

Resolution of Council

16 December 2024

Item 14.1

Affordable Housing at 54-56 Erskineville Road, Erskineville

Moved by Councillor Miller, seconded by the Chair (the Lord Mayor) –

It is resolved that:

(A) Council note:

- (i) the City of Sydney owns the site at 54-56 Erskineville Road. The site is zoned R1 and is 300sqm of classified operational land with a height limit of 9 metres and 3 storeys. If developed, the site could provide up to 12 social or affordable homes;
- (ii) the site is particularly well-suited for social and/or affordable housing given its proximity to Erskineville station, Royal Prince Albert (RPA) hospital, primary schools, universities and King Street;
- (iii) currently, there are some above ground garden plots on the site. The garden is not officially endorsed by City of Sydney, meaning it does not have the required plans of management to ensure equitable access, health and safety and an effective organisational and membership model;
- (iv) in 2020, the City investigated selling the land to allow affordable housing to be built on the site. As part of this investigation alternative sites for the community garden were identified, but none of the sites were considered acceptable by the garden members;
- (v) the sale of the land for affordable housing did not proceed at that time;
- (vi) the City recognises the high demand for open green spaces for the community and the Greening Sydney Strategy along with the Community Garden Guidelines addresses how Council can support community gardeners in Erskineville to do this more effectively;

- (vii) since 2020, there is recognition from community groups within Erskineville that the housing affordability crisis has worsened, and that the delivery of local affordable housing is critical;
 - (viii) the City has a target of 15% social and affordable housing by 2036, meaning we need around 12,000 additional social or affordable housing dwellings to reach our targets;
 - (ix) the City is on track to deliver more than 5,388 new affordable rental homes in perpetuity by 2036;
 - (x) the City has already 3,338 affordable homes either built, in the pipeline or to be expected - surpassing any other council in Australia;
 - (xi) the City's priority is to maximise social and affordable housing in our area. We do this by advocating to the NSW Government to maximise social housing delivered through their developments and by effectively working with Community Housing Providers, which are regulated and must provide housing in perpetuity; and
 - (xii) Community Housing Providers can build housing for less than councils because they can access grants, cheap loans and tax concessions that councils cannot. Community Housing Providers are not bound by procurement and financial restrictions like councils; and
- (B) the Chief Executive Officer be requested to:
- (i) assess the potential of 54-56 Erskineville Road, Erskineville as a suitable location for social or affordable housing, in line with the City's current strategies and targets, including [Housing for All: City of Sydney local housing strategy](#);
 - (ii) consult or otherwise invite feedback from the Housing For All Working Group;
 - (iii) explore possible sites for relocating the community garden, in consultation with the community and offer City of Sydney support to ensure the garden meets the requirements of the City's [Community Garden Policy and Guidelines](#); and
 - (iv) report back to Council on the outcomes of investigations and next steps.

Carried unanimously.

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