

Draft Griffith Housing Strategy

Community Forum



Strategy Prepared by
Judith Stubbs & Associates (JSA)

What is Affordable Housing?

Housing is '**affordable**' when...

- Very low, low or moderate-income households pay no more than 30% of gross household income on rental or mortgage payments, according to relevant benchmarks.

Not always the same as '**low cost**' housing.

Anyone could require affordable housing at some time in their life.

Dwellings required

Griffith LGA is well undersupplied with smaller dwellings when supply is compared to likely demand and require a larger supply of 1 and 2 bedroom strata dwellings.

Projected increase in the number of dwellings required in Griffith LGA;

- from 10,410 in 2016
- to 12,154 in 2036
- an increase of 1,744 dwellings

The broad breakdown of household types required;

- 929 smaller households (1 -2 people)
- 585 larger family households.

Suggested Main Strategies

The Draft Housing Strategy proposes three main strategies that are likely to be most effective in increasing the diversity of housing opportunities and residential lifestyle choices;

1. Ensuring a **clear planning framework** including defensible definitions, benchmarks and targets.
2. **No unnecessary impediments. Development Control Plan (DCP)** is **currently being reviewed** with amendments to private open space, car parking and suggested **re-zoning** throughout various precincts.
3. Direct creation of affordable housing through **partnerships on land** owned by Council and other public authorities.

Suggested Other Strategies

4. Facilitating **Manufactured Housing Estates and New Generation Boarding Houses**
5. Advocating to State Government for an **increase in social housing**
6. **Engage large local employers** in a demonstration project to increase medium to long term rental accommodation
7. A **shared equity pilot project** for low income working families on Council and/or private land
8. **Providing incentives** for the development of smaller, low cost strata dwellings close to Griffith town centre through reduced parking controls and changes in planning controls more generally.

Griffith Central Precinct – selective re-zoning

B2 zoned areas in Central Griffith Precinct contain many redevelopment opportunities, particularly in the areas **between Yambil Street and Canal Street, and north of Olympic/Railway Streets**; and within the B4 zoned area at the western end of the Precinct. JSA economic analysis indicates that changes to controls adjustments to open space and parking controls, would likely facilitate an increased in Residential flat buildings and Multi dwelling housing in areas and on lots where these are not currently feasible.

JSA suggests that although Residential flat buildings are permitted with consent in B2 zones, **selective rezoning** to B4 in this area could signal Council's intention to encourage the development of 'Residential flat buildings' as a form of 'Residential accommodation', and make it an *explicitly* permitted land use. There is a **good economic case** for rezoning the areas between Yambil Street South Side and Canal Street, and Olympic/Railway Streets North Side to B4, based on significant remaining opportunities for commercial re/development within Banna Avenue and the north side of Yambil Street.

Griffith Central Precinct – selective re-zoning

Council must also balance the future demand for high quality commercial development within Banna Avenue and the north side of Yambil Street with the need for economically feasible Residential flat buildings in areas with significant redevelopment potential close to the city centre through:

Providing for different controls across the B2 zoning through a DCP map, specifically:

- Providing for **all development within Banna Avenue and the north side of Yambil Street** to have retail or commercial uses on the ground floor (Shop-top housing) with generous floor to ceiling heights
- Providing **no requirements** for commercial ground floor development within the areas between Yambil Street and Canal Street, and north of Olympic/Railway Streets

CBD Affordable Housing Recommendations


Extend Wakaden North Precinct in new DCP to include south side of Binya Street. Remove density controls and incorporate FSR and Height Controls

Consider rezoning from B7 to B2 or B4 to permit Residential Flat Buildings

Retain existing zoning and remove density and open space controls and incorporate FSR and Height Controls

Rezone these lands From B2 to B4 to promote Residential Flat Buildings. Remove density and open space controls and incorporate FSR and Height Controls

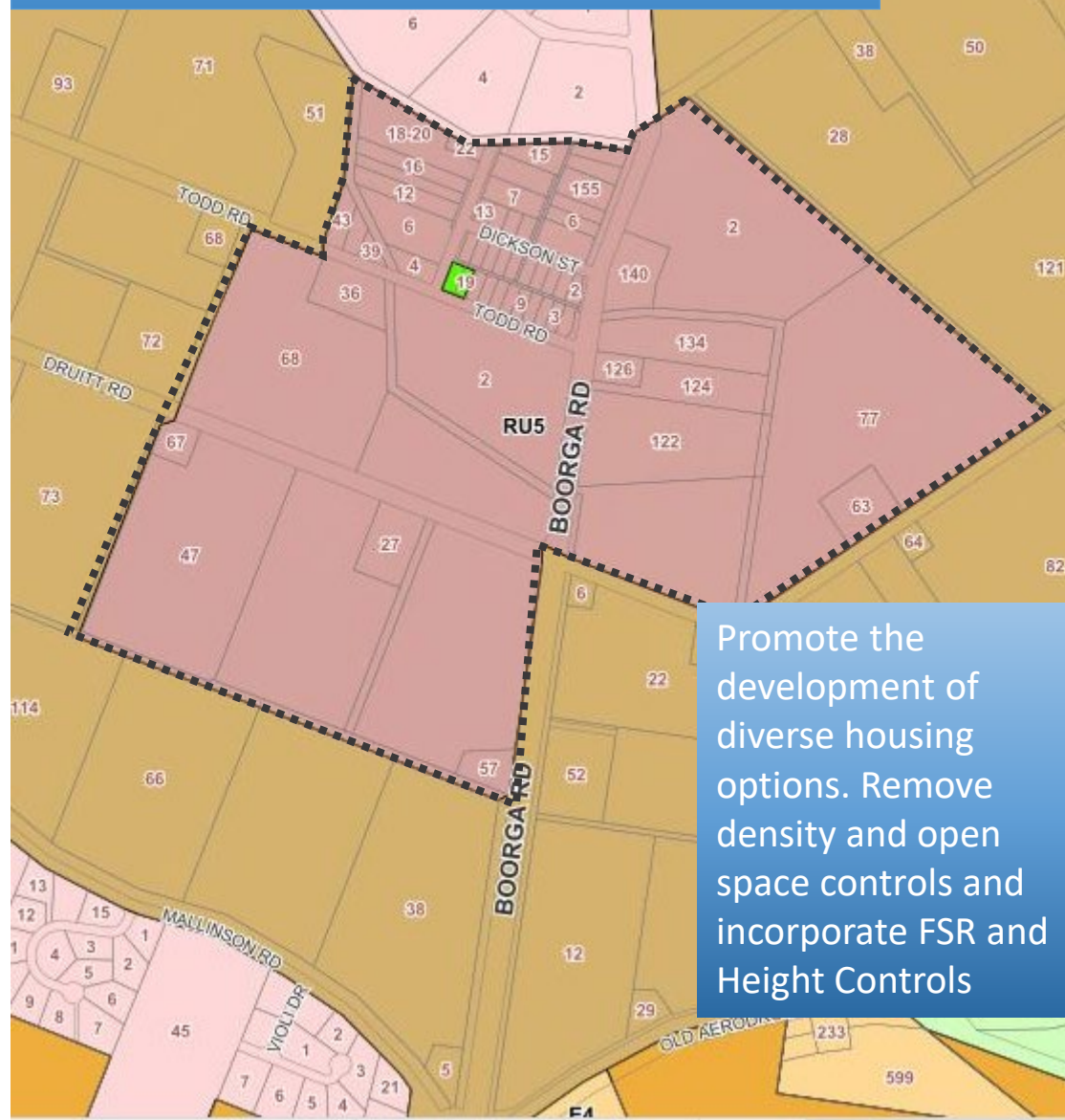
Promote the development of Residential Flat Buildings. Remove density and open space controls and incorporate FSR and Height Controls


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Facilitate diversified housing options.
Remove density and open space controls and incorporate FSR and Height Controls.

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Lake Wyangan Affordable Housing Recommendations



Promote the development of diverse housing options. Remove density and open space controls and incorporate FSR and Height Controls

Lake Wyangan Master Plan

- Griffith City Council is currently in the process of preparing a Master Plan for the Lake Wyangan Growth Area.
- The inclusion of appropriate lot sizes to support affordable housing is a priority of this exercise.
- Community facilities, commercial areas and additional land area to support the growth of the School are being considered.
- Pedestrian linkages throughout the Lake Wyangan Growth area and into Griffith are also a priority.
- Targets for developers to include a percentage of affordable housing options may also be considered.

Strategy 13 – New Generation Boarding Houses

The Strategy suggests that Council will develop guidelines consistent with State Government Policy and Legislation to support the development of good design and management of ‘New Generation’ Boarding Houses taking into account local needs and the housing market context, and make these publicly available.

‘New Generation’ Boarding Houses can provide affordable accommodation to diverse very low and low income households, and fill an important gap for a range of very low and low income retirees, workers, and other singles and couples. The option to develop New Generation Boarding Houses is readily available in residential and business zones within Griffith LGA. Economic modelling reported in the *Background Paper* suggests that these are likely to have a good rate of return.



Strategy 15-18 Direct Creation Through Partnerships

The direct creation of affordable housing for very low and low income renters, and for some low income purchasers, through partnerships on land owned by Council and other public authorities.

Council will explore opportunities with state and local community housing providers.



Submissions due 11th October - griffith.nsw.gov.au

PUBLIC NOTIFICATION - DRAFT HOUSING STRATEGY 2019

At the Ordinary Meeting of Council held 27 August 2019, Council resolved to place the Draft Griffith Housing Strategy on public exhibition for a minimum of 42 days. Council is required to notify the public and provide the opportunity for submissions regarding this document.

The Draft Housing Strategy, as prepared by Judith Stubbs & Associates, may be viewed by clicking on the link below, at the Council Chambers, 1 Benerembah Street Griffith or the Griffith City Library.

Anyone wishing to make comment on the Draft Housing Strategy can do so in writing addressed to the General Manager, Griffith City Council, PO Box 485, Griffith NSW 2680 or via email to admin@griffith.nsw.gov.au.

Comments or submissions will be received up to **4pm, Friday 11 October 2019.**

[Click here to download the exhibition document](#)

[Click here to provide your feedback](#)



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