

Contact: Gill Dawson
Phone: 9335 9044

31 January 2018

Director, Housing & Infrastructure Policy
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Director, Housing & Infrastructure Policy

RE: INCLUSION OF INNER WEST COUNCIL IN STATE ENVIRONMENTAL PLANNING POLICY NO. 70 AFFORDABLE HOUSING (REVISED SCHEMES) (SEPP 70)

Thank you for providing Council with the opportunity to comment on the Explanation of Intended Effect (EIE) on the proposed amendments to SEPP 70. Council strongly supports the proposed inclusion of the Inner West Council in SEPP 70 which responds positively to Council's request for inclusion. Council looks forward to drawing on the opportunity provided by inclusion in SEPP 70 to work collaboratively with the Department to introduce local affordable housing contribution schemes in association with Planning Proposals that will deliver affordable housing to help meet local needs.

It is requested that the proposed change to SEPP 70 is made as soon as possible. There is a large number of current Planning Proposals across the Inner West local government area that appear to have the capacity to help deliver local affordable housing in support of Council's policy aims and those of the Greater Sydney Commission as identified in the recent draft Greater Sydney Plan and draft Eastern City District Plan. In the interim, Council will continue to seek to obtain affordable housing contributions as part of voluntary planning agreements in association with Planning Proposals.

It is noted that the inclusion of Council in SEPP 70 only provides a mechanism to introduce local affordable housing contribution schemes in association with amendments to Local Environmental Plans (LEPs) for consideration for approval by the Minister. The preparation of schemes can be a costly process. It is understood that the Department is considering providing guidance on the preparation of affordable housing contribution schemes. This would be greatly beneficial to all stakeholders and would help in establishing a common approach to such matters, and help reduce the costs and timeframes for the finalisation of Planning Proposals for all involved. It would be helpful if the Department could make such guidance available to all stakeholders as soon as possible. The Council is prepared to work with the Department to help finalise such guidance if this would be helpful.

The Council notes the Department's concern to ensure that proposed affordable housing contributions schemes should not impact on the supply of general housing, and understands

Customer Service Centres

Petersham | P (02) 9335 2222 | E council@marrickville.nsw.gov.au | 2-14 Fisher Street, Petersham NSW 2049

Leichhardt | P (02) 9367 9222 | E leichhardt@lmc.nsw.gov.au | 7-15 Wetherill Street Leichhardt NSW 2040

Ashfield | P (02) 9716 1800 | E info@ashfield.nsw.gov.au | 260 Liverpool Road Ashfield NSW 2131



INNER WEST COUNCIL

that the Department may require development feasibility/financial modelling to demonstrate the viability of such schemes. The Council is prepared to work with the Department to establish a suitable feasibility model to be used for this purpose, including testing modelling on sites in the Council area.

In order to provide clarity for future operation under the SEPP 70, Council requests that the Ashfield, Leichhardt and Marrickville LEPs be specifically referenced in SEPP 70 to provide clarity that the policy aims apply to each of these environmental planning instruments. Once Council has completed a comprehensive review of the future Inner West Local Environmental Plan, SEPP 70 will need to be updated to reflect this.

Should you have any questions regarding Council's concerns and recommendations please contact Council's Manager of Strategy & Policy, Gill Dawson on 9335 9044.

Yours sincerely,

David Birds
GROUP MANAGER STRATEGIC PLANNING

Customer Service Centres

Petersham | P (02) 9335 2222 | E council@marrickville.nsw.gov.au | 2-14 Fisher Street, Petersham NSW 2049

Leichhardt | P (02) 9367 9222 | E leichhardt@lmc.nsw.gov.au | 7-15 Wetherill Street Leichhardt NSW 2040

Ashfield | P (02) 9716 1800 | E info@ashfield.nsw.gov.au | 260 Liverpool Road Ashfield NSW 2131