

**Submission
No 46**

OPTIONS FOR ESSENTIAL WORKER HOUSING IN NEW SOUTH WALES

Name: Mr Barry Anstee

Date Received: 12 September 2024

(a) Essential Worker Housing should include Key Workers and be defined by a level of income which maybe applicable to particular geographical locations. It is important there is a pathway to home ownership for Essential Workers and Key Workers so that they are not tied to rental housing.

(b)

(i) it is important that "tourist" zoned land allow accommodation for Key Workers and a percentage of permanent resident housing to support the operation of the tourist facility.

(ii) It should be mandatory that greenfield subdivisions provide say 20% of the lot yield as leasehold land to be leased to Essential Workers and Key Workers with a pathway to their ownership.

After the Second World War return soldiers were provided with leasehold land to create housing at cost effective prices.

(iii) Government land should be retained for affordable and social housing projects.

(iv) Greenfield Housing Development should be designed to provide for their own sewerage treatment and reuse and water if available from aquifers and roof catchments thereby reducing infrastructure costs to Council's.

Construction costs also need to be reduced by innovative construction methods.

An example would be pavilion style housing as popular in New Zealand but utilizing shed style construction contained within the walls and roof and allowing increased ceiling heights.

It has become price prohibitive to utilize concrete and brickwork in modern designs.

Steel shed construction systems are a more efficient use of steel than steel frames replicating timber construction.