

**Submission in relation to 144-146 Munibung Rd, Boolaroo Planning Proposal (PP-2022-3695)**

The Hunter Community Alliance and undersigned organisations urge the Lake Macquarie Council to consider its own policy of affordable and social housing in this Planning Proposal (among others).

We draw attention to the following published objectives in the *2021 Lake Macquarie City Housing Strategy*.

- Establish mechanisms for affordable housing contributions through the planning system
- Collaborate with community housing providers (CHPs) in planning of affordable and social housing
- Advocate for planning policy tools for inclusionary zoning
- Provide housing supply, choice and affordability, in areas with more access to jobs, services and public transport.

The Planning Proposal for Munibung Rd is one of many rezonings underway from lower order use to higher order uses, which will generate land value uplift for landholders and developers. Thus, this site and many others in the LGA present viable opportunities for Council to require affordable housing on-site and dedicated elsewhere in the LGA (as appropriate).

Without an Affordable Housing Contributions Scheme in place, however, these current opportunities are being missed for big and small rezonings alike. For instance, 87 Oakdale Road (PP-2023-745) is an example of small pocket rezoning that – in of itself – may not generate much additional demand for affordable worker housing. However, with the sheer volume of “small pocket” rezonings happening from lower order (Rural, Environmental) zones to higher order (Employment, Mixed Use, Residential) zones across the LGA, this Proposal could easily be captured by a modest, broad-base Affordable Housing Contribution rate for housing to be delivered elsewhere in the LGA, through an Affordable Housing Contributions Scheme.

This approach has been adopted by the City of Sydney, whereby Council requires non-residential rezoning (which delivers planning uplift) to be levied with a 1% affordable housing rate in some locations, or monetary contribution to Council to create Affordable Housing elsewhere in the LGA. To be clear, we do not advocate for on-site affordable housing or residential development on individual very small non-residential sites (such as

87 Oakdale Road which is otherwise surrounded by industrial uses). Cumulatively, however, all these small rezonings to employment lands tend to generate additional demand for affordable housing for trade apprentices, bulky goods retail workers, logistics and warehouse workers, and the like, and Lake Macquarie Council should advance inclusionary zoning principles that are cognisant of this fact.

Turning to the government-owned site in question on Munibung Road, residential uses will be permitted on the site as a result of the Planning Proposal. In lieu of an adopted Affordable Housing Contributions Scheme being in place, we would expect that at a minimum, a Planning Agreement has been struck to deliver on-site affordable rental and/or social housing. Infuriatingly, this does not appear to be the case.

There is no better time for practical, on-the-ground action to deliver affordable and social housing in the LGA than right now. Lake Macquarie exists within the future 6 cities footprint envisioned by the Greater Cities Commission. The [Discussion Paper](#) released last year calls for all LGAs in the 6 cities footprint to adopt inclusionary zoning at the rate of 10 percent for "rezonings where there will be a housing uplift". Moreover, Lake Macquarie has been identified by [Shelter NSW](#) as an LGA with very high housing need relative to other regional LGAs. This needs-assessment recognises the massive social housing waitlist in the LGA, with 2,000 approved applicants waiting more than 5 years for any type of dwelling.

We urge Lake Macquarie Council to ensure land (in particular, land that it is part owner of) works harder for its low-income and key worker residents needing affordable housing. Council must work closely with and seek support from the Greater Cities Commission to advance inclusionary zoning schemes in its LGA, prior to any big (or small) rezonings being approved.

**Submitted by David Barrow  
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