

**Draft Affordable Housing Study - Review of Recommendations**

Amended by Employment and Economic Development Committee 06 November 2013

Nov-13								
No.	Recommendation Summary	Policy	WLEP	WDCP	Other	No	Comments	EEDC Amendments
1	Council note that the full range of mechanisms and strategies are likely to be required to provide for the affordable housing needs in Wyong				Noted			Agree (with staff recommendation)
2	Council adopt definitions for affordable housing the purpose of affordable housing planning & policy	Yes						Agree (with staff recommendation)
3	Council adopt benchmarks for affordable housing as at September Quarter 2011, indexed annually according to relevant CPI values:	Yes						Agree (with staff recommendation)
4	Council note the indicative type and size of dwellings as an alternative benchmark for the purpose of assessment of affordable housing	Yes						Agree (with staff recommendation)
5	Council include this definition and benchmarks within its principal planning scheme, and relevant strategies and/or policies	Yes						To be included in a policy but not in the principal planning scheme.
6	Council adopt an aspirational target of 6,900 affordable dwellings for very low, low and moderate income households by 2031, to be achieved through a combination of the market, planning intervention and direct intervention					No	Would be difficult to determine whether the target is being achieved.	Agree (with staff recommendation)
7	Council adopt suggested performance indicators				Noted			Agree (with staff recommendation)
8	Council include affordable housing targets and performance measures within an <i>Affordable Housing Policy</i> and its <i>State of The Shire Report</i> , and monitor and report upon its performance annually					No	See response to No. 6	Agree (with staff recommendation)
9	Council include a requirement in <i>WDCP2012</i> for 15% of dwellings in multi-dwelling housing and residential flat buildings to be of 'universal' or 'adaptable' design per AS4299 (Adaptable Housing).			Yes				This should be included as a target (i.e not mandatory).
10	Council note the total projected shortfall of around 3,300 social housing dwellings by 2031, and advocate with the NSW State Government for an increase in social (public, community and special needs) housing through direct funding and construction.					No		Agree (with staff recommendation)
11	Council make the findings of this report widely available and support other relevant agencies in their advocacy for increased funding and resources for those most in need of affordable housing in Wyong Shire.				Agree			Agree (with staff recommendation)
12	Council ensure that affordable housing dwellings are well-located with regard to their proximity to the key centres, railway stations and high frequency public transport services				Agree			Agree (with staff recommendation)

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No.	Recommendation Summary	Policy	WLEP	WDCP	Other	No	Comments	EEDC Amendments
13	Council amend <i>Draft Wyong Local Environmental Plan 2012 (WLEP2012)</i> to strengthen affordable housing as a planning and development assessment consideration and to support mechanisms and strategies recommended.		Yes					Noted
14	Council note the preliminary audit of <i>WLEP2012</i> with respect to its potential support for and constraints to affordable housing at <b>Section 8 and Appendix L</b> of Report 1.				Noted			Agree (with staff recommendation)
15	Council amend clause 1.2(2) of <i>WLEP2012</i> to include the affordable housing aim:		Yes					Agree (with staff recommendation)
16	Council include the definition and benchmarks for 'affordable housing' and relevant mechanisms in <i>Part 7 Additional Local Provisions</i> in accordance with Recommendations 2, 3 and 4 above.	Yes					More appropriate in a policy or DCP as the benchmarks need to be indexed regularly to be meaningful.	Agree, that this should be in a policy
17	Council include <b>some</b> of the suggested objectives (related to Affordable Housing) in zones that are most relevant for the creation or maintenance of affordable housing, that is, R1, R3, B1, B2, B3 and B4:					No	'Affordable Housing' added to the aims of WLEP 2013. Parliamentary Counsel will usually remove if repeated in objectives.	Agree (with staff recommendation)
18	Council develop local policies to support affordable and diverse housing informed by the evidence-base of this study.	Yes						Agree (with staff recommendation)
19	Council, in support of the <i>Central Coast Regional Strategy</i> , favour the use of R1 zoning in lieu of R2 zoning, and controls that support smaller strata dwellings, in appropriately located areas close to relevant centres.		Yes					Agree (with staff recommendation)
20	Council include multi-dwelling housing to uses permitted with consent within the R2 zone in the social planning districts of Warnervale/Wadalba, San Remo/Budgewoi, Gorokan, Toukley, Wyong, The Entrance and Southern Lakes when an affordable housing outcome can be demonstrated in accordance with suggested benchmarks.					No	Recommendation 19 is preferred with R2 zone maintained as low density zone.	Agree (with staff recommendation)
21	Council add suggested 'affordable housing' objectives or similar to zone B1					No	'Affordable Housing' added to the aims of WLEP 2013	Agree (with staff recommendation)
22	Council amend the objectives of zone B2 to facilitate affordable housing					No		Agree (with staff recommendation)
23	That Council add an affordable housing objective to zone B2					No	'Affordable Housing' added to the aims of WLEP 2013	Agree (with staff recommendation)
24	That Council add affordable housing objectives to zone B3					No	'Affordable Housing' added to the aims of WLEP 2013	Agree (with staff recommendation)
25	That Council include residential flat buildings, multi-dwelling housing and seniors housing as uses permitted with consent in zone B1.					No	No differentiation of zones.	Agree (with staff recommendation)

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No.	Recommendation Summary	Policy	WLEP	WDCP	Other	No	Comments	EEDC Amendments
26	That Council include residential flat buildings, multi-dwelling housing and seniors housing as uses permitted with consent in zone B2.					No	No differentiation of zones.	Agree (with staff recommendation)
27	That Council include residential flat buildings, multi-dwelling housing and seniors housing as uses permitted with consent in zone B3.					No	No differentiation of zones.	Agree (with staff recommendation)
28	That WDCP2012 be amended to ensure that ground floor street frontage dwellings in zones B1, B2 and B3 are adaptable to commercial use.					No	Maintain ground floor for business uses.	Agree (with staff recommendation)
29	That Council consider the inclusion of an affordable housing aim and objective in Chapter 2.4 Multiple Dwelling Residential Development;			Yes				Agree (with staff recommendation)
30	Council commission a critical architectural review of Chapter 2.4 Multiple Dwelling Residential Development to identify requirements that are antithetical to affordable housing outcomes			Yes				Agree (with staff recommendation)
31	Council consider opportunities for exemptions or reductions to a range of standards in Chapter 2.4 Multiple Dwelling Residential Development where a development will be managed by Housing NSW or a registered community housing provider for the purposes of affordable housing.			Yes				Agree (with staff recommendation)
32	Council develop an Affordable Housing Chapter in its DCP which sets out relevant relaxation of or variations to controls and the affordable housing outcomes required for such relaxation or variations.			Yes				Agree (with staff recommendation)
33	Council revise the introduction to Chapter 2.7 Caravan Parks and recognise that this is an important source of affordable housing.			Yes				Noted - Disagree with staff recommendation
34	Council revise Chapter 2.7 Caravan Parks to include affordable housing objectives and identify positive locational requirements.			Yes				Noted - Disagree with staff recommendation
35	Council assess whether there is adequate suitable land available for MHE/Caravan Park development within proposed zones SP3, RE1 and RE2, and if necessary, extend these zones or extend permissibility to provide opportunities for MHE/Caravan Park development.					No	No guidelines to determine whether there is adequate suitable land for this purpose.	Agree (with staff recommendation)
36	Council review Chapter 2.11 Parking and Access to permit reductions in the provision of parking for developments providing Affordable Housing			Yes				Agree (with staff recommendation)
37	Council adopt a zero parking requirement for studio, one bedroom and two bedroom dwellings in Major Centres and Town Centres within 800 metres of a railway station or 400 metres of a bus stop.			Yes				Disagree with zero parking - not suited to Wyong. Agree to a review of the parking requirements. Consider parking requirements similar to Item No 38

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No.	Recommendation Summary	Policy	WLEP	WDCP	Other	No	Comments	EEDC Amendments
38	Council adopt parking requirements of 0.3 parking spaces for each dwelling containing 1 bedroom, 0.5 parking spaces for each dwelling containing 2 bedrooms and 0.7 parking spaces for each dwelling containing 3 or more bedrooms where a development will be managed by Housing NSW or a registered community housing provider for the purposes of affordable housing.			Yes				Agree (with staff recommendation)
39	Council amend WLEP2012 to include development incentives in the form of variations to provide for 'Density bonuses' in Zone R1 where the development will result in construction of smaller dwellings.					No	FSR controls are only applicable to R1 zoned land in the major centres of Wyong, The Entrance and Toukley.	Agree (with staff recommendation)
40	Council add an 'affordable housing' objective to clause 4.4(1) Floor Space Ratio of WLEP2012		Yes					Agree (with staff recommendation)
41	Council amend clause 4.4 (1) of WLEP2012 to permit a 0.1 increase in the FSR to achieve certain affordable housing outcomes.					No		Agree (with staff recommendation)
42	Council amend DCP 2012 Chapter 2.4 Multiple Dwelling Residential Development to include measures to achieve 'affordable housing' targets.					No	Targets are difficult to monitor	Agree (with staff recommendation)
43	Council amend DCP2012 Chapter 2.4 Multiple Dwelling Residential Development Table 7 Floor Space Ratios to permit a 0.1 increase in FSR to achieve certain affordable housing objectives.			Yes				Agree (with staff recommendation). For dwellings less than \$500,000
44	Council consider undertaking an architectural review of DCP2012 to identify areas where concessions may be required for the bonus floor space ratio to be utilised, including parking, landscaping and setbacks.			Yes				Agree (with staff recommendation)
45	Council consider the recommendations of such a review and amend DCP2012 as necessary to ensure that the bonus floor space ratio can be utilised.			Yes				Agree (with staff recommendation)
46	Council add the following clause to Schedule 1 Additional Permitted Uses of WLEP 2012 to permit multi- dwelling housing in the R2 zone in certain locations.					No	Review Clause 4.1C of WLEP 2013	Agree (with staff recommendation)
47	Council establish a consistent approach to the collection and expenditure of Affordable Housing contributions including an integrated Plan that sets out Council priorities.	Yes						Disagree. No Affordable Housing Contributions Plan
48	Council accept contributions to affordable housing in the form of dwellings or land dedicated free of cost, payment of a monetary contribution, or any combination of these, with the form of the contribution ultimately at Council's discretion.	Yes						Disagree. No Affordable Housing Contributions Plan
49	Council develop a Plan for the collection and expenditure of such contributions.	Yes						Disagree. No Affordable Housing Contributions Plan

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No.	Recommendation Summary	Policy	WLEP	WDCP	Other	No	Comments	EEDC Amendments
50	Council note the <i>Draft Wyong Shire Policy: Affordable Housing Contributions from Development of Multi-dwelling housing in Zone R2 and Template</i> provided.				Noted			Agree (with staff recommendation)
51	Council consider adopting such a policy and legal agreement to ensure that a consistent and transparent process for decision-making, monitoring and reporting on the outcomes of its application of development incentives for affordable housing is implemented.	Yes						Agree (with staff recommendation)
52	Council commission preparation of a draft Affordable Housing Policy and consider the adoption of that Policy.	Yes						Agree (with staff recommendation)
53	Council include a clause under Part 7 Additional Local Provisions related to the 'Protection of existing affordable rental housing'.	Yes					Include as part of Affordable Housing Policy	Disagree (with staff recommendation)
54	Council consider the inclusion of a clause under Part 7 Additional Local Provisions related to the protection of existing caravan parks and manufactured homes estates.	Yes					Include as part of Affordable Housing Policy	Disagree (with staff recommendation)
55	Council identify existing caravan parks and MHEs in a schedule to WLEP2012.	Yes					Include as part of Affordable Housing Policy	Disagree (with staff recommendation)
56	Council update that schedule to include new residential caravan parks and MHEs developed in the LGA.	Yes					Include as part of Affordable Housing Policy	Disagree (with staff recommendation)
57	Council lobby the Minister to include the provision of affordable housing targets in the Warnervale Town Centre					No		Agree (with staff recommendation)
58	Council consider mandating a certain proportion of smaller strata dwellings close to Town Centres					No		Agree (with staff recommendation)
59	Council seek approval of the Minister to provide for at least 25% of dwellings in urban release areas under the North Wyong Structure Plan to be 'affordable housing' as defined through the market and contributions.					No		Agree (with staff recommendation)
60	Council note the preliminary assessment in the 'worked example' at Appendix A.				Noted			Agree (with staff recommendation)
61	Council provide for targets and mechanisms as outlined in Appendix A within Masterplan DPC, Structure Plan or other Plan as appropriate					No		Agree (with staff recommendation)
62	Council note that the affordable housing targets above could be met through a master planned DCP.					No		Agree (with staff recommendation)
63	Council develop and adopt a Social Impact Assessment Policy	Yes						Disagree (with staff recommendation)

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No.	Recommendation Summary	Policy	WLEP	WDCP	Other	No	Comments	EEDC Amendments
64	Council include a provision in the Social Impact Assessment Policy (or implementation guidelines) for development applications pertaining to existing low cost rental housing, caravan parks and manufactured housing estates to trigger a requirement for preparation of a Social Impact Assessment.	Yes						Disagree (with staff recommendation)
65	That where adverse social impacts are identified, that these be balanced against positive social impacts and that appropriate mitigations be provided to offset adverse social impacts.	Yes						Disagree (with staff recommendation)
66	Council undertake three Affordable Housing developments in partnership with a Registered Community Housing Provider over the next 15 years on Council owned land.				Yes			Agree (with staff recommendation)
67	Council undertake the development of a caravan park on Council owned land.					No		Agree (with staff recommendation)
68	Council allocate four lots from Tables 9-8 and 9-9 of the Background Report for the purposes of Affordable Housing partnership developments within the next 15 years, with at least one lot designated for development of a Caravan Park.					Noted	Feasibility of sites needs to be assessed.	Agree (with staff recommendation)
69	In terms of <b>target groups</b> , it is recommended that the primary target groups for developments on Council-owned land be low and very low income renting and purchasing households, including sole person households and family households.					Noted	Develop local allocations strategy.	Agree (with staff recommendation)
70	Council develop a 'local allocations strategy' that prioritises very low- and low-income residents with a long-term association with the Shire, and those who need to live close to their work, with input from Council's preferred housing management partner.				Yes			Agree (with staff recommendation)
71	In terms of <b>dwelling types</b> , it is recommended that priority be given to the development of smaller dwellings including studio apartments and 1-, 1.5- and 2-bedroom dwellings, and that the external design of affordable housing developments be indistinguishable from 'private' housing in the locality.				Noted		Costs of external finishes can vary greatly.	Agree (with staff recommendation)
72	15% of dwellings be of 'universal' or 'adaptable' design per AS4299 (Adaptable Housing) to provide for tenants who are older or likely to have a disability as well as providing for aging in place for longer-term residents of the Shire.			Yes				This should be included as a target (i.e not mandatory).
73	In general, a mixed tenure development is recommended, accompanied by a sensitive allocations strategy and proactive management to ensure that economic and amenity risks are minimised.				Agreed		Ultimate mix will be dependent upon cash flows required to make a given project viable and	Agree (with staff recommendation)
74	Council note the range of funding opportunities currently available for the development and management of affordable housing, and ensure that it is well-positioned to take advantage of such funding.				Noted			Agree (with staff recommendation)

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No.	Recommendation Summary	Policy	WLEP	WDCP	Other	No	Comments	EEDC Amendments
75	Council seek to enter a development partnership with Community Housing Growth Provider/s with demonstrated design and construct capacity on similar projects in order to maximises access to government funding and other resources, and ensure an integrated approach to development, operations, management and maintenance.				Agree			Agree (with staff recommendation)
76	Council ensure that an appropriate "Expression of Interest" process is put in place to secure a suitable partner or partners, depending on the type of partnering arrangement selected.				Agree			Agree (with staff recommendation)
77	Council enter into a Memorandum of Understanding or appropriate legal contract with a preferred Community Housing Growth Provider or Providers, with demonstrated capacity in management of 'affordable' housing, and in shared-equity arrangements, as part of a mixed tenure development.				Agree			Agree (with staff recommendation)
78	Council seek a Community Housing Growth Provider to partner with it on all aspects of an integrated asset and tenancy management, and ensure that appropriate contractual arrangements are in place to implement a proactive and timely responsive and cyclical maintenance under a planned asset management program.				Agree			Agree (with staff recommendation)
79	Council earmark a number of sites in the short-, medium- and long-term for affordable housing partnerships as part of mixed tenure developments for key target groups.				Agree			Agree (with staff recommendation)
80	Council note that the sites identified in Tables 9.8 and 9.9 of Report 1 were found to be suitable for development as affordable housing based on a preliminary review.				Noted			Agree (with staff recommendation)
81	Council conduct a more detailed feasibility assessment of the potential of these sites for affordable housing partnerships following an in-principle decision regarding those that may be reserved for affordable housing developments in the short- to medium-term.				Agree			Agree (with staff recommendation)
82	Council develop a residential caravan park or MHE within the Shire of Wyong on Council owned land in partnership with a Community Housing Provider and/or private sector developer, ensuring that adequate protection is provided for against future redevelopment risks.					No	Adequate provision within Wyong Shire	Agree (with staff recommendation)
83	Council consider a range of funding and management models, including development and operation by Council; or development and operation by either a 'for profit' or 'not for profit' partner.				Noted			Agree (with staff recommendation)

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No.	Recommendation Summary	Policy	WLEP	WDCP	Other	No	Comments	EEDC Amendments
84	Council further investigate the suitability of the parcels of land identified in Table 9.8 of Report 1 as warranting further investigation for use as a caravan park or MHE.					No	Adequate provision within Wyong Shire	Agree (with staff recommendation)
85	Council note the HNSW sites identified in Table 9-7 of Report 1 as having potential for redevelopment as part of an affordable housing partnership.				Noted			Agree (with staff recommendation)
86	Council advise HNSW of the findings of this study, and work closely with HNSW to ensure that opportunities for the creation of affordable housing are maximised within Wyong Shire.						Workshop organised in June 2013 with HNSW representatives	Agree (with staff recommendation)