

**Submission  
No 25**

## **OPTIONS FOR ESSENTIAL WORKER HOUSING IN NEW SOUTH WALES**

**Organisation:** Eurobodalla Shire Council

**Date Received:** 11 September 2024

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Mr Alex Greenwich MP  
Chair  
Select Committee on Essential Worker housing  
NSW Legislative Assembly  
Parliament House  
Macquarie Street  
SYDNEY NSW 2000  
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### **Inquiry into Options for Essential Worker Housing in NSW**

Dear Mr Greenwich MP

Eurobodalla Shire Council (Council) welcomes the opportunity to provide a submission to the Inquiry into Options for Essential Worker Housing in NSW.

I offer the following points about essential worker housing:

1. NSW does not need another planning definition to address essential workers' housing/ key worker housing, etc. The NSW planning system already has a definition of affordable housing and this would suffice.
2. Councils and the NSW Government are already looking at their planning controls to encourage housing diversity and different typologies.
3. The NSW Government should invest in accommodation for their workforce.

#### Affordable housing

Most planning jurisdictions in NSW have a definition of affordable housing; this can easily be used to accommodate essential or key worker housing. What can be reviewed further is the levers and controls to encourage more of this type of residential accommodation. It also requires investment by the NSW Government to supply this type of housing.

### Housing typology and diversity

Council is over-represented in its housing supply by the large single dwelling on a 600-800m<sup>2</sup> block of land. Council has recently exhibited its draft Housing Strategy<sup>1</sup> with a view to encourage greater housing diversity and different typologies.

One action that Council can take is to increase housing diversity in our region with additional forms of housing (typology) such as town houses, villas, residential flat buildings, dual occupancies, etc. It is hoped that this will assist with housing affordability through the introduction of different price points and greater supply.

The NSW Government is also looking at similar planning controls with the Transport Oriented Development (TOD) project.

### Investment by the NSW Government

One the main issues is the lack of investment by Government in social and affordable housing. This needs to increase significantly. A recent issue faced by the Eurobodalla Shire regarding worker accommodation was the recent approval of the new Eurobodalla Regional Hospital. Council advocated for worker accommodation to be included in the project. The response was that this is outside the scope of the project and the budget was for building beds. This is despite there being an expected construction workforce of approx. 300-400 persons and an operational workforce in excess of 500 persons.

Thank you for the opportunity to provide a submission regarding your inquiry into essential worker housing.

If your office requires any further information, please do not hesitate to contact me on [REDACTED] or via email [REDACTED]

Yours sincerely

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Gary Bruce  
**Director Planning and Environment**

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<sup>1</sup> [Eurobodalla Housing Strategy | Eurobodalla Council \(nsw.gov.au\)](#)