

## Relevant Information for Council

---

**FILE:** X011236 **DATE:** 12 November 2021

**TO:** Lord Mayor and Councillors

**FROM:** Graham Jahn AM, Director City Planning, Development and Transport

**SUBJECT:** Information Relevant To Item 8.2 - Post Exhibition – Planning Proposal – 600-660 Elizabeth Street, Redfern – Sydney Local Environmental Plan 2012 and Draft Design Guide

---

### For Noting

This memo is for the information of the Lord Mayor and Councillors.

### Housing for Aboriginal and Torres Strait Islander Peoples

Housing for Aboriginal and Torres Strait Islander peoples is a priority in the City's Local Strategic Planning Statement and Housing Strategy, which set out the opportunity to partner with the community to advocate for affordable and social housing that meets the needs of Aboriginal and Torres Strait Islander peoples.

The City of Sydney Stretch Reconciliation Action Plan 2020-2023 includes actions to work with Aboriginal and Torres Strait Islander communities, housing providers, the NSW Government and others to provide culturally appropriate affordable and social housing for Aboriginal and Torres Strait Islander peoples in Redfern, Waterloo and other areas in the city to prevent their displacement from the area.

The redevelopment of NSW Government owned sites like 600-660 Elizabeth Street offers clear opportunities to contribute to this goal.

On 21 September 2020 Council resolved to support the Aboriginal Affordable Housing Campaign. The campaign advocates for 10 per cent of all redevelopment on government land in Redfern/Waterloo to be Aboriginal affordable housing and an increase in Aboriginal social housing in partnerships.

On 14 December 2020, Council's resolution in relation to a Commitment to Aboriginal Social and Affordable Housing Targets for the Waterloo Redevelopment, committed to:

- advocate for public housing tenants living in Redfern/Waterloo to be offered affordable or social housing within the City of Sydney local government area for the duration of the redevelopment of Waterloo Estate (South);
- ensure any new or renewed partnerships with community housing providers to manage City-owned affordable housing, or affordable housing developed from City-owned land or land provided to affordable housing providers with in-kind support from the City of Sydney, delivers ten per cent Aboriginal Affordable Housing;
- increasing Aboriginal employment in the provision of ongoing Council services, both contracted or in-house, in the Redfern/Waterloo area; and
- ensure culturally appropriate design and community consultation where the City's tenders and contracts are part of the overall area redevelopment.

Council has provided \$345,000 via two grants to employ and train a dedicated Aboriginal Affordable Housing Engagement Coordinator (AAHEC) to improve access to affordable housing opportunities for Aboriginal and Torres Strait Islander people in the local area. The grants have been issued to St George Community Housing, but City West and Bridge Housing benefit from the position. The current incumbent was employed in the Aboriginal Affordable Housing Engagement Coordinator role and the project has been remarkably successful in attracting Aboriginal and Torres Strait Islander people to new affordable housing. This position has led to the allocation of 43 per cent of homes in the newly completed 162 unit building by St George Community Housing at 11 Gibbons, Redfern to Aboriginal and Torres Strait Islander families.

As an operator or provider (such as St George Community Housing) or a landowner or seller through the property system, choices are available to target groups to serve. There are however limitations under the planning system. The City's recently adopted Stretch Reconciliation Action Plan includes actions to investigate guidance for and advocate to the Land and Housing Corporation (LAHC) for the inclusion of culturally appropriate social and affordable housing for Aboriginal and Torres Strait Islander households as part of the development of Waterloo Estate.

LAHC made no explicit provision in its planning proposal request for the provision of additional housing for Aboriginal and Torres Strait Islander households.

The primary focus for regulating land use under the planning system is how a building may be used but not who may occupy a building or carry out the use. For affordable housing, as defined in the Environmental Planning and Assessment Act 1979 and delivered through the planning system alone, the occupants are allocated on the basis of household income.

Working within this system, the draft Design Guide includes objectives for future development to incorporate a mix of dwelling types catering to the needs of the existing and future resident population. Provisions are included to encourage LAHC, and any future community housing providers to:

- allocate 10 per cent or more of the total number of affordable rental dwellings to be provided for Aboriginal and Torres Strait Islander housing, and;
- that any Aboriginal and Torres Strait Islander housing is to be culturally appropriate housing.

If Council is of a mind, the 10 per cent could be changed to 100 per cent of affordable housing within the Design Guide, noting that Council is not the plan making authority and that the final planning proposal and Design Guide requires Department of Planning, Industry and Environment approval.

The City will continue advocating to the NSW Government to encourage more social housing be allocated to Aboriginal and Torres Strait Islander households. It will also advocate to LAHC so that its tendering processes act towards the increase of Aboriginal and Torres Strait Islander affordable housing. The City will also continue working with community housing providers that operate in the City of Sydney to encourage the increased provision of appropriate housing for Aboriginal and Torres Strait Islander households.

Prepared by: Tim Wise, Manager Planning Policy

---

Approved



**GRAHAM JAHN AM**

Director City Planning, Development and  
Transport