

# **Draft Greater Sydney Region Plan**

Submission\_id: 31033

Date of Lodgment: 10 Dec 2017

Origin of Submission: Online

First name: Anne marie

Last name: George

Suburb: 2131

Submission content: Please see attached letter.

Number of attachments: 1

Anne Marie George

Ashfield 2131

10 December 2017

Greater Sydney Commission  
PO Box 257  
Parramatta NSW 2124

Dear Commissioners

Thank you for the opportunity to make a submission on the Draft Greater Sydney Region Plan and revised District Plans.

I am listing my concerns with the plans below:

1. the targets are still too low to be effective in solving the urgent need for affordable housing.
2. what is the timetable for implementation of the proposed plans
3. the GSC and the NSW Government are still without projections for the future of social and affordable rental housing.
4. The GSC has not proposed any overall numerical targets for the supply of affordable housing in each of the three cities (Greater Parramatta, Harbour CBD, Western Sydney)
5. I am unclear as to how the proposed policies across the housing continuum will address current and future needs.

There is simply not enough housing that is affordable for people on low to moderate incomes – housing that is also stable, well-located (close to jobs, public transport, educational, health and other services), appropriate (for family size, disability, ageing, cultural and other needs), safe and enabling.

I welcome:

1. the Commission's support for measures that would improve tenants' security of tenure and make renting fairer through improvements to the laws governing standard tenancy arrangements such as eliminating no-cause evictions.
2. the collaboration and steps to make better connections between planning for the *Greater Sydney Region Plan* and the NSW Government's vision for metropolitan transport planning *Future Transport 2056*.

My submission, which mirrors that of the Sydney Alliance, focusses on a set of the key recommendations for the Affordable Rental Housing Target (ARHT) scheme.

The recommendations reflect the urgent housing need right across Sydney, the vast scale of the task of providing a home for everybody struggling to rent in the most unaffordable city

in Australia, and the need for enduring solutions that keep people well-housed and out of homelessness.

They also reflect how the debate has moved forward since Sydney Alliance's last submission to the Commission in March 2017 and that since then the case for affordable rental housing targets has built momentum. While we acknowledge some helpful changes have been made in this process, we are greatly concerned that three key issues highlighted in our first submission still remain and require a much stronger response:

- 1. Greater commitment to Affordable Rental Housing**
- 2. Transparent accountability**
- 3. Fairer access to Affordable Rental Housing**

This submission draws primarily on the data and information provided in the Greater Sydney Regional Plan itself and the Commission's associated documents to support our case.

To truly represent the values and provide an inclusive vision of the people of Sydney the following recommendations are made for ARHT proposed in the draft Greater Sydney Region Plan and the revised District Plans.

## **10 Key Recommendations**

### **Greater commitment to Affordable Rental Housing**

#### *Recommendation 1*

Higher targets are adopted for ARHT with 15% target on private land and 30% on public land to help meet the large unmet housing need for affordable rental housing across the Districts. These targets should apply to the whole of the development not just to the uplift.

#### *Recommendation 2*

The target set for a specific area undergoing upzoning or rezoning within a precinct should maximise the amount of affordable rental housing produced, factoring in both the type of landowner and the density increase proposed for the specific area ahead of, or accompanying, the rezoning approval.

#### *Recommendation 3*

Housing supply targets for LGAs include indicative numerical 10-year supply targets for affordable rental housing agreed by councils, based upon each council's housing need study of their existing and future residents.

#### *Recommendation 4*

Affordable Rental Housing Targets, while specified for areas undergoing redevelopment, are not limited to defined precincts but apply to all land zoned for residential or mixed use across Greater Sydney. As a general rule, the targets should apply to land rezoned after the Region Plan's commencement of date, first through

Voluntary Planning Agreements or other mechanisms, and then incorporated into Local Environmental Plans as they are made.

### **Transparent accountability**

#### *Recommendation 5*

Affordable rental housing is provided in perpetuity and be owned and managed by registered Community Housing Providers to ensure effective targeting of assistance and a continuing high standard of service.

#### *Recommendation 6*

The provision of affordable rental housing on State and Commonwealth government owned land is made mandatory for government agencies disposing or developing surplus land for residential or mixed-use projects to complement requirements on private developers to address affordable rental housing targets.

#### *Recommendation 7*

The proposed development feasibility testing, assumptions and exemptions are shared with the public and incorporate business-tested risk return margins that meet community expectations. Exemptions to targets are to involve independent adjudication.

### **Fairer access to Affordable Rental Housing**

#### *Recommendation 8*

All affordable rental housing is constructed to universal design standards, which include space and liveability criteria, to ensure our most vulnerable community members current and future housing needs.

#### *Recommendation 9*

Affordable rental housing will be let at an affordable rent, of up to 30% of household income. Affordable Rental Housing Targets schemes which provide housing in perpetuity should be given preference over policies that only produce time limited affordable rental housing outcomes.

#### *Recommendation 10*

Affordable rental housing eligibility should be extended to moderate income households who are in demonstrable housing stress in the private rental market consistent with existing provisions of SEPP 70.

-----

Yours sincerely

**Anne Marie George**