

Livable homes, livable cities

The Greater Sydney Commission is asking for comments on draft plans for the 6 districts in greater Sydney.

This is what Shelter NSW suggests — to promote affordable housing in Sydney.

1

Encourage more choices in types of dwellings. But don't assume this will bring about more affordability. And don't lower the minimum floor areas currently required for studios, 1-bedroom flats, and boarding houses.

2

Extend the Livable Housing Australia 'silver level' criteria to all new medium-density developments, apartments, and single-storey and 2-storey dwelling houses. Encourage local councils to require at least 10 percent of units in new apartment buildings to comply with adaptable housing standards.

3

Introduce a scheme for developer contributions for affordable housing on major redevelopment precincts led by state government, to require 15 percent of the total floor area of development to be provided as affordable housing, in the case of privately-owned land. Or, in the case of government-owned land, 30 percent of the total floor area of development. The rents in the housing provided through this scheme should be capped at a rate so that the household is not in housing stress.

4

Have all local government areas in greater Sydney named as having a need for affordable housing, in a state environmental planning policy. Encourage all local councils in greater Sydney to prepare inclusionary-housing schemes, to apply to land where the proposed state government levy will not operate.

5

Work with the Land and Housing Corporation and community-housing providers to develop social-housing dwellings that showcase design excellence within the available planning controls. Avoid inappropriate and over-development that has negative environmental and social impacts on neighbours and residents of redeveloped housing.

Read more

The Shelter NSW submission to the Greater Sydney Commission is online at

www.shelternsw.org.au

Say more

You can have your say on the draft district plans at

www.greater.sydney/have-your-say

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NEW SOUTH WALES