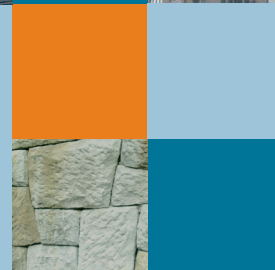




# Waverley Council Housing Paper 2007



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## DEFINITIONS

### ***Affordable housing***

means “housing which by virtue of its location, style of accommodation, levels of parking and dwelling size would sell at a price or rent at a rate which is comparable to or less than the existing median sale price of median rent level in the Council’s area” (WLEP 1996).

Housing affordability within the Waverley area relates to both private and public stock regarding the form, size and location of stock as appropriate to household needs. Affordability is generally measured by comparing rent or purchase price of housing with the capacity of the household to pay.

### ***Boarding House***

means “a building wholly or partly let as lodging in which each letting provides the occupant with a principal place of residence. The premises must be used and occupied by at least three (3) long term residents who are not members of the family of the owner or manager. It does not include a backpacker’s hostel, serviced apartment or other tourist establishment, or a residential flat building or premises which are licensed under the *Liquor Act 1982*” (NSW Department of Housing, 2006).

### ***Greater Metropolitan Region***

means “the Sydney Statistical Division plus the Wollongong and Newcastle sub-regions.” (EPA NSW, 2008).

### ***Housing crisis***

means “when households pay more than 50% of their income on rent or mortgage repayments” (Public Bodies Review Legislative Assembly, 2006).

### ***Housing stress***

means “when households pay more than 30% of their income on rent or mortgage repayments” (Public Bodies Review Legislative Assembly, 2006).

### ***Primary Homelessness***

means “people who have no shelter such as those living on the streets, sleeping in parks” (Vincent, S. 2004).

### ***Public housing***

means “long term affordable housing managed by the state government through the NSW Department of Housing” (Public Bodies Review Legislative Assembly, 2006).

### ***Secondary Homelessness***

means “people who move between various forms of temporary shelter e.g. people using emergency accommodation and those using boarding houses on an occasional or intermittent” (Vincent, S. 2004).



<b><i>Social housing</i></b>	means “public, community and Aboriginal housing” (Public Bodies Review Legislative Assembly, 2006).
<b><i>Social housing</i></b>	means “public, community and Aboriginal housing” (Public Bodies Review Legislative Assembly, 2006).
<b><i>Sydney Statistical Division (Inner Ring)</i></b>	comprises of Ashfield, Botany, Lane Cove, Leichardt, Marrickville, Mosman, North Sydney, Randwick, South Sydney, Sydney City, Waverley and Woollahra Local Governments (ABS 2006).
<b><i>Tertiary Homelessness</i></b>	means “people who live in accommodation which is without security of tenure, unsafe or inappropriate to their needs, including young people who experience abuse at home” (Vincent, S. 2004).



## **ABBREVIATIONS**

<b><i>DoH</i></b>	Department of Housing
<b><i>DoP</i></b>	Department of Planning
<b><i>EP&amp;AA</i></b>	<i>Environmental Planning &amp; Assessment Act 1979</i>
<b><i>ESRHA</i></b>	Eastern Suburbs Rental Housing Association
<b><i>GMR</i></b>	Greater Metropolitan Region
<b><i>HES</i></b>	Home Education Service
<b><i>ILS</i></b>	Independent Living Service
<b><i>LEP</i></b>	Local Environmental Plan
<b><i>LGA</i></b>	Local Government Area
<b><i>LGHIP</i></b>	Local Government Housing Initiatives Program
<b><i>OSR</i></b>	Office of State Revenue
<b><i>PES</i></b>	Planning and Environmental Services
<b><i>PLWHA</i></b>	People Living with HIV/AIDS
<b><i>SSD</i></b>	Sydney Statistical Division
<b><i>SWISH</i></b>	South Western Inner Sydney Housing
<b><i>UDIA</i></b>	Urban Development Institute of Australia
<b><i>WAHP</i></b>	Waverley Affordable Housing Program
<b><i>WAHPC</i></b>	Waverley Affordable Housing Program Calculator
<b><i>WAHPP</i></b>	Waverley Affordable Housing Program Policy 2007
<b><i>WCLP</i></b>	Waverley Community Living Program
<b><i>WDCP</i></b>	Waverley Development Control Plan 2006
<b><i>WHOP</i></b>	Waverley Housing for Older People
<b><i>VPA</i></b>	Voluntary Planning Agreement
<b><i>VPAP</i></b>	Voluntary Planning Agreement Policy 2007



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## **1.0 BACKGROUND AND PURPOSE OF THIS PAPER**

The Waverley Council Housing Paper 2007 has been prepared as a tool to present up-to-date data and information on the housing profile in the Waverley local government area (LGA). The paper summarises demographic data and identifies key social and housing data and issues. It outlines the recent legislative and non-statutory policy reforms by which Council seeks to improve and encourage a diverse range of accessible, affordable and equitable housing options. The paper is also an instrument to inform and provide a snapshot to Council and the local community on the progress and development in Council's suite of social and affordable housing initiatives, actions and programs. The paper has been prompted pursuant to Council's Management Plan 2007 - 2011 and the Waverley Social Plan 2005 - 2010.

The paper provides an analysis and future projections on information attained between 1996 to 2007. The data and research on the Waverley LGA Housing Profile is largely derived from the ABS National Census data 1996-2006, providing a comparative analysis on information between Waverley LGA, the broader Sydney Statistical Division (SSD) and Greater Metropolitan Region (GMR).

In summary, this paper seeks to contribute to the ongoing development of Council's community based housing programs and planning strategies for sustainable and appropriate social and housing outcomes.

## **2.0 INTRODUCTION TO THE WAVERLEY LOCAL GOVERNMENT AREA HOUSING PROFILE**

Waverley is a mid sized LGA on Sydney's eastern seaboard approximately seven kilometers from the Sydney CBD with a stable population of approximately 60,000. The Waverley LGA is one of Sydney's most popular residential areas with many attractive natural features. A cosmopolitan and diverse community, a busy retail and commercial centre, good transport links and many other attractions have drawn residents and visitors to the area. These attributes along with land developments in the 19th and early 20th century have resulted in Waverley being the second most densely populated LGA in Australia after the City of Sydney.

Increasing gentrification over the past 15 years combined with high population density has placed enormous pressure on the cost of housing in Waverley. Housing prices and rental accommodation prices have soared and a once abundant source of affordable housing has all but disappeared. Waverley is experiencing a very marked decline in boarding house stock. The 230 boarding houses in Waverley available in the 1970's have significantly reduced to less than 44 properties of which 23 properties applied for the Waverley boarding house rebate scheme in the financial year 2006/2007.

The housing profile of the LGA is depicted by rising land, housing and development costs, low home ownership and a high rental market. The Waverley population is diverse, made up of long established residents, an eclectic transitory population, families and empty nesters. Within this context, Waverley is experiencing a significant shift in social composition which is also experienced by other 'old' suburbs like Leichhardt and Marrickville. Changes include an aging population, delayed childbirth, higher separation and divorce rates, smaller households and many vulnerable people in the community largely unable to afford to stay within the LGA with public housing in Waverley currently standing at 1.4%.



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## 2.1 Demographics and Household Statistics in the Waverley LGA

In analysing the Waverley LGA demographics and comparing Waverley with similar inner Sydney LGAs and GMR, the following social and housing characteristics emerge:

### Stable population

- At approximately 60,000, Waverley's population has been fairly stable since 1996. In 2006, Waverley's total population was 59,836 (excluding overseas visitors) persons, a slight increase of 1065 people or 1.8% over 2001 (59,404), but still under the 1996 total population of 61,050. Of our neighbouring LGAs, Woollahra's population decreased by -0.5% and Randwick gained 1,106 people or 0.9%.
- Urban consolidation and renewal has seen staggering population growth for the CBD which has implications for Waverley as the 'playground' for city residents. The City of Sydney LGA experienced a population explosion of 29,364 new residents since 2001, an increase of 21.3%.
- For GMR, however, population growth has slowed to a 25-year-low, down to 4.3% compared to 6%, perhaps indicating Sydney's diminishing attractiveness as a result of its expensive housing market and people's increasing desire for a sea change. Annual increases of 34,000 over the five years 2001-06 have fallen short of the targets set in the Sydney Metropolitan Strategy (40,000 pa).
- Soaring house prices have increased population growth in the cheaper parts of Sydney, like Bankstown, Parramatta and Fairfield.

### Median age

- Waverley's median age is 36 (compared to SSD median age of 35), unchanged since 2001 but up from 1996 when it was 35. Randwick LGA's median age was the same as Waverley's but Woollahra LGA's population is older with a median age of 38.

### Families with children are on the increase

- While many older suburbs have seen a decrease in the percentage of young children since 2001, Waverley is amongst some of the Sydney LGAs with the highest growth of 0-4 year olds in percentage terms.
- Since 2001, an increase of 580 0-4 year olds (or 16%) was recorded in the 2006 census, bringing the total number of that age group to 3,543 pre-schoolers. This is a much higher increase compared to Randwick (3.5%) and Woollahra (11%). Leichhardt appears to be getting younger, having experienced a baby boom with a 29% increase of 0-4 year olds since 2001.
- Consistent with this increase in young children, by 2006, families with dependant children had grown in the Waverley LGA by 5.0% from 2001, despite an absolute decrease of all families from 13,515 to 13,026.
- Reversing earlier trends which saw this family type decrease in the 10 years prior to 2001, couple families with children grew in the Waverley LGA from 5,117 in 2001 to 5,304 families in 2006. This represents an increase of 3.7%
- Over that same period, childless couple families which up to now had been growing fell from 6,063 to 5,679, a decrease of 6.3%.



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- Reflecting deteriorating housing affordability, between 2001 and 2006, the number of single parent families fell in most of Sydney's inner suburbs (9.4% in the City of Sydney LGA) and increased in some of Sydney's outer suburbs where house prices are more affordable.
  - Consistent with this trend, Waverley's number of single parent families also decreased, by 263 families, from 1,951 in 2001 to 1,678 in 2006, a decrease of 13.8%. Lack of appropriate and affordable housing is most likely a significant factor impacting on Waverley's ability to retain this demographic. As a proportion of all families, single parent families made up 12.9% in 2006 (15.5% SSD), compared to 14.3% in 2001.

### **What about the older generation?**

- Interestingly, between 2001 and 2006, the number of people aged 65-79 years decreased slightly while the number of 'well aged' residents (80+) increased. 13.2% of Waverley's total population is over 65.
- Demographic trends indicate that Waverley's population is ageing but not quite as rapidly as is the case in some other parts of Sydney. The proportion of people aged 65 and over in the Waverley LGA is expected to grow from 13.3% to 15.8% between 2008 and 2022, while, over the same period, slightly faster growth is expected for SSD, from 12.6% to 15.9%. In the short term, while the ageing process is apparent, little substantial change is expected.
- By 2022 the changes are more substantial, with a total reduction of about 1200 in the younger age-groups (under 35), and an increase of about 1700 in the older age-groups (65+).

### **Changes in Waverley's household composition**

- Between 2001 and 2006, the number of all households increased from 27,176 to 27,388. Apart from 'other households' (made up of visitors and non-classifiable households) which grew from 3,163 to 4,583, other household types experienced a small decrease in absolute and percentage terms, perhaps as a result of decreasing housing affordability.
- Group households fell from 9.8% of all households in 2001 to 8.6% in 2006. Despite this decrease, with a total of 2,362 Waverley still has a much higher proportion of group households compared to SSD which recorded 3.9% of this household type in 2006.
- Lone person households decreased from 28.5% of all households to 27.1%, making up a total of 7,417 in 2006. This proportion is still significantly higher compared to SSD (21.6%). Other wealthier parts of Sydney such as Woollahra, Manly and Mosman all had fewer lone person households in 2006 compared to 2001.

### **Dwellings and tenure**

- The predominate dwelling types in the Waverley LGA are self contained units which comprise 58% of all dwellings. This represents a 3% decrease from 2001 census data.
- In 2001 24.7% of dwellings in the Waverley LGA private market comprised of one bedroom units, 56.4% comprised of two bedrooms and 18.6% were three



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bedrooms or greater.

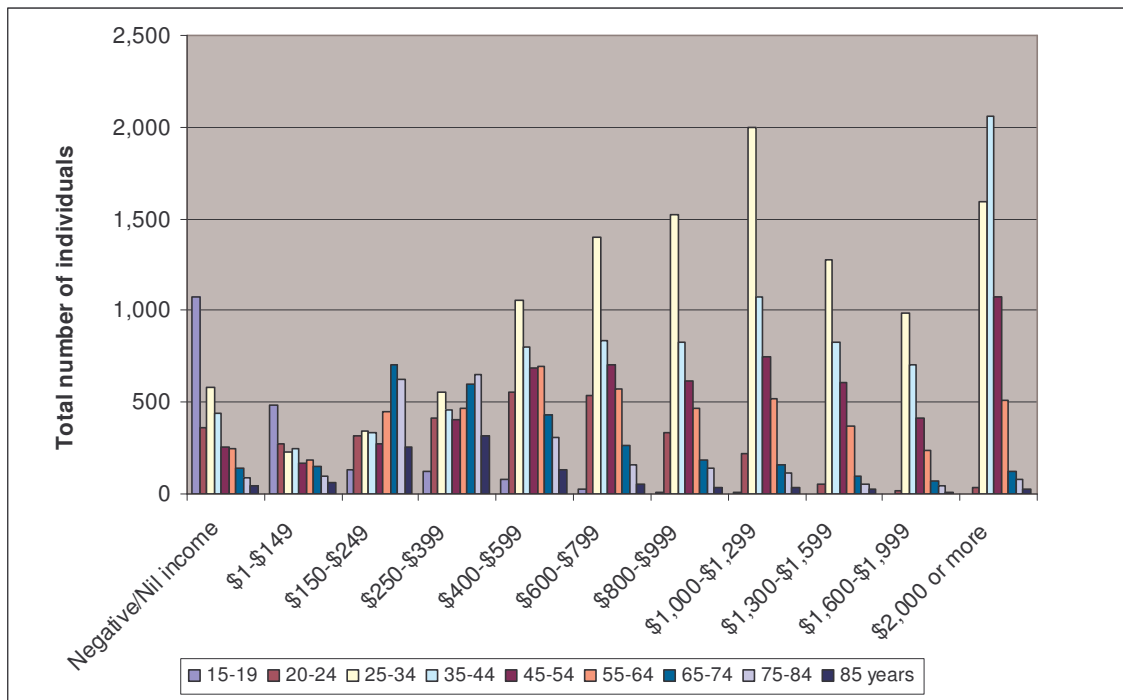
- Between 1996 and 2001, the proportion of dwellings rented decreased from 43% to 38% and by 2006 had fallen to 35.5%. According to an analysis of the Waverley Housing Market prepared by the DoH, the reduction in the proportion of private rental stock between 2001 and 2006 indicates there has been a significant number of conversions of rental accommodation to owner occupied housing. This is suggested to be as a result of an encouragement to invest within superannuation as opposed to housing stock.
- However, at the same time, home ownership in Waverley also decreased significantly over the same period. With home ownership already low in Waverley compared to SSD, 2006 census data shows that the proportion of dwellings fully owned fell from 33% to 24%. A decrease in home ownership has also been recorded for Sydney overall. This figure may not be entirely reliable as a result of a growing of number of 'not stated'.
- Between 2001 and 2006, Waverley dwellings being purchased increased in price from 13% to 19%.
- The total number of residential properties in the Waverley LGA increased by 218 dwellings, from 27,172 to 27,390 properties.

### **Household and individual incomes**

While overall Sydney has become wealthier between 2001 and 2006, income increases are not evenly distributed geographically and across income brackets resulting in the gap between the rich and the poor becoming larger. Compared to some Sydney LGAs experiencing significant income growth, Waverley's increase in household income - already higher than SSD in 2001, looks relatively modest.

- The median weekly household income for Sydney overall increased by 20%, from \$923 in 2001 to \$1154 in 2006. Waverley's median household income increased by 23% from \$1102 to \$1442 per week. In Leichhardt, where gentrification has been resulting in pressures similar to those experienced in Waverley earlier on, the median household income increased at an even higher rate (26%) and low income households are being pushed out of the area. Kuring-gai where weekly household incomes increased by \$510 per week (compared to \$340 for Waverley) is at the top of the income growth.
- The gross individual income (weekly) by age and sex of Waverley LGA residents (+15 years and over), in the 2006 Census data is detailed in Graph 1.





**Graph 1: Gross Individual Weekly Income by Age Group**

Graph 1 clearly shows the uneven distribution of incomes across age ranges. The 35 to 44 age group makes up the largest group of individuals (over 2000 residents) earning \$2,000 or more a week. At the other end of the spectrum, residents over 65 and the 15-19 year olds are concentrated in the lower income brackets, earning weekly incomes up to \$599. Those aged 25 - 34 and accounting for nearly a quarter (24%) of the total Waverley LGA population have the highest total number of individuals for income figures ranging from \$400 through to \$1,999. Around 2000, by far the majority of 25-34 year olds, earned \$1,000-\$1,299 per week.

These large income differentials will impact on the ability of low to middle income earners to compete in the rapidly decreasing pool of affordable accommodation.

### Rents, mortgage payments and housing stress

- In 2006, average monthly mortgage repayments were \$1,600 - \$1,999, a figure 30% above the SSD average of \$1050 - \$1,400.
- Despite a 23% increase in household income, housing affordability in Waverley has decreased for residents purchasing their property from 37% in 2001 to 41% in 2006 (ratio of median household income:median household loan repayments), with the median monthly housing loan repayment of \$2,340 and the median household income of \$1,442.
- A total of 10,434 dwellings were rented (down from a total of 11,349 in 2001). Of these, about a quarter (25%) were rented for \$350-\$449, compared to 2001, when the rent range for roughly the same proportion of dwellings was only \$275-\$349. While over 60% of private occupied dwellings could be rented for under \$350 in 2001, only 45% of rental stock was available under that amount.
- The average weekly rent in 2001 in the Waverley LGA was \$350, a figure 29% higher than the SSD average of \$270. In 2006, the average rent in the Waverley LGA had increased to \$450-\$499, compared to the SSD average of \$350-\$449.



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- Looking at the proportion of Waverley's median household income spent on Waverley's average rent, we find that between 31% and 38% of household income is spent on housing. This is a fairly crude measure and does not take into account that many low income households may not find affordable accommodation to rent.
  - The DoH uses 2006 Centrelink data to report on housing stress which is the proportion of people on low incomes in the private rental market and in receipt of Commonwealth Rent Assistance paying more than 30% of their income on housing. Based on their figures, 68% of residents of Commonwealth Rent Assistance in the Waverley LGA are experiencing housing stress.

### **3.0 NSW STATE WIDE HOUSING PROFILE**

A snapshot of the NSW housing profile reveals a number of major housing issues including:

- A lack of housing affordability in the private market;
- Changing demographic compositions particularly the ageing population impacting housing choice, housing need, composition and mix;
- Sustainability of a wide range of housing types including private, social and public and affordable housing options; and
- A general lack of housing for persons with higher and specialised needs.

Housing affordability is a leading issue throughout NSW. In accordance with research prepared by the Urban Development Institute of Australia (UDIA), matters influencing the lack of affordability in NSW as relevant to the Waverley LGA include:

- An under supply of land and increasing demands;
- Costs associated with the preparation and construction of developments;
- Substantial increases in infrastructure charges, e.g. Section 94 of the *Environmental Planning and Assessment Act* (EP & AA) 1979 Infrastructure Contributions;
- Interest rate increases;
- Trend towards the construction of larger houses, balanced against declining lot sizes; and
- Increased demand pressures due to the accessibility of finance, growth in household incomes or the movement between investment classes (UDIA 2007).

### **4.0 EAST SUBREGIONAL HOUSING PROFILE**

Within the context of the Eastern Subregion, a number of major location based housing issues have been identified pursuant to the Local Government Housing Initiatives Program (LGHIP) 'Regional Housing Strategy Inner Sydney,' as summarised below:

- Ongoing loss of lower cost accommodation, particularly boarding house style accommodation and the associated impacts on homelessness;
- Continuing loss of affordable rental housing stock through the increase of land values resulting in new development in the form of luxury multi-unit housing;
- Need for improved access to affordable housing for people with physical



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mobility issues;

- Need for a sustainable affordable housing service delivery and property management framework;
- Increased relations and partnerships between public authorities for the delivery of various housing needs, particularly between DoH and housing providers; and
- The provision of adequate resources to Council staff to research and implement local and regional housing initiatives.

#### **4.1 Draft East Subregional Strategy**

On 20 July 2007, the Department of Planning (DoP) publicly exhibited the draft East Subregional Strategy. When finalised, the Subregional Strategy will guide land-use planning until 2031 in the Botany Bay, Randwick, Waverley and Woollahra LGA's. The draft strategy outlines a number of key housing directions seeking to:

- improve housing choice;
- plan for 20,000 new dwellings;
- enable communities to 'age in place'; and
- provide more housing opportunities to support a diverse workforce and population.

The draft East Subregional Strategy outlines the manner in which Waverley Council will contribute to the achievement of the Sydney Metropolitan Strategy 2005. The housing target identified in the draft strategy for the Waverley LGA is 2,200 new dwellings to 2031, equating to 96 new dwellings annually.

Pursuant to the Development Applications (DA's) lodged with Council during 2007 1055 DA's were received in which 12 new multi-unit dwellings and mixed use developments were approved. These figures indicate that Council is compliant with the standards set by the metro strategy.

Council seeks to continue actively addressing the draft East Subregional Strategy by way of a number of housing initiatives including the WAHP, WHOP, WCLP and joint ventures.

#### **5.0 LEGISLATIVE AND NON-STATUTORY POLICY REFORM 2007**

The purpose of this section is to outline recent legislative and non-statutory policy reform which govern, regulate and control the provision of housing within NSW.

##### *Draft Housing Amendment (Community Housing Providers) Bill 2007*

The draft *Housing Amendment (Community Housing Providers) Bill 2007* seeks to amend the *Housing Act 2001* introducing a registration system and providing government assistance to community housing providers. The registration system will establish an independently managed inventory of community housing providers for the purposes of regulation, prospective future funding and service delivery options. The register is a key mechanism by which to ensure the management, ongoing development and intervention of public housing assets and ensure the protection of tenants. The bill also seeks to better place community housing providers with opportunities to develop key partnerships and relationships with the private sector to

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enable resources and facilities.

#### State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Amendment 2)

On 29 September 2007 SEPP (Housing for Seniors or People with a Disability) 2004 (Amendment 2) was gazetted seeking to encourage the development in the provision of accommodation specialised to the needs of seniors or persons with a disability. The amendments include:

- the removal of the moratorium and the introduction of site compatibility testing;
- the permissibility of seniors living development on sites of state heritage significance pending approval from the NSW Heritage Council; and
- the SEPP enables seniors living development on registered club sites in, or adjoining urban land excluding clubs on public open space, industrial or listed environmentally sensitive lands subject to site compatibility testing.

#### Waverley Development Control Plan 2006 (WDCP 2006)

On 19 December 2006, Council resolved in part to “approve Waverley Development Control Plan 2006 pursuant to Section 21(1) of the *Environmental Planning and Assessment Regulation 2000*.” The adoption and implementation of Waverley Development Control Plan 2006 (WDCP 2006) replaced Council’s suite of DCPs and the Retail and Commercial Policy 2005. WDCP 2006 applies to all land within the Waverley LGA and provides the detailed controls supporting Waverley Local Environmental Plan 1996 (WLEP 1996) and Joint Waverley and Woollahra Local Environmental Plan 1996 (JLEP 1991) – Bondi Junction Commercial Centre. WDCP 2006 – Part D2 Multi-Unit Housing provides a revised section of Multi-Unit Housing controls specifically, revised provisions with respect to the Waverley Affordable Housing Program (WAHP). The WDCP 2006 details planning controls and performance criteria for proposed alterations, additions and construction of new boarding houses, backpackers and hostels.

#### Waverley Affordable Housing Program Review 2007

On 7 November 2006, pursuant to recent legislative and planning reforms, Council initiated the WAHP review to ensure probity, transparency and legality in the ongoing delivery, operation and management of the WAHP. The WAHP review is structured into two stages to deliver a revised suite of policies, procedures and planning mechanisms including draft Voluntary Planning Agreement (VPA) Policy 2007 pursuant to Section 93F of the EP & AA 1979 and draft Waverley Affordable Housing Program Policy 2007.

On 4 December 2007, Council reaffirmed its support and commitment to the WAHP. Council also endorsed the introduction and public exhibition of the draft policies. On 15 April 2008, Council adopted the revised policy framework which came into effect on the 16 April 2008.

#### Draft Bondi Junction Centre Local Environmental Plan 2007 (BJCLEP 2007)

Presently, Council is undertaking the Bondi Junction Planning Review. The objective of this project is to prepare the draft BJCLEP 2007, draft WDCP 2006 including draft Part F1 – Bondi Junction Centre and draft Public Domain Technical Manual (PDTM) for the Bondi Junction Commercial Centre.

On 25 June 2007, Council resolved to seek a Section 65 Certificate pursuant to the EP

& AA 1979 for the exhibition of draft BJCLEP 2007. The original draft BJCLEP 2007 contained objectives, provisions and development standards encouraging and enabling affordable housing stock. The DoP when issuing the Section 65 Certificate for public exhibition of the draft LEP directed the affordable housing provisions to be deleted. Given these amendments, the draft BJCLEP 2007 does not provide the means to generate affordable housing stock. The Section 65 Certificate states “*whilst Council’s initiative is laudable, the State government is looking towards a state response to this issue. A consistent approach to an affordable housing mechanism is being considered and further advice will be provided to Council when this is resolved.*” Based on this advice as well as separate comments provided by DoP officers, potential remains to incorporate Council’s WHP into future planning mechanisms however, this will require further meetings and discussions with the DoP to resolve.

## 6.0 HOUSING AND DEMOGRAPHIC STATISTICS AND ANALYSIS

### 6.1 Household Statistics in the Waverley LGA – Sales Figures

Table 1 has been derived pursuant to the Rent and Sales Report for June Quarter 2007 demonstrating the median, mean and percentage change in sales prices within the Waverley LGA and SSD.

#### Waverley LGA Sale Prices – June Quarter 2007

Type	Median (000)		Mean (000)		Change in Median (Annual %)	
	Waverley	SSD	Waverley	SSD	Waverley	SSD
Non Strata	\$1275	\$495	\$1466	\$630	8.9	2.1
Strata	\$535	\$390	\$554	\$441	6.5	0.0

Table 1: Housing NSW Rent & Sales Report, June 2007

The median sales price for non-strata dwellings in the Waverley LGA increased by 8.9% as compared to 2.1% for the year for non-strata dwellings in the SSD. According to the City Futures Research Centre 2007 Paper, the Waverley LGA median mortgage repayment in 2001 was \$1,650 which in 2006 increased to \$2,383. This equates to 34.6% of 2001 income and 38.2% of the 2006 income. These figures suggest that many homes are experiencing ‘housing stress’. Thus, affordability in the purchase of a private property has substantially reduced. Pursuant to research conducted by the DoH, the median sales price in the Waverley LGA increased by 54% between March 2001 and June 2007 from \$442,000 to \$650,000.

### 6.2 Household Statistics in the Waverley LGA – Rental Figures

#### 6.2.1 Median Rental Figures

Table 2 details the median rental data for bed-sit, 1x bedroom, 2x bedroom and +3x bedroom units in the Waverley LGA as compared between July 2001 – June 2002 and June 2006 – July 2007.

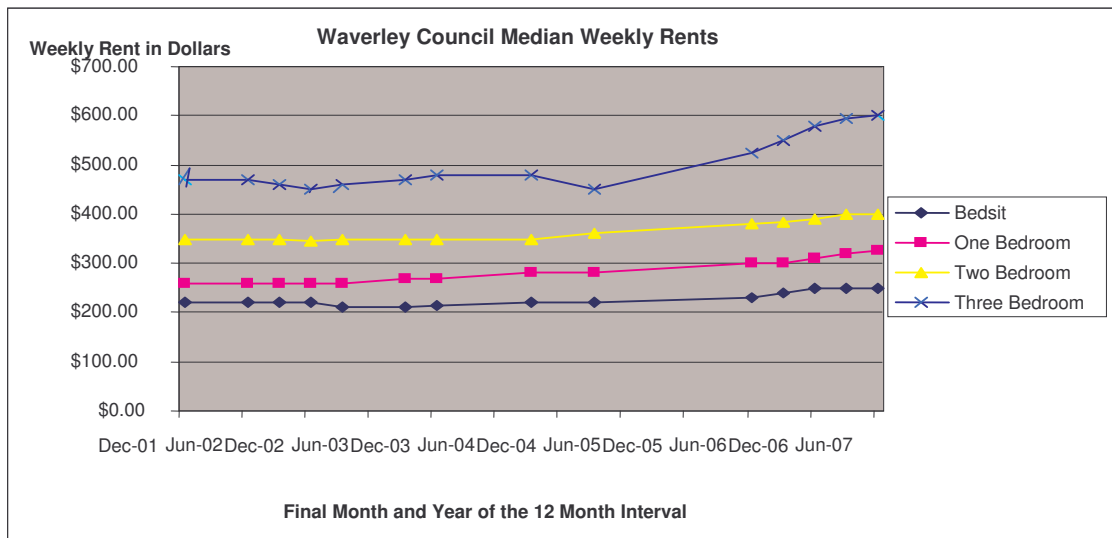
Month-Year	Bedsit	1x Bedroom	2x Bedroom	+3x Bedroom
July 01 – Jun 02	\$220.00	\$260.00	\$350.00	\$470.00
July 06 – Jun 07	\$250.00	\$325.00	\$400.00	\$600.00

Table 2: Median weekly rentals in the Waverley LGA

Table 2 graphically indicates the increase in median rental data across all household



categories from July 01 to June 07. Over the seven year period households of 3 or more bedrooms experienced the highest increases of percentage in rent at 21.6%. 1x bedroom households increased by 20%, and 2x bedroom households increased by 12.5% in the Waverley LGA. Graph 2 demonstrates the median weekly rentals in the Waverley LGA between December 2001 and June 2007 for the range of household composition.



Graph 2: Median weekly rentals in the Waverley LGA – December 2001 to June 2007

As demonstrated in Graph 2, the median rental figures for bed-sit dwellings experienced its greatest increase between December 2005 and June 2007. This suggests that there has been a greater demand for bed-sits within the Waverley LGA between December 2005 and June 2006. This style accommodation is believed to be largely populated by older and young persons. 1x bedroom and +3x bedroom dwellings experienced the highest median increase in the Waverley LGA over the seven year period however this increase occurred at a steadier rate than that of bed-sits. This is suggested to be based on the supply of bed-sit accommodation available and recently constructed. The total median increase for 2x bedroom dwellings again occurred at a steady rate with a slight decrease in prices taking place between December 2002 and June 2003.

The data reveals that the dwelling composition continues to experience a considerable increase in rental prices. Renter affordability has decreased by 3.8% in the Waverley LGA, exacerbating social and housing issues including extensive gentrification in the LGA. Pursuant research conducted by the DoH, identifies median rental levels for GMR are \$150 per week for 1x bedroom, \$220 for 2x bedroom, \$270 for 3x bedroom and \$320 for 4x bedroom accommodation. The DoH further identified that the proportion of properties in the private rental market across the GMR and the rest of NSW has declined between the 2001 and 2006 Census from 23.1% in 2001 in the GMR to 22.5% in 2006 and the rest of NSW from 21.4% to 18.4%.

### 6.2.2 Rental Stock Survey

A four week survey was conducted of rental property available in the Waverley LGA. This research revealed that the average rental for a 1x bedroom unit was \$464, a figure \$84 greater than the median for the Waverley LGA. This is considered relatively unaffordable for many prospective tenants eligible for this unit mix. The average rental for 2x bedroom units was \$543, a total of \$143 above the median weekly rental prices,



furthermore 3 bedroom units were \$238 greater than the median weekly rental prices in the Waverley LGA. The 2x bedroom and 3x bedroom unit mix are therefore considered considerably less affordable for prospective tenants.

Unit	07.11.07	14.11.07	21.11.07	28.11.07	Average Rental	Median Weekly Rental in Waverley LGA
1 Br Unit	\$375	\$495	\$415	\$350	\$409	\$325
2 Br Unit	\$525	\$595	\$555	\$495	\$543	\$400
3 Br Unit	\$830	\$823	\$843	\$851	\$838	\$600

**Table 3: Rental Survey Waverley LGA – 7.11.07 – 28.11.07**

### 6.3 Planning and Development Statistics

A significant aspect influencing the Waverley LGA housing profile is the impact and influence of planning and development. Table 4 reveals the total number of Development Applications (DA's) (including Section 96 modifications) lodged each year between 2000 and 2007. While table 3 indicates a steady increase in the number of DA's lodged in the Waverley LGA from lodged in 2001 to 2003. From 2003 to 2006 Council experienced a considerable decline of DA's from 1197 to 951. These figures suggest broader market and development issues that slowed the number of applications particularly during late 2005 and early 2006. The most recent figures demonstrate the market has readjusted, with a steep rise in the number of DA's lodged. In light of recent planning reforms seeking to increase exempt and complying development, it is predicted the number of DA's will decrease and greater consideration to complying development forecasted.

Number DAs lodged with Waverley Council 2000 - 2007	
Year	Total / yr
2001	1091
2002	1147
2003	1197
2004	1185
2005	1131
2006	951
2007	1055

**Table 4: Number of DAs lodged (including s.96 modifications) with Waverley Council 2001-2007**

#### 6.3.1 DA Lodgement Analysis

##### *Development Applications Lodged 2007*

For the purposes of this paper, DA's lodged from the 1 January 2007 to the 31 December 2007 have been analysed given these figures are most recent and conclusive of the DA's lodged with Council.

In 2007, 1055 DA's were lodged with Council of which approximately two-thirds of the DA's were allocated to Council's Fast Track Team with the remaining one-third of the DA's allocated to Council's Development Assessment Team. Applications allocated to the Development Assessment Team are those that have received an objection to the proposal or seek to vary Council's planning controls.

Additionally, 12 DA's lodged during 2007 were captured by the Waverley Affordable Housing Program and thus referred to the Strategic Planner – Social for the purposes of assessment and comment with regard to clause 18 of WLEP 1996 and SEPP 10.



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*Sydney Metropolitan Strategy and Metropolitan Development Program*

In total, 8 DA's were lodged for new multi-unit housing and 4 DA's were lodged for mixed use development (containing a residential component). In total, 12 new multi-unit dwellings and mixed use development (containing a residential component) were approved. These figures indicate that Council is compliant with the Sydney Metropolitan Strategy that require Council increase new dwellings by 52 dwellings per year.

## **7.0 HOUSING NEEDS IN THE WAVERLEY LGA**

### **7.1 Affordability and Affordable Housing Stock**

As identified throughout this paper, housing affordability is a serious and widespread issue throughout NSW. The statistics and data over the past 10 years has proven that the issue is becoming increasingly severe. Waverley Council pursues a number of housing initiatives to address affordability as reported through this paper.

### **7.2 Homelessness**

In 2004, a report was commissioned by Council to identify the extent and characteristics of homelessness in the LGA and prepare a draft outline of a strategic plan and protocol. The 2001 Census data formed the base statistics of the report entitled 'What about the Homeless in Waverley?' At this time, close to 520 (e.g. people using emergency accommodation and those using boarding houses on an occasional or intermittent) people were counted as being homeless in the Waverley LGA, of which 88.5% (452) were in tertiary homelessness. The percentage of people experiencing primary homelessness was 3.1 - 4.9%, a very likely undercount as figures on this group are difficult to capture (Vincent, 2004). The majority of the homeless persons were male (68.3%) and groups most highly represented were aged 45 - 64 at 34.8% and 25 - 44 being 34.2%.

The 2005 Regional Housing Strategy Inner East Sydney, 'Housing Issues and Key Principles' paper states that the Homeless Persons Information Centre (HPIC) between 2002 and 2003 received a total of 581 telephone calls from persons and household members. Table 5 indicates the breakdown of callers by age and gender. Table 5 documents the results on the age and gender of persons in the Waverley LGA assisted by HPIC during 2002 and 2003.

<b>Age of Callers</b>	<b>Males</b>	<b>Females</b>
Under 18 (as part of family groups)	56 (9%)	41 (7%)
18-30	108 (18%)	72 (12%)
31-50	114 (19%)	99 (16%)
51-65	31 (5%)	14 (2%)
Over 65	<5 (0%)	<5 (0%)
Adults DOB unknown	17 (3%)	24 (4%)
<b>Total</b>	<b>330 (57%)</b>	<b>251 (43%)</b>

**Table 5: Regional Housing Strategy Inner East Sydney 2005**

The largest group of callers were males between the ages of 31 and 50 years accounting for 19%. This age group also held the highest percentage of female callers of 16%. The data clearly shows that affordable accommodation is essential for all persons aged between 31 and 50 years, in the Waverley LGA.

There is also demand for accommodation with built-in social support services to assist



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people to maintain longer term tenancies. The Waverley LGA is experiencing a reduction in boarding houses which has and will continue to impact on the homelessness levels in the area. At this time the statistics from the 2006 Census have not been released for homeless people. Following the delivery of this information, Council will assess figures as compared to the most recent results.

### **7.3 Accessible and Adaptable Housing**

The term 'accessible housing' in its generic sense includes the concepts of accessible, visitable, adaptable and universal housing.

All of these concepts refer to housing which is appropriate to the needs of everyone in the community. This includes people with a disability, and older people who need 'age-friendly' housing design to enhance their ability to live independently, in their home of choice, for as long as possible.

Advocates of 'universal' housing design talk about inclusive design standards for private housing which enhance the minimum Australian Standards for disability access in the public domain and take account of people's changing life circumstances over time.

Many Federal and State government policies and funding programs are geared towards maintaining the health and independence of older people at home – 'ageing in place'. Similarly, more and more people with a disability are being encouraged to live independently in the community with support services.

As more and more people are accessing in-home care and support services, rather than transfer into residential care, their homes need to be able to be modified to suit their care needs and the occupational health and safety requirements of the care providers.

Council is committed to a vision of an inclusive and sustainable community. Ensuring that Council's planning policies and instruments reflect the community's need for accessible and adaptable housing assist to achieve that vision.

### **7.4 Aged Care Housing**

The 2006 Census data indicates that close to one quarter (24%) of the population in the Waverley LGA are 55 years of age and over. This particular age group has increased by approximately 3% from 2001 Census Data figures and is expected to increase over the next 20 years. The high proportion of people aged 55 and over highlights the demanding need for housing affordability. Further analysis of population figures indicate that Waverley's proportion of frail, aged people (85 years and over) experienced an increase of 7% from 2001 to 2006 stressing the need for different types of affordable older persons accommodation which offers various levels of support and accessibility.

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## **8. WAVERLEY COUNCIL'S ACTIONS AND INITIATIVES**

### **8.1 Waverley Affordable Housing Program (WAHP)**

The Waverley Affordable Housing Program (WAHP) is a social initiative seeking to encourage, enable and retain affordable rental accommodation within the Waverley LGA. The WAHP encourages social diversity, assisting low and moderate income households, unable to secure rental housing and demonstrate a strong connection to the LGA.

The WAHP stock is generated through a combination of planning mechanisms, developer incentives and voluntary contributions triggered by floor space ratio provisions as stipulated within WDCP 2006 Part D2 - Multi-Unit Housing. Through both physical and monetary contributions generated in accordance with the Waverley Affordable Housing Calculator (WAHPC), the units obtained are managed by SWISH.

#### **8.1.1 WAHP Review**

On 7 November 2006, pursuant to recent legislative and planning reforms, Council initiated the WAHP review to ensure probity, transparency and legality in the ongoing delivery, operation and management of the WAHP. The WAHP review was structured into two stages so to deliver a revised suite of policies, procedures and planning mechanisms. Planning mechanisms investigated and sought to be adopted through the review include Voluntary Planning Agreements (VPA) pursuant to Section 93F of the EP & AA 1979.

Council commissioned Connell Wagner and supported by Lindsay Taylor Lawyers and Hill PDA to prepare an external, objective and transparent review of the program. The review resulted in the preparation of the Waverley Affordable Housing Program Discussion Paper 2007, draft Waverley Affordable Housing Program Policy 2007 (WAHPP 2007), draft Voluntary Planning Agreements Policy 2007 (VPAP 2007), the revised Waverley Affordable Housing Program Calculator accompanying manual and explanatory note. Internally, Council established a Project Control Group (PCG) for the management and facilitation of the review. The PCG comprised key Council officers from Planning and Environmental Services (P&ES), Recreation, Customer and Community Services (RCCS) and Corporate and Technical Services (C&TS) responsible for the ongoing operation and delivery of the WAHP.

On 4 December 2007, the WAHP Review was endorsed by Council for both the introduction and public exhibition of the documentation, reaffirming Councils commitment to the WAHP. As mentioned, on 15 April 2008 Council adopted the policy framework which came into effect on the 16 April 2008.

#### **8.1.2 Waverley Affordable Housing Program Policy 2007 (WAHPP 2007)**

The purpose of the WAHPP 2007 is to provide the following means and manner:

- Council will increase the supply of affordable housing;
- Those interested in participating in the WAHP will proceed;
- Council will negotiate and enter into VPA's; and
- The process and procedures of affordable housing is provided and managed.



### 8.1.3 Voluntary Planning Agreement Policy 2007 (VPAP 2007)

In 2003, the Minister for the then Department of Infrastructure and Planning, and Minister for Natural Resources established a task force to examine the operation and system of Section 94 Developer Contributions pursuant to the EP & AA 1979. This task force sought to examine mechanisms by which planning authorities may obtain development contributions. On 8 July 2005, Section 93F Voluntary Planning Agreements of the EP & AA 1979 was introduced.

The application and use of VPA's seek to ensure a high level of transparency, legality and probity for greater understanding to the manner in which Council attains and secures affordable housing stock within the WAHP. Council will enter into VPA for the provision of affordable housing pursuant to the WAHPP 2007. Council has subsequently prepared a draft VPAP 2007, accompanying Template and Explanatory Note covering all forms of VPA's.

### 8.1.4 WAHP Register

Development consent has been issued by the relevant authorities for the provision of 49 WAHP properties. To date, 32 equitable, secure and accessible affordable housing units have been constructed and tenanted pursuant to the WAHP. In total, 16 of these units have been dedicated to Council in perpetuity with the remainder leased to Council for varying rent-capped periods. Table 6 illustrates the unit composition and mix approved with the WAHP.

Unit Type	Total Number
1 x Bedroom Unit / Bedsit Unit	34
2 x Bedroom Unit	13
+3 x Bedroom Unit	2

**Table 6: Total number of WAHP units approved – Composition and Mix**

To date, Council has been successful in achieving a large proportion of studio and 1x bedroom style units. This has proved beneficial to a number of eligible tenants, particularly single person households. However, the figures also reveal the need to encourage an increased number of 2 and +3 bedroom units for larger family units. It is acknowledged by Council that these types of units are more likely to have implications on tenant eligibility criteria given the increase rental payments. Larger style units often have a high weekly rental which is more difficult to cater for low-come households.

### 8.1.5 WAHP Management and Tenancy Profile

Pursuant to the SWISH Tenancy Report for the first quarter 2007/2008 being 1 July 2007 and 30 September 2008, Table 7 through to, and inclusive of Table 11 details the current tenant profile within the 24 units currently managed by SWISH.

Table 7 indicates a relatively small number of vacancies within the WAHP stock further indicating the demand for this style and cost accommodation. Where vacancies have occurred it is largely believed that the tenancy is inappropriate for the style of accommodation available. From the units that are more difficult to tenant, SWISH and Council Officers have highlighted the need for greater flexibility in units granted in perpetuity relating to land classification.

Total no. of vacancies for period	6
Total no. of vacancies at end of period	0

**Table 7: Number of Properties managed by SWISH – Vacant**



Table 8 demonstrates that a total of 46 tenants are assisted by the WAHP. Additionally, 5 new tenancies have been secured within the WAHP with two pre-existing arrangements reaching completion. These figures indicate a fairly consistent and controlled number of applicants and tenants within the WAHP.

Total tenants for the period	46
New tenancies	5
Transfers	1
Tenancies ended	2

**Table 8: Properties managed by SWISH – Tenant Details**

Table 9 clearly indicates that the largest group of tenants within the program are generally aged between 25 and 44 years. This group comprises of a large female contingent. It is also noted that there is a substantial composition of persons under the age of 18 years. This clearly represents the children of persons applicable to the program. As evident, WAHP supports a wide range of persons and in addition provides an opportunity to retain family units within the Waverley LGA. This is of course pending the stock made available through the development process and consistency with the WAHP program and relevant planning framework.

	1 to 15	16 - 17	18 - 24	25 - 44	45 - 54	55 - 64	65 - 74	Total
<b>Female</b>	3	1	0	15	4	1	1	25
<b>Male</b>	4	2	3	7	2	2	1	21
<b>Total</b>	7	3	3	22	6	3	2	46

**Table 9: Properties managed by SWISH – Tenant Demographics**

Table 10 further reinforces the position proposed from the discussion of Table 9. Table 10 demonstrates that's a number of tenants within the WAHP are sole parents and couples with children. Council seeks to promote larger style units for the accommodation of larger family units within the WAHP.

Single Person	8
Couple, no children	5
Sole Parent	6
Couple with children	4
+2 people no children	1

**Table 10: Properties managed by SWISH – Household Type**

Table 11 clearly demonstrates that of the 8 applications received by SWISH for WAHP accommodation, 6 households were in fact eligible. From 10 offers proposed to potential tenants, 7 of the prospective tenants have accepted. In the instance where offers have been rejected by tenants, SWISH suggested that the tenants have found accommodation elsewhere during the period of applying and being offered an opportunity within the WAHP.

Total number of applications received	8
Number of eligible applicants	6
<b>Offers</b>	
Number of offers made	10
Number of offers accepted	7
Number of offers withdrawn	0
Number of offers rejected	3
% offers accepted versus offers made	70%

**Table 11: Properties managed by SWISH – Allocation and Offers**



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## 8.2 Waverley Housing for Older People (WHOP)

The Waverley Housing for Older People (WHOP) program provides secure and affordable housing for people aged over 60 years of age in the Waverley LGA.

Residents over the age of 55 years account for approximately 22% of Waverley's population, a percentage that is predicted to increase in the next 20 years. Experienced community and social housing providers manage the 56 units for older people that are located at various locations in Waverley. Council ensures that the rent is 30% of household income. Council also ensures these units are allocated strictly in order of application. Waiting times for a unit is approximately 2-3 years. The WHOP program is provided to eligible tenants pursuant to the following criteria:

- At least 60 years of age;
- on the DoH register (this includes being on a low income and being an Australian citizen or having permanent residency);
- in receipt of a pension or benefit and a health benefit card; and
- living in the Waverley LGA currently and for the past five years; or if not currently living in the Waverley Council area, have lived in the area for at least ten years in the previous fifteen years.

Prospective tenants must also satisfy all of the following criteria:

- have other housing need such as insecurity or inadequacy in existing housing, medical condition, disability, excessive rent, or other disadvantage; and
- not already living in secure subsidised social housing in the Waverley, Woollahra, Randwick, Botany, or City of Sydney LGA's.

The program has the specific objective to provide affordable housing in the form of rental units in the Waverley LGA that are suitable for people aged 60 years and over.

The current WHOP portfolio includes:

- 56 units (including seven x 2 bedroom units owned with DoH) comprising bed-sit, and one- and two-bedroom properties.

The management of WHOP units is primarily delegated to the Eastern Suburbs Rental Housing Association (ESHRA). Additionally SWISH, the current managers of the WAHP stock manage two WHOP units.

## 8.3 Waverley Community Living Program (WCLP)

Waverley Community Living Program (WCLP) is an initiative providing medium-term subsidised accommodation, independent living skills training and transition support to enable people who have mild intellectual disabilities to move towards independent living. The program recognises that people develop new skills, change and grow. The services enable those members of the Waverley Community to realise their dream of living independently and aims to promote community inclusion, skill development and lifestyle choices. WCLP provides medium-term accommodation in the LGA, Independent Living Service ('drop-in' support model), independent living skills assessment and training, community access, transition planning and support, case management and community networking for people in need. WCLP provides a flexible

accommodation model and two services are offered. These services are entitled 'Independent Living Service' (ILS) and 'Home Education Service' (HES). Council has a total of 3 x 2 bedroom units and 1 x 3 bedroom house utilised for the purpose of the WCLP.

#### 8.4 Boarding Houses in the Waverley LGA

Historically, boarding houses have and continue to provide a form of affordable rental accommodation for a diverse range of tenants within the Waverley LGA and abroad. According to Council records dating from the 1960's, over 230 boarding houses accommodated approximately 3,000 tenants. Today, Waverley hosts 44 boarding house properties distributed throughout the LGA. The principal factors influencing the decline of boarding house accommodation include the following:

- increasing land costs;
- feasibility and operating costs compared to investment opportunities;
- sale, conversion and upgrade of boarding houses; and
- use of the accommodation as backpacker accommodation.

The number and decline of boarding houses in the Waverley LGA pursuant to the rebate applicants is demonstrated in Table 12:

Year	No. of Boarding Houses in the Waverley LGA
2000/2001	26
2001/2002	26
2002/2003	24
2003/2004	15
2004/2005	14
2005/2006	14
2006/2007	44 (This figure is substantially higher than the previous years. In 2007, Council undertook a significant review of all places of shared accommodation within the LGA. By way of Council records and licensing Council identified that properties defined as a 'boarding house' comprised of 44 properties, of the 54 places of shared accommodation.)

Table 12: Number of Boarding Houses in the Waverley LGA

##### 8.4.1 Waverley Council Boarding House Rebate Scheme

On 22 July 1997, in accordance with Section 356 of the *Local Government Act 1993* (LG Act 1993), Council resolved to grant rate rebates to boarding houses complying with affordable weekly tariffs in accordance with criteria prepared by the Office of State Revenue (OSR). The intention of this decision sought to encourage and retain the affordable accommodation for permanent residents within the Waverley LGA.

On 18 February 2007, in accordance with Council records all boarding houses identified in the Waverley LGA were notified of the opportunity to participate in the 2006/2007 rebates scheme. Throughout the Waverley LGA there are currently 54 places of shared accommodation. Of these 54 properties, 44 properties are deemed to be boarding houses and of these, 23 properties made application for the 2006/2007 boarding house rebate. Throughout June 2007, site inspections were conducted by Council's P&ES Department addressing annual rebate and licensing requirements.



The boarding house rebate is a mechanism by which Council seek to assist and encourage boarding house owners retain the existing stock. Council continues to research and pursue initiatives to retain this stock and provide affordable accommodation in the private market. Pursuant to the completed rebate surveys for 2006/2007 and 2007/2008, Table 13 demonstrates the data of the boarding house profile in the Waverley LGA.

	<b>Basic Data</b>	<b>2006/2007</b>	<b>2007/2008</b>
<b>Physical Composition Data</b>	No. rooms	286	197
	Capacity	361	224
	No. single rooms	218	162
	No. double rooms	67	35
	No. years operating (range)	51	4-48
	No. years operating (average)	28.4	33
	No. premises providing meals	2	1
	No. premises <u>only</u> boarding house	22	15
	No. premises boarding / backpacker	2	0
	Most common highest expenses	1. Maintenance 2. Electricity 3. Rates	1. Rates 2. Electricity 3. Insurance
	Receiving State Land Tax Assistance	16	7
<b>Rental Data</b>	Average weekly rent (single room)	\$165.56	145.30
	Median weekly rent (single room)	\$145.20	148.625
	Highest to lowest weekly rent (single room)	\$49.5 - \$612.5	\$250 - \$40
	Average weekly rent (double room)	\$285	182.60
	Median weekly rent (double room)	\$201.25	184.65
	Highest to lowest weekly rent (double room)	\$132.5 - \$1100	\$280-\$125
	Average weekly rent (self contained)	\$219.53	204.60
	Median weekly rent (self contained)	\$216.80	205
	Highest to lowest weekly rent (self contained room)	\$83.75 - \$400	\$250 - \$160
<b>Tenant Profile</b>	No. male tenants	214	130
	No. female tenants	99	64
	% 20 years or under	0%	0%
	% aged 20 – 29 years	31.8%	28.5%
	% aged 30 – 39 years	25.36%	17%
	% aged 40 – 49 years	17.86%	16%
	% aged 50 – 59 years	14%	8.5%
	% aged over 60 years	11%	15%
	% tenants employed	67.22%	66%
	% tenants pension/unemployed	24.75%	19.5%
% tenants students	8.02%	6%	

**Table 13: Boarding house inspection and survey data**

The overall tenancy profile of persons residing in boarding house accommodation within the Waverley LGA over 2006/2007 and 2007/2008 reveals the following trends:

- There is a significantly larger male population residing in boarding house style



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accommodation. The tenant composition remains very consistent during 2006/2007 at 68% males. An analysis of these figures as correlated with the nature, type and characteristics of boarding house style accommodation suggests the following factors lend to this style accommodation:

- In many instances, boarding house style accommodation provides a last resort to persons that would otherwise be in a position to resort to homelessness. This is given that traditionally, rents provided by boarding house style accommodation is substantially lower than the private rental market. Additionally, boarding houses do not require a tenant commit to leasing arrangements. Thus, tenancy is less secure and generally provides a week-to-week option.
  - The 2001 census data indicates there were approximately 510 homeless people in the Waverley LGA. Tertiary homelessness held the highest percentage (88.5%) with two-thirds of all homeless persons in the Waverley LGA being male (68.3%) with the remaining one-third females (31.7%). At present, the most recent homeless data is from the 2001 Census.
  - An additional consideration to consider is the number of tenants either unemployed or receiving various forms of pensions. In 2006/2007, 24.75% of tenants were of this nature suggesting that a number of tenants require higher needs and varying degrees of assistance.
  - The characteristics of boarding houses, particularly whereby these accommodate more common characteristics amongst tenants i.e. gender, will potentially impact the demographic make-up of tenants occupying boarding houses. Safety, accessibility and security are also key influencing factors.
- The survey data reveals that the demographics between 20 to 29 years form the largest age group at 31.8% of tenants in 2006/2007 and 36% of tenants in 2007/2008. The survey data also indicates that 8.02% of tenants surveyed in 2006/2007, and 6% in 2007/2008 were students. Given the high number of younger tenants and the relatively low number of students accommodated within the boarding house accommodation, it is considered that a number of the tenants are in fact transient by nature.
  - The employment rate of tenants residing within boarding houses for the year 2006/2007 and 2007/2008 is generally high, with approximately 66% of tenants employed. It is to be noted, that almost 1 in 4 boarding house tenants have been identified to currently receive a pension or be unemployed.
  - In accordance with the 2006/2007 survey results, the average weekly rent for a single boarding house room is \$145.30, a double room is \$285 and a self contained unit is \$219.53. These figures are considered considerably high as comparative to the private rental figures as provided by the DoH within the Rent and Sales Report for June 2007. This is given that the features of a boarding house are dependent upon a minimum stay of 3 months and require tenants to generally share communal facilities. This statement is further substantiated based on the range of weekly rent e.g. in the case of a single room, extends to \$612.50.
  - On 18 March 2008, Council endorsed the Boarding House Rebates for the financial year 2007/2008. This project is currently being finalised by Council staff.



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### 8.4.3 Planning and Development – Boarding House Accommodation

#### *Development Applications 2007*

Throughout 2007, Council received three (3) Development Applications (DA's) for the conversion of boarding house premises. Two (2) of these applications sought to convert premises into private residential dwellings, and another into a hostel style accommodation. An additional application was lodged with Council for a new and intensified boarding house at the site of an existing boarding house.

#### *State Environmental Planning Policy No. 10 – Retention Low-Cost Rental Accommodation (SEPP 10)*

Applications lodged with Council relating to boarding houses are required under SEPP 10 to be referred to the DoP for assessment of the loss of low-cost rental accommodation. Throughout 2007, the DoP consistently granted concurrence subject to of monetary contributions and rent-capping mechanisms to mitigate the loss of low-cost rental accommodation. These measures are seen as inconsequential to slowing or mitigating such a loss.

In accordance with SEPP 10 and applied in the assessment of Clause 18 of WLEP 1996, Table 14 details the respective values of monetary contribution negotiated as per loss of low-cost rental accommodation.

No. Bedrooms	SEPP 10 and Clause 18 loss of low-cost rental accommodation
Studio	\$12,712.50
1 x Bedroom	\$13,903.86
2 x Bedroom	\$14,076.22
+3 x Bedroom	\$14,386.84

Table 14: SEPP 10 and Clause 18 of WLEP 1996 contribution

### 8.4.4 Research and Advocacy

As demonstrated by way of the Boarding House Rebate Scheme, Council is committed to the retention and increased provision of low cost accommodation. The slowing in the loss of boarding house stock in the Waverley LGA is attributed to market forces, the encouragement of Council's rebate scheme and the DoH Boarding House Financial Assistance Scheme.

At present, Council is assisting the DoH in preparing the Boarding and Lodging Accommodation Study. The study is conducted and coordinated by Hill PDA Consulting and seeks to prepare a complete inventory of boarding house accommodation in NSW as derived from each LGA. This information will assist in understanding and developing a policy to encourage and retain the provision of boarding house style accommodation.

## 9.0 STATE GOVERNMENT INITIATIVES

### 9.1 Joint Venture Projects

Council is committed to joint venture housing projects and has been since the early 1990s. The projects primarily target groups such as people with special needs such as families in crisis, homeless young people, People Living With HIV/AIDS (PLWHA) and people with an intellectual disability. Those on the public housing list and that have a connection to the Waverley LGA are also people of primary concern. The majority of



the joint venture housing projects are head-leased to ESRHA with a minority leased to SWISH.

Council has been involved in undertaking joint venture projects with other public agencies like the DoH since the early 1990's. These projects were funded in part by the Section 94 contribution levy on private development when it results in a loss of affordable housing, and in part by Council's own capital costs.

<b>Waverley Council Joint Venture Housing Projects updated Dec 2007</b>	
<b>Address</b>	<b>Number of Units</b>
<b>Partnerships with Department of Housing (DoH) under various programs, generally 20-30% Council ownership and headleased to ESRHA</b>	
6 Hastings Parade Bondi this is subject to redevelopment no longer tenanted	4 x 2 1/2 bdr units (plans being developed for 9 x 1 bed pensioner housing)
70 Macpherson Street, Bronte	3 bedroom house tenanted by WCLP
3 Watkins Street, Bondi	4 bdr house sold back in 2006 to DoH
91-93 O'Brien Street, Bondi	4 x 2 bdr units- WHOP units
47-49 Phillip Street, Bondi	2 x 2 bdr houses tenanted until 2006 by Bondi Youth Accommodation. Ultimately to be tenanted for disability accommodation and person(s) escaping domestic violence.
9 Bon Accord Ave, Bondi Junction	6 x 2 bdr units targeted group people with HIV
70-72 Newland Street, Bondi Junction	4 x 2 bdr DoH 8 x 2 bdr 50% Council & 50% DoH 2 units for WHOP & 2 WCLP
46-48 Ocean Street, Bondi Aged housing completed 2006	22 units belong to DoH Council owns 5 units and nominates to these 5 from WHOP wait list. Property managed by DoH with reference to Council policy for 5 units
<b>Partnership with Uniting Church</b>	
Roscoe Street, Bondi Norman Andrews House Council owns a significant proportion of this property	Uniting Church is responsible for management and maintenance 4 single units provided in a supported employment program for homeless young people reviewed in 2002
<b>Properties owned fully and operated by Council</b>	
158 Carrington Road, Queens Park 6 units completed 2007	5 x 1 bedroom WHOP housing 1 x 2 bedroom WCLP
17-23 Victoria Street	10 units WHOP housing
141 Bronte Road	24 units WHOP housing
2a Edmund Street	6 units WHOP housing
3 Bondi Road	4 bdr house. Acquired for Open Space & being used in the interim for Social Housing

A number of community housing provider tenant support partners include Bobby Goldsmith Foundation, Bondi Youth Accommodation, Norman Andrews House and WCLP.

## 9.2 Public Housing in the Waverley LGA

Pursuant to information prepared by the DoH, there are currently 668 social housing dwellings in the Waverley LGA, with 452 public housing dwellings, 215 community housing properties of which approximately 72 are head leased in the private rental market for persons eligible for public housing. Public housing represents 1.4% of all housing in Waverley which is below the average of 4.8% of the GMR. In the Waverley LGA, approximately 67% of public housing is 1x bedroom, 33% is 2 x bedroom and less than 1% is +3x bedroom.



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## **10. Future Council Housing Papers**

The preparation of the Housing Paper 2007 commenced in August 2007 and was completed in April 2008. It is anticipated that the research and findings within the paper may be integrated into Council's future social and housing initiatives, strategies and programs. The next Housing Paper will be prepared in 2011 to be consistent with the Census data which will be completed concurrently.



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