

31 October 2016

*To the NSW Department of Planning and Environment*

We write about one aspect of the review of the *Master Plan 2030* for Sydney Olympic Park, and that is the provision of affordable housing within the total residential provision of the precinct.

The Master Plan currently provides for 3 percent of the total dwellings on the site to be affordable housing. When this provision was established in 2008, there were already concerns about whether this requirement was too low — given the nature of the site; its location in relation to employment, civic, and transport facilities; and the housing unaffordability issues in the local government area and the West Central district.

Now that the Master Plan has been reviewed and there is a planning proposal on exhibition that changes key aspects, including the residential density, we suggest this target be reconsidered. And specifically, we suggest it be amended to require 30 percent of the residential floor space be set aside for affordable-rental housing.

We understand that the current Master Plan, with its target of 6,000 dwellings, would deliver some 180 dwellings for affordable-rental housing. Those affordable-housing dwellings that have already come on stream are managed by Bridge Housing, and are an extremely welcome addition to the supply of affordable-rental housing in middle-ring Sydney.

But the 3 percent requirement is not tenable. There has been no diminishing of the pressures on the housing market in Sydney, including in middle-ring Sydney, that cause stress to both home purchasers and private renters. The Government has failed to establish planning controls for nearby precincts (Carter Street Lidcombe and Wentworth Point) to require affordable-housing contributions. The Government's commitment, in *A Plan for growing Sydney* 'to provide affordable housing in Government-led urban renewal projects and on Government-owned sites to meet the shortfall in affordable housing', has not been implemented in most of the priority and state significant precincts since that *Plan* was adopted.

Based on a projected number of dwellings of 10,700, as indicated in the Planning Proposal, a requirement of 30 percent would deliver some 3,200 affordable-rental housing dwellings. This would make a significant contribution to social mix in the precinct, and to affordable housing in Sydney's West Central district.

In addition to Shelter NSW and the Sydney Alliance, the following organisations support this proposal.



Baptist Churches of NSW & ACT



Muslim Women's Association



Catholic Archdiocese of Sydney



National Tertiary Education Union, NSW Branch



CatholicCare Sydney



National Zakat Foundation



Churches Housing



St Vincent De Paul's Society NSW



Inner South West Community Development Organisation

Uniting



Uniting Church Synod of NSW & ACT



Jewish House



Y-Foundations



Marist Youth Care