

Responses to Questions on Notice

Received at the 27 February 2025
Ordinary Meeting of Council

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10 **Mark Arnold**
General Manager

QUESTIONS WITH NOTICE

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Question with Notice No. 1 Affordable Housing

File No: I2025/266

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At Council's Ordinary Meeting held on 27 February 2025, Dale Emerson, on behalf of Mullumbimby Residents Association, asked the following question which was taken on notice:

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Strategic planning: Rather than developing 32 affordable units on the town's carpark at 57 Station Street—which would invariably create challenges regarding traffic flow, parking availability, and disruption to our local business community—would it not be more prudent to utilize the council's own carpark adjacent to the council offices? Might we explore the possibility of relocating the displaced parking capacity to the railway corridor, thus maintaining necessary infrastructure while advancing our housing objectives?

Response Director Sustainable Environment and Economy:

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The car park behind the Council administration building is not a viable option for housing development. This site was previously excluded from consideration due to its grant-funded solar panel installation, which is integral to the building's energy sustainability. Additionally, the space may be required to accommodate future library and office needs, as well as essential staff parking. Given these factors, it is not suitable for repurposing as a housing development site.

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Council is actively supporting alternative locations in the Shire for affordable housing development, including 57 Station Street and the former Mullumbimby Hospital site. Both of these sites benefit from State Government financial and grant funding, ensuring their viability for this important purpose.

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Question with Notice No. 2 Calculation of Affordable Housing Rents

File No: I2025/267

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At Council's Ordinary Meeting held on 27 February 2025, Chels Hood Withey, on behalf of HouseYou, asked the following question which was taken on notice:

10 *Can you please confirm that the community housing provider that manages this development at 57 Station St will be offering rent at 30% of income to ensure truly affordable housing for our community?*

Response Director Sustainable Environment and Economy:

15 Affordable housing managed by CHPs in NSW must align with the 2023-2023 Ministerial Guidelines, which require rents to be set at a discounted rate below market rent for eligible properties. CHPs typically offer rents at 20-25% below market rates and generally ensure that tenants pay no more than 30% of their gross household income in rent, maintaining affordability for residents.

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Question with Notice No. 3 Grant details and Community Engagement

File No:

I2025/268

At Council's Ordinary Meeting held on 27 February 2025, Dean Prosser, on behalf of Keep the Flow in Suffo, asked the following question which was taken on notice:

Why hasn't there been comprehensive community consultation as councils Community Engagement Strategy 2022 identifies on page 17 as required for General Initiatives and proposals including website information, advertising, Your Say, letters to impacted residents and visitors etc for minimum 28 days?

Response Director Infrastructure Services:

Community engagement was not commenced immediately on May 10th 2024, after submission of the TfNSW grant applications for Road Safety Program (2023-24 to 2025-26) as the outcome of the grant application was not available until the 18th November 2024.

While the grant application status was still under review, Council was unable to undertake community engagement or inform the public with detailed information of the potential project in accordance with the TfNSW Road Safety Program Funding Deed.

Public release of any grant-related information is subject to TfNSW prior approval.

Council reported the available information approved for public release regarding the grant application during the 23 May 2024 Council meeting and through follow-up monthly grant reports.

Staff are typically not required to seek community engagement for proposed road safety improvement decisions or grant funding applications. These matters relate to the safety of the community and as Council is the road authority, we are required to consider the needs of all road users, particularly vulnerable road users.