

Supplementary Questions

- 1. Are there any provisions that the State Government could implement under either the Local Government Act or the Environmental and Assessment Planning Act that would facilitate the delivery of additional housing and homelessness opportunities?**
 - a. There has been some good work by Planning in creating the affordable housing and boarding house SEPPs.
 - b. The density bonus regime could be made more flexible to allow local authorities to adjust within ranges of tolerance to support their affordable housing targets.
 - c. Local Governments could be required to produce affordable housing targets.
 - d. The addition of 'inclusionary zoning' with density bonuses and reduction of S 94 contributions could be allowed the local authority in addressing their environments to produce their targets

- 2. Are there any projects managed or developed by the Housing Alliance on land owned by councils?**
 - a. Unsure what is the Housing Alliance
 - b. Insofar as Compass is concerned and over the previous 5 years: Compass was gifted two blocks of land by Cessnock Council to build affordable housing and Newcastle Council has contributed \$660,000 from its auspiced Building Better Cities Committee (a legacy of the Commonwealth, State and Local Government program of the same name from the mid-nineties)

- 3. What impact would the loss of NRAS funding have on the future plans and delivery of housing for your organisation?**
 - a. It would mean that less affordable housing will be delivered.
 - b. Compass had applications for 1,200 affordable housing dwellings under Round 5 of NRAS.
 - c. Compass has existing commitments under the National Building and Economic Stimulus Program that it has to deliver affordable housing targets. Without NRAS it is unlikely to deliver any additional properties, save for success in gaining surpluses from other business activities

- 4. Are there specific actions that State Government could take to increase and support the provision of Aboriginal housing?**
 - a. Review the need for and the cost of the Aboriginal Housing Office and the separation Aboriginal Housing Provider registration system (PARS) as the quantum of properties in the total portfolio does not lend itself to creating economies of scale but removes that amount from the potential portfolio of mainstream community housing providers' gaining greater economies and the disparate sources of Aboriginal housing provision;