

Attachment 3 – Progress Against Inclusive Housing Strategy Actions

Ref	Proposed Actions	Priority	Timeframe	Partner	KPI	Status	Update
Goal 1: Establish a policy position that supports the delivery of inclusive housing							
Strategy 1.1: Council to promote its position on inclusive housing							
1.1.1	Specify the delivery of inclusive and affordable housing as a priority in Council's Local Strategic Planning Statement Include a priority in Georges River LSPS to increase the supply of inclusive housing to support development of a more diverse and affordable housing supply Specify that inclusive housing is to meet the need of the Georges River community.	High	0-2 years Completed as part of current LSPS work	GSC, DPIE	LSPS adopted with inclusive housing priorities	Completed	<ul style="list-style-type: none"> The Georges River Local Strategic Planning Statement specifies measures to deliver an increased proportion of affordable housing provision in all new development. This includes planning priorities to deliver: <ul style="list-style-type: none"> P9 A mix of well-designed housing for all life stages caters for a range of lifestyle needs and incomes. A47. Complete a Local Housing Strategy that includes planning for District Plan housing targets, a hierarchy of residential zones, providing targets for inclusive housing and addressing housing diversity. A50 Establish a planning framework to provide housing for people from very low to moderate income households including key workers. A51. Utilise the provisions in the EP&A Act for affordable housing, drawing from the outcomes of the Inclusive Housing Strategy.
1.1.2	Revise Council planning documents and website to reflect	High	0-2 years Completed as part of	-	Inclusive housing page	Completed	<ul style="list-style-type: none"> Council adopted the Affordable Housing Policy on 27 May 2021. The Policy details Council's commitment to increasing the range and supply of affordable housing in the LGA to meet the growing needs of very low to

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	<p>Council's policy position on affordable housing</p> <p>Ensure accurate information is available to the community and industry to encourage inclusive housing deliver</p>		LEP 2021 and Inclusive Housing Policy		on Council's website		<p>moderate income households, singles, families, couples, seniors, people with a disability, students, key workers and the broader residential market, including first home buyers.</p> <ul style="list-style-type: none"> Council's Affordable Housing Policy and Inclusive Housing Strategy are on Council's website at http://www.georgesriver.nsw.gov.au/Development/Planning-Controls/Planning-Strategies-and-Studies/Population-and-housing
1.1.3	<p>Produce promotional material on inclusive and affordable housing</p> <p>Prepare explanatory information on inclusive housing and affordable housing contributions</p> <p>Prepare information to demonstrate how inclusive housing can be incorporated into a</p>	Moderate	3-5 years	Industry	Explanatory and promotional materials prepared	Completed	<ul style="list-style-type: none"> Council adopted the Affordable Housing Policy on 27 May 2021. The Policy details Council's commitment to increasing the range and supply of affordable housing in the LGA to meet the growing needs of very low to moderate income households, singles, families, couples, seniors, people with a disability, students, key workers and the broader residential market, including first home buyers. Council's Affordable Housing Policy and Inclusive Housing Strategy are on Council's website at http://www.georgesriver.nsw.gov.au/Development/Planning-Controls/Planning-Strategies-and-Studies/Population-and-housing

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	development and the implications to the developer.						
Goal 2: Facilitate the provision of affordable housing							
Strategy 2.1: Require an affordable housing contribution on sites experiencing a planning uplift							
2.1.1	<p>Prepare an Affordable Housing Contributions Scheme (AHCS)</p> <p>An affordable housing contributions scheme would be prepared to comply with the Department of Planning, Industry and Environment's Guideline</p> <p>Inclusion of the scheme into Council's LEP 2022 is subject review by DPIE and public exhibition.</p>	High	<p>2 years</p> <p>Completed as part of the LEP 2022; contributions to be levied for 2024</p>	DPIE	AHCS implemented	Behind schedule	<ul style="list-style-type: none"> Council commenced Part 2 of the Commercial Centres Strategy by starting with a detailed review of one local centre (being Mortdale Local Centre) within the LGA through a place-based master planning process. The review of Mortdale Local Centre was to inform the review of the other local centres as part of the preparation of the Commercial Centres Strategy and LEP 2022, as well as providing guidance for the assessment of proponent-led planning proposals in the area. Conybeare Morrison was appointed and as part of the work investigated an Affordable Housing Contributions Scheme (AHCS) tied to the Mortdale Masterplan. Council at its meeting held 26 September 2022 resolved that it not proceed with the draft AHCS for the Mortdale Local Centre and to investigate a scheme that applies across the whole LGA. Council on 28 November 2022 resolved to prepare an AHCS for the Georges River Local Government Area. See Ref: 2.1.2 in relation to the status of Council's preparation of an AHCS.

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2.1.2	<p>Include affordable housing aims and provisions within the LEP</p> <p>Prepare a planning proposal which includes affordable housing as an aim within the LEP, supported by affordable housing standards where housing is permitted in the LEP</p>	High	<p>2 years</p> <p>To be completed as part of LEP 2022</p>	DPIE	LEP amended to include affordable housing provisions	Behind Schedule	<ul style="list-style-type: none"> Council commenced the preparation of an Affordable Housing Contribution Scheme (AHCS) for the Mortdale Local Centre as part of the draft Master Plan that was prepared and exhibited in 2021. However, Council at its meeting held 26 September 2022 resolved to not proceed with a draft AHCS in the Mortdale Local Centre and to investigate a scheme that applies across the whole LGA. Accordingly, Council resolved in November 2022 to prepare an AHCS for the whole LGA. In March 2023 Council wrote to the then DPE seeking advice on Council's AHCS options including preparing one for the Beverly Hills Local Centre, a LGA wide AHCS with the first applying to the Hurstville City Centre, and a AHCS identifying each of the centres and HIAs identified in Council's LSPS for growth. In November 2023, the then DPE responded to Council's request for advice on the AHCS options. In its letter, the then DPE generally supported Council's approach and provided further guidance and advice on how to progress the implementation of an AHCS. Council will broadly proceed with option 2 to preparing an LGA wide AHCS and will be engaging consultants to carry out the necessary analysis to support the preparation of an AHCS as per the then DPE's advice.
2.1.3	<p>Amend the Planning Agreement Policy in line with the Ministerial Direction for VPAs and</p>	High	<p>0-2 years</p> <p>To be completed as part of LEP 2020</p>	DPIE	Council's VPA policy is consistent with Ministerial Direction for	Underway	<ul style="list-style-type: none"> With respect to the VPA actions a comprehensive review of the Georges River Planning Agreements Policy 2016 has been undertaken to strengthen the Policy in line with best practice and has addressed a number of Notices of Motion by the Council and the audit recommendations. The draft amendments to the Policy were reported to the Environment and Planning Committee meeting on 9 March 2020 and to Council on 20 April 2020. The draft

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	<p>affordable housing</p> <p><i>Environmental Planning and Assessment (Planning Agreements) Direction 2019</i> specifies that a council seeking to negotiate a planning agreement for the provision of affordable housing, will need to prepare and publish a policy that sets out the circumstances in which it may seek out a planning agreement.</p> <p>Amend Council's existing Planning Agreement Policy to align with the Ministerial Direction matters for inclusion.</p>				Affordable Housing.		<p>Policy was on public exhibition from Wednesday 3 June 2020 to 3 July 2020. Council resolved at its meeting on 28 September 2020 to defer adoption of the GRC Planning Agreements Policy for further work. A Councillor Briefing was to be held in April 2021 but was deferred due to the issues and requirements within the Practice Note on Planning Agreements issued February 2021. This Practice Note meant that the VPA review and draft document was required to be revisited and this did not commence until FY22/23. Consultants were appointed who have worked with officers to prepare a revised draft Policy. Council was briefed on the VPA process and the work to date on the VPA Policy review on 19 June 2023. The draft Policy will be presented to Council in Q3.</p> <ul style="list-style-type: none"> Council is also updating its VPA policy in accordance with the requirements of the Environmental Planning and Assessment (Planning Agreements) Direction 2019 dated 28 February 2019 which requires councils to prepare and publish a policy setting out the circumstances to which they may seek to negotiate a planning agreement where the consent authority for development in the LGA is authorised to impose an affordable housing condition. The Policy will not be completed until mid 2024.

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2.1.4	<p>Identify areas to experience a zoning uplift where affordable housing contributions can apply</p> <p>Identify areas where the affordable housing contributions scheme can apply as a recommendation of the Local Housing Strategy.</p> <p>Undertake feasibility testing for affordable housing provision for each area identified, in accordance with DPIE guideline.</p> <p>Commit resources to an ongoing review of precincts suited for inclusion in the AHCS.</p>	High	<p>0-2 years</p> <p>Completed as part of Local Housing Strategy and LEP 2022</p>	DPIE	Schedule/map of sites endorsed for inclusion in LEP	Underway but behind schedule	<ul style="list-style-type: none"> • Council at its meeting held 26 September 2022 resolved that it not proceed with the draft Affordable Housing Contributions Scheme (AHCS) for the Mortdale Local Centre and to investigate a scheme that applies across the whole LGA. • Council on 28 November 2022 resolved to prepare an AHCS for the Georges River Local Government Area. • See Ref: 2.1.2 in relation to the status of Council's preparation of an AHCS.

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2.1.5	<p>Prepare a planning proposal to amend the LEP to:</p> <p>Reference the Affordable Housing Contribution Scheme.</p> <p>Specify a date of commencement two years after publication (to allow the development industry to factor the costs into the purchase price of development sites)</p>	High	0-2 years To be completed as part of LEP 2022	DPIE	LEP amended to include affordable housing provisions	Underway but behind schedule	<ul style="list-style-type: none"> • Council at its meeting held 26 September 2022 resolved that it not proceed with the draft Affordable Housing Contributions Scheme (AHCS) for the Mortdale Local Centre and to investigate a scheme that applies across the whole LGA. • Council on 28 November 2022 resolved to prepare an AHCS for the Georges River Local Government Area. • See Ref: 2.1.2 in relation to the status of Council's preparation of an AHCS.
2.1.6	<p>Undertake a 5 and 10 yearly review of the Affordable Housing Contributions Scheme and LEP to:</p> <p>Undertake development feasibility testing to determine if the</p>	Moderate	5 year and 10 year review	DPIE	5%-10% of dwellings as affordable housing by 2036	Underway – but behind schedule	<ul style="list-style-type: none"> • Council at its meeting held 26 September 2022 resolved that it not proceed with the draft Affordable Housing Contributions Scheme (AHCS) for the Mortdale Local Centre and to investigate a scheme that applies across the whole LGA. • Council on 28 November 2022 resolved to prepare an AHCS for the Georges River Local Government Area. • See Ref: 2.1.2 in relation to the status of Council's preparation of an AHCS.

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	<p>affordable housing contribution rate can be increased in the prevailing market conditions, in 5 years' time</p> <p>Determine if the affordable housing contribution rate can be increased, in the prevailing market conditions 10 years after commencement.</p>						
2.1.7	Require affordable housing contributions as part of a Voluntary Planning Agreement on any sites with a planning proposal resulting in an uplift, prior to the preparation of an Affordable Housing Contributions Scheme	High	0-2years	-	VPAs include affordable dwellings or equivalent monetary contribution.	Underway – but behind schedule	<ul style="list-style-type: none"> With respect to the VPA actions a comprehensive review of the Georges River Planning Agreements Policy 2016 has been undertaken to strengthen the Policy in line with best practice and has addressed a number of Notices of Motion by the Council and the audit recommendations. The draft amendments to the Policy were reported to the Environment and Planning Committee meeting on 9 March 2020 and to Council on 20 April 2020. The draft Policy was on public exhibition from Wednesday 3 June 2020 to 3 July 2020. Council resolved at its meeting on 28 September 2020 to defer adoption of the GRC Planning Agreements Policy for further work. A Councillor Briefing was to be held in April 2021 but was deferred due to the issues and requirements within the Practice Note on Planning Agreements issued February 2021. This Practice Note meant that the VPA review and draft document was required to be revisited and this did not commence until FY22/23. Consultants were appointed who have worked

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	<p>Council's VPA policy currently makes provision for contributions towards affordable housing. While the actions above will provide a preferable approach, VPA may be appropriate prior to the Affordable Housing Contributions Scheme being adopted.</p> <p>Review the need for affordable housing contributions once an Affordable Housing Contributions Scheme has been prepared.</p>						with officers to prepare a revised draft Policy. Council was briefed on the VPA process and the work to date on the VPA Policy review on 19 June 2023. The draft Policy will be presented to Council in Q3.
Strategy 2.2: Review opportunities for an affordable housing contribution on infill development							
2.2.1	Discuss with DPIE the potential to include infill	High	0-2 years	DPIE	Agreement to apply a contribution to		<ul style="list-style-type: none"> See Ref: 2.1.2 in relation to the status of Council's preparation of an AHCS.

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	development in the Affordable Housing Contributions Scheme If agreed, include appropriate information in the scheme for an affordable housing contribution of 2% of dwellings in developments of 20 or more dwellings, or an equivalent monetary contribution.				infill development	Underway – but behind schedule	
2.2.2	Prepare a planning proposal to amend the Affordable Housing Contributions Scheme Specify a viable affordable housing contribution rate of 2% of dwellings as affordable dwellings or an	High	0-2 years	DPIE	Affordable Housing Contribution Scheme includes infill development	Underway – but behind schedule	<ul style="list-style-type: none"> A planning proposal will be prepared following the preparation of an Affordable Housing Contribution Scheme (AHCS). See Ref: 2.1.2 in relation to the status of Council's preparation of an AHCS.

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	equivalent monetary contribution on infill development comprising 20 or more dwellings, subject to feasibility testing.						
2.2.3	Monitor the delivery of affordable housing through this mechanism If feasible, increase the target to 5% after five years, pending market conditions and development feasibility testing	High	5 years	-	Target increased to 5% of dwellings by 2025	Underway – but behind schedule	<ul style="list-style-type: none"> See Ref: 2.1.2 in relation to the status of Council's preparation of an Affordable Housing Contribution Scheme (AHCS).
2.2.4	Identify opportunities to deliver inclusive housing as part of the Kogarah Health and Education Precinct (KH&EP) The Kogarah Health and Education Precinct	High	5+ years	Industry	Inclusive housing requirement established for KHEP	Underway – but behind schedule	<ul style="list-style-type: none"> See Ref: 2.1.2 in relation to the status of Council's preparation of an Affordable Housing Contribution Scheme (AHCS).

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	is the most significant transformation project in the LGA and opportunities to deliver inclusive housing should be maximised.						
Strategy 2.3: Establish appropriate administrative and fund management procedures							
2.3.1	Council to establish an Affordable Housing Fund An affordable housing fund for mandatory and voluntary affordable housing contributions.	High	0-2 years	-	Fund established	Underway – but behind schedule	<ul style="list-style-type: none"> An Affordable Housing Fund will be established following the preparation of an Affordable Housing Contribution Scheme (AHCS). See Ref: 2.1.2 in relation to the status of Council's preparation of an AHCS.
2.3.2	Establish appropriate practices for the dedication and management of affordable dwellings Establishing appropriate conditions of	High	0-2 years	Community Housing providers	Internal working procedures established	Underway – but behind schedule	<ul style="list-style-type: none"> Practices for the dedication and management of affordable dwellings will be established following the preparation of an Affordable Housing Contribution Scheme (AHCS). See Ref: 2.1.2 in relation to the status of Council's preparation of an AHCS.

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	<p>development consent to ensure the transfer of funds and affordable dwellings</p> <p>Establish, in consultation with affordable housing managers or community housing providers, the timeframe for affordable dwellings in perpetuity.</p>						
2.3.3	<p>Establish a strong working relationship with community housing providers</p> <p>Good working relationship facilitates ease of sharing ideas, information and commitments</p>	Moderate	0-2 years	Community housing providers	Inclusive housing group formed	Underway – but behind schedule	<ul style="list-style-type: none"> Relationships with community housing providers will be established during the preparation of an Affordable Housing Contribution Scheme (AHCS). See Ref: 2.1.2 in relation to the status of Council's preparation of an AHCS.

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Strategy 2.4: Enhance Council's knowledge of affordable housing practices							
2.4.1	Undertake regular training sessions Attend regular training sessions on affordable housing practices with relevant partners e.g. the Centre for Affordable Housing, Community Housing Providers, fund managers and the like.	Moderate	Ongoing	Various	2 training sessions per annum	Ongoing	<ul style="list-style-type: none"> Council officers have undertaken training sessions on affordable housing and will continue to do so.
2.4.2	Allocate affordable housing responsibilities to a dedicated team member(s) Ensure ongoing allocation of resource to affordable housing.	High	Ongoing	-	Dedicated role established for inclusive housing	Ongoing	<ul style="list-style-type: none"> Council officers within the Strategic Planning team have been working on Council's affordable housing policies and initiatives.

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Goal 3: Encourage housing choice							
Strategy 3.1: Investigate options for Council to deliver inclusive housing							
3.1.1	Undertake a property strategy to identify Council sites suited to inclusive housing project(s) An asset audit can identify land that is surplus to Council's needs and suitable for development as inclusive housing.	Moderate	3-5 years	-	Property strategy completed	Underway – but behind schedule	<ul style="list-style-type: none"> • Council at its meeting held 26 September 2022 resolved that it not proceed with the draft Affordable Housing Contributions Scheme (AHCS) for the Mortdale Local Centre and to investigate a scheme that applies across the whole LGA. • Council on 28 November 2022 resolved to prepare an AHCS for the Georges River Local Government Area. • See Ref: 2.1.2 in relation to the status of Council's preparation of an AHCS.
3.1.2	Partner with Government / developer in joint venture projects on selected sites A joint venture project could deliver inclusive housing in partnership with government / industry. This could provide a	Moderate	3-5 years	Government and industry	Housing for key workers or groups with special housing needs	Underway – but behind schedule	<ul style="list-style-type: none"> • Council can partner with Government / developer in joint venture projects on selected sites following the preparation of an Affordable Housing Contribution Scheme (AHCS). See Ref: 2.1.2 in relation to the status of Council's preparation of an AHCS.

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	demonstration project for the LGA.						
3.1.3	Consider the use of Council owned land for a pilot build-to rent scheme This could be a demonstration project for the build-to-rent scheme.	Moderate	3-5 years	Government and industry	Build to rent scheme on Council land	Not yet commenced	<ul style="list-style-type: none"> Consideration of the use of Council owned land for a pilot build to rent (BTR) scheme has yet to commence. In February 2021, the Housing SEPP introduced BTR housing provisions. The provisions include allowing BTR in certain zones and where residential flat buildings and shop top housing are permitted, certain development standards and design requirements and planning pathways.
Strategy 3.2: Plan for low rise medium density housing in suitable locations							
3.2.1	Review zoning in LSPS investigation areas <ul style="list-style-type: none"> Peakhurst (North and West of Peakhurst Park) Precinct South Hurstville – Culwulla Street Precinct South Hurstville 	High	0-2 years As part of 2020 LEP		Investigations completed and LEP amended	Completed	<ul style="list-style-type: none"> A total of five (5) HIAs were upzoned as part of the Georges River Local Environmental Plan (GRLEP) 2021, creating opportunity to deliver an additional 650 dwellings in the form of medium density and high density dwellings in accessible locations across the LGA: <ul style="list-style-type: none"> Hillcrest Avenue – Hurstville North and West of Peakhurst Park – Peakhurst Apsley Estate – Penshurst Culwulla Street – South Hurstville Rowe Street – South Hurstville <p>Note: The Olds Park Precinct was considered unsuitable due to traffic and was not progressed.</p>

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	Hillcrest Avenue Precinct <ul style="list-style-type: none"> • Penshurst Apsley Estate Precinct and • Olds Park Precinct. 						
Strategy 3.3: Encourage infill affordable housing through SEPP (Affordable Rental Housing) 2009							
3.3.1	Deliver inclusive housing through incentives in SEPP (ARH) Apply SEPP (ARH) to deliver affordable housing including next generation boarding houses Review barriers to the application of the SEPP (ARH) in the LGA.	High	Ongoing	Industry and DPIE	Affordable housing delivery via SEPP (ARH)	Ongoing	<ul style="list-style-type: none"> • On 14 December 2023, the NSW Government implemented in-fill affordable housing reforms as part of the Housing SEPP to encourage private developers to boost affordable housing and deliver more market housing.
3.3.2	Promote the incentives in SEPP (ARH) through communications materials	High	Ongoing	Industry	Increased applications for SEPP (ARH) in	Ongoing	<ul style="list-style-type: none"> • On 14 December 2023, the NSW Government implemented in-fill affordable housing reforms as part of the Housing SEPP to encourage private developers to boost affordable housing and deliver more market housing.

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	<p>targeted to developers</p> <p>Council could encourage developers to consider the incentives provided by the SEPP when discussing development proposals and direct them to communications materials (potentially on Council's website).</p>				suitable locations		
Strategy 3.4: Encourage a mix of dwelling types and apartment sizes							
3.4.1	<p>Amend development control plans to require a mix of dwelling sizes</p> <p>Georges River DCP to include a requirement for a proportion of new dwellings to be one bedroom and three bedroom dwellings, to</p>	High	0-2 years	-	Dwelling mix requirements in DCP	Completed	<ul style="list-style-type: none"> Dwelling mix controls have been included in Part 6.2 – Multi dwelling housing, multi dwelling housing (terraces) and manor housing (medium density) and Part 6.3 – Residential Flat Buildings (High Density) and residential components of shop top housing of the Georges River DCP 2021.

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	<p>increase diversity in dwelling sizes. For example:</p> <p><i>All residential developments in excess of 20 dwellings shall provide the following mix dwellings within a development:</i></p> <ul style="list-style-type: none"> • <i>Studio and one bed apartments - Maximum of 20%.</i> • <i>2 bed apartments - Minimum of 30%.</i> • <i>3+ bed apartments - Minimum of 15%.</i> <p>The mix of units may be varied at the discretion of the consent authority.</p>						

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3.4.2	<p>Investigate and monitor opportunities to allow more apartments in selected locations</p> <p>Identify locations suited to apartment development (see strategy 3.6 below)</p> <p>Revise planning controls to permit apartment development in areas near trains stations and centres.</p>	Moderate	5 years + as part of future Local Housing Strategy	-	See Strategy 3.6 below	Ongoing	<ul style="list-style-type: none"> The Georges River LEP (GRLEP) 2021 which was gazetted in October 2021 created the opportunity for the delivery of approximately 650 medium density and high density dwellings by rezoning the following Housing Investigation Areas (HIAs): Hillcrest Avenue, Hurstville; North and West of Peakhurst Park; Apsley Estate, Penshurst; Culwulla Street, South Hurstville; and Connells Point Road, South Hurstville. The Narwee HIA was also upzoned as part of LEP 21. The Narwee HIA contributed to the supply and diversity of housing within the LGA by creating capacity for an additional 310 dwellings – in the form of both medium and high-density development. A Master Plan for the Mortdale Local Centre was adopted by Council at its meeting on 23 October 2023. The Master Plan: <ul style="list-style-type: none"> Sets the future vision for the Mortdale Local Centre; Assists in managing growth and future development; and Provides a coordinated strategy for the delivery of new buildings, infrastructure, land use and public space. On 24 April 2023, Council resolved to not proceed with the exhibited Beverly Hills Master Plan and to endorse certain principles and elements to guide the preparation of a new Master Plan for the Beverly Hills Town Centre, including amended studies (traffic, public domain, affordable housing, risk). The purpose of the Master Plan is to establish a vision for the Beverly Hills Town Centre. It will provide an urban design framework for the public and private domain to enhance the centre and its immediate

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							<p>surroundings. The focus is on improving the quality, accessibility and amenity of the public domain.</p> <p>A draft Master Plan for the Beverly Hills Town Centre is currently being prepared as per the principles and elements identified in the Council resolution of 24 April 2023.</p> <p>Public exhibition of the draft Beverly Hills Town Centre Master Plan is expected to occur in mid 2024.</p> <ul style="list-style-type: none"> Part 1 of the Commercial Centres Strategy was adopted by Council at its meeting on 24 February 2020. The primary purpose of Part 1 was to inform the preparation of the Georges River LEP 2021 and its accompanying development control plan. <p>Subject to a successful budget bid in the 24/25 financial year, Part 2 of the Strategy will be prepared to inform a future amendment to the LEP. Through a place-based planning approach, this Part will consider the roles and functions of the commercial centres and provide centre-specific objectives, built form controls and guidelines and investigate the potential expansion of appropriate centres.</p>
3.4.3	<p>Encourage adaptive reuse of large homes to smaller dwellings in the southern parts of the LGA</p> <p>Large homes in the southern parts of the LGA could be converted to</p>	Moderate	LEP 2021	-	LEP permits conversions	Underway	<ul style="list-style-type: none"> Preliminary investigation commenced for the adaptive re-use of existing large family homes through big house conversions. The intent of this investigation is to create a new development typology in the R2 Low Density Residential zone which will enable existing, under-utilised family homes to be converted into multiple smaller dwellings while retaining the existing local character. This will allow housing choice in areas with limited capacity for growth.

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	apartments without altering the character or visual appearance of the area Amend LEP to enable conversions of single dwelling to multi dwellings or dual occupancies Consider the need for development controls in the DCP(s)						<ul style="list-style-type: none"> However, the then Department of Planning, Industry and Environment (DPIE) verbally advised Council that the big house conversion development typology must be implemented within the existing legal framework established by the Standard Instrument LEP and the creation of a new land use term will not be supported. Furthermore, additional consideration is also required due to the complexities associated with the conversion of existing dwellings, including compliant fire separation, the types of dwellings suitable for conversion and the economic feasibility of adapting an existing house. The complexities of this housing type in relation to establishing a workable legal land use framework and understanding the construction / built form requirements has meant that this land use has not been included in the GRLEP 2021. Council officers will continue with the above investigations in accordance with the amended LEP program to deliver additional housing choice in a future LEP amendment.
3.4.4	Identify a trial location for a build to rent scheme Investigate the suitability of Kogarah Health and Education Precinct and centres on train stations for build-	Moderate	LEP 2022	-	Trial project delivered Amend LEP and DCP	Not yet commenced	<ul style="list-style-type: none"> The trial location for a build to rent (BTR) scheme in certain locations and the use of Council assets for a BTR pilot project has yet to commence. In February 2021, the Housing SEPP introduced BTR housing provisions. The provisions include allowing BTR in certain zones and where residential flat buildings and shop top housing are permitted, certain development standards and design requirements and planning pathways.

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	<p>to-rent developments</p> <p>Select a trial area for the application of incentives for Build-to rent schemes</p> <p>Consider the use of Council assets for a build-to-rent pilot project (see above)</p> <p>Amend LEP to enable, and possibly provide incentives for build-to-rent development and prepare DCP provisions that govern this style of development.</p>						
Strategy 3.5: Retain affordable housing stock							
3.5.1	Investigate mechanisms to retain existing	High	0-2 years LEP 2021	-	Mechanisms in LEP/DCP	Not yet commenced	<ul style="list-style-type: none"> Investigation of mechanisms to retain existing affordable and low cost housing is yet to commence. However, Council has been investigating mechanisms to increase

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	affordable and low cost housing Identify existing low cost and affordable housing supply Develop planning options to protect this housing stock.						the provision of affordable and low cost housing through an Affordable Housing Contributions Scheme (AHCS). <ul style="list-style-type: none"> See Ref: 2.1.2 in relation to the status of Council's preparation of an AHCS.
Strategy 3.6: Develop precinct specific responses to encourage inclusive housing							
3.6.1	Kogarah Health and Education Precinct Negotiate through a voluntary planning agreement a contribution toward affordable housing on any remaining sites suited to key workers Investigate the need for an FSR bonus for affordable housing or build-to-rent scheme to compensate for	High	0-2 years	Industry, Bayside Council, GSC, DPIE	VPA includes affordable housing contribution and/or build to rent	Underway but behind schedule	<ul style="list-style-type: none"> The provision of affordable housing in the Kogarah Health and Education Precinct will be investigated as part of the Affordable Housing Contributions Scheme (AHCS) for the Georges River Local Government Area. See Ref: 2.1.2 in relation to the status of Council's preparation of an AHCS.

Attachment 3 – Progress Against Inclusive Housing Strategy Actions

Ref	Proposed Actions	Priority	Timeframe	Partner	KPI	Status	Update
	the late introduction of inclusive housing requirement in this precinct (after sites have been acquired)						
3.6.2	<p>Riverwood Centre</p> <p>Require 5% of new dwellings in Riverwood centre as affordable dwellings</p> <p>Advocate for the design of Riverwood Estate redevelopment to integrate with Riverwood centre</p>	High	LEP 2022	Canterbury Bankstown Council, FACS	Required contribution in LEP	Underway but behind schedule	<ul style="list-style-type: none"> The provision of affordable housing in the Riverwood Centre will be investigated as part of the Affordable Housing Contributions Scheme (AHCS) for the Georges River Local Government Area. See Ref: 2.1.2 in relation to the status of Council's preparation of an AHCS.
3.6.3	<p>Hurstville and Allawah</p> <p>Amend DCP to require greater mix of apartment sizes and align housing stock with</p>	High	0-2 years as part of DCP amendments	-	DCP amended to include dwelling mix requirement	Completed	<ul style="list-style-type: none"> Dwelling mix controls have been included in Part 6.2 – Multi dwelling housing, multi dwelling housing (terraces) and manor housing (medium density) and Part 6.3 – Residential Flat Buildings (High Density) and residential components of shop top housing of the Georges River DCP 2021.

Attachment 3 – Progress Against Inclusive Housing Strategy Actions

Ref	Proposed Actions	Priority	Timeframe	Partner	KPI	Status	Update
	<p>population needs by:</p> <ul style="list-style-type: none"> Increasing the supply of studios and one bedroom apartments. Increasing the supply of dwellings with three or more bedrooms to address overcrowding. 						
3.6.4	<p>Oatley West/Mulga Road Precinct</p> <p>Investigate the potential for a modest increase in height and FSR controls to encourage more housing in walking distance to the station/Mulga Road shopping strip.</p> <p>Amend the LEP and DCP.</p>	Medium	0-2 years LEP 2022	DPIE	LEP and DCP amended	Not yet commenced	<ul style="list-style-type: none"> This investigation has yet to commence. Due to further work required by Council on the draft Beverly Hills and Mortdale Local Centre Master Plans and no budget allocated, any new master planning work will not commence until 2024.

Attachment 3 – Progress Against Inclusive Housing Strategy Actions

Ref	Proposed Actions	Priority	Timeframe	Partner	KPI	Status	Update
3.6.5	Beverly Hills – Narwee – Kingsgrove corridor Investigate the potential for up-zoning land in walking distance of stations.	Medium	LEP 2022	DPIE	LEP amended	Underway	<ul style="list-style-type: none"> The Narwee Housing Investigation Area (HIA) was upzoned as part of LEP 21. The Narwee HIA contributed to the supply and diversity of housing within the LGA by creating capacity for an additional 310 dwellings – in the form of both medium and high-density development. On 24 April 2023, Council resolved to not proceed with the exhibited Beverly Hills Master Plan and to endorse certain principles and elements to guide the preparation of a new Master Plan for the Beverly Hills Town Centre, including amended studies (traffic, public domain, affordable housing, risk). A draft Master Plan for the Beverly Hills Town Centre is currently being prepared as per the principles and elements identified in the Council resolution of 24 April 2023. Public exhibition of the draft Beverly Hills Town Centre Master Plan is expected to occur in mid 2024.