

STRATEGIC DIRECTION 8 

HOUSING FOR A DIVERSE POPULATION

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Housing demand is on the increase in the City

CITY CONTEXT

The current City housing stock is growing and offers a reasonable diversity of type

There has been strong growth in dwelling numbers in the City over the past decade, which is making a contribution to containing the urban footprint of the metropolitan area, and this has been accompanied by significant population growth. There are around 160,000 people currently living in the City, an increase of more than 50 per cent in the past 10 years. Over the past five years, about a quarter of the total population growth in the Sydney Region occurred in the City.

There are 90,000 dwellings¹ in the City. Sustainable Sydney 2030 is anticipating a total of approximately 48,000 additional dwellings by 2030, consistent with the *Metropolitan Strategy* target for 2031.

The City's housing stock is predominantly flats and apartments (74 per cent), followed by semi detached (20 per cent) and separate houses (5 per cent). The majority of dwellings have one or two bedrooms.

Renting in the private market is by far the most prevalent tenure in the City with many young people following the traditional housing path—renting in the City while they study or build a career and, as they mature, purchasing more affordable and appropriate accommodation elsewhere. There is a high proportion of social housing (around 10 per cent of total stock) in the City relative to the Sydney Region.

While the current stock offers diversity in type and tenure, the available data shows that one or two bedroom flats constituted almost 90 per cent of the growth in City dwellings in the 10 years to 2006. There is a danger that the diversity of housing choice will decline if action is not taken.

The City hosts a diverse population

The City has a diverse population illustrated by the following statistics: (ABS 2006)

- Households in the City are likely to be smaller than elsewhere—average 1.94 persons per household in the City versus 2.71 for Sydney Region.
- The City has a higher proportion of share households (13 per cent) and lone person households (42 per cent) compared to the Sydney Region (4 per cent and 22 per cent respectively).
- The City has a relatively young population with an average age of 32, compared to 37 across NSW. However, there are fewer children living in the City, with seven per cent of the population being 0–14 years old compared with 20 per cent across NSW.
- The City has a large gay and lesbian population. In 2006, six per cent of persons living as a couple identified as being in a same sex relationship compared to 0.5 per cent across the Sydney Region.
- The City has a diversity of ethnicity. Fifty nine per cent of residents in the City are born outside of Australia, compared to 39 per cent in the Sydney Region and 27 per cent Australia-wide.

Offering a diversity of housing contributes to a lively social mix. Fundamentally, it is also important in providing housing for those who ‘service’ the City, working in jobs such as police and emergency services, nursing and teaching.

Definitions

Housing Affordability is a term adopted in this Vision to encapsulate the ease at which households across all income groups can access housing. The City of Sydney takes a wide view of the affordability question.

Affordable housing Affordable housing conveys the notion of ‘reasonable’ housing costs in relation to income. Reasonable housing costs are defined as totalling approximately 25–30 per cent of gross household income for households on very low to moderate incomes.

The term affordable housing can relate to a range of housing forms and tenures. Throughout Australia, affordable rental housing is owned by State and Local governments, charitable organisations. Affordable housing may also be private housing, however, in the City this is largely confined to accommodation in boarding houses, though there is some affordable housing available for rent or purchase on the private market.

Social Housing Social housing includes all public housing, community housing, crisis accommodation (with and without ancillary support services) and Aboriginal housing (managed by the Department of Housing or by local Aboriginal organisations).

Not-for-Profit Housing Also referred to as ‘Intermediate Housing’, refers to housing that is provided at cost excluding a private developer’s profit margin. Such housing is provided by organisations such as City West Housing Pty Limited (CWH). Some not-for-profit (NFP) housing providers are funded by the Centre for Affordable Housing (part of the NSW Department of Housing). Community housing associations are often involved in the management and development of NFP housing.

Subsidised Housing is defined as housing that is provided for rent or purchase at below the market price. This includes social housing and to some extent NFP housing.

Very Low, Low and Moderate Income Households are those whose gross incomes fall within the following ranges of percentages of the median household income for the Sydney region:

Very low income household	less than 50 per cent
Low income household	50 or more but less than 80 per cent
Moderate income household	80–120 per cent

The highest income that would qualify in metropolitan Sydney is \$1,389 per week compared to \$1,445 per week in the City of Sydney, given the significantly higher house prices in the City, this has major implications for housing affordability.

Housing affordability is a major problem for many residents and for people who aspire to live in the City, particularly those in lower paid service industries

Housing affordability is an increasing problem in inner Sydney, as it is in many similar global cities. Rents in the City have risen over the past three years⁶ and the vacancy rate for rental properties in the City has reached a record low of 1.7 per cent.⁷ Of 16 apartment developments for sale in the City in the June 07 quarter, only two were offering units for less than \$500,000⁸

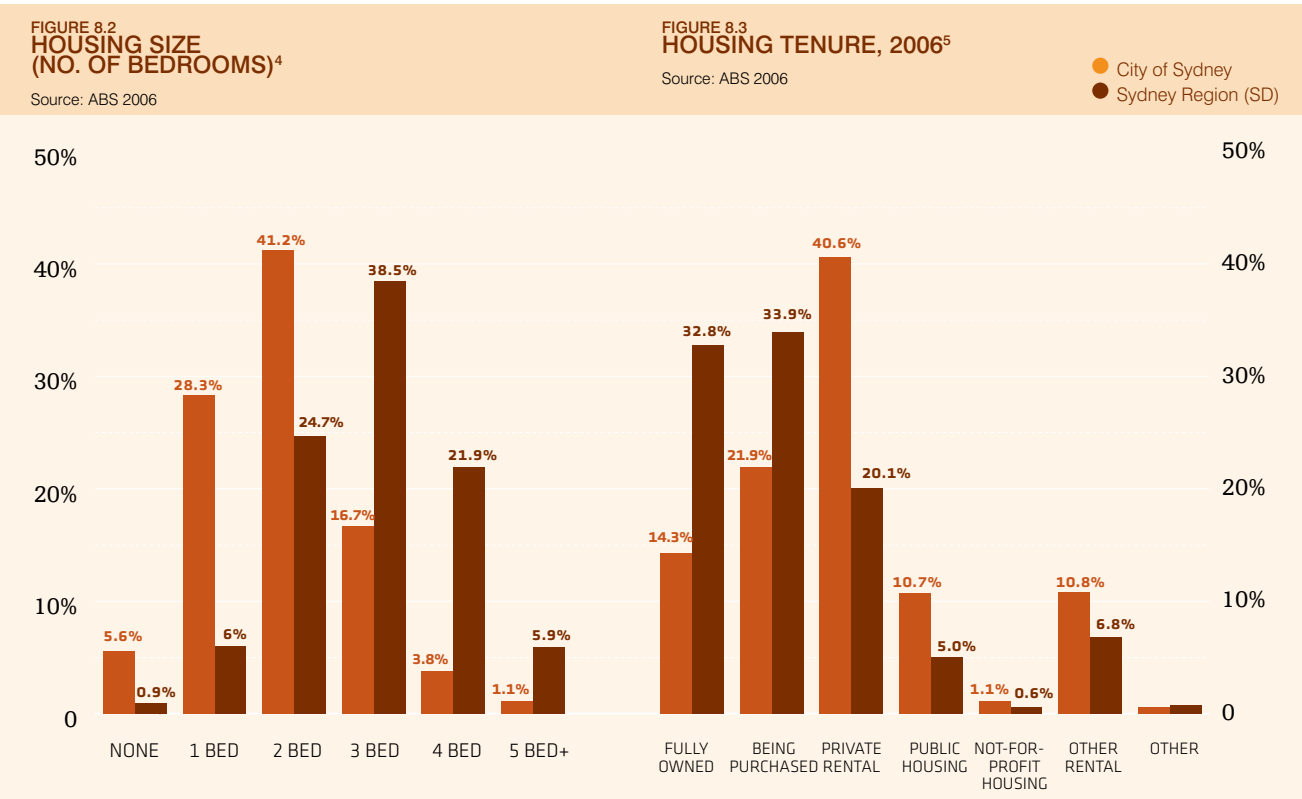
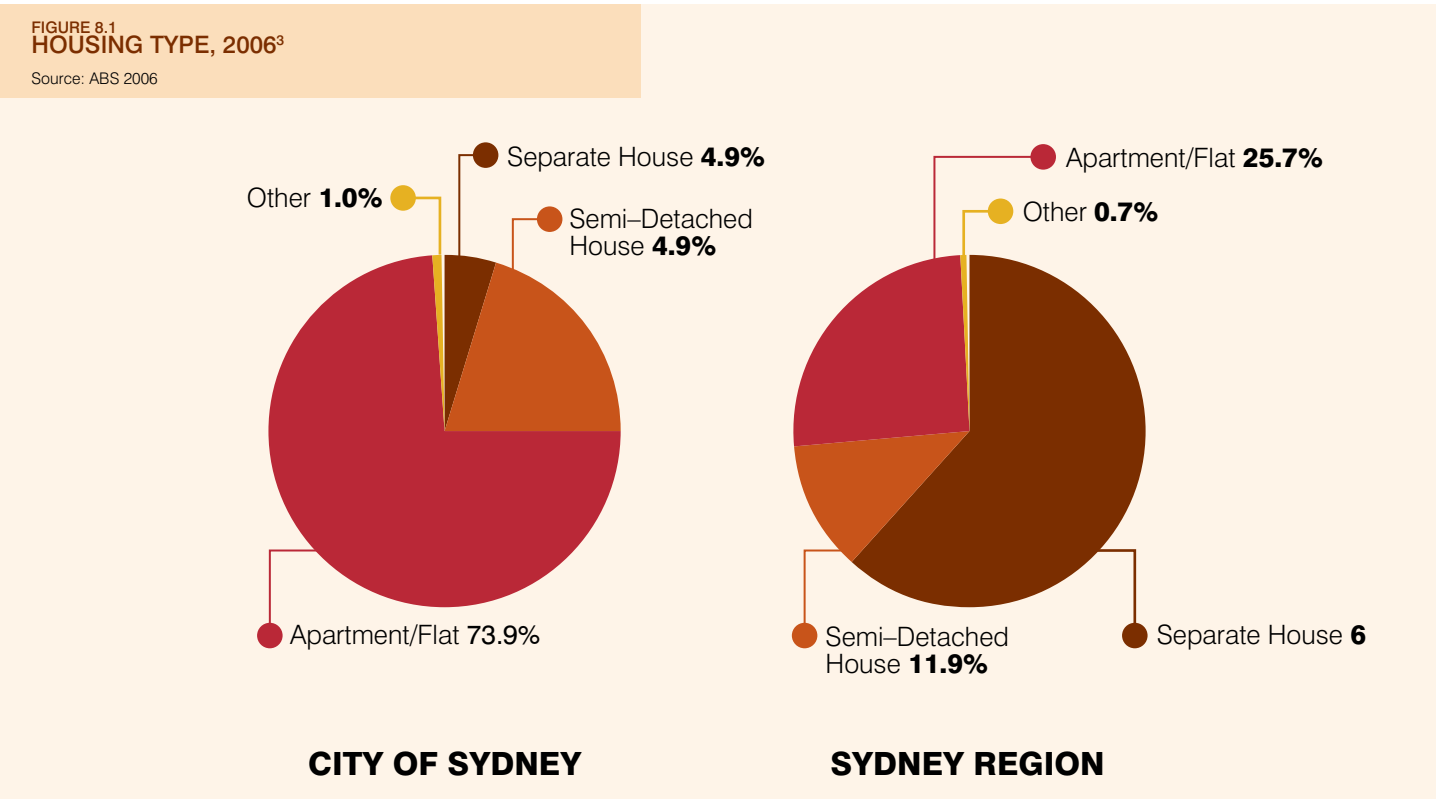
In 2006, 22.4% of City of Sydney households spend more than 30 per cent of their income on rent or mortgages. The City is currently faced with a significant shortage of low-cost housing available for rent and purchase. Consequently, many low income households suffer ‘housing stress’.

Social housing represents the largest amount of affordable rental housing currently available in the City. There are currently 8,955 public housing dwellings⁹ and 625 community housing dwellings.¹⁰ Much of this stock is two and three bedroom and principally accommodates older and lone parent households.¹¹

A range of factors contribute to declining housing affordability in the City, including:

- strong demand for housing driven by amenity attributes and strong concentration of quality job options;
- increased rates of household formation driven by the trend to smaller households (from an ageing population, later marriages, delayed parenting an increase in single person and single-parent households; and
- government policies which have perhaps inflated demand (e.g. first home owners grant) not sufficiently balanced by policies to increase supply (e.g. of social or otherwise subsidised housing).

These factors, when combined with taxation policies, present a complex environment within which the housing market operates. While there is debate over the relative influence of the different factors, the diversity of housing choice, housing affordability generally and the share of affordable and public housing will decline if no action is taken.



The State and Federal Governments share responsibility for housing policy, including the provision of housing for lower income households. The City of Sydney can support State and Federal Government initiatives to expand affordable housing opportunities, without accepting a mainstream role in provision or stock management

The State Government is a significant landlord, and landowner in the City, with its stock of public housing. The Federal Government has traditionally been responsible for providing funding for the States to build public housing (through the *Commonwealth State Housing Agreement*), and it also funds rental assistance supplements. As the housing affordability crisis becomes more acute, the Federal Government is increasing its interest in the issue. This renewed interest comes after many years of relative inactivity and during a period in which there was very little funding for housing construction provided to the States.

While Councils are not traditionally recognised as having a significant role in the direct provision of housing in Australia, they actively impact on the supply, cost and location of housing through a range of activities. Councils have a role through the preparation of planning schemes, building and planning regulation, local infrastructure provision and providing or arranging community services for people in need.¹² There are some important means by which the City of Sydney can expand its role and make a positive contribution to addressing the need for a diversity of housing types including affordable housing. Nevertheless, it is inappropriate for it to take a mainstream role in provision or stock management.



Woolloomooloo, Kings Cross and East Sydney

Federal and State Housing Policy Context

Commonwealth and State involvement in housing is primarily funded and directed through the *Commonwealth-State Housing Agreement* (CSHA). This agreement is designed to provide strategic direction and funding certainty for the provision of housing assistance to those whose housing needs cannot be met by the private market. The majority of funding under the CSHA is provided for public housing, in addition to funding for community housing, Indigenous housing, crisis accommodation, home purchase assistance and private rental assistance. However, after a long-term decline in capital commitments by the Commonwealth to public housing, and with State public housing authorities struggling to maintain their existing stock let alone invest in stock expansion, Commonwealth and State Government assistance under the CSHA is increasingly being targeted to very low income households, particularly those in severe disadvantage and with special needs. The current (2003) CSHA expires in mid-2008 and the situation is under review.

Beyond the CSHA, first home owner grants and the provision of Commonwealth Rent Assistance, the Commonwealth Government has little direct involvement in housing. However, in the lead-up to the 2007 Federal election, housing affordability emerged as a significant policy and media issue.

Recent announcements by the State Government in relation to housing affordability have produced few 'tools' of use to Local Government in addressing the issue. The response by Local Government has been limited. The State Government has a very strong influence over residential development in the City, as landowner and planning and development approval authority for extensive areas and as an infrastructure provider. There are also a number of State Government strategies and plans which will influence future housing development in the City.

In December 2005, the State Government released a long-term strategic plan, the *Sydney Metropolitan Strategy – City of Cities, A Plan for Sydney’s Future*. It sets out the overall direction for the City and defines capacity targets for residential growth. It also commits the NSW Department of Planning to preparing a *State-wide Affordable Housing Strategy* and delivering on other actions to improve housing affordability.

The State Plan – A New Direction for NSW, released in 2006, also recognises the need to address the issue of housing affordability and identifies affordable housing as a priority area for action. It sets out the State Government's targets and directions for housing affordability. However, these primarily relate to land supply and increases in housing supply generally, rather than the direct provision of affordable housing stock or the role of Local Government in addressing this issue.

In August 2005, State Ministers for Housing, Planning and Local Government across Australia endorsed the *Framework for National Action on Affordable Housing*. The framework is a three year plan to develop a strategic, integrated and long-term approach to affordable housing through all levels of government. Within this Framework, there is a commitment to the development of a plan for increased involvement of the not-for-profit (NFP) sector with the aim of encouraging large-scale private investment in affordable housing.

Recent directions by the NSW State Government include encouraging an expanded role for the community housing sector in providing affordable housing beyond special needs groups to include others experiencing housing stress. It is intended that growth in this sector will rely principally on long-term private investment. This approach will be carried forward into negotiations with the Commonwealth Government on a new *Commonwealth-State Housing Agreement*.

The State Government is also involved in a number of initiatives to foster partnerships with Local Government:

- Partnership Against Homelessness—a network of agencies assisting specific groups, particularly those with mental health issues and other complex needs;
- Inner City Homelessness Outreach and Support Service—a partnership with the City of Sydney and Mission Australia;
- Temporary Accommodation Line—assisting homeless people after hours;
- Public housing for older persons program.

WHAT THE COMMUNITY SAID

The consultation undertaken for Sustainable Sydney 2030 demonstrated strong support for affordable housing in the City. People want to see a range of housing types through the City, so that a diverse mix of people can live close to jobs, services and recreation.

People want a City...

“...that is respectful of diversity—cultural, religious, age, gender, sexuality and family structure”

“...that offers affordability and social diversity”

“...with housing for the homeless”

“...which provides affordable spaces for creative people”

“...that is a place for people that works for people from all walks of life”

“...that is inclusive, fair, affordable”

In a recent Sustainable Sydney 2030 research survey, 74 per cent of respondents agreed that affordable housing should be distributed across the City of Sydney



City of Sydney

WHY ACTION IS NEEDED

Challenges facing the City:

- 1 Providing an adequate supply of housing for a range of lifestyle choices and household types
- 2 Ensuring that housing is available for low to middle income workers in 'essential' activities such as teaching, nursing, police and emergency services
- 3 Preserving an adequate share of public housing for very low income households and special needs groups where access to services is good
- 4 Addressing homelessness among groups at risk
- 5 Improving social cohesion

The City faces multiple housing challenges, with more housing needed across all tenure types, especially affordable rental housing. Larger housing for families is in particularly short supply and affordability is a major problem for many City residents. Assistance is needed for low income workers and others who wish to buy. Support is required for the delivery of public and other forms of social housing. Redevelopment and deconcentration or dispersal of public housing in the City is a high priority.

The reasons why action is needed to facilitate housing for a diverse population include the following:

1. Providing an adequate supply of housing for a range of lifestyle choices and household types.

A diversity of housing is required to enable the City to become more equitable in catering for a mix of residents. If no action is taken, the City is in danger of becoming only affordable to double-income households without children or affluent single people, a pattern that is already emerging (notwithstanding recent evidence of a minor increase in the number of new births in the area). Housing should also meet the needs of people of different age groups, levels of mobility and with different health and lifestyle requirements.

2. Ensuring that housing is available for low to middle income workers in 'essential' activities such as teaching, nursing, police and emergency services.

Housing demand outstrips supply in the City and in response the development industry tends to skew their product towards the top end of the market. This leads to a lack of supply at the moderate to lower end of the market. As a consequence, low and middle income households are 'squeezed' out of the City leading to a loss of diversity.

The City's economic competitiveness is very much reliant on low income workers. These are the cleaners, hospitality, transport workers and maintenance workers who enable the City to function smoothly every day. These workers do not qualify for public housing, but may earn too little to afford to buy or rent in the City's housing market. Over time, there is a risk that these workers may choose not to work in a high cost area that is remote from the accommodation they can afford. This may lead to labour shortages in the City in vital services such as education, childcare, health, urban services and transport. The alternative is long and costly travel to work for many workers. Other global cities face very similar problems in providing affordable housing for so-called essential workers.

3. Preserving an adequate share of public housing for very low income households and special needs groups where access to services is good.

Tenants of public housing are people who have the greatest needs. This includes people with disabilities, mental health and financial problems. According to the Department of Housing, there are currently 8,955 public housing dwellings in the City. This number has remained relatively unchanged over the last decade. However, public housing has not kept pace with growth in the City and its total share of dwellings has declined. In 1996, public housing accounted for 17 per cent of all dwellings in the City and by 2006 it had declined to 10 per cent¹³. If these very low income people are not to be excluded from residing in the City, the share of public housing becomes a critical issue. The City offers a rich array of amenities, facilities and services and for this reason it is an attractive location for those on very low incomes and with special needs, and is therefore a priority location for social housing.

4. Addressing homelessness among groups at risk.

A number of groups have been shown to have a higher risk of experiencing homelessness. Aboriginal and Torres Strait Islanders, victims of domestic violence, people with a mental illness and people with alcohol and other drug misuse problems or addictions are at particular risk. It is important that the housing and accommodation needs of these groups are addressed¹⁴.

5. Improving Social Cohesion.

Housing for a diverse population makes a contribution across cultural, social and economic dimensions. Research has shown that affordable housing can improve social connectedness by enabling residents to experience stability and a sense of belonging to a neighbourhood¹⁵. Nevertheless there is a legitimate question about the extent of concentration of offerings at both ends of the market. Higher income earners are concentrating in 'desirable' areas, while low income earners are excluded, thus leading to social segregation.

The City's public housing estates, for example, are currently clustered around Waterloo-Redfern, Glebe, Millers Point and Woolloomooloo. This undermines social cohesion and may lead to community breakdown, loss of connectedness and a potential increase in anti-social behaviour¹⁶. A mix of housing options throughout the City is required to achieve diversity, cohesion and connectedness in every neighbourhood.



The City can influence housing diversity

TOWARDS HOUSING FOR A DIVERSE POPULATION

The City of Sydney cannot solve the affordable housing problem on its own. Key housing responsibilities remain with the State and Federal Governments. Nevertheless, the City of Sydney lives with the consequences of housing stress and the associated social problems. The City of Sydney will be a willing partner in addressing the problem of housing affordability, which is a common problem faced by large, successful cities.

The City of Sydney can influence how housing markets operate through development controls, effective strategic planning and working with the housing industry. The City of Sydney has a role in ensuring that the local development and housing market is responsive to needs and provides a diversity of housing types and tenures. The City of Sydney can harness its own resources and it can lobby to facilitate desirable housing outcomes.

Sustainable Sydney 2030 has adopted the following objectives:

8.1	Facilitate the supply of housing by the private market
8.2	Ensure that housing developments provide a diversity of housing opportunities for different income levels, lifestyle choices and household types
8.3	Ensure that a substantial proportion of housing is aimed at the lower end of the market
8.4	Facilitate and promote growth in the 'affordable housing' sector including by not-for-profit and other housing providers
8.5	Facilitate and promote growth in the social housing sector to provide housing opportunities for those with very low incomes
8.6	Promote partnerships and develop advocacy strategies for the delivery of housing for very low through to moderate income households

SUSTAINABLE SYDNEY 2030 HOUSING TARGETS

By 2030, there will be at least 134,000 dwellings in the City catering for an increased diversity of household types, including a greater share of families.

By 2030, of all housing in the City 7.5 per cent will be social housing, and 7.5 per cent affordable housing delivered by 'not-for-profit' or other providers.

A perspective on these targets, and the levels for intervention linked to the housing needs of different groups and the relationship to the adopted objectives, is shown in the diagram below.

It can be seen that there is a continuum from:

- **social housing** provided at below market rent which is related to household income; such housing is provided at below the cost of provision and is therefore subsidised;
 - **not-for-profit (NFP) housing** provided at below market rent some of which is at cost (not subsidised) and some of which is provided below cost (subsidised); and
 - **private housing** which is provided at market price to purchasers or market rent to renters; Subsidies are delivered to low income households via Commonwealth Rent Assistance payments; The majority of households in housing stress are in the private rental sector.
- **Market Level:** The City can encourage the development industry to cater for the housing needs of a wider range of income groups and household types, through its development controls, and by encouraging innovative 'example' projects.
 - **NFP housing:** The City can assist in the creation of opportunities for the NFP sector to supplement the supply of affordable housing, both on a subsidised basis and at-cost. This will be achieved through brokering relationships between providers, identifying surplus public land that might be brought to projects and establishing and promoting models which bring together available land, capital or financing opportunities from private, State and Federal sources.
 - **Social housing including public housing:** The City can assist responsible agencies with the provision of various forms of social housing by facilitating renewal of public housing and encouraging Federal and State agencies to invest additional resources in social housing.

The focus of housing policy should be on maintaining a strong social housing sector, expanding NFP housing and creating greater choice in the private market. The target of 7.5% for social housing requires an increase from 9,00 to 10,350 public rental dwellings and the target of 7.5% for affordable dwellings requires an additional 9,725 affordable (NFP) dwellings. These targets reflect government policies to maintain public housing numbers and to grow the affordable housing sector. They are consistent with targets adopted in comparable cities. (London is moving to 50% of new housing) While the City of Sydney has no primary responsibilities in these areas it can still make a contribution at a number of levels as follows:

WHAT THE CITY OF SYDNEY IS ALREADY DOING

Affordable Housing 'Inclusionary Zoning' in Green Square and Ultimo-Pyrmont

The City of Sydney plays a role in the provision of affordable rental housing through the administration of affordable housing programs for Ultimo-Pyrmont and Green Square. The programs are reflected in the planning controls for these two areas, and requirements are imposed on development as a condition of consent. Development contributions are collected via this inclusionary zoning mechanism.

City West Housing Pty Ltd (CWH) was established by the State Government in 1994 with the aim of ensuring a socially diverse population representative of all income groups by delivering affordable housing within the Ultimo-Pyrmont area. CWH was set up through an initial capital injection of \$50 million from the Federal Government under the *Building Better Cities Program*. The State Government continues to contribute four per cent of the proceeds of the sale of government land in Ultimo-Pyrmont to City West Housing. In 1998, CWH's area of operation was extended to include Green Square.

Implementation of the Green Square and the Ultimo-Pyrmont Affordable Housing Schemes is facilitated by inclusionary zoning mechanisms in *South Sydney Local Environmental Plan 1998 (SSLEP)* and *The Sydney Local Environmental Plan 2005 (SLEP)*. These instruments require that new development provide a contribution towards affordable housing. The levies are set at 3% of residential construction value and 1% of commercial construction value. The contribution can be made in cash or in kind. Levies collected under these schemes are transferred to (CWH), the company registered for the provision of affordable housing in these two areas.

To date, CWH has delivered a total of 466 units in Ultimo-Pyrmont and 45 units in Green Square, with a further 55 to be completed. It is forecast that by build-out stage, around 600 units in Ultimo-Pyrmont and around 216 units in Green Square will be produced through these programs.

City of Sydney Homelessness Strategy 2007-2012

The City of Sydney Homelessness Strategy aims to end chronic homelessness in Inner Sydney by 2017. A dedicated **Homelessness Unit** has been established that provides services such as:

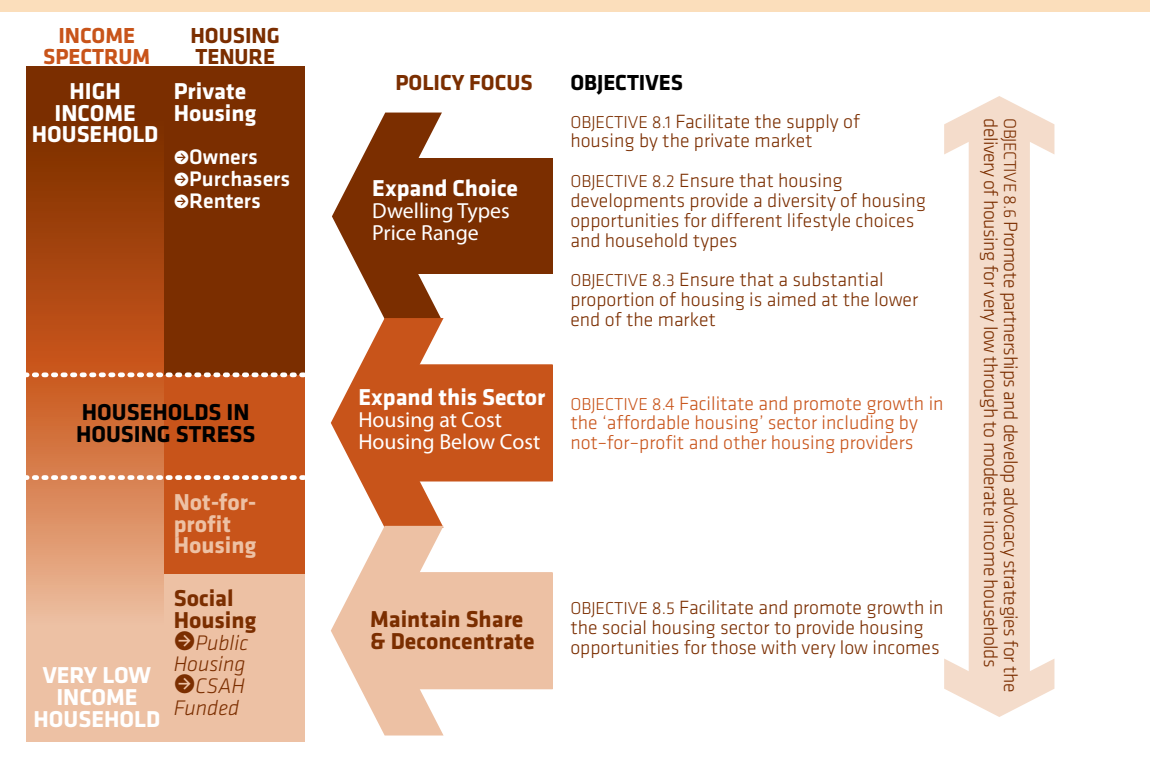
- **Homeless Persons Information Centre (HPIC)**, a telephone based information and referral service for people who are homeless or at risk of homelessness within NSW;
- **Homelessness Brokerage Program** providing crisis accommodation, support and material assistance to people who are homeless, or at risk of homelessness within the Sydney metropolitan area;
- **Homelessness Outreach Services** for people who are homeless and sleeping rough in the City of Sydney; and
- **A Homelessness Information Kit for Volunteers.**

The City of Sydney also undertakes a range of homelessness projects from time to time.



City of Sydney service

FIGURE 8.4 SUSTAINABLE SYDNEY 2030 OBJECTIVES AND TARGET GROUPS THAT ARE THE FOCUS OF ACTION



Objectives & Actions

OBJECTIVE
8.1 Facilitate the supply
of housing by the
private market

CITY
NOW



**Housing supply is not keeping
pace with demand.**

The City is unique in its housing needs in that residential development is being driven by the City's place in the global economy, and the urban lifestyle and amenities on offer. Despite the strong growth in dwelling supply over the past 10 years, significant demand for housing is predicted to remain into the future as the City continues to attract new residents from other areas of Australia and overseas. This demand-supply imbalance has put upward pressure on prices.

While it is inevitable that demand will always be very strong in one of Australia's most desirable places to live it is also true that price pressures can be mitigated to some extent if the maximum amount of housing can be provided at any point in time. This applies across a range of sub-markets from compact basic flats to luxury apartments. It is acknowledged that people on very low and even medium incomes will still face difficulties accessing affordable housing and this issue is addressed in other objectives below.

**The City of Sydney shares control over
future residential development with
State Government agencies.**

The City of Sydney has an influence on the supply, cost and location of housing through a range of activities including through its role as a regulator of residential development. However, the State Government also has a very strong influence over the future of housing in the City, as landowner, as planning and development approval authority in extensive areas and as an infrastructure provider, as listed below:

- Sydney Harbour Foreshore Authority controls over six square kilometres of land in the City and is responsible for a range of planning functions within these areas;
- Other substantial land holdings include Moore and Centennial Parks, the Sydney Cricket Ground, the Royal Botanic Gardens and Domain;
- The Central Sydney Planning Committee is the approval authority for Development Applications (DAs) over \$50 million in value and DAs seeking to vary a development standard under *State Environmental Planning Policy No. 1*;
- The Redfern-Waterloo Authority is responsible for revitalising the Redfern-Waterloo area through planning and urban renewal. The Minister for Planning is the consent authority for development on all State significant sites in Redfern-Waterloo;
- The Minister of Planning can declare an area to be a State Significant Site and establish the planning regime for that site under *State Environmental Planning Policy (Major Projects)* 2005.

**Development controls and approval
processes can constrain efficient supply
side responses.**

Where there are unnecessary cost imposts imposed by development controls, or time delays in the approvals process, the cost of delivering housing to market may increase. While the City of Sydney's controls and approval processes are of a high standard, over time there will be scope for refinement and improvement.



The City supports recreational facilities

CITY IN
2030



**Future land supply for residential
development is maximized, consistent
with provision for employment uses and
environmental and other objectives.**

Land supply for housing development is the starting point for maintaining affordability.¹⁷ The City will seek to expand its capacity to accommodate growth within its boundaries by ensuring an adequate planning and policy response, utilisation of surplus public or other redundant land, tackling any barriers to development to provide opportunities for residential development and maximizing residential development at major sites for urban renewal.

Providing a significant buffer of potential supply, ahead of demand, can at least moderate the impact that inadequate planning settings can have on land value inflation. Sustainable Sydney 2030 is planning for an additional 48,000 dwellings from 2006 to 2030, for a total of 138,000. Given the target for 15 per cent of the future total to be social or affordable housing, around 37,000 of the new dwellings will be provided by the private market. Ensuring efficiency in the development controls and in the approvals for these will be critical in reaching this figure and in ensuring a diversity in the stock.

**Strong housing growth occurs in areas
that are well serviced by physical and
social infrastructure.**

While existing residential and built up areas will accommodate some future dwelling growth, up to 75 per cent of additional dwellings are planned to be developed on large 'brownfield sites' and key sites for urban renewal, particularly around Green Square. New housing will be well connected to transport, jobs and local services such as schools and community facilities. Physical and social infrastructure will be provided in a timely fashion to support new areas of residential development.

**Ongoing monitoring and a regional
response to housing demand.**

The City will monitor market activity, supply and demand interaction and work with neighbouring inner city councils to monitor land availability and new housing supply in the inner Sydney market.

ACTION 8.1.1 Address unnecessary barriers to residential development by the private market.

A review of current zones and development controls will clarify any barriers to the development of housing within the City's existing Local Environmental Plans. Any barriers that are identified should be addressed to maximise opportunities for housing development in the future, commensurate with the need to accommodate future demand for other uses and in consideration of the urban capacity of neighbourhoods to accommodate land use intensification (e.g. road capacity, utilities, open space, transport and social infrastructure). Within the limits imposed by these constraints, development yields and potential should be maximised. See also STRATEGIC DIRECTION 9: SUSTAINABLE DEVELOPMENT, RENEWAL AND DESIGN.

ACTION 8.1.2 Ensure substantial, future residential development at major renewal sites.

There is potential to increase the supply of new residential development on major urban renewal sites, for example, at Barangaroo, Redfern/ATP and Green Square. Proponents of key urban renewal projects should be encouraged to maximise future residential development, within the requirement to create a liveable City and consistent with the land needs of other uses.

ACTION 8.1.3 Provide physical and social infrastructure to meet the needs of residents in a timely way.

It is of paramount importance that a safe, pleasant and socially conducive environment be provided for residents of the City. This will require significant investment in physical and social infrastructure and in particular to achieve a more pedestrian and cyclist friendly road system. The planning for this infrastructure must commence forthwith and funding issues must be resolved. All levels of government need to work together to ensure that infrastructure is provided to foster attractive environments and functional communities.

ACTION 8.1.4 Monitor the availability of private and public land for residential development.

The City of Sydney should monitor the residential land market and the availability of public or other redundant land on a regular basis to ensure that opportunities for future residential development are recognised well in advance and a strategic approach to development can be carried out.

The City of Sydney manages its land assets to maximise community benefit while at the same time preserving asset value. Except where it makes an explicit decision to do otherwise in pursuit of public benefits it is essential that any land disposal is at market value. However, there is potential for City of Sydney land to be made available within this constraint. Any proposal to contribute City of Sydney land to a project should consider the full range of beneficial uses identified in Sustainable Sydney 2030 in respect to key aspects of the sites, including size, location and access to existing infrastructure and services.

ACTION 8.1.5 Work with Inner Sydney Councils and State Government to ensure a good supply of land for residential development.

The City's housing market operates in concert with its neighbouring areas. The City of Sydney should work with neighbouring Councils to assess the capacity for future residential development across the Inner Sydney region (including an understanding of any barriers to residential development). This assessment should consider the availability of public land for future residential development, additional development potential in key sites and potential for land assembly.

Considering the State Government's large land holdings in the City and its significant influence on future housing supply as an approval authority, the City of Sydney will need to work with the State Government to maximise the availability of land for residential development on state owned and controlled sites.

Examples of Local Government Influencing Market Outcomes

The City of Melbourne's 'Post Code 3000' Program ran through the 1990s and aimed to encourage the development of 3,000 residential apartments in the central city. The program provides an example of a successful communication and education strategy which encouraged an appropriate response to housing issues in the private market. While a different set of issues are present in Sydney today, the Melbourne experience remains relevant.

The program was designed in response to a lack of residential development in the Melbourne CBD and included a range of promotional events and publications to attract market interest. A City Living Guide for CBD shopping and services was published as part of the program and the advantages of city living were also promoted through the release of relevant post-occupancy surveys. A demonstration project was completed which enabled prospective city residents to inspect CBD housing developments.

OBJECTIVE 8.2

Ensure that housing developments provide a diversity of housing opportunities for different income levels, lifestyle choices and household types

CITY NOW



Small households and younger residents are the majority in the City.

The City primarily houses smaller, younger households. However, the City is attractive for a wider range of households such as families and older persons, and these households are under catered for. The City also needs to accommodate residents with special needs including those with a disability and limited mobility.

Housing choice declining.

The City's dwelling stock reflects the tendency for developers to produce predominantly:

- One bedroom apartments—targeted at the student market and owned by investors and;
- Two and three bedroom apartments—targeted at young professionals, some empty nesters and investors.

There is a lack of new accommodation suitable for families such as terraces and town houses with private open space.

CITY IN 2030



The market provides diversity in housing product and caters for a range of lifestyle choices and household types.

The different preferences of a changing population will be met from a diversity of available housing product. This will include terraces and town houses with private open space. Housing will be accessible, adaptable and able to be visited (i.e. by people with restricted mobility).

The City caters for a range of lifestyle choices, is healthier and more accessible for all. Housing continues to be located near transport infrastructure, open space and community facilities.



The City needs to build on the housing mix

ACTION 8.2.1 Develop and promote an affordable Housing Strategy for Sydney and inner Sydney.

ACTION 8.2.2 Ensure the City Plan requires a mix of housing types to suit a wide range of social diversity.

Planning controls could be reviewed to facilitate the delivery of a mix of housing types, including housing that is suitable for families. This could involve incorporating options for terraces and townhouses in particular locations (this would be included in any move to 'block planning' as discussed in STRATEGIC DIRECTION 9: SUSTAINABLE DEVELOPMENT, RENEWAL AND DESIGN).

There are precedents for such controls in the *Leichhardt LEP 2000* and the *South Sydney LEP 1998*. The South Sydney LEP 1998 contains the objective 'to ensure a range of housing options are available in terms of building and dwelling types, tenure and all levels of affordability to maximise housing choice and maintain the cultural and socio-economic diversity of the local population'. In support of the LEP objectives there is a table of proportions of dwellings with nominated numbers of bedrooms. Under the *Leichhardt LEP 2000*, consent must not be granted for developments of a size that do not meet a specified distribution of dwelling bedroom numbers.

ACTION 8.2.3 Ensure new residential development is well designed for people with a disability or limited mobility and is adaptable for use by different household types.

The City of Sydney will ensure that new residential development is adaptable, accessible and able to be visited. This is in line with the objectives of the *City of Sydney Access Development Control Plan 2004*, taking care to ensure that these objectives do not significantly affect development costs. The Access Development Control Plan 2004 is aimed at providing general accessibility to all, both in the present and into the future. One specific provision goes to the need for adaptation—primarily to facilitate wheelchair movement. An objective within the DCP is 'To provide a reasonable proportion of residential units in multi-unit developments which are designed to be flexible and easily modified to cater for occupants with existing or progressive disabilities.'

CASE STUDY Victoria Park Housing Diversity

Victoria Park in South Dowling Street, Zetland is being master-planned by Landcom with other development partners including Austcorp, Waltcorp and City West Housing. It is a 24.5 hectares site, located within the City between the airport and City Centre and was formerly the Victoria Park Racetrack, Leyland Factory and Naval Stores Depot.

The planning principle for the development is 'to create a memorable and sustainable urban community incorporating medium to high density living with abundant public open space in an inner city urban development'.

The development contains over 3.7 hectares of public open space fronting public streets, and includes:

- Public art
- Free BBQ
- Multi purpose court
- Playground

Public domain irrigation is a combination of bore and storm-water, which also provide water for the public art.

The development will contain up to 630,000 square metres of floor space for residential, business, retail and community uses. The development form will be a range of slim-line buildings from two to 25 storeys, but predominantly four storeys incorporating a diverse product choice including terraces and low to mid-rise apartments. There will be a total of around 4000 apartments, 50 terraces, 70 affordable housing units, a vertical retirement village with over 200 units and a retail mixed throughout.

A neighbourhood square will be a focal point for potential retail, commercial, community and residential uses.



OBJECTIVE

8.3

Ensure that a substantial proportion of housing is aimed at the lower end of the market

CITY NOW



Pressure on low cost housing from gentrification processes.

The past decade has seen significant investment in previously run-down housing, which now commands higher prices and rents. There has also been an unprecedented supply of new dwellings which similarly demand high prices and rents. Therefore, while prices have escalated so has the standard of the product on offer. The ratio of median dwelling prices to median household income is now around 50 per cent higher than 10 years ago. With this inevitable loss of lower cost options it is important that new developments cater for the lower end of the market within the constraints of commercial viability.

Over time the population of the City of Sydney is becoming more homogeneous, particularly in areas where gentrification is well advanced. Gentrification describes a process whereby higher income households purchase run-down dwellings and refurbish them. This can be beneficial for the original owners who may receive substantial capital gains and it prevents housing stock from deteriorating to a point where it is sub-standard. However, low cost rental accommodation is lost in this process which reduces the housing options available for low income households.

Loss of low cost housing stock including boarding houses.

The sustained loss of boarding houses and other types of low cost short to medium-term accommodation in the City has a significant effect on those at the lower end of the housing market. Boarding houses are a vital stop-gap between homelessness and low-cost accommodation. In many cases this decline is a result of conversions into flats or short term tourist accommodation (backpackers hostels, private hotels, etc).

CITY IN 2030



The market provides a mix of housing types, including for people with low to moderate incomes.

Developers of new housing will be encouraged to offer product for purchase by low to middle income households. Established boarding houses are able to be retained on a commercial basis and there is investment in new housing to provide low cost short to medium-term accommodation.

A share of dwellings in all new developments over 20 units are 'affordable' for purchase by low income households.



More open space close to residential precincts is an objective

ACTION 8.3.1 Encourage the development industry to provide lower priced housing.

The City of Sydney is investigating the introduction of requirements that all new residential developments include housing at the bottom end of the market. Investigations will identify whether a fixed percentage (for example 20 per cent) of the dwellings in any development of over 20 units could be made affordable for households on incomes below the second income quintile for the Sydney Region.

Investigations could consider whether minimising additional fixtures or facilities in dwellings (advanced lighting systems, second bathrooms, associated car parking etc) without compromising basic building quality, might reduce development costs. Ensuring that yields are maximised on particular sites (see Objective 8.1) consistent with other objectives makes the prospect of generating lower cost housing product possible.

ACTION 8.3.2 Ensure there are no unnecessary barriers to the supply of lower cost accommodation types.

Certain types of housing—boarding houses, shop-top housing and ancillary housing (e.g. 'granny flats')—play an important role in the provision of lower cost accommodation, particularly in the private rental market. The City will review development controls to ensure that there are no unnecessary impediments to the supply of these housing types and will develop guidelines for dealing with planning and design issues.

ACTION 8.3.3 Develop a strategy to maintain a supply of boarding house accommodation in the City.

It is recognised that some boarding houses become commercially unviable due to building condition and regulation compliance. Landlord circumstances can change, necessitating sale of the property. In these instances there may be advantages in a not-for-profit organisation purchasing the property and continuing the operation with government assistance. There are initiatives that may be taken, such as land swaps. Each case must be treated on its merits. The City of Sydney should monitor existing facilities to anticipate closures and take action before alternative options are lost. If closure is inevitable an alternative facility should be planned to accommodate boarders.

OBJECTIVE 8.4

Facilitate and promote growth in the 'affordable housing' sector including by Not-for-Profit and other housing providers

CITY NOW



Limited involvement by the not-for-profit (NFP) sector in the delivery of affordable housing.

There are significant numbers of households in housing stress, mainly in the private rental sector. Even with all of the foregoing initiatives in place households on low incomes will still suffer housing stress without intervention.

While the NFP sector has played an increasing role in the delivery of social housing in the City in recent years, primarily through City West Housing and Department of Housing Community Housing, this sector holds a comparatively small proportion of the total housing stock (below one per cent). Without support, potential to grow the sector's capacity to deliver affordable housing will be limited.

Pressure on low cost rental housing.

Commonwealth funding for public housing has contracted over the past two decades and public housing supply in the City has not maintained its share of total housing stock. The stock is deteriorating and is increasingly targeted to those with critical needs. This places pressure on the bottom end of the private rental market where low income households, despite access to Rent Assistance payments, are suffering acute housing stress.

Housing stress for low income working households.

A recent study focused on the relationship between housing affordability and the labour market. The study found that:

- 'The incidence of housing affordability problems among working households was highest for those working in Sydney (region). Seven of the top 10 local regions across the country where the incidence of housing affordability problems was highest were found in central Sydney'.
- 'The occupations experiencing the greatest incidence of housing affordability problems were low-paid private sector employees such as hospitality workers, sales assistants and cleaners'.¹⁸

A number of employment sectors that rely on a workforce of unskilled or semi-skilled workers will likely experience difficulties in recruiting staff as access to affordable housing declines.¹⁹

CITY IN 2030



The not-for-profit (NFP) sector and other providers supply housing 'at cost' or in some instances below cost to needy households.

The NFP housing sector has significant potential to fill the gap between market-provided housing and social housing by providing housing 'at cost' or in some instances below cost to needy households. The NFP sector plays a significant role in housing provision overseas.

The NFP sector will bring affordable housing on-line below market price. As such the housing will be targeted to needy households, and measures to preserve the affordability of the housing will be required.

- The NFP sector also has an ability to deliver subsidies effectively to needy households and especially to special needs groups (e.g. boarding houses for the homeless).
- The State Government has existing programs that can be used.
- There is likely to be Federal funding in this area.
- City West is a major player in the NFP sector and has the infrastructure and expertise in place.

The City will play an active role in developing projects for the delivery of affordable housing in partnership with the NFP sector. See details relating to the Affordable Housing Project following.

ACTION 8.4.1 Support the not-for-profit (NFP) sector in providing affordable housing.

Work closely with the NFP sector (e.g. City West Housing) to identify projects and to assist in their implementation, including through planning, concept development, infrastructure provision and community consultation.

Identify affordable housing delivery models, involving the not-for-profit and other providers, which leverage off Federal and State housing systems.

The Federal Government has announced the 'National Rental Affordability Scheme' which aims to ultimately provide 100,000 additional new affordable dwellings. The scheme will provide an annual subsidy, in such a way that institutional investors will be attracted to the sector. This will most likely require joint venture arrangements with not-for-profit housing providers. Potentially this approach will see a quantum change in the rate of affordable housing delivery.

The City of Sydney will work with the Federal and State Governments, as well as NFP and institutional investors, to establish models of affordable housing delivery which could involve a combination of:

- surplus public land, for example, Council land or Department of Housing land freed-up following redevelopment of existing public housing;
- available affordable housing grant assistance (typically from State Government programs);
- available recurrent subsidies (for example provided through the proposed National Rent Assistance program); and
- private sector institutional capital.

ACTION 8.4.2 Investigate an affordable housing pilot project in partnership with not-for-profit (NFP) sector and department of housing.

To illustrate how a combination of resources could be used for affordable housing (mentioned above) and other objectives, undertake a demonstration project and feasibility studies in partnership with the Department of Housing and NFP sector.



Quality renovation is a key goal

The National Rental Affordability Scheme

The Australian Government is establishing a National Rental Affordability Scheme at a cost of \$623 million over four years, to increase the supply of affordable rental dwellings by 50,000. If demand for rental properties is still strong, a further 50,000 properties will be built from 2010 onwards.

This new scheme will offer investors incentives to build new affordable homes for rent at 20 per cent below market rents. The Australian Government's incentive will be \$6,000 per dwelling per year as a refundable tax offset or payment for 10 years. State and Territory Governments have also committed to supporting the Scheme by providing an incentive for 10 years to investors of at least \$2,000 per dwelling per year in direct or in kind financial support.

The long term commitment of 10 years to the provision of affordable rental accommodation means that the operating conditions for the Scheme are best set in the legislation.

A legislative framework provides certainty to the Scheme while still allowing flexibility to respond to changes in the economic and social circumstances of both metropolitan and regional Australia. The first Call for Applications under the Scheme will be made in July 2008.

ACTION 8.4.3 Investigate the benefits and opportunities of expanding existing inclusionary zones for affordable housing to fund the not-for-profit sector, such as expansion them in future (NFP) renewal areas or on all commercial developments across the City.

Additional opportunities for extending inclusionary zoning provisions, whereby a levy based on project value is paid into a fund operated by the City to assist with funding projects by NFP providers, should be investigated. This is effectively an extension of the existing arrangements which apply to Green Square and Ultimo-Pyrmont.

In future, renewal areas offering an inclusionary zoning levy significantly above that currently applying in Green Square could be investigated. If the terms of the levy were established clearly and signalled early, well prior to any potential rezoning of the land for housing purposes, future investors or developers would be aware of expectations and adjust their bids for the land accordingly.

Commercial developments in the City are beneficiaries of the presence of affordable housing for low to middle income key workers. Such workers are essential to underpin the viability of businesses. Therefore, there is a case to investigate an inclusionary zoning provision which would apply to all commercial development. The amount of the levy would be the subject of future investigation and negotiations with industry and the State Government.



CASE STUDY London, UK, Draft Mayor's Housing Strategy, 2007

The Greater London Area (GLA) has a population of close to eight million people. The demand for council housing is high and priority is given to those in most need. Currently, 42 per cent of housing stock in the GLA is allocated as 'affordable housing', that is housing that is allocated as social housing or as intermediate housing.

The City has set a new goal that 50 per cent of all new housing should be affordable housing. Much of this is to be delivered through planning provisions. Currently, up to 20,000 units per annum are provided via the planning system.

There are 33 London boroughs which are primarily responsible for housing issues within London and own and maintain more than half a million houses and flats—one in six homes in London. Each London borough is also required to prepare a Unitary Development Plan (UDP), a document similar to the LEP in the NSW planning system. Among other things, the UDP of each Borough specifies:

- the affordable housing trigger level which will define the circumstances when a developer is required to provide affordable housing. In most cases the trigger is 15 or more units;
- the number of units to be provided by the developer (a percentage of the total); and
- what type of housing is needed i.e. social or intermediate housing.

Once built, units that have been identified as affordable housing are given to the trust of a Registered Social Landlord (RSL) in perpetuity. The RSL, also called a housing association, is responsible for administering the units/homes.

Source: City of Sydney (2007), Draft Affordable Housing Strategy Discussion Paper, November 2007.

Facilitate and promote growth in the social housing sector to provide housing opportunities for those with very low incomes

CITY NOW
✕

Declining share of social housing.

Social housing includes public housing, community housing, Aboriginal housing and crisis accommodation. Social housing represents the largest amount of affordable rental housing currently available in the City of Sydney. As the population of the Sydney Region grows, so will the number of people affected by various forms of disability and/or disadvantage. There is no evidence that this proportion is falling. The natural tendency is for many of these people to gravitate to the inner City where there are attractions and diversions and services available.

Concentration of disadvantage in areas of social housing.

The City's population encompasses extremes of wealth and poverty and a lack of affordable housing will lead to social and spatial concentrations of low income and high income earners in the City. In the absence of both an increase in social housing funding and effective strategies to secure a significant proportion of affordable housing for rent and purchase, there will be increasing concentrations of disadvantage in areas of public housing as low and moderate income households dependent on the private rental market are 'pushed' out of the City.

Risk of homelessness for vulnerable groups.

Some people and cultural groups have been shown to have a higher risk of experiencing homelessness. Limited supply of social housing means that these groups, including victims of domestic violence, Aboriginal and Torres Strait Islanders, people with a mental illness and people with alcohol and other drug misuse problems or addictions, are at greater risk of becoming homeless. Without an expansion of the services of social housing providers, these groups are at increasing risk of homelessness.

CITY IN 2030
➔

Social housing in its various forms maintains its share of all dwellings.

The City's public rental stock is redeveloped to reduce concentrations and to provide good quality housing in alignment with the needs of target groups including those with additional needs—the most vulnerable households. Included among these are the frail aged and people at risk of homelessness. There is an adequate supply of boarding houses and supported accommodation for special needs groups.



Public Housing needs are rising

ACTION 8.5.1 Work in partnership with the DEpartment of Housing on its public housing renewal projects.

Housing NSW has approximately 9,000 public housing dwellings in the City, many of which are run down and require renewal. Much of this housing is overly concentrated in certain areas and de-concentration is required. The Department's land assets are underutilised and opportunities exist for joint ventures with the private and the NFP (not-for-profit) sectors to develop high quality mixed tenure developments of affordable housing. The Council can play a role in these projects in the areas of planning, development approvals, consultation and physical and social infrastructure provision. In some cases Council land assets may be part of a project. There is a critical need to involve tenants in planning and providing appropriate alternative housing during redevelopment.

ACTION 8.5.2 Identify and initiate social housing and affordable housing projects for people with additional needs, including people who are homeless, young Aboriginal people, and artists.

The City of Sydney is in a position to identify the needs of vulnerable groups and opportunities for social housing solutions. This may include boarding houses or various forms of supported accommodation. The City of Sydney will work closely with the Department of Housing in monitoring housing needs and will initiate and/or enter into partnerships to respond to these needs.

The City of Sydney will continue with its strategy of reducing chronic homelessness, and seek further opportunities to assist homeless people into housing, and develop additional support projects.

There is an urgent need to address the needs of itinerant aboriginal youth requiring housing projects to accommodate their special needs. A need has been identified through community consultation for affordable living and working spaces for artists who make a major contribution to the vitality of inner Sydney.

They City of Sydney will investigate affordable artist live/work spaces in the redevelopment of the Bay Street Depot site for affordable housing.

ACTION 8.5.3 Advocate increased investment in social housing in the City by State and Federal Governments.

The legacy of a large housing stock available for low income renters and others in chronic housing need has been positive and enduring. While not readily quantifiable it is arguable that many social problems and costs associated with homelessness, financial stress and associated criminal activity will have been avoided because of the existence of these State-owned housing assets.

In terms of public spending on housing assistance there is a strong case that investment in 'bricks and mortar' is more beneficial in the long run than on demand side measures such as rental assistance or other recurrent subsidies. This is because the 'up-front' investments build stock and assets for the long run, unlike recurrent rent subsidies for low income people renting in the private sector.

For this reason it is important that increased investment in new forms of social housing remain a prominent option for the Federal Government. The City of Sydney will lobby the Federal Government to increase funding for public housing when new rounds of the *Commonwealth State Housing Agreement* are negotiated.

OBJECTIVE

8.6

Promote partnerships and develop advocacy strategies for the delivery of housing for very low to moderate income households

CITY NOW

✕

There is currently a lack of private sector interest and willingness to become involved in the delivery of affordable housing and to expand the range of housing opportunities on offer.

Community acceptance of housing initiatives will require a strategic approach to communication about the delivery of affordable housing. Community opposition to affordable housing development has the potential to significantly delay and increases the cost of delivery of such projects if concerns are not addressed.



Inner City terraces

CITY IN 2030

↗

A pro-active role by the City of Sydney in explaining the benefits of a diverse housing stock, including housing for low income groups.

The City will take a pro-active role in initiating partnering arrangements with other agencies and the NFP (not-for-profit) sector. It will work towards substantial long-term initiatives which will add to the City's affordable and social housing, facilities, programs and services. The City will lead examples of housing provision and demonstration projects.



Housing in close proximity to green space

ACTION

8.6.1

Work with all stakeholders to develop models of construction and delivery of affordable housing to demonstrate how partnerships could work across in the City. For example, in areas such as Glebe, Barangaroo and Redfern and Waterloo, with Sydney Harbour Foreshore Authority and Redfern-Waterloo Authority.

They City of Sydney will work with other levels of government, neighbouring Inner Sydney Councils, public and private investors, social housing providers, community and voluntary organisations to improve the housing opportunities available in the City.

ACTION

8.6.2

Develop an effective communications strategy to promote the need for and benefits of housing diversity and low income housing.

The City of Sydney will develop an effective communications strategy and a public consultation program to assist in influencing market outcomes, and in relation to affordable housing and the program of actions identified here. An integrated information and promotional package to encourage innovation in the housing industry will be part of this material.

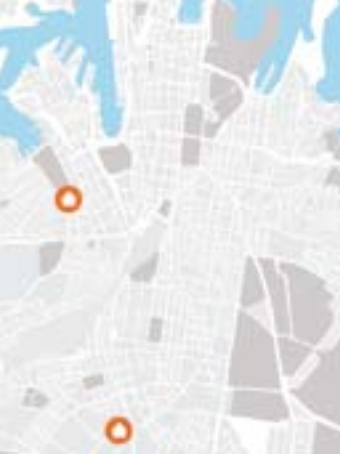
- This will cover the areas of:
- Diversity of housing products;
 - Housing without conventional car parking;
 - Excellence in design; and
 - Environmental sustainability.

ACTION

8.6.3

Ensure programs and services are in place to support people with low incomes in public housing.

The City of Sydney will continue to work the State Government on the provision of programs and services to support low income people in public housing. These initiatives include public housing liaison officers and other partnerships and programs for people with mental illnesses, drug and alcohol addictions as well as other needs to improved community wellbeing.



PROJECT IDEA

➔ HOUSING DIVERSITY

Affordable housing initiatives

LOCATION
Across City

PROJECT IDEA

VISION

Housing diversity is a key goal of Sustainable Sydney 2030. Specifically, this means that a range of housing opportunities will be provided in terms of housing types and prices and this will include ‘affordable housing’. Affordable housing will enable low to moderate income people to live in the City with access to high quality cultural and community services, public open space and transport. Diversity is essential for the social and economic vitality of Inner Sydney. This Project Idea identifies the potential for a partnership between the City of Sydney, Housing NSW and City West to undertake an innovative and sustainable housing project with a mix of private, not-for-profit and social housing.

“PROVIDE A DIVERSITY OF HOUSING ... WIDER CHOICES IN TYPES OF PRICES”

BENEFITS TO THE CITY

- ➊ Demonstrates best practice principles in built form, environmental and social initiatives.
- ➋ Demonstrates new models of delivery based on partnerships in order to meet Sustainable Sydney 2030 housing targets.
- ➌ Improved public domain and built environment with active street frontages and increased walkability.
- ➍ Maintains and improves existing Housing NSW dwellings. Staging to ensure for minimum disruption to existing housing tenants.
- ➎ Enables the City of Sydney to maintain and upgrade key sites while integrating with complementary uses.



IMPLEMENTATION

- ➊ Investigate the use of City of Sydney land assets to support affordable housing with support from Housing NSW and City West Housing.
- ➋ Investigate a sustainable housing project with a mix of private, NFP (not-for-profit) and social housing and giving effect to new emerging Federal Government assistance programs. (The National Rental Affordability Scheme see page 254)

IDEAS

- ➊ Redevelop social housing in an integrated form with private housing and including housing for special needs groups.
- ➋ Consolidated plan for available, public and private land demonstrating what can be achieved with an integrated approach.
- ➌ Demonstrate new housing delivery methods with a partnership between the City of Sydney, Housing NSW and the private sector, and including emerging Commonwealth housing assistance programs.



AIMS

- ➊ **Provide a diversity of housing opportunities offering wider choice in housing types and prices.**
- ➋ Provide affordable housing to enable people to live affordably in the City with access to high quality cultural and community services, public open space and transport.
- ➌ **Support affordable housing goals in the NSW State Plan.**
- ➍ Provide a mix of private, not-for-profit and social housing close to services and amenities.
- ➎ **Improve urban amenity and built environment and streetscape fronting major open spaces.**