regional Strategy

**2010** Talk of the Town as input to Housing Strategy

**2011** Draft Housing Strategy withdrawn waiting for commitment for supporting infrastructure

**2013** Community Strategic Plan Consultation highlighted need for diversity of housing.

**2014** Draft Sub Regional Strategy still draft

He outlined definitions from state policy which tries to deliver housing to low and medium income families as:

- Housing affordability as general affordability of both rental and purchase of housing to the wider population, and not restricted to low incomes.
- Affordable housing as 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.
- Social housing is provided for those on low and very low incomes by public authorities, community housing providers and other not for profit organisations and includes properties owned or managed by Housing NSW and the Aboriginal Housing Office.

He noted that population and housing stock in Warringah have bucked national trends of a drop in the number of people per dwelling with an increase over the last 10 years in Warringah from 2.58 people per dwelling to 2.7. He noted there is not a huge stock of land here to provide housing for people, and while the proportion of high density housing is higher than in Sydney as a whole, the area of medium density is less.

Peter noted the framework in which Council has to work is the current state planning policy for Affordable Rental Housing which provides for three forms, of which only two are available in Warringah: secondary dwellings and boarding houses, and the Warringah LEP governing dual occupancy.

### Perspectives on housing affordability in Warringah

Sandy Hoy introduced the two invited speakers.

**Andrew McAnulty** is the CEO of Link Housing. He has been delivering social affordable and large scale urban renewal outcomes for over 20 years. Prior to moving to Australia in 2007, he had accumulated 15 years' experience with three diverse UK Housing Associations and

the Stonebridge Housing Action Trust, one of London's most successful regeneration companies. Andrew joined Link Housing as CEO in September 2013. Link Housing is a not for profit company with 1,200 homes in management in Northern Sydney region. He is passionate about people and believes that everyone has a right to a decent home. He believes that by working in partnership with others we can make a difference.

Andrew noted that while there is a need for different types of housing, he agreed with the Mayor that if people in the area don't want it we are wasting our time. However, he has heard people are worried about where they will live when they are older, where their children will live, and where people on \$20,000 - \$30,000 a year will they live. He congratulates Council for holding the forum. If people aren't in favour it's difficult to get traction.

He is involved not just with social housing but with affordable rental, for sale and shared ownership where part of the home is owned by a not for profit organisations and partnerships. If 20 houses are built there is a mix of affordable housing, houses for sale and social housing with cross subsidies and layering.

Link Housing has tenants' groups which advise on policy and procedure. Link Housing is accountable and it is a well-managed organisation with 1,200 residences in northern Sydney. We are here to break down the stereotypes. Community housing providers are creative organisations looking to work with other organisations. Link has 157 homes in Warringah, and the fact that this is not known means they have not been in the news. He reported on one resident in his 80s who was an "under 16" in the army. There is an amazing mix of people in Link Housing, from subsidised social housing to affordable housing and housing for people who earn \$100,000 a year. He flagged housing affordability and viability of housing as a key issue around the new hospital which is expected to employ thousands of people.

**Sam Pfafflin** was born and raised in Killarney Heights. Sam holds a Science Degree from Macquarie University and is the Director and Licensee in charge of Raine and Horne Forestville-Frenchs Forest. Sam leads a dedicated team of real estate professionals backed by one of Australia's most respected real estate brands.

With many houses in the Forest-Belrose area now 40-50 years old on sizable blocks, Sam outlined his experience of the high demand for a greater diversity of housing types. The need for more affordable housing in Warringah is high across all generations, first home owners, families and retirees.

Sam noted we all live somewhere, in houses, granny flats, as tenants or owners. He reported that not a day goes by without someone asking for particular type of housing which doesn't exist in the area. Typical of this is people who want to sell a house on a separate block and move to medium density which doesn't exist in the same area. He recalled one extremely successful unit development on Warringah Road where local people initially opposed the development then bought a unit in the development. Everyone is affected, everybody has strong opinions, but something has to be done. If we keep going the same way there will be nothing to purchase.

## 4 FORUM 1 FEEDBACK

### Group table session – Challenges

#### Report back on challenges

##### Brian reported from Table 1

- Lack of education in the community about needs in the community, specifically negative perceptions around designs and who will live there.
- Not in my backyard perceptions and lack of awareness regarding who is coming in and why, Perception of public housing. A lack of awareness of what already exists was identified. People are not aware that Link Housing already has 150 dwellings in Warringah. People are not aware of what and where these are. If they did it would reduce resistance.
- There is immediate need for more emergency housing, specifically for 1 to 2 weeks.
- There was some discussion of homeless people in the area.
- Designs for properties are currently driven by developers rather than Council.
- The community's active involvement in what types of housing is needed.
- Transport is an issue with the perception that the Forest area is harder to access with no trains and ferries.

##### Additional notes from Table 1 (butchers paper)

- Examples in the community - Parr Parade, Narraweena
- Design of buildings and impact on the community
- Design driven by development. Planning guidelines need to reflect better standards
- More development, range of designs along main transport corridors

##### Greta reported for Table 2

- Diversity of SEPP is too broad
- There was agreement with the Mayor regarding the lack of an appropriate conversation. People are concerned with who will be living next door.
- There is an inflated housing market
- There is lack of new development
- The NIMBY outlook is anti development
- Issues around public perception on what affordable housing is, that it houses people that are nurses police etc.
- There is lack of supply
- There is lack of diversity/ choice – people who want to downsize haven't got choices
- Issues around Torrens vs strata titles
- Poor planning was identified in Collaroy and other areas with narrow streets, lack of parking and wide pavements affecting people wanting to purchase units
- Lack of direction for Section 94 contributions was identified. More appropriate use of section 94 contributions.
- Public transport is an issue



- There is an ageing population
- The cost of buying and selling dwellings is not just for the property but other costs

**Kate reported for Table 3**

- This table is a mix of single parents, parents who have unique needs, carers and people want to downsize. It is unique but typical of the area
- Regarding downsizing there is nothing to buy. Look at land release and reconfiguring existing developments such as industrial.
- With the high divorce rate in the area twice the amount of housing is needed. And areas for gardens for children, parking, pets
- Nice apartment accommodation is unaffordable. Great designs could make the most of available space.
- Good kit homes could be an affordable option
- Transport links needed, getting kids to school
- Social access – have developments with different levels of needs, owner occupiers, people with special needs and all in between, great diversity
- Adequate planning controls to accommodate social aspects - apartment living that meets privacy and dignity needs of individuals
- Pensioners should not be penalised for providing accommodation. They currently lose access to community services if they provide granny flats or rent to family and move into the flat.
- Affordable housing for carers needed and carers need time off. To employ people on an occasional basis needs accommodation for them, e.g. granny flats in own backyard means owner/occupant can stay but this is currently not available.
- Provide a standard for granny flats? E.g. no extra parking provided, flow on effects to community.

**Additional notes for table 3 (butchers paper, post it notes)**

- Avoid the 'ghetto'. Mixed development must ensure good urban design
- Get planners and providers together
- Mixed ownership = good community
- Compulsory acquisition of land to develop more affordable housing
- 2-3 bed homes with granny flats

**David reported for Table 4**

- Issues – the high cost of renting and buying, as there is a lack of stock. Interest rates, profits wanted by developers drive up prices
- NIMBYism - perceptions need to be changed, lack of understanding by higher income
- There is a lack of land. Where can we put affordable housing? By changing zonings?
- Could Council land be sold for affordable housing?
- Increased density needs the infrastructure to support it in terms of parking, sewerage, public transport.

- New arrivals to Australia have difficulties gaining housing with no references for rental accommodation
- 40 years ago all hospitals had nurses' quarters. Could this be an option for Frenchs Forest for hospital staff ?
- 3 storey and higher - older people or people with disability need access not only to accommodation but shopping and services.
- Not sustainable if too low. Increased density could improve profitability for local corner shops which don't flourish in areas of ¼ acre blocks.

**Additional notes for table 4 (butchers paper, post it notes)**

- Increasing rents. State government control? People can't afford rents, can't save
- Accessibility - stairs are not good for seniors, lifts increase costs, proximity to other needs is important
- Over 55's developments are good, however anyone can purchase it. Need stronger governing criteria on who can purchase and live there
- Will Council rates be cheaper for owners of affordable housing? They will use the same council services as other residents
- Government initiatives are inconsistent and sometimes don't last
- Council sold land and developer bought it, not affordable housing.

**Warren reported for Table 5**

- There are difficulties in gaining Council approval for secondary dwellings. How could this be improved?
- Provide a diversity of options, e.g. for conversion of a family home to a duplex
- People are downsizing but unable to find the type of property they want for an affordable price
- With regular changes to LEPs there is a lack of strategic vision, and State Government restricts council in relation to what can be approved.
- Community opposition can result in loss of affordable housing opportunities, as this is the first to go when development plans are scaled down.
- Homeless people, and people's children, can't afford to live here with high rents and high bonds.
- There are examples of land intended for non-profit development being sold on to "for profit" concerns
- Look at providing affordable accommodation with new infrastructure such as hospitals.
- There is not enough aged accommodation for the ageing population.

**Hazel reported for Table 6**

- The table included developers, not for profit organisations, Sydney Lakeside Holiday Park (Narrabeen) residents' association representatives, and residents
- Lack of availability of land – could community land such as Sydney Lakeside Holiday Park at Narrabeen be used for temporary prefab dwellings where the land remains with Council?

- If a resident builds a granny flat on their property and rents it out, they lose part of the pension. But if they could subdivide the land they could sell the cottage on the other part and live comfortably.
- Look to increase density to more than 2 storeys. Improve 'community core', with increased density there is a need to provide green space around developments for kids to play.
- Section 94 – should contributions go the specific area where the development is or could they be more generally available for affordable housing across the LGA?
- Allow prefab dwellings in certain areas
- Older people want to downsize but are unable to find accommodation
- A mix of housing is needed including affordable, larger houses and high density.
- House sizes are too large – there is an expectation that everyone should have their own bedroom. In UK there are smaller houses with garden space.

**Additional notes for table 6 (butchers paper, post it notes)**

- Is now the time to start looking to allocate sufficient land for low cost housing options? There is a need for low cost housing for purchase.
- Older people want a profit of some sort when they downsize.
- Allow us to subdivide our housing lots.
- Other suburbs should take on more development
- Dual occupancy that takes up all open space not suitable for families with children.

**Brigid reported for Table 7**

- This is a great opportunity, while there are common things people can see the problems in the wider area.
- There is no affordable housing. The definition of affordable is 30% of income but families here spend far more
- Accommodation has to be accessible for older people, people with disability e.g. have lifts
- There is a jump from 3 storeys to 18 storeys. It needs to be incremental
- People ask do we have the right to live in an area we can't afford? People may be able to afford somewhere else but their job is here. People have to move away from support networks, jobs. For example someone moved to Parramatta and had to travel 2 hours to work in a child care centre
- There is a perception that affordable housing will have a negative impact on house values and suburb character, and perception of who is in social housing. But on the street we don't know if we walk past someone in social housing
- The cost of "start up", strata fees and bonds impacts on incomes
- There is a public housing wait list of 10 years
- The LEP doesn't allow some forms of low cost housing, on average you can't put in a granny flat but there is a need for affordable housing.

**Additional notes for table 7 (butchers paper, post it notes)**

- Gap in moderate income affordable housing



## Group Table session - Opportunities

### Report back on opportunities

#### Brian reported for Table 1

- Based on the original issues, a lot was focussed on education. Make sure council takes an active role in educating the community regarding who are in assisted housing, not just public housing
- What already exists, type of housing available/ design. There is a lot more diversity in units closer to the beaches, as opposed to just a few unit block in Belrose
- There should be press releases, on Council website, who is in stages of housing and what already exists so people feel comfortable. And education around what housing types and unit blocks there are, that not all are ugly skyscrapers
- Council could provide template for community involvement, on how a community can come together to develop a project.
- Focus on the range of people, not just social housing.
- Good design – when approving affordable housing, recognise the character of the area and enforce standards. Should be community driven not developer driven. Landscape architects no longer required on DAs but should be. Ensure needs of people should be incorporated in design, ensure landscaping and green space.
- Look at other Councils and other models – don't have to reinvent the wheel.
- Mid term accommodation available on private land e.g. caravans, demountables, granny flats for rental or temporary accommodation.
- Housing needs to be related to transport – housing issue reduced if transport is improved, easier travel to work
- Incorporate commercial and residential housing e.g. Totem Centre, where residential is incorporated into shopping centre. Residents and businesses, people who live and work there support retail, building a sustainable community.
- Ensure affordable housing is included into every development, so it becomes self sustaining.

#### Sandra reported for Table 2

- We can't rely on government and developers. We need to identify areas in the community where we can get more to meet housing needs. Look for empty houses in the area, abandoned houses to locate owners and get houses back onto the market
- Are there other opportunities in the public sector to increase stock levels?
- Public housing – more private and public partnerships
- Incentives for affordable housing e.g. make it easier for dual occupancies to allow more diversity
- Provide support for owner/occupiers
- Explore different types of housing, e.g. group or cooperative homes. Single parents in an area could share, design a place.
- LEP to make dual occupancy easier
- Education e.g. for a young couple growing out of a unit but their parents are uncertain about dual occupancy. Educate them about other options such as tenancy in common instead of joint tenancy, purchase through testamentary or blood line trust

- More transparency around what happens with money from the sale of public housing. Does it stay in the area or go elsewhere?
- New legislation in regard to granny flats means when sold they may be up for capital gains tax. Remove capital gains tax on family homes with granny flats.

**Additional notes for table 2 (butchers paper, post it notes)**

- Social housing included in every private development
- Provide incentives for subdivision

**Kate reported for Table 3**

- In Canada there is an organisation creating home share, people can let out part of their home and the organisation manages it.
- Redevelopment of existing social/ public housing to provide mix - give to Link
- Compulsory acquisition by Council (similar to acquiring for green space) to provide extra residential accommodation?
- Change zoning. Be more creative with partnerships and rezoning. Non for profit groups could build affordable housing which may not comply to current zoning e.g. in business park, industrial zone near transport. Give not for profit some leeway on zoning.
- National rental affordability scheme to create affordable accommodation encounters a lot of red tape creating difficulty for investors. Make this easier.
- Defence housing schemes - investors could invest in accommodation for armed forces and others
- Place public housing in a safe environment, all housing in a safe environment e.g. not under electricity wires
- A community strata scheme has been working in Tasmania for over 20 years. Could work in Frenchs Forest, small cottages 2 beds and 2 bathrooms, 12 or 15 could maybe fit on a block containing 2 or 3 houses, under an owners' corporation.
- We don't use front yards. We could put a granny flats on these and keep backyards.

**Additional notes for table 3 (butchers paper, post it notes)**

- Support development by not for profit with good urban design rather than profit driven.

**Cathy reported for Table 4**

- Improve criteria on who has access to purchases. Don't allow investors to take away land for affordable housing.
- Means test who can purchase
- Programs where people are linked to mutually beneficial living arrangements
- Allow people to rent with view to buy, rent contributing to a percentage of purchase
- Allow increased density using creative design
- Shared developments / joint initiatives with not for profit
- Publicise the granny flat option more
- Subsidise people renting to people for low amounts for affordable housing. Granny flat allowance.
- Businesses and government need to provide accommodation for big projects such as hospitals

**Additional notes for table 4 (butchers paper, post it notes)**

- Education - so people know how to support each other.
- Andrew McNulty from Link Housing to be involved with Council staff in collating and formatting outcomes of forum
- Quality of life for future residents and existing residents essential
- Amenity of existing residential areas needs to be maintained - no significant adverse impacts
- Hands off Belrose - we need bushland for us to breath clean air. Just because there is bushland this does not mean "for sale".
- Developers need to look at their own properties - why don't they live in small units without enough parking so the neighbourhood is impacted by streets being parked out.
- Use Council owned land to redevelop for public housing.
- More granny flats please - new arrivals would be very happy, with no expectations, even if away from shops etc.

**Sam reported for Table 5**

- Manage existing stock in area
- Look at incentives to increase density - single dwellings to duplexes. Many look like single dwellings
- Increase density. There are limited numbers of 3 storey developments. A lot look nice and are effective in market place. In appropriate areas such as close to transport, shops etc
- A holistic approach, include disability, low income
- Review of Council fees and charges
- Hospital – public transport to transport staff to and from
- Zoning changes. There is a supply based problem, unless this change the problem won't go away
- Ability to divide and subdivide more effectively
- Council to let community know, more education round what can and can't be done, LEPs and interpretation of this. Simplify and provide more information
- Residential homes, use existing stock for people with disabilities

**Additional notes for table 5 (butchers paper, post it notes)**

- Can more land be released? e.g. Terrey Hills
- Lifts to accommodate all people in 3 storey developments
- Offer more duplexes

**Wally reported for Table 6**

- Use the lot behind the bus stop at Warringah Mall for new housing
- Council acquire units for affordable housing, to be managed by community organisations such as Link Housing
- Provide incentive for subdividing, building granny flats for affordable housing
- Town houses – allow more on smaller lots
- Larger blocks for downsizing in some circumstances



- More communal spaces.

**Additional notes for table 6 (butchers paper, post it notes)**

- Efficient integration of infrastructure
- Developers offer "not for profit" opportunity (such as Link Housing) to manage some properties
- Different people have different needs
- Look at changing LEP
- Change size limit re subdividing land
- Look at joint ventures e.g. for the lot behind state government bus stop at Dee Why
- Could granny flats be larger than 60m<sup>2</sup> in certain circumstances e.g. close to transport or employment, in case of downsizing, but still need to consider open space
- Rezoning needs to be addressed
- Enhance existing centres as a focus for mixed housing
- Town house concept good
- Access to communal open space for socialising
- Make shared council facilities available near residential areas
- Provide housing for key workers on site e.g. hospital
- Engage with Affiliated Residential Parks Residents' Association to provide similar accommodation to Sydney Lakeside Holiday Park at Narrabeen
- Hostel accommodation for workers and students
- Compact housing with communal open space, semi-detached with smaller footprint dwellings
- Flexible dwellings catering for life cycle needs.

**Brigid reported for Table 7**

- With changing perceptions, remember to be positive with investors and developers as well
- Include a portion of affordable housing in all developments
- Voluntary Planning Agreements need more guidance
- Use caravan parks for temporary accommodation. Caravans and demountables on government land.
- Review retirement village vacancies, in order to rent out vacant units
- Ground floors should be allocated to older people or people with disability
- Real estate agents approach owners to rent for low rents for social benefit
- Allow limited development in acreage e.g. for granny flats - not necessarily subdivision
- Additional government funding, to reconfigure properties in existing spaces
- Research for existing models in Australia and overseas.

**Additional notes for table 7 (butchers paper, post it notes)**

- Look not at adding more, but how can we reconfigure existing dwellings?

## 5 FORUM 2 FEEDBACK

### Group table session – Challenges

#### Report back on challenges

(Note – for the evening forum, there was no table 2)

#### Paul reported for Table 1

- There is lack of infrastructure - roads, transport, schools. There is pressure from state governments for additional housing but lack of commitment for infrastructure
- There is a community perception around affordable housing, people think the suburb will be over-run by poor people. There needs to be education
- Providing affordable housing is about providing housing for the next generation. People don't care enough about affordable housing
- There is too much domination by the finance industry and little government regulation of banks who are making record profits from the housing market. Too much motivation to borrow. Banks now in control of money supply
- Land in the area is expensive which is prohibitive if investors want to provide affordable housing
- There is lack of co-ordination between Federal, State and local government, too much bureaucracy, delay and cost
- Long term planning needs to be undertaken to demonstrate a return to investors
- Developers are not complying to legislation to make a fast buck. Boarding houses are an opportunity for developers to make a quick profit vs opportunity for different types of housing
- There has been massive opposition in the area to high rise developments

#### Additional notes from Table 1 (butchers paper and post it notes)

- NIMBY mentality (national attitude)
- Lack of rental properties, foreign and local investors
- Government expenditure on housing benefits groups that least require it
- Types of housing needs to be addressed, look at previous experience
- Design of small blocks not adequate to meet needs of elderly people

#### Phil reported for Table 3

- Given the hot and cold history of development in the area there are a number of question marks. Will it happen?
- There is need for a diverse range to provide across the economic spectrum
- There are competing interests around governance. Who manages affordable housing? Council is passionate but how can affordable housing be managed and by whom?
- There are diverse interests, such as the 'not for profit' and others are here to make money
- There is a lack of diversity around what is allowed under development guidelines. Guidelines are in place for good reasons, but there is scope for greater flexibility

- There is limited land available. Availability and price of land is prohibitive for a range of housing
- We all live in bricks and mortar. But I deal with homeless people who don't mind if it is bricks and mortar or a tin roof – need more flexibility regarding what can be produced is needed
- Do we have space, transport, support services and other infrastructure? We can build multiple solutions but is there transport infrastructure? Dee Why is like a car park on weekends.
- Fear of change. There is the "not in our backyard" attitude
- There are current zoning issues, particularly fringe and industrial zones.

**Additional notes from Table 3 (butchers paper and post it notes)**

- Competing interests regarding governance vs motivation
- Regulations too hard/inflexible
- Re-tasking of old properties/ land at end of life

**Wendy reported for Table 4**

- A high degree of overseas market injecting cash into the property market makes it difficult for locals to buy into the market
- There is a lack of diversity – there needs to be a downgrade to small houses and town houses.
- Landlords' greed, those who bought for a small price and are now making a lot of money
- Defence housing
- Look at expanding upwards (higher storeys) to lessen impact on environment.
- Developers are inflating prices and taking advantage of first home buyers grants
- Inflexible LEP, expensive and inflexible zoning
- Infrastructure, inflated prices but no transport
- Not for profit can't invest in area as too expensive
- Incomes not rising in line with property increases
- Lack of university in area to drive affordable housing
- People living longer and sell at inflated prices to fund retirement
- Not in my back yard attitude
- No transparent policy
- Rate capping

**Additional notes from Table 4 (butchers paper and post it notes)**

- Thoughtless sale of Defence Department land
- Conservatism of developers
- Not part of a coherent, transparent, planned development policy which includes infrastructure (rate capping affects this)

**Mark reported for Table 5**

- Planning system creates barriers to affordability, zoning to identify high rise then values skyrocket and developers produce high end product
- Only houses (low density) or high rise (high density), a lack of medium density

- Difficulty entering market, first home buyers and divorcees
- Lack of controls on affordable housing
- Zoning, planning process prevents diversity in housing stock
- Fear of change, NIMBYism
- Lack of understanding of people who need affordable housing, what is the size of this market, homeless, or people on median incomes,
- Accessibility issues, ageing of population, housing suitable for people with disability
- Cost of land
- Lack of ageing strategy, disability and first home buyers, strategies for different components

**Tracey reported for Table 6**

- Traffic, parking, public transport
- Greenfield sites, areas like Duffys Forest and Terrey Hills could do with subdivision
- Overdevelopment of Dee Why, ghettos
- Increase in red tape, such as bush fire compliance – asset protection zones.
- Ongoing costs of housing
- Preconceptions regarding cheaper styles of housing. People are reluctant to build cheaper styles of housing due to cost of land
- Small duplexes lacking but no movement to change zoning to allow that type of development

**Additional notes from Table 6 (butchers paper and post it notes)**

- Red tape regarding approvals, duplicates, regulations increasing
- BASIX standards are increasing which is making it more difficult and costly to develop affordable housing. (note: BASIX is an Australian sustainable planning measure and aims to make all residential dwelling types in NSW energy and water efficient.)
- BASIX compliance is costed to be a net benefit from day 1, because the building costs less to operate in terms of lower energy and water costs.
- Getting the design right if developing pre-fabricated homes
- Perception of prefabricated homes
- St Vincents de Paul redevelopment (at Brookvale) was a good opportunity, why was it rejected?
- Council zoning might be an issue
- Rural zoning issues not allow multiple dwellings
- How do we get more medium density if the zoning areas aren't changing?
- Sewerage infrastructure
- Lack of open discussion about subdivided land (i.e. 5 acre land)
- Overdevelopment in Dee Why affects public transport and affordability.



## Group Table session - Opportunities

### Report back on opportunities

#### Debra reported for Table 1

- State Government needs to release more crown land for development e.g. near Belrose Supa Centa (99 year lease).
- Community needs to be educated and motivated to push for solutions particularly infrastructure and transport, but Council to take leadership role.
- Council be more transparent, give us the facts, and council come up with definitive plan and work with not for profit organisations.
- State Government should evaluate current stock of public and affordable housing. Much of the housing is old and on large blocks of land. Knock these down for homes for families. Assessment of what is available.
- Council could actively promote, model what people can do, e.g. on roof tops and backyards.
- Developers to be more responsible to provide appropriate quality housing, grants for type of housing. Tighten the rules.

#### Additional notes from Table 1 (butchers paper and post it notes)

- Make land affordable to enable development of "over 50s mobile home parks" - affordable investment attraction for ageing population compared to retirement villages.
- Educate - come up with models of what different types of housing looks like.
- Work with SHOROC, LGSA and other peak bodies to advocate to federal and state governments for a fairer and coordinated approach to housing affordability.
- Federal government subsidies actively favour existing property owners (e.g. negative gearing). Council needs to actively advocate
- Think outside the square - units etc on top/ adjacent to light industrial where there are already good roads, buses etc. Industrial is quiet when occupants come home from work.

#### Vaughan reported for Table 3

- Possibility for rezoning e.g. fringe and industrial, duplexes, smaller subdivision, vertical (mixed use).
- Review of zoning across the board, what areas are underutilised. Challenge – how to improve the land supply issue.
- Flexible approaches, village type living based on European model, higher densities allowed towards shops, and town houses, boarding houses, flexibility.
- Utilise vacant industrial space e.g. as in the west.
- Long term sustainability e.g. energy efficiency, cost of maintaining a house, not just the initial cost.
- Housing along main thoroughfares, opportunity for affordable housing options.
- Industrial lands, types of jobs have changed. Look at these areas.
- Look beyond local, look at Australia and internationally for solutions. What have other areas done?

- Encourage community infrastructure, and how to provide for their needs in close proximity
- Do planning codes promote innovation?
- Timely delivery, easier affordable housing.

**Additional notes from Table 3 (butchers paper and post it notes)**

- Recognised the mix of jobs has changed. Does the zoning reflect the current mix of business?
- Enable developers with incentives to build the affordable housing. When they were builders they weren't a dirty word.

**Wendy reported Table 4**

- Strategic plan for future affordable housing (Council and State)
- Partnership between private and public sector, incentives for affordable housing
- Lease to buy and involve landlords and banks.
- Scrap first home owner's grant. It doesn't work, it is now used by banks
- Financial education and budgeting. How to budget to afford buying a house. There is not much financial education. Partnerships between banks and "not for profit" organisations. Council forums.
- How to get people to aspire to small houses?
- Older people own homes. Get younger people to rent rooms from them. This helps elderly residents and the elderly don't have to sell. Helps young people get to work on Northern Beaches, and they can save.

**Additional notes from Table 4 (butchers paper and post it notes)**

- In perpetuity - get rid of 10 year limit SEPP for Affordable Housing
- Strata titles, owners and renters. Market intervention for more social regulation. Free market left to own devices won't provide
- Do away with negative gearing
- Extend the Affordable Housing SEPP to include purchase as well as rental. 70% market driven, 30% rent goes to a trust to buy.
- Lease to buy

**Mark reported for Table 5**

- Lower medium density in wider areas. Make low and medium density permissible
- Make dual occupancy easier
- Prototype development trials, invite people in
- Consult with community about appearance of new and mixed building stock
- Visually represent what mixed building stock will look like. If a zoning scheme is in front of someone, it gives them an idea of what it looks like.
- Broader education around who needs affordable housing.
- Shared equity: "not for profit" group to finance half and sell other half to household.
- Better use of government land.

**Tracey reported for Table 6**

- Opportunity for community or company titles
- Communal living environments such as aged care, opportunity for single parents, students, housing for key workers with shared communal areas such as kitchens, where people don't have finance for their own home.
- Opportunity to rent out rooms in houses, but with council support to match people up and clarify rules around taxes etc.
- More accommodation for transient people, small accommodation near work place for short periods.
- Transport focus – council step up for car share, car park allocation, park and rides at public transport, bike tracks, light rail, car pooling facilities run by council. Council to coordinate.

**Additional notes from Table 6 (butchers paper and post it notes)**

- Change of zoning, especially in rural 5 acres, not just rural, but blocks that are over-size
- Increase dual occupancy
- Community titles, company titles - change the criteria
- Incentives for people to rent out rooms in their homes
- Partnering schemes for affordability
- Transient living as in Europe
- Sleep outs, granny flats
- If increase density, need to increase opportunities e.g. car share, park and ride.
- Light rail from Brookvale to Chatswood
- Provision of housing to suit individual needs.

### **Next steps**

Sandy Hoy asked that attendees complete feedback forms, complete online feedback form and encourage others to do so. Comments close on 14 April. A summary of input will added to the Council project page at Your Say Warringah and Council will consider a report of findings on 27 May 2014.

A participant asked where Council stands on the NSW Government prediction of an increased population. Mayor Regan replied that State Government has yet to provide Council with final housing figures for the area. Council will aim to deliver when these targets and planning controls are finalised.

### **Mayor's closing comments**

Mayor Regan noted that while working in a vacuum regarding NSW Government numbers and planning controls, Council knows there is a problem and is seeking to address this. While it is an issue for the whole state, Council is asking what we can do.

Regarding the issue of requiring landscape architects for development applications, he suggested they are not always necessary and can be costly.

Regarding Council costs, Council reviews and approves Development Applications (DA). The cost of this service is substantial and Council does not make money from DAs.

Mayor Regan notes transport as an issue raised here. He reported that 80% of the Northern Beaches working population travel to work in the Northern Beaches area, so local transport solutions are needed. His view is that Council and State Members of Parliament should focus on local transport to solve transport problems.

A participant suggested that land behind the Brookvale bus depot could be acquired by Council. The Mayor responded that Council cannot compulsorily acquire private property although some councils have unsuccessfully tried this.

Mayor Regan reported Council will start acting on ideas raised at the forum. It wants to get on with planning for the future now. The new hospital and changes in the surrounding area are significant opportunities. He thanked participants for their feedback.

### **Thanks and close**

Sandy Hoy thanked all participants. She thanked the Mayor, elected Council members, invited speakers and Council staff who helped facilitate the forum.



## 6 PARTICIPANT SATISFACTION

Profile of people who attended the forum and completed a feedback form

	Forum 1 12.30pm-2.30pm	Forum 2 6.30pm-8.30pm	Total
<b>Which Housing Affordability Forum did you attend?</b>			
No. of attendees	52	39	91
No. feedback forms received	29	31	60
<b>Please tell us a bit about yourself: (attendees could nominate one or more interest below)</b>			
Warringah rate payer	18	18	
Rent in Warringah	3	8	
Work in Warringah	9	13	
Local business interests	1	10	
Belong to not-for-profit group	11	13	
Other	State government agency Pittwater resident Manly resident	Town planning consultant Town planning practitioner Local employer Client of a not-for-profit group looking to invest in the area to provide services	
<b>Group you represent (optional)</b>			
State government	NSW Family and Community Services Northern Sydney Local Health District Mike Baird, State Member for Manly	-	
Local government	Manly Council	-	
Service providers	Manly Community Centre Northern Beaches Mental Health Support Group The Burdekin Association United Care Aging (McDonald Homes Dee Why) Manly Warringah Womens Resource Centre	Link Church Care The Link Church NGOs (unnamed)	
Residents' groups	Killarney Heights Neighbourhood Watch Killarney Heights Progress Association Forest Networking Group	Belrose Rural Community Association Friends of Narrabeen Lagoon Catchment Committee Warringah Friends of the Bush	

	Forum 1 12.30pm-2.30pm	Forum 2 6.30pm-8.30pm	Total
	Lakeside Park Residents Association		
Community groups	Tibetan Refugees (Manly Community Centre)	Frenchs Forest Baptist Church	
Business groups	-	Warringah Chamber of Commerce and Industry	
Property interests	Ray White Real Estate Link Housing	Link Housing	
Town planning consultants	-	Shanahan Planning Pty Ltd	

### Satisfaction with forums

People who attended the forums and completed a feedback form were generally very satisfied with the forums. They rated the venue and facilities, format and organisation of the forums, and the overall event highly.

Forum	Average rating score (1=very dissatisfied to 5 = Very satisfied)			
	Venue and facilities	Format of forum	Organisation of the forum	Forum overall?
1 – afternoon	4.5	4.3	4.4	4.4
2 – evening	4.7	4.5	4.6	4.5

### What did you like about the forum you attended?

#### Opportunity to express and hear a range of views

The opportunity for a range of views to be expressed.

Lots of good ideas and lots of differing points of view. Hope they are incorporated into positive planning systems.

It was excellent and Warringah Council is to be congratulated for holding the forum to give the community the opportunity to discuss and contribute to this essential issue.

Good to hear views of cross section of community.

A chance to be heard.

Opportunity to have different peoples' opinions, suggestions etc.

Everyone had a say.

Giving a voice to the local residents

Open, everyone had a voice

I was able to have a say directly to Council staff and attendees.

Ability to speak freely

Informality – meeting of like minds.

Sharing ideas to improve community and housing

The option to voice my opinion

Hearing ideas I hadn't thought of

Good exchange of ideas.

Thoughtful discussions.

The conversation.

Robust discussion and diverse input.

Broad-ranging discussion

Opportunity to hear other views on affordable housing.

Broad range of opinions with plenty of experience relating to real estate

All opinions aired and were respected.

Thorough community input and participation.

Enlightening

Diversity of views

#### Meeting a variety of participants

Meeting local stakeholders and Council staff

Different types of people – the few homeless, migrants, frail aged, people with disabilities.

The wide mix of people attending.

Good cross-section of participants

Mix of people present and different ideas.

Good mixture of attendees.

Meeting people linked by a common theme, but from various walks of life.

Practical and informed people attending and speaking – much appreciated.

Great variety of people attended.

Sincerity and enthusiasm of attendees

#### Attendance by Councillors and senior staff

Attendance by the Mayor and General Manager.

Presence of Council members

Councillors attended and were genuinely interested.

#### Atmosphere

Good energy, lots of ideas, people participated well

A friendly atmosphere

Great energy and enthusiasm

Very pleasant.

#### Information provided

Good background/ scene setting information.

Clear outline of issues

#### Speakers

Interesting speakers

Speakers were excellent—should be more of it.

Good speakers

Address by Andrew McAnulty

Interesting speaker on real estate views.

There was a lot of knowledge about property development

#### Discussion at tables

Round tables to allow the quiet ones to have a voice.

Table input

Table discussion proved very interesting with varied views.

Several different ideas came about from people at our table who were in different fields.

The "teamwork"! Amazing team!

Table talks – person from table could present.

#### Table scribes

Scribe – great job.

Our scribe is awesome.

The facilitators and table scribe were very good. They all had really nice handwriting and the posters/input sheets were very readable.

Loved the uniform



### **Format**

Variety of activities – listening, talking, contributing.

Format was very good, starting with issues and moving to solutions.

Interactive and very insightful

### **Organisation**

Organised

Well organised

Very organised

Moved along promptly

Ran to time

I'm happy with the way it was conducted.

### **Food provided**

Good sandwiches – thanks.

Lunch was a nice treat

### **Other**

A good roll up.

Easy parking

Sandy was a good facilitator.

### **Is there anything about the forum you attended that could be improved?**

#### **Improve sound**

The microphones weren't very clear.

Bad acoustics – it was hard to hear even around the table.

Avoid use of two microphones and conflicting sound systems.

The sound system is very echo-y so it makes it hard to understand the speakers.

Sound system poor (feedback and gravelly sound from microphone)

#### **Recording of comments**

What was suggested by someone was not clear when written down.

Use a laptop to record comments of each table.

#### **Longer forum**

More time

Longer!

More time for opportunity to discuss certain matters in finer details

A little less talking at the beginning to allow more collaboration time at table level

Needed question time

#### **More food and drink**

More food.

More food, drink, soft drink

Free coffee truck delivering coffee to table

Some water on the tables.

#### **Offer parking permits**

Offer parking permits for all the participants for the duration of the forum to ensure no participants receive a fine for giving up their time.

Parking permit could have been given as we are over our allocated time of 3 hours.

#### **Provide best practice examples from Australia and overseas**

Some best-practice models/ideas from around Australia and internationally that could be presented to stimulate alternative approaches and ideas from local stakeholders.

Some good ideas from interstate or overseas.

#### **Other improvements**

Head count as to how many would welcome boarding houses etc. as neighbours.

An opportunity to voice opinions verbally throughout the forum.

More and broader public speakers with Powerpoint pictures.

Have decision makers and politicians included  
More younger people (under 30) to be invited to attend this forum.

More diversity in groups

More background information and data which demonstrates detail re affordability, demographics, multiple occupancy in rental accommodation, etc.

#### **Do you have any other comments?**

##### **Congratulations to Council for holding forums**

Thank you.

Congratulate Council on having the conversation and providing the platform for the conversation.

This was a great initiative – well done

Thank you for the opportunity to have a say.

I am pleased to see that this issue has not gone unnoticed.

The lead by Warringah Council in putting the forum on.

Congratulations to the Mayor and Warringah Council staff for putting on the forum and their work.

##### **Distribute the outcomes of the forums**

Would like to receive a copy of comments made by all groups.



It would be great to receive some documentation about the results of the forum. Have Council report the outcomes. I would like to receive a feedback and data analysis/ figures/ideas and outcomes of this forum.

**Looking forward to further progress**

It's a start

How quickly can Council come to the party to support initiatives?

Some options and suggestions from Council as a start.

Give some real "teeth" to it rather than just talking about it. What happens now?

More concrete next steps.

There should be more forums so that more awareness can be established in the community.

More of these forums.

2008 to 2014 is too long to talk and wait. We need solutions now.

I hope this forum will roll over NSW

Happy to stay involved in the discussion.

More discussions as to how the whole scheme will operate and be policed to avoid rot of system.

Well done. I look forward to the outcomes.

Looking forward to hearing about further progress with the objectives of the forum.

I enjoyed the forum and hope it will achieve desired outcomes.

Having been involved in a community forum some years back and seeing this issue is still not resolved, some progress as a result of this forum would be fantastic. Let's see some more suitable and affordable housing in Warringah.

**Other**

Circulate an attendance list.

If the Mayor supports doing more to improve local public transport links to infrastructure, why does he object to local shuttle buses?

Manly, Mosman and many others support this and run buses.

Good luck – it's a big problem and will need some big answers.