

Affordable Housing Policy Action Plan

Purpose

To increase the range and supply of affordable housing in the Northern Beaches to meet the growing and changing needs of our community.

Principles and Actions

Principle	Action	Timing
Establishing clear targets for the provision of affordable housing in the Northern Beaches	A1 Lobby the NSW Government to mandate the provision of a 10% affordable rental housing target for all new development in the Northern Beaches. Require targets greater than 10% where feasible.	2017-2018
	A2 As part of Council's local housing strategy, establish an affordable rental housing target for all other parts of the Northern Beaches local government area.	2017-2019
	A3 Monitor the changing housing needs of residents and workers and the availability of housing stock which is affordable to very low to moderate income households.	Ongoing
Leading change by example	A4 Assess the feasibility of providing affordable rental housing on Council-owned land prior to planning for development, redevelopment, lease or sale of that land.	Ongoing
	A5 Investigate financial incentives for the provision of affordable rental housing provided in perpetuity including development application fees reduction and rate rebates.	2017-2018
	A6 Waive section 94A development contributions for that part of any development proposal comprising affordable rental housing.	Ongoing
	A7 Investigate waiving S94 Fees for the provision of affordable rental housing (e.g. secondary dwellings or boarding houses).	2017-2018
Embedding affordable housing in Council's strategies, plans and policies	A8 Recognise that affordable rental housing is essential social and economic infrastructure for the Northern Beaches in Council's land-use planning strategies, plans and policies.	Ongoing
	A9 Incorporate affordable rental housing targets in Council's land-use planning strategies, plans and policies, supported by effective statutory controls and incentives to achieve those targets.	Ongoing
	A10 Amend Council's Voluntary Planning Agreements (VPA) policy to reference Council's Affordable Housing Policy as a public benefit contribution consideration in conjunction with planning proposals and development applications.	2017-2018
	A11 As part of Council's local housing strategy, investigate and promote planning mechanisms to maintain existing affordable housing and encourage the provision of new affordable housing with the public and private sector.	2017-2019

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Partnering with the State and Commonwealth Government, other local councils, industry experts, the private sector, stakeholders and community housing providers to deliver affordable rental housing.	A12 Develop relationships with State and Commonwealth Government departments, the Greater Sydney Commission, Planning Panels, industry experts and other local councils to understand wider affordable housing needs and opportunities.	Ongoing
	A13 Collaborate with industry experts and develop a framework to ensure developer's site viability assessments are expertly reviewed and assessed.	2017-2018
	A14 Develop and undertake an Expression of Interest process to inform the tender for a preferred community housing providers to manage and deliver affordable rental housing in the Northern Beaches.	2017-2018
	A15 Identify priority key worker occupations for tenants of affordable rental housing in the Northern Beaches.	2017-2018
	A16 Develop management agreements with community housing providers for affordable rental housing delivered to Council through land rezoning or development consent.	2017-2018
	A17 Actively seek involvement of the private sector through public private partnerships to develop affordable rental housing.	2018
	A18 Advocate for the inclusion of the remainder of the Northern Beaches local government area in State Environmental Planning Policy No. 70 (SEPP 70) in conjunction with the preparation of Council's local housing strategy.	2017-2019
	A19 Promote the benefits of, and need for, affordable housing in the Northern Beaches.	Ongoing
	A20 Work with the NSW government to identify and prioritise the suitability of surplus Government land for affordable rental housing in the Northern Beaches.	Ongoing
	A21 Seek amendments to the Local Government Act 1993 and/or the Environmental Planning and Assessment Act 1979 to remove legal impediments to the transfer of ownership of affordable rental housing dedicated to Council to a community housing provider.	2017
	A22 Advocate for the NSW government to investigate shared home ownership and equity arrangements.	Ongoing
	A23 Lobby the State and Commonwealth government for tax reform to assist in the provision of affordable housing	Ongoing
	A24 Advocate to amend the Affordable Rental Housing State Environmental Planning Policy to enable the provision of affordable rental housing in perpetuity to obtain development bonuses (currently 10 years).	Ongoing