

Griffith Housing Strategy 2019 – Summary of Strategies

Dwellings required

Griffith LGA is under-supplied with smaller dwellings when supply is compared to likely demand and requires a larger supply of 1 and 2 bedroom strata dwellings. The projected increase in the number of dwellings required is 1,744 dwellings by 2036, the broader breakdown of household types required include 929 smaller households (1 -2 people) and 585 larger family households.

Development Control Amendments Council is currently in the process of amending the Development Control Plan (DCP) which is almost at the stakeholder consultation stage. The revised DCP will facilitate the development of diverse, affordable and lower cost housing.

Amendments for the **Griffith Central Precinct, Wakaden North Precinct, Coolah Precinct and Hospital Precinct** include:

- A more reasonable Floor Space Ratio (FSR) of 1.5:1 or higher, or exempting the Precinct from an FSR restriction
- No height restrictions
- Providing for parking requirements as follows for Residential flat buildings and Multi dwelling housing:
 - Small (<75m²) or 1 bedroom: 0.5 parking spaces
 - Medium (75m²-110m²) or 2 bedrooms: 1.0 parking spaces
 - Large (>110m²) or 3+ bedrooms: 1.5 parking spaces
 - Visitor spaces: 0.25 parking spaces
- In the case of Multi dwelling housing, reduce the requirement from 50m² to 16m² of private open space per ground floor dwelling, including a minimum dimension of 3 metres.

Council will also be investigating the use of a medium density housing code (complying development) in Griffith for use in these precincts. This would provide surety to developers that if they meet certain development and design standards, their development would be approved in 14 days.

Amendments for the **Collina & Lake Wyangan Precinct** include:

- Providing for a Floor Space Ratio of between 0.5:1 and 0.7:1 across the Precinct;
- Providing for parking requirements as follows for Residential flat buildings and Multi dwelling housing:
 - Small (<75m² or 1 bedroom: 0.5 parking spaces
 - Medium (75m²-110m²) or 2 bedrooms: 1.0 parking spaces
 - Large (>110m²) or 3+ bedrooms: 1.5 parking spaces
 - Visitor spaces: 0.25 parking spaces

Other changes to Collina precinct include increasing the amount of multi-dwelling housing lots in new subdivisions to 25% rather than the current 15%.

The Lake Wyangan Master Plan is also underway and the plan will include adequate sized lots for multi-dwelling housing, as well as small and large residential lots.

Council will seek to encourage increased development of residential flat buildings through **amendments to the Local Environmental Plan (LEP)**. The following rezoning will be considered;

- Rezoning the area between the southside of Yambil Street and Canal Street and northside of Olympic/Railway Streets from B2 to B4. Therefore only the north side of Yambil Street, south side of Olympic/Railway Street and Banna Avenue will be required to have commercial uses on the ground floor with shoptop housing.
- Rezoning the land immediately east of Crossing Street from B7 to B4 or B3 provided the economic case for rezoning can be made with regard to a loss of some B7 zoned land.
- Rezoning the entire Wakaden North Precinct to medium density residential

Council will continue to **investigate potential partnership opportunities** between Land and Housing Cooperation, Crown Lands, Community Housing Providers, the private sector and other housing organisations to identify potential candidate sites for development. There is also potential for State Government and local Community Housing Providers for the redevelopment of older concentrations of social housing to re-establish and include a mix of housing options.

Other Affordable Housing options and initiatives include:

- **Manufactured Housing Estates** - Onsite manufactured homes that can be rented with the site, and sites which are rented where residents place their own home, have the potential to be affordable to all low income households and some very low income households.
- **New Generation Boarding Houses** - Affordable to very low income singles and couples who are working, and are reported to be in high demand in the LGA. The option to develop New Generation Boarding Houses under SEPP (Affordable Rental Housing) 2009 is readily available in residential and business zones within Griffith LGA. Council will provide further guidelines for developers in the new DCP that align with the SEPP Affordable Housing.
- **Granny Flats (Secondary Dwellings)** – The SEPP (Affordable Rental Housing) 2009 covers the development of secondary dwellings as a form of affordable housing. Presently secondary dwellings are required to pay Section 64 Contributions totalling around \$8,000. Secondary dwellings often contain a single bedroom and are only occupied by one person. Locating a secondary dwelling in the rear yard would decrease the amount of water required for landscaping. Council are considering exempting Secondary Dwellings from paying Section 64 Contributions and providing additional guidelines in the new DCP.
- **Potential contribution concessions for affordable housing** - Currently, Council's Section 7.12 Contributions Plan requires the payment of 1% of the cost of construction of a development as a levy, including affordable housing. Council will investigate implementing an exemption for housing demonstrated to be affordable from paying Section 7.11 and 7.12 Contributions. The Plan could be amended to specifically exclude affordable housing Development Applications.