

**Submission
No 77**

OPTIONS FOR ESSENTIAL WORKER HOUSING IN NEW SOUTH WALES

Organisation: Woollahra Municipal Council

Date Received: 13 September 2024



Council Ref: 24/164237

13 September 2024

Select Committee on Essential Worker Housing
NSW Legislative Assembly
Parliament House
6 Macquarie Street
Sydney NSW 2000

Attention Chair: Mr Alex Greenwich MP

Re: Inquiry into options for essential worker housing in New South Wales

Dear Mr Greenwich,

Thank you for the opportunity to write to the Select Committee on Essential Worker Housing.

Woollahra Council acknowledges the urgent need for affordable housing within the Woollahra Local Government Area (LGA). Housing affordability in our LGA is notably lower than the Greater Sydney average. We are committed to protecting existing affordable housing and facilitating new affordable housing to better serve our community, particularly essential workers on low and moderate incomes.

This is illustrated by analysis from SGS Economics and Planning (2020) to inform the preparation of *Woollahra Local Housing Strategy 2021* and *Woollahra Affordable Housing Policy 2021*. It indicated an estimated shortfall of 1900 affordable homes in the Woollahra LGA, with the largest groups of key workers being teachers, carers and nurses.

The *Woollahra Local Strategic Planning Statement 2020*, *Woollahra Local Housing Strategy 2021* and *Woollahra Affordable Housing Policy 2021* recognise and respond to this pressing issue.

In line with the above policies, staff are actively progressing a number of projects to improve the delivery of affordable housing in our LGA. These include:

- Collaborating with Waverley Council on a sub-regional approach to affordable rental housing;
- Implementing a LGA wide Affordable Housing Contribution Scheme applying to new high density development;
- Negotiating voluntary planning agreements (VPAs) for sites with proposed high uplift;
- Advocating for a 'no net dwelling loss' policy; and
- Tracking, monitoring and auditing affordable housing developments within our LGA.

We support the inquiry's intent of establishing an appropriate definition for essential worker housing, and identifying new reform opportunities to increase housing for these workers.

Council staff would be pleased to assist with any matter investigated by this Select Committee. Please contact Charmaine Tai, Strategic Planner, on [REDACTED] or via [REDACTED] for any additional information or assistance.

Yours sincerely,

[REDACTED]
Anne White
Manager – Strategic Planning & Place

Per: Charmaine Tai