

Attachment D:

Comparison Of Proposed AH Strategy (JSA 2008) Recommendations  
With Those From Council's 2002 AH Strategy

**Table 1: COMPARISON OF PROPOSED AH STRATEGY (JSA 2008) RECOMMENDATIONS WITH THOSE FROM COUNCIL’S 2002 AH STRATEGY**

Issue	Recommended Actions from 2002 AH Strategy	Recommended in 2008 AH Strategy?	Comments
3.1 Planning for Affordable Housing	<ul style="list-style-type: none"> <li>• Translate the strategy actions from this report into development controls in planning instruments.</li> <li>• Include affordable housing in the objectives of planning instruments</li> </ul>	✓	N/A
3.2 Section 94 developer contributions	<ul style="list-style-type: none"> <li>• Develop section 94 contributions plan for affordable housing, particularly where developments reduce existing affordable housing stocks.</li> <li>• Develop planning instruments to support and implement the proposed State Environmental Planning Policy for affordable housing.</li> <li>• Council take into consideration housing affordability when calculating Section 64 charges</li> <li>• Council’s section 64 contributions Plans for Water Supply and Waste water to articulate how housing affordability has been taken into consideration in the S64 calculations.</li> </ul>	<p>✗</p> <p>✓</p> <p>✓</p> <p>✓</p>	The exclusion of Byron Shire from SEPP 70 and recent amendments to the Act mean that section 94 is not relevant for the purpose of levying for affordable housing contributions.
3.3 Council land and assets register	<ul style="list-style-type: none"> <li>• Prepare a register of land and assets which can be used for affordable housing. Where possible use Council land and other assets to facilitate affordable housing projects in the Shire.</li> </ul>	✓	N/A
3.4 Council fees deferral, waiver or reduction for affordable housing	<ul style="list-style-type: none"> <li>• Investigate the feasibility and costs of a Council fee waiver, reduction or deferral for “designated” affordable housing projects.</li> <li>• The Committee recommends that Council consider a zoning or other provision for "designated affordable housing developments", defined as projects by the Department of Housing, community housing providers, and Council/government/community partnerships which have relevant economic criteria for residents which fall within the official economic definition of affordable housing need.</li> </ul>	<p>✓</p> <p>✓</p>	Some of the 2002 recommendations are not obsolete due to legislative changes. It is noted that fee waiver is a very small proportion of the cost of a development proposal, though may assist in relation to designated social housing providers.

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	<ul style="list-style-type: none"> <li>• Designated affordable housing projects could also include:               <ul style="list-style-type: none"> <li>○ Projects developed with private developers under the criteria set by Affordable Housing Service (Planning NSW).</li> <li>○ Projects developed under the new AH SEPP criteria (assuming this applies outside Newcastle-Sydney-Wollongong) and Council/community projects developed with AH section 94 funds.</li> </ul> </li> <li>• First home buyers who qualify for Federal and State assistance (economic limit on properties up to \$200,000 - now rare even in Ocean Shores) also receive Council fee reduction.</li> </ul>	<p style="text-align: center;">✓</p> <p style="text-align: center;"><b>X</b></p> <p style="text-align: center;"><b>X</b></p>	
3.5 Supporting Public and Community Housing	<ul style="list-style-type: none"> <li>• Advocate for increased public and community housing in the Shire.</li> <li>• Council through the Affordable Housing Committee discuss with the Department of Housing how we can get our fair share of public housing.</li> <li>• Permit the Department of Housing and other non profit affordable housing providers to build affordable housing at medium densities on land zoned for lower densities where such developments satisfy amenity and other planning criteria.</li> </ul>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	N/A
3.6 Alternative low cost infrastructure	<ul style="list-style-type: none"> <li>• Investigate the feasibility of savings through providing low cost building infrastructure which does not compromise safety or amenity and facilitate</li> </ul>	<b>X</b>	Assessed as unlikely to be as effective as other strategies proposed.
3.7 Self build housing	<ul style="list-style-type: none"> <li>• Provide information and advice to owner builders.</li> <li>• Support to the formation of Byron Shire self build groups where builders can share experiences, skills and tools.</li> <li>• Incorporate innovative building possibilities such as old train carriages and prefabricated yurts into council policies and planning.</li> <li>• Invite expressions of interest from the public and private sector for communal self build opportunities in the Shire.</li> </ul>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;"><b>X and ✓</b></p>	Concerns about risks to already marginalized groups from some reuse functions, though more innovative construction methods are supported where health and safety, environmental efficiency and community and social integration can be demonstrated.

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	<ul style="list-style-type: none"> <li>Advocate for the NSW government to develop a self build project in Byron Shire, similar to the Hume and Albury examples.</li> </ul>	<p style="text-align: center;">✓</p> <p style="text-align: center;">X</p>	<p>Cost of land in Byron is extremely expensive and likely to be the main factor rather than construction methods..</p>
3.8 Bicycle and pedestrian paths	<ul style="list-style-type: none"> <li>Council support the bicycle and pedestrian plan as part of the affordable housing strategy.</li> <li>Council support appropriate railway and river crossing bridges to facilitate pedestrian and cycle access to town facilities and services.</li> </ul>	<p style="text-align: center;">✓</p>	<p>Implicit in sustainability criteria applied to new urban development and selection of sites for density bonuses.</p>
3.9 Public Transport	<ul style="list-style-type: none"> <li>Council advocate for increased rail and bus services within and beyond the Shire.</li> </ul>	<p style="text-align: center;">X</p>	<p>Supported but beyond the scope of this study.</p>
3.10 Affordable housing needs analysis and review	<ul style="list-style-type: none"> <li>Develop an affordable housing needs analysis for the Shire in conjunction with the revision of Council's Community Profile, when 2001 Census data becomes available.</li> <li>Investigate the needs of long term caravan park residents.</li> <li>Update this analysis every five years to review the effectiveness of affordable housing initiatives.</li> </ul>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	
3.11 Increasing housing density for smaller dwellings	<ul style="list-style-type: none"> <li>Allow greater density development for designated affordable housing projects by limiting dwelling envelope sizes on smaller lots.</li> </ul>	<p style="text-align: center;">✓</p>	
3.12 Design for specific needs	<ul style="list-style-type: none"> <li>Further consultation with special needs groups is needed to develop particular projects to meet their specific affordable housing needs.</li> <li>All affordable housing projects should meet with Access Committee approval.</li> </ul>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	<p>However, not yet referred to Access Committee – this should be done at exhibition.</p>

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3.13 Shared living and working places	<ul style="list-style-type: none"> <li>• Develop a planning policy for the Arts and Industry Estate to facilitate shared living and working places.</li> <li>• People to be able to work from home, subject to neighbouring amenity and good planning principles. This would exclude noisy activities such as panel beating.</li> <li>• Ensure Council planning policies and instruments do not discourage people working from home.</li> </ul>	<p>✓</p> <p>✓</p> <p>✓</p>	
3.14 Eco Villages and co-housing	<ul style="list-style-type: none"> <li>• Encourage eco-village and co-housing developments in Shire towns and villages provided they address planning, development and social and ecological impact issues in a comprehensive manner.</li> </ul>	<p>✓</p>	
3.15 Caravan parks	<ul style="list-style-type: none"> <li>• A 30% minimum available permanent sites in Council controlled-caravan parks Shire wide. This should be addressed in the Byron Shire Caravan Parks/Draft Plan of Management.</li> <li>• Ensure those caravan parks that provide a significant proportion of permanent accommodation , maintain the 30% quota of permanent residents</li> <li>• Purchase vans, when available, for permanent affordable housing managed by Council or a community housing provider</li> <li>• Make representations to NSW State government regarding the phasing of the requirement to reduce the number of long term caravan park residents to 30% maximum for Crown reserve caravan parks.</li> <li>• Manage of Council caravan parks to ensure there is no loss of affordable housing.</li> <li>• Seek funding and /or expressions of interest to investigate the feasibility of developing affordable new caravan parks, especially in Mullumbimby and Bangalow.</li> <li>• Consult with caravan park residents about the impacts of reserving a small number of vans for</li> </ul>	<p>✓</p> <p>✓</p> <p>X</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>Concerns regarding appropriate housing for already marginalized groups as discussed in the 2008 Strategy</p>

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	<p>crisis accommodation in Council-operated caravan parks and seek funding to provide social support to crisis residents.</p> <ul style="list-style-type: none"> <li>• Ensure suitable amenity, access to services and quality of life for caravan park residents is retained.</li> <li>• Any new caravan parks to be reasonably accessible to services, particularly public transport, bike paths and town services.</li> </ul>	<p style="text-align: center;"><b>X</b></p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	<p>Beyond the scope of this study.</p>
3.16	<p>Manufactured home estates and relocatable homes</p> <ul style="list-style-type: none"> <li>• Designate suitable places for Manufactured Home Estates in local planning instruments.</li> <li>• Development assessment of proposed manufactured home estates must ensure suitable amenity and quality of life for occupants are retained.</li> <li>• Advertise for expressions of interest for new Manufactured Home Estates in Byron Shire</li> <li>• Develop a manufactured home estate as a joint venture between Council, State government and developers</li> </ul>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	<p>However, as discussed, unless accompanied by covenants and long-term leases to ensure protection of tenure for tenants, it is strongly recommended that future CVPs and MHEs be located on Council-owned land.</p>
3.17	<p>Garden flats</p> <ul style="list-style-type: none"> <li>• Develop a definition of garden flats for use in planning documents</li> <li>• Provide for garden flats in Council planning documents for all settlement areas subject to meeting access, amenity, design and other planning requirements.</li> </ul>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	
3.18	<p>Dual occupancy housing</p> <ul style="list-style-type: none"> <li>• Facilitate dual occupancy housing should to minimum lot sizes and other planning criteria.</li> <li>• Investigate different dual occupancy standards for different areas of the Shire.</li> </ul>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	
3.19	<p>Medium density housing</p> <ul style="list-style-type: none"> <li>• Planning instruments facilitate medium density development in accordance with strict design, siting and access criteria.</li> </ul>	<p style="text-align: center;">✓</p>	

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	<ul style="list-style-type: none"> <li>Permit the Department of Housing and other affordable housing providers to build medium density housing in lower density areas where such developments satisfy amenity and other planning criteria.</li> </ul>	✓	
3.20 Philanthropy and ethical investment	<ul style="list-style-type: none"> <li>Investigate the feasibility of an affordable housing project through organisations such as Habitat for Humanity and other private and community housing organisations</li> <li>Investigate the potential for alternative financing models such as a community affordable housing trust.</li> <li>Seek the support of Ethical Investment Funds to support innovative affordable housing projects in the Shire</li> </ul>	✓ ✓ ✓	
3.21 Federal and State government assistance for affordable housing	<ul style="list-style-type: none"> <li>Council to encourage liaison between developers, community organisations and the Affordable Housing Service and other government funding agencies.</li> <li>Amend settlement strategy to incorporate potential affordable housing sites as they become apparent</li> </ul>	✓ ✓	