



# 'Our Place Inner West' Housing Strategy

Stakeholder Engagement Outcomes Report

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**Client:** Inner West Council

**Date:** 22 January 2019

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# 1 Introduction

## 1.1 About the report

This report provides an overview of stakeholder engagement conducted to support the 'Our Place Inner West' Local Housing Study and Strategy.

It summarises the outcomes of engagement with stakeholders and the community, including:

- » what people said they value about the area, what is special to them and how to deliver the best housing outcomes in the next 10 to 20 years
- » identifying people's 'hopes and fears' and a housing vision specific to the Inner West
- » obtaining precinct-level perspectives on housing barriers and opportunities
- » identifying the types of housing and housing growth that people would like to see in the Inner West.

Feedback was received through five stakeholder workshops, three community focus groups and 10 phone interviews with local planning, housing and development professionals.

Although consultation participants represented diverse interests, people raised consistent themes when discussing what they felt was important for the future of housing in the Inner West:

- » accessibility and affordability
- » liveability, amenity and infrastructure
- » industrial and commercial activity
- » good-quality built structure and design
- » social and affordable housing
- » sense of community
- » diversity, character and heritage
- » sustainability and environment.

These themes are explored in more detail in subsequent sections of this report.

## 1.2 About the project

The Inner West is one of the most liveable places in Greater Sydney. Most services can be accessed within 15 minutes and moving around the network of vibrant neighbourhoods is both convenient and enjoyable.

The Inner West community is proud of its unique 'inner city vibe'. Heritage and culture are evident everywhere and greatly valued by our residents.

The community also has a strong sense of social justice and believes everyone has the right to a roof over their head and a place to call home. These values are enshrined in the strategic directions of the Inner West Council's (Council) *Our Inner West 2036* community strategic plan.

Boosting housing supply and affordability, while preserving the character of local neighbourhoods, is also a NSW Government priority.

The Housing Affordability Package announced by the NSW Government in 2017 required the Greater Sydney Commission (GSC) to nominate a number of Greater Sydney Priority Councils (priority councils), with each priority council eligible to receive financial

support to review and update local environment plans in line with strategic objectives set out in the GSC's district plans.

Inner West Council is a priority council and sits within the Greater Sydney Commission's Eastern City District.

It has accepted NSW Government funding to support an accelerated two-year timeframe for completing the new IWC LEP, including the Local Strategic Planning Statement (LSPS).

The Local Strategic Planning Statement must set out the land use vision, priorities, actions and frameworks for housing for the Inner West local government area, and should be consistent with and reflect the strategic objectives of the Eastern City District Plan.

The Local Housing Study and Local Housing Strategy form part of three evidence-based studies that will inform the LSPS and the new IWC LEP and DCP.

Like community strategic planning processes, it is important for local councils to seek out and understand community and stakeholder views when developing the Local Housing Strategy and Local Strategic Planning Statement.

# 2 Approach

## 2.1 Engagement objectives

The key objectives of the engagement conducted to support this project were to:

- » provide information to stakeholders about:
  - > expectations for growth in the Inner West local government area, as set by the NSW Government
  - > actions in the Eastern City District Plan that Council needs to align with
  - > delivery of planned precincts and urban renewal corridors
- » engage with stakeholders to understand what they value about the area, what is special to them about the Inner West and what can be improved or changed to deliver the best housing outcomes for the next 10 to 20 years
- » provide information and context to stakeholders about broader NSW Government planning reforms and expectations for housing growth in the Inner West
- » obtain information that can help establish the evidence base for developing the Local Housing Study and Strategy, including understanding the community’s preference for accommodating housing growth

- » help set the scene for future community dialogue about Council’s obligations to meet the strategic housing priorities for the Inner West, as set out in NSW Government regional and district plans
- » promote consistencies with Council’s *Our Inner West 2036* Community Strategic Plan vision and priorities
- » support parallel Council engagement activities to support the LEP review.

## 2.2 Engagement principles

The following principles guided engagement about the ‘Our Place Inner West’ Local Housing Study and Strategy:

**Table 1 Engagement principles**

Principle	Description
<b>Authentic</b>	Participants will be aware of what they can and cannot influence  Decision-making processes and engagement outcomes will be clearly articulated

Principle	Description
<b>Planned</b>	Adequate time, team support and resources should be made available to support the engagement process and be mindful that some people may require additional support to participate  There is ongoing contact with Council’s project team and engagement team to ensure engagement activities complement other Council engagement activities
<b>Tailored</b>	A variety of consultation activities should be used to maximise visibility, accessibility and opportunities to participate  Information provided is clear, timely and easy to understand
<b>Inclusive</b>	Consultation activities maximise people’s ability to participate, including reaching and fostering input from hard to reach groups
<b>Transparent</b>	People will know how their input will be used and given feedback on outcomes, including via Council’s ‘Your Say Inner West’ website

## 2.3 Methodology

Consultation to support the 'Our Place Inner West' Local Housing Study and Strategy involved workshops, focus groups and interviews with key stakeholders.

Using mixed-method consultation and research techniques helps to better understand the subject under discussion through quantitative analysis supported by in-depth exploration of participant perspectives.

There were five workshops with Council staff, NSW Government agencies, members of the Sydenham to Bankstown Working Group, and representatives of Council's newly-established committees and working groups.

The workshops provided participants with the opportunity to understand the Local Housing Strategy process and context, ask questions to understand its relevance and importance, and explore different aspects of housing opportunities and constraints in the Inner West in a structured and considered way.

**Figure 1 State agency workshop**



One-on-one one-hour telephone interviews were conducted with 10 local community housing providers, developers, planners, real estate agents and architects to better understand the local housing market and opportunities and constraints of the planning landscape.

Three face to face focus groups were conducted by an experienced moderator using a discussion guide and participant materials developed by Elton Consulting in consultation with Council.

Focus groups were designed to elicit top-of-mind responses and detailed insights. Creative and visualisation techniques were used to explore participants' deeply-held emotional responses and to go beyond the 'accepted feedback' people typically provide in structured conversations.

Types of issues explored in the focus groups were:

- » participants' 20-year vision for where they lived, including housing, neighbourhoods and communities

- » participants' hopes and fears for housing in the Inner West
- » neighbourhoods and developments that participants felt had managed growth well
- » types of housing and housing growth that participants felt were suitable for their area, and why.

Participant feedback was captured through notes and audio recordings, taken with their knowledge and permission.

## 3 Key findings

### 3.1 Workshops

#### Workshop participation

A range of stakeholders took part in the workshops, the details of which are provided in the table below.

A full list of workshop participants is provided in **Appendix A**. See **Appendix B** for agendas.

**Table 2 Workshop details**

Workshop	Date and location	Attendance
State agencies	4 December Ashfield Service Centre	14
Council staff	6 December Ashfield Service Centre	12
Sydenham to Bankstown Working Group	5 December Petersham Service Centre	4
Council Advisory Committee Members	10 December Ashfield Service Centre	13
Council Advisory Committee Members	13 December Ashfield Service Centre	11

#### Workshop outcomes

Although workshop participants represented diverse interests, there were consistent themes and key issues raised. This was evident despite the State government and Council staff workshops covering slightly more technical content.

#### Housing affordability is critical

Housing affordability emerged as a significant issue for the Inner West. People should be able to afford housing that is suitable to them.

There is a clear need for social and affordable housing as well as a range of dwelling types to help address housing affordability issues.

Housing should be accessible and adaptable and located within walking distance of service centres and transport nodes. Universal design is important for people at all stages of their lives, including for people with disability. Adaptable housing makes suitable housing more affordable and helps people to age in place.

To support this there need to be affordable goods and services available in the area. One solution offered was the opportunity for long term leases to enable people who do not own their own homes to stay in the area.



The importance of **housing affordability** was consistently discussed across all workshops, with a strong emphasis on affordability and accessibility at Advisory Committee and Council staff workshops.

#### Diversity, character and heritage

Businesses, streets, scales, centres and housing are part of the Inner West's identity. As such, a mix of land uses and activities that facilitate and acknowledge this diversity is key.

The Inner West should offer a range of housing types that facilitates diversity in the community. Planning controls should be flexible and facilitate new approaches to housing and model housing (such as Nightingale).

Heritage areas and dwellings form an important part of the character of the Inner West. However, heritage can also be a barrier to housing growth.



Enable ageing in place—stay in the Inner West through whole lifecycle.”

Council staff workshop





The distinct **character and diversity** of the Inner West was identified at all workshops. Council staff and State agency workshop participants emphasised this diversity.

**Heritage** values were discussed at all workshops.

## Infrastructure to ensure liveability and amenity

It was considered important that residents enjoy good quality of life. It was also recognised that good local infrastructure and services are required to support this.

Inner West health and transport infrastructure require the necessary capacity to support growth—RPA Hospital and T1 lines are over already capacity.

There are also challenges from the increasing freight movement and transport infrastructure required to service a growing population.

Council staff also raised that on and off ramps for WestConnex are a constraint to housing growth.

Liveability and amenity should be achieved through:

- » conveniently located housing to enable residents' access to local shops, good public transport (800m to heavy rail; 400m to light rail/bus), eateries and open space

- » creating and/or improving open space and active transport corridors for useability, access and space
- » ensuring access to services including capacity on transport services
- » providing and maintaining infrastructure capable of supporting the community and anticipated population growth—including State delivered infrastructure and social infrastructure.



Housing issues are separated from economic, lifestyle and transport issues. Character of the area is that these components co-exist.”

Advisory committee workshop participant



**Infrastructure** provision was raised at all workshops, with specific health, open space and transport capacity and freight issues discussed at the State agency workshop.

## Commercial and industrial activity

Access to employment and industrial lands is important as it provides local employment opportunities for residents, enables a diversity of uses and supports cultural and creative enterprises.

Employment land should be protected. Small businesses and industrial zoning are important to

retain. It contributes to the area's social, economic and cultural fabric.



Strongly support preservation of industrial lands.”

Sydenham to Bankstown Working Group workshop



Retention of **industrial and employment land** and commercial activity was supported at Advisory Committee and Sydenham to Bankstown Working Group workshops.

## The need for social and affordable housing

Social and affordable housing must be available to those who need it. There is a need for more social and affordable housing in the Inner West. Social and affordable housing should be closely located to support centres.

A clear definition of social and affordable housing is required. Council staff raised that affordable housing is complex and there is an unclear program for existing social housing sites in the LGA.



[There is a] need for more affordable and social housing.”

State agency workshop



Recognising the great need for housing vulnerable members of the community, **social and affordable housing** was emphasised at all stakeholder workshops.

## Good quality, well-designed housing

Housing should be well designed. It should consider scale, provide appropriate dwelling sizes, be suitably located, well-built and comfortable.

Housing should be built innovatively and support healthy living. Good air quality and solar access are necessary. Noise attenuation needs to be suitable for the area and to help mitigate impacts of air traffic, road traffic and entertainment venues.

Impacts and risk from transport corridors should be considered.



Design and aesthetics were key considerations for Advisory Committee Members, while all workshops discussed the importance of suitably located housing for healthy living.

## Sense of community

Knowing your neighbours, taking part in local activities and having suitable public spaces to

gather are key parts of the Inner West community. Maintaining and creating community connectivity is important for housing growth.

The Inner West is an inclusive and welcoming place. Residents and visitors should feel safe.



Walkable welcoming streets and public spaces.”

Sydenham to Bankstown Working Group workshop



Advisory Committee Members and Council staff emphasised the importance of supporting and retaining the Inner West's **sense of community**.

## Green, sustainable and resilient

Housing should address and include sustainability features, including low carbon and waste, appropriate BASIX targets, recycled water and WSUD technologies.

Green infrastructure and urban ecology should be incorporated into new developments and retained on streets. Housing should address the urban heat island effect.

Housing should be adaptable and resilient to the impacts of climate events (heat waves, flooding) and supported by emergency planning.

Soil contamination was identified as a barrier to address.



Sustainability and environmental resilience were consistent themes at all workshops.

It was particularly emphasised by participants at the State agency workshop.

## Housing opportunities

Specific locations identified for housing growth during workshop activities included:

- » The Bays Precinct
- » Leichhardt Marketplace
- » Parramatta Road and Sydney Metro Corridors
- » Transport corridors including Metro, light rail stops and over-station development
- » St Peters/Tempe
- » Council-owned properties (e.g. car parks).

It was recognised that development in these locations will change existing and create new character. This change should be positive and add to the diversity of the Inner West.



Nuanced housing responses to place, context and people.”

Council staff workshop

Secondary dwellings are a good opportunity to increase housing provision in the LGA.

## 3.2 Focus groups

### Focus group participation

While 30 people accepted the invitation to attend a focus group, 21 people turned up to participate. Attendance is recorded in the following tables:

**Table 3 Focus group attendance**

Location	Date	Attendance
Marrickville Library	Tuesday 11 December	7 participants
Petersham Town Hall	Wednesday 12 December	7 participants
Balmain Town Hall	Monday 17 December	7 participants

Focus group recruitment was conducted by Jetty Research, who used Facebook advertising to recruit participants roughly as follows:

Focus group 1: Marrickville, Dulwich Hill, Sydenham, Tempe and St Peters

Focus group 2: Lewisham, Petersham, Summer Hill, Ashfield Croydon, Croydon Park and Leichhardt

Focus group 3: Annandale, Stanmore, Camperdown, Enmore, Newtown, Birchgrove, Balmain, Balmain East, Rozelle and Lilyfield.

There was generally coverage across all suburbs with participants choosing the focus group time and session that best suited them.

Attendance was strong from residents in the West and South precincts, suggesting stronger community interest in the topic and a greater willingness to participate in out of work, community-related activities such as focus groups.

However, despite repeated targeting of residents in the North precinct via social media, only two residents from this precinct registered to attend and only one attended.

**Table 4** shows Inner West suburbs represented at focus groups.

**Appendix C** contains the focus group run sheet.

**Table 4 Focus group representation**

Precinct and suburb	Attendance
<b>NORTH PRECINCT</b>	<b>1</b>
Balmain	1
<b>WEST PRECINCT</b>	<b>10</b>
Annandale	1
Ashfield	2
Croydon Park	2
Leichhardt	1
Petersham	2
Summer Hill	2
<b>INNER PRECINCT</b>	<b>4</b>
Stanmore	1
Newtown	3

Precinct and suburb	Attendance
<b>SOUTH PRECINCT</b>	<b>6</b>
Dulwich Hill	1
Marrickville	3
Tempe	2

### Focus group outcomes

The following key issues have been summarised by activity (housing vision and housing preferences).

Where there were significant differences between precincts, these have been detailed in break-out boxes.

### Why I love where I live

**Figure 2** shows some of the key responses from focus group participants about why they 'love where they live' in the Inner West. Key components of these values shared at focus groups are detailed below.

#### Liveability, amenity and infrastructure

- » Walking distance to transport, shops, services.
- » Convenient location, easy to get around.
- » Lots of different things to do/see—cafes, restaurants and bars; interesting shops; nightlife.
- » Open space and parks.

### **Industrial and commercial activity**

- » Employment and industrial lands provide local opportunities for residents, enable a diversity of uses and support cultural and creative enterprises.

### **Sense of community**

- » Knowing your neighbours, taking part in local activities
- » Having suitable public spaces to gather.

### **Diversity, character and heritage**

- » Character of the people, culture, businesses, socio-economic groups, households, scale, street and street patterns, centres and housing are all part of the Inner West's identity
- » Heritage building stock provides character.

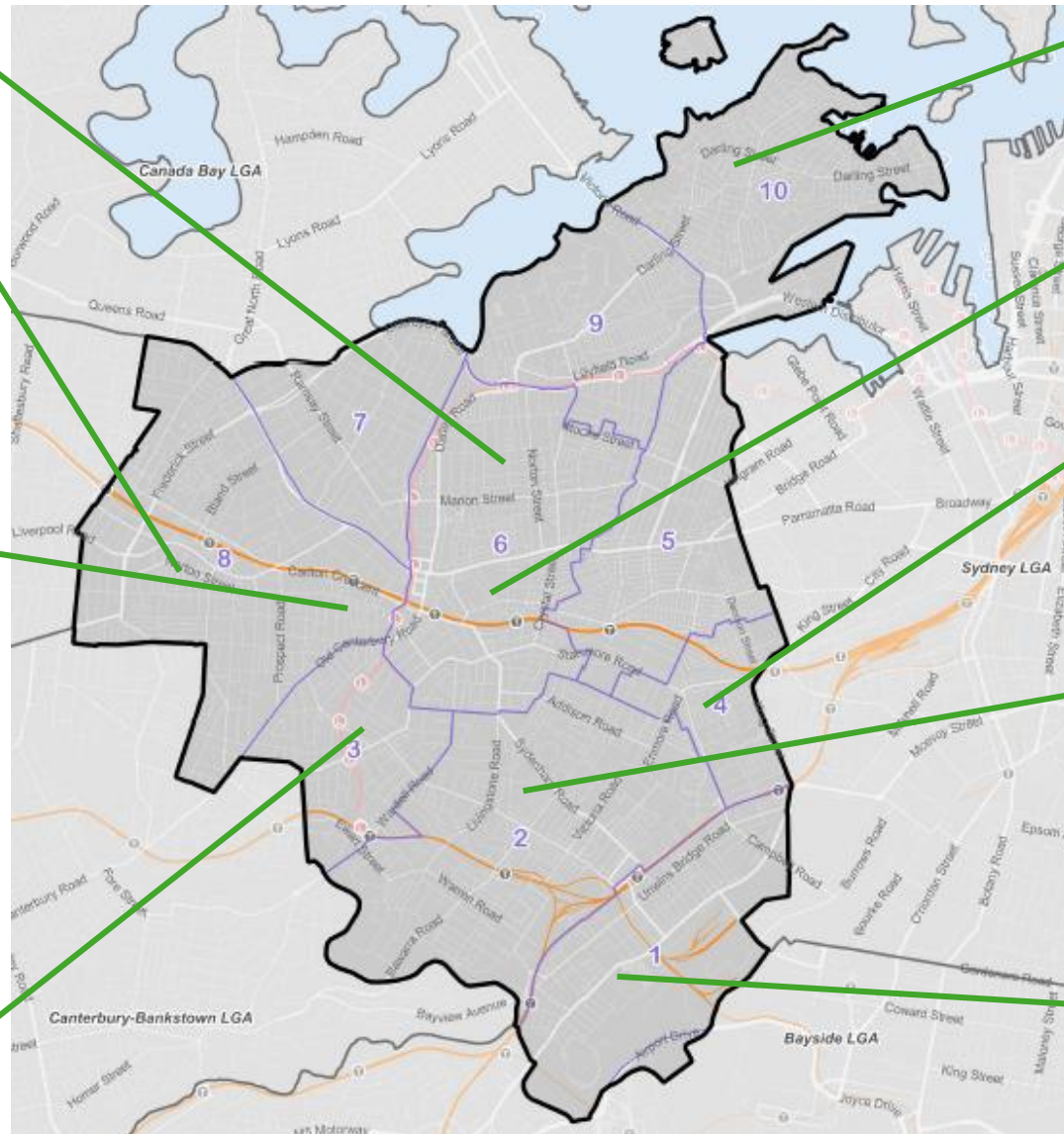
**Figure 2 Why I love where I live**

"My favourite place has got to be The Bay Run. It's my happy place, my angry place, my everything place!"

"I like that I'm not too close to too far away from a train station."

"To my mind the Inner West is very much characterised by its multiculturalism. The Chinese and Eastern Europeans are very important to Ashfield. You see old people spending their whole day in food courts or dancing at night at Ashfield Town Hall. They bring a real vibrancy to the area and there needs to be a mix and pattern of design that reflects and retains this history."

"I like the Dulwich Hill main street because it has lots of shops and services."



"I love the historical character of my area with well-preserved old properties. It's a place that has longevity"

"Everything I need is easy to get to!"

"King Street has a 'little Melbourne' character; it's got unique shops and no chain stores"

"To maintain diversity we need a diversity of industries like unskilled manufacturing (breweries and cheese manufacturing) and so we have a range of employment opportunities."

"I was born and bred here. Our neighbours help each other out and it doesn't feel as though you live in a city."



## 20-year housing vision

Diversity, community, greenery, sustainability, creativity, activity, character, walkability and cycling form key components of the housing vision articulated at focus groups.

When asked to produce a collage of their 20-year housing vision (see **Figure 3**), consistent 'hopes' and 'fears' themes emerged:

- » maintain and enhance walkability, especially with 'green' open space and streets
- » strong precinct-based activation of commercial and neighbourhood areas
- » affordable housing and diversity to suit the diverse community
- » balance heritage and new development
- » encourage sustainability.

**Figure 3 Focus group activity: housing vision collage**



### Maintain and enhance walkability, especially with green open space and streets

Walkability and having shops, services, open spaces and activities within easy walking distance remains a high priority for most.

Enhancing walkability is an important element of keeping places busy and interesting.

Streets, neighbourhoods and places would be green and connected 'with shared open spaces (e.g. village greens or town centres) that also encourage people to get out and about and walk.

Street trees, community gardens and opportunities to grow food will be part of future development.



Improved access to the foreshore because it's all been given away to someone else."

Focus group participant (North precinct)



Greenery including street trees and community gardens was particularly valued by focus group participants from the South precinct.

Walkability was part of the vision across the four precincts.

## Strong activation of commercial activity

There would be many people 'on the streets' with strong precinct activation. Places designed to promote opportunities for casual and planned social interaction (e.g. bars, restaurants, supermarkets, shops) would be paramount to maintaining neighbourhoods where people know each other and feel safe.

More people and more dwellings are expected for the Inner West. Maintaining the "cosy village" feel of specific neighbourhoods with activities within easy walking distance of where people live is important.

Villages and local centres will continue to be strongly valued and thriving centres that offer a range of shops, services and activities to the populations they service—these must be activated to ensure they thrive and flourish and people use them both day and night.



The importance of having vibrant commercial areas and community activities were frequently included in the housing vision from South and West precincts participants.

## Housing for all

Houses would be more affordable and there would be affordable and/or social housing for the vulnerable and those in need—a strong sense of social justice permeated most discussions even if people were unsure of the definition of each of these housing types.

There would be diversity and variety—diversity of housing type; diversity of people, ages and socio-economic backgrounds; diversity of shops and services; and diversity of transport opportunities.

Some participants included a vision for more communal or 'tiny homes' with shared facilities like kitchens, lounge rooms and/or gardens to encourage and allow people of different ages and backgrounds to stay in the community.



I want my daughter to be able to live here in 20 years."

Focus group participant (West precinct)

## Balance heritage and new development

The heritage character of the area was valued by most focus group participants.

However, while people felt there should be respectful and sensitive maintenance of the area's heritage character and certain buildings (e.g. via adaptive reuse), others felt that "not everything needs to be kept the way it's been forever" and "there should be a balance between what's practical and what's historically valuable."

In some instances, people viewed heritage areas and properties as an unaffordable and exclusive privilege that only a few people could afford.

There was a general desire for heritage buildings to retain their facades to the street, even if they are adapted or renovated to retain their character.

Purposeful and meaningful heritage adaptive use was supported.



Maintain heritage facades. People love it and [the area] keeps its flavour—the Inner West is terrace houses and warehouses."

Focus group participant (Inner precinct)



Heritage character and value was a stronger part of the vision for participants from the Inner and North precincts.

## Encourage sustainability

Housing in the future would be energy-efficient using renewable energy and lead to entire 'off grid' streets. Buildings will be energy efficient – reliant on new technologies and built with materials that reduce heating and cooling costs.

Streets would be free of pollution and waste. Environmental and health impact from traffic would be a thing of the past.

## Challenges to achieving the Inner West housing vision

Potential challenges identified by participants included:

- » cost of housing and services pushing people out of the area
- » loss of the sense of community—increased density and developments that do not foster sustainable connection
- » over-development, unchecked development and development that fails to consider the residents and local community
- » infrastructure and services not keeping pace with population growth
- » community members being left out of the conversation about development.



If we are going to head in the direction of taller buildings, they should be constructed in a way that actually fosters community rather than works against it.

Focus group participant (South precinct)

## Housing preferences

A range of affordable housing types that enable intergenerational living, foster a sense of community and are responsive to existing dwellings were supported.

Examples of good development identified by focus group participants included:

- » Garners Ave, Marrickville for its sympathetic scale
- » Colgate Building, Balmain for its heritage reuse
- » Flour Mill, Summer Hill for its heritage reuse.

Discussion around specific housing types identified:

- » higher density apartments would be welcomed around transport nodes but should fan out gradually from transport nodes and shopping centres, and not occur in “enclaves”
- » shop-top housing would be generally accepted but only if care is taken to ensure commercial ground-floor spaces are activated and there are businesses in them—a sense they should only be built in areas where there is already solid footfall and activity
- » medium density is supported and to some extent, high density, particularly near train stations and centres (Ashfield was identified as an opportunity)

When asked to prioritise elements of housing development, affordable housing was regularly preferred by focus group participants.

Participants explained their selection was based on the importance of diversity in the community as well as ensuring housing is available to people in need.

Medium density housing with private open space received mixed feedback, with some participants supportive of the community it fosters within a development, but with others stating that the open space should be available to all in the community.

Again, a strong sense of social justice and access permeated most discussions even if people were unsure of the definition of each of these housing types.



You have to integrate the development with some kind of improvement to the town centre and public spaces. That's how you get the people and vibrancy, rather than just squeezing people in.

Focus group participant (South precinct)

**Figure 4** provides an example of how participants ranked their preferences around preferred housing approaches.



Figure 4 Ranking activity



Preferred  Less preferred

## 3.3 Interviews

### Interview participation

Nine phone interviews were conducted with planners, developers, community housing providers, architects and real estate representatives.

A full list of interview participants and the organisations they represent is provided in **Appendix A**.

### Interview outcomes

As with workshops, interviewees represented diverse interests and professions. Key themes and issues are summarised below.

#### Enabling development

Lot size and amalgamation are key challenges for housing growth in the Inner West, for all dwelling types.



Inner West is a growth area for us but it depends on continued availability of land which is a huge problem for us/Inner West."

Interviewee (development)

Potential suitable sites ranged in size from 700sqm to 10,000sqm or more. It was suggested a suitable site supports 300 dwellings and is located in an area where people are willing to buy higher density housing.

Planning controls are linked to this challenge. The difference between development along Marrickville and Illawarra Roads was raised. One interviewee noted that amalgamation is incentivised along Marrickville Road by the LEP but disincentivised by the DCP.



There is no incentive for developers to amalgamate sites at this point."

Interviewee (architect)

Development yield and feasibility is tied to SEPP, height controls and Floor Space Ratio (FSR). Without an attractive FSR, and with current demand, one interviewee (planning consultant) felt that development sites can readily become boarding houses adding it would be preferred that the FSR makes residential flat building development feasible.

Cost emerged as one of the most significant barriers to enabling development of any kind. Supply and cost of available and suitable sites was viewed as prohibitively expensive.

Many interviewees felt that Council acted as a barrier rather than an enabler to providing additional housing stock in the area:

- » perceived lack of transparency and consistency in Council decision making
- » length of time to rezone land and process development applications (DAs), which in turn can result in financing issues



If [a site] has to be rezoned then developers would just walk away from that as it takes too long, including for investors."

Interviewee (development)

- » negotiating/liaising with different Council staff and teams throughout the pre-DA and DA assessment process
- » rigidly applying some planning instruments e.g. SEPP65



It is a pity when councils adopt tools as a rule of thumb instead of as a guideline, even when development can demonstrate good amenity.

Interviewee (planning)

- » lack of Council-led incentives to promote supply of social and affordable housing stock e.g. fast-tracking approvals or waiving local contributions for social and affordable housing.

## Increasing affordability and affordable housing

Housing affordability is a significant issue which was mentioned by all interviewees. There is a large number of people priced out of the housing market. It was suggested that there is a role for planning controls to address affordability issues.



It is expensive for people to get into the market. People are moving out of the Inner West.”

Interviewee (planning consultant)

There is also a great need for affordable housing in the Inner West. The overall number and breadth of people in housing need has grown, including key workers. Direction, targets and controls are necessary to support delivery of social and affordable housing.

It was raised that Council should act as a facilitator of affordable housing outcomes. Build to rent was identified as a possible solution depending on feasibility.



[Social and affordable housing] is for the health of the whole community—need diversity in a range of factors, including housing diversity and giving people the housing mix they need.

Interviewee (CHP)

## Changing population and emerging needs

There are emerging housing needs in the Inner West associated with changing household types and structures. Housing offerings should reflect these changes. Key groups identified were older people and millennials.



[There is a] greater demand for affordability and people accepting living in smaller accommodation. Five years ago, there was more of a push for two bed units, now there is more demand for studios. Expect to see more of that in the next five years, given proximity of transport and services in the Inner West.”

Interviewee (planning consultant)

Older people do not have suitable housing options to age in place and enter residential care in the Inner West. ‘Empty nesters’ do not have appropriate housing to move to and are staying in larger homes.



We need to start looking at housing for 65+, making developments better for older people who are looking to downsize to apartments.”

Interviewee (development)

Equally, younger people have a need for smaller and more affordable housing types as well as first home buyer opportunities. These groups are moving into the area seeking the amenity and services available.



There are younger people wanting to get into market, who want to be close to facilities, services, transport and city.”

Interviewee (planning consultant)

It was also raised that families want to stay in the area and will complete housing additions and alterations rather than look for different housing types. One interviewee raised that this is due to the affordability of larger dwellings in the area.

It was also suggested that the minimum lot size prevents families and those who would prefer a backyard from accessing subdivided lots.

## Amenity and character of the Inner West

Walkability and access to transport was considered important for new housing as well as being desirable for residents. Transport orientated development was supported.



Character of area plays a large role—value is the Inner West is so close to the city, but it doesn’t feel like it. [The area] still has village atmosphere and feel.”

Interviewee (development)

The infrastructure investment in the Inner West over the past 10 years, including WestConnex and light rail, has supported investment in the area.



Further infrastructure investment would be attractive. There remain opportunities to investigate increasing housing density near local centres and transport as people are moving to the area for convenience and lifestyle reasons.



Around town centres and transport corridors there is an opportunity to increase FSR and height controls.”

Interviewee (planning consultant)

Diversity and character of the Inner West, particularly heritage, was raised as important.

Retaining the façade and character of federation dwellings and heritage areas was suggested. It was raised that R2 zoning and heritage areas should be protected.



Retain character of federation homes dwellings – these could have two entrances for subdivision.”

Interviewee (real estate)

## Suggestions

Some suggestions and recommended actions were raised during the interviews:

- » Support for a consolidated approach across the former councils’ LEPs.
- » Inconsistency with Council’s accessible and adaptable housing controls.
- » For Marrickville and Ashfield requirement for non-habitable floor space within top metres of building in town centres is an issue.
- » Investigate planning mechanisms to address industrial fringe areas opposite areas with low density housing.
- » With individual owners on Parramatta Rd an FSR of 1.5:1 makes it hard. Council should look at amalgamation incentives e.g. if amalgamate 3-5 lots, increase FSR like the Strathfield LEP for Homebush.
- » Medium density and low-density housing in former Leichhardt LGA has stagnated.
- » Limiting boarding houses in low density zones will impact affordability.

## 4 Conclusions

A number of conclusions can be drawn from consultation to inform the 'Our Place Inner West' Housing Strategy.

### 4.1 What people value

Community, diversity, character and convenience were terms used consistently and with emphasis throughout all consultation activities.

The Inner West has pride of place for stakeholders and the community. Its amenity, diversity, character and inclusive nature mean that many different people of all walks of life love living in the area.

Transport options, walkability, proximity to shops and services, the sense of community, and open space represent what people value most about the area. These elements are why residents want to stay and why others want to live in the area.

People seem to value the 'goldilocks' attributes of the area—it is neither too close to the Sydney CBD, nor too far away; it provides a good balance of industrial and commercial with residential; there is a healthy diversity in the area with people of all ages, socio-economic backgrounds, cultures and lifestyles; there are quiet, cosy neighbourhoods, but also a lively night-life, café and restaurant scene, and 'buzzing' atmosphere.



Everything is in walking distance and I don't need a car. It's a 'big village'... I've had the same neighbours for 40 plus years. There's a real sense of community."

Focus group participant (Marrickville)

### 4.2 Housing hopes and fears

Discussions around hopes and fears tended to mirror what people said they valued most about the area. For example, there was concern that diversity (in all its forms) and character of the Inner West would be lost and a hope that infrastructure provision would match housing and population growth.

Some of the hopes and fears expressed most frequently and consistently by consultation participants are summarised in **Table 5**.



Hope community remains diverse and connected and everyone has options to suit them."

Advisory Committee workshop

**Table 5 Housing hopes and fears**

Housing hopes	Housing fears
Strong sense of community is retained through smart planning and development	Overcrowding and densification lead to social isolation and loss of sense of community
Social justice principles remain important and people who need help with housing are aided and supported	Residents with needs 'fall through the cracks' and become homeless or are forced to leave the area
There is sufficient social and affordable housing so people on low to moderate incomes can remain in the area as valued members of the community	Increased gentrification and reduced housing affordability will see people priced out of the area, resulting in loss of community identity and diversity
Neighbourhood commercial centres, services and transport remain within walking distance of people's homes	Sprawling housing reduces walkability, resulting in more cars, less place activation and loss of community and amenity
Diversity of community is retained and people of all backgrounds are welcomed	Loss of diversity (cultural, social, housing, age and life cycle) and identity
Housing is carefully and sensitively planned with regard to existing housing and neighbourhood character	Inconsistent planning decisions result in a loss of community character and neighbourhoods' 'village vibe'
Maximise housing diversity (i.e. price, type, size and accessibility) and types (e.g. community and shared housing, tiny houses, secondary dwellings) to suit a range of lifestyles, ages, needs and finances	Lack of appropriate housing stock and options result in people being forced to leave the area or being unable to downsize
Area's unique heritage and character is retained, including by sensitive adaptive reuse	Heritage buildings are lost or adapted for reuse in ways that do not suit them

Housing hopes	Housing fears
Shop top housing continues as a housing choice but is well designed and carefully located where commercial premises can flourish	Shop top housing is located in areas with no existing social and economic activity, resulting in empty shops, bland shopfronts and unloved buildings
Industrial and urban services land is protected and retained, ensuring the area retains local employment opportunities and character enterprises	Industrial or commercial land is rezoned to residential and/or not respected, resulting in people having to travel further for services and retail
Well designed and located low rise medium density continues to provide more affordable housing options and choices	Low rise medium density is placed away from transport, shops and services and not sensitive to surrounding neighbourhoods
Population growth (accepted and welcomed by most) is supported by sufficient infrastructure and services	Transport and roads, schools, health services etc. are unable to meet increasing demand
Local housing targets and priorities are clearly articulated and associated processes and approvals are clear and transparent	There is confusion about local housing targets and priorities and planning approvals processes are unclear and inconsistent
Precinct and neighbourhoods continue to be activated with people using a variety of independently-owned businesses (e.g. cafes, restaurants, bars, venues) and services in their daily lives	Precincts and neighbourhoods are bland and lifeless with only chain store businesses and little night life
Development is sustainable and innovative and uses resources wisely (e.g. community solar, recycled water schemes, green canopies)	Development does not address long-term sustainability issues or opportunities

## 4.3 Informing the Inner West housing vision

The housing vision for the Inner West will form an important component of the final Strategy. It will describe the community's priorities and aspirations for housing in the LGA for the next 20 years and recognise the Inner West 'story', as told by residents during the consultation period.



I like the big buildings, the small buildings, a bit of variety. That way you have diversity, and there's something for everyone still. You don't want to be restricted to a certain type of housing in a certain area."

Focus group participant

The housing vision must be consistent with the community's broader community vision, adopted in the Our Inner West 2036 Community Strategic Plan:

**We are Inner West, land of the Gadigal and Wangal peoples, whose rich cultures, heritage and history we acknowledge and respect. We are defined by our diversity of people, places and ideas. We are an inclusive, vibrant, caring and progressive community where everyone is welcome, people and nature live in harmony, and creativity is a way of life.**

The Inner West housing vision will promote the parts of the Inner West people value today as well as the opportunities identified. It will build on the strengths of the Inner West (diversity and inclusion) and respond to the existing and emerging needs whilst respecting context and character.

Community and stakeholders strongly believe housing growth should be well-considered and good design should be encouraged.

Housing and land use in the Inner West must offer a range of things to different people in different stages of their lives – it must reflect the diversity of its community. Housing should encourage community connectivity and make sure that residents and visitors feel safe. Planning controls should facilitate this vision.

Key components of this vision are detailed below.

### Accessibility and affordability

People should be able to afford housing that is suitable to them and their needs.

### Employment and commercial activity

Employment and industrial land should be protected and enhanced – it is part of the areas character and generates employment.

### Sense of community

Maintain and foster community connectivity as the Inner West is an inclusive and welcoming place.

### Liveability, amenity and infrastructure

Good quality local infrastructure and services support good quality of life for residents. The Inner West should be walkable, active and green.

### Good quality and design

Housing should be well designed. It should consider scale, air quality and solar access, provide appropriate dwelling sizes, be suitably located, well-built and comfortable.

### Social and affordable housing

There is a need for more social and affordable housing in the Inner West – housing should be available to those who need it.

### Diversity, character and heritage

Character and diversity in the Inner West should be promoted and enhanced. A mix of uses and housing facilitate the Inner West's character. Diversity of housing should reflect the diversity of the community.

### Sustainability and environment

Housing should include resource efficiency features. Green infrastructure and urban ecology should be incorporated into new developments and retained on streets.

## 4.4 Housing constraints and opportunities

Consultation identified a range of constraints and opportunities for housing in the Inner West. The constraints echo what participants considered to be existing and possible future challenges. Opportunities were closely linked and reflected what participants identified in their vision for Inner West housing in the future. These are summarised below.

### Key constraints

#### Accessibility and affordability

- » Lack of affordable property/land available for development of social and affordable housing
- » Number and breadth of people requiring affordable housing continues to grow.

#### Liveability, amenity and infrastructure

- » Inner West health and transport infrastructure require the necessary capacity to support growth, RPA Hospital and T1 lines are already over capacity
- » Access to, useability of and provision for open space is a challenge

- » Challenge of increasing freight movement and transport infrastructure required to service a growing population
- » On and off ramps for WestConnex.

#### Social and affordable housing

- » Clearer definition of social and affordable housing is required
- » Affordable housing is complex and there is an unclear program for existing social housing sites in the LGA
- » Difficult for community housing providers to develop boarding houses under current legislation.

#### Diversity, character and heritage

- » Heritage is a constraint to housing growth in the area. There is an opportunity for development in some heritage conservation areas, such as Marrickville (e.g. retail, secondary dwellings)
- » Planning controls should be flexible and facilitate new approaches to housing and model appropriate housing (e.g. Nightingale model).

#### Sustainability and environment

- » Soil contamination may be a barrier to housing growth.

### Planning processes and instruments

- » Expediting planning and delivery of new housing stock can be constrained by lengthy Council approval timeframes
- » Lack of clearly-defined policy and strategy at national, state and local government level
- » Perception that Inner West is a 'difficult' council.

### Key opportunities

#### Accessibility and affordability

- » Opportunity for Council to establish an affordable housing fund, collect funds through an inclusionary mechanism and provide as grants to CHPs (e.g. similar to City of Sydney program)
- » Opportunity for Council to provide incentives for delivering affordable housing, e.g. waiving S94 contributions for social and affordable housing stock
- » Opportunity for Council to investigate ways of fast-tracking approvals for social and affordable housing.

#### Liveability, amenity and infrastructure

- » Potential for improved/upgraded transport options (e.g. Sydney Metro).



## Social and affordable housing

- » Broad community support for additional social and affordable housing stock.

## Diversity, character and heritage

- » Increasing acceptance of medium and high density housing provided it is close to existing shops, transport, services and entertainment
- » Increasing acceptance of diverse housing types (e.g. secondary dwellings, small-scale build to rent).

## Planning processes and instruments

- » SEPP 70 change is a positive move and opens up greater opportunities for affordable housing
- » Potential to rezone land along transport corridors
- » Potential redevelopment of older strata three-storey dwellings if planning controls change.

## Potential housing growth locations

Many participants were supportive of housing along transport corridors and within centres. A number of opportunities were identified to be considered for further investigation. Locations included:

- » The Bays Precinct
- » Marrickville Metro Shopping Centre environs
- » Parramatta Road and Sydney Metro corridors
- » St Peters/Tempe

- » Over station development
- » Council-owned properties (e.g. car parks) may present opportunities for development.

## 4.5 Housing types

Consultation outcomes show that most people are not opposed to growth or certain housing types in the Inner West. Rather, housing types, makeup and design are part of the Inner West's identity. There remains support of preservation of specific areas.

For many, new housing and housing growth is supported and conditioned upon ensuring amenity, affordability, accessibility and infrastructure in order to maintain and enhance this character and diversity.

There are a number of components for new housing considered necessary in the Inner West. Housing types and conditions around housing growth were identified through consultation.

The following provides a summary of feedback received on preferred housing types:

- » Low-scale built form was favoured. Height limits capped at around five storeys was suggested; however, it was recognised that different densities are appropriate across the LGA factoring in proximity to transport, environmental constraints and existing dwelling types.
- » Higher density and scale was considered appropriate in some instances, particularly closer to transport nodes and commercial

centres as well as in locations where people were willing to buy higher density living. However, this was tempered by concerns about building design and quality, strain on existing infrastructure and impact on character.

- » Group and cooperative housing and secondary dwellings were supported in order to support multigenerational living, allow ageing in place and increase affordability.
- » Shop top housing had mixed feedback with in principle approval but concern with empty shops and mandated commercial ground floor in areas that are not already activate and/or have high passing traffic and footfall.
- » One- and two-bedroom apartments with a smaller footprint are particularly attractive to young executives, middle-aged couples and seniors looking to 'age in place' in the community and remain close to transport, amenities and family and friends.



**High density without high-rise."**

Advisory committee workshop participant

Some consultation participants (focus groups and Council committee workshops) were provided with photographs representing different housing types and asked to provide their likes and dislikes about each type. **Figure 5** provides a snapshot of their feedback.

**Figure 5 Feedback on housing types**



**Likes**

Recess apartments back  
Good balconies  
Mixed use with lots of activity

**Dislikes**

Potential for retail/commercial to remain vacant  
Design/façade is poor quality  
Concern that retail may not be sustained, depending on where the building is located



Good building scale to road width;  
Set back to street; entrances off street  
Trees and set backs  
Street trees and front gardens

None stated



Not too high and has front garden and set back  
Communal spaces provide opportunities to interact with neighbours  
New build with good accessibility allows older residents to downsize and/or age in place

Perception that open space for residents only is inconsistent with community values of sharing  
Some concerns that new buildings are not robust or built to last



Charm; character; diversity; low rise; streetscape  
Heritage; high ceilings"  
Can be adapted because of good bones

No private open space  
Poor solar access to apartments



Balcony, articulate façade – not bland

Bland shopfronts  
No setback  
Ground floor street not activated  
Too long, encourage smaller lot development



Suitable scale if near transport nodes and/or commercial centres

Some concerns that design does not promote interaction among residents  
Too big; should be smaller buildings  
Hard/cold; does not sit well in environment  
Shops below unused for long time  
Poor design; ugly



Sense of history and heritage, link to history of the area

Aesthetically pleasing

Important to preserve

Compact, efficient and timeless

Mix of older buildings with original features retained

Heritage perceived as an elitist housing type only available to a few

Focus on heritage prevents growth in some areas

## 4.6 Key themes

The key themes identified through meetings, workshops, focus groups, and interviews with stakeholders are:

- » The **need for affordable housing** is growing. The area is gentrifying and there is a risk of losing its diversity. It is also important the needs of people who are experiencing homelessness and people eligible for social housing aren't forgotten.
- » New housing needs to cater for **emerging needs**. Older people need support to age in place and options for co-housing or residential care; middle aged people need options to downsize; and millennials need smaller, more affordable housing types and first home buyer opportunities.
- » The **Inner West is a challenging area for development**. The difficulty of securing land that is amalgamated, uncertainty about infrastructure delivery, the length of time and unpredictability of approvals processes all make development very complex and costly.
- » **Targets are needed**. There is a lack of coordinated strategy for affordable housing. Council needs to adopt targets to support delivery of concrete housing and affordability outcomes.
- » While there were pockets of strong support for strengthening and preserving **local heritage** and conservation, particularly among local interest groups, this was not necessarily

reflected among broader consultation participants, particularly focus group participants. A noteworthy cohort of focus group participants explicitly placed more importance on increasing housing supply and improving affordability.



# **Appendices**



# A Who was consulted?

## A-1 Workshop participants

### State agencies

Participant	Organisation
Divna Marjanovic	Family and Community Services
Lee Herold	Family and Community Services
Ted Plummer	Sydney Airport
Ian Cady	UrbanGrowth NSW Development Corporation
Lila Malmberg	UrbanGrowth NSW Development Corporation
Tim Lisle-Williams	Greater Sydney Commission
Elizabeth Rush	Transport for NSW
Navin Prasad	Roads and Maritime Services
Pam Garrett	NSW Health
Daniel East	Inner West Council
Katie Miles	Inner West Council
Roger Rankin	Inner West Council
Louise Higginson	Inner West Council

### Council staff

Participant	Service area
Adele Cowie	Team Leader – Advisory Services
Niall Maclean	Team Leader – Heritage and Urban Design
Asher Richardson	Senior Planner Development Assessment
Roger Rankin	Team Leader – Operations
Terri Southwell	Urban Strategy
Simon Watts	Social and Cultural Planning Manager
Daniel East	Acting Manager Planning Operations
Katie Miles	Urban Strategy
Renata Ferreira	Executive Planner Urban Strategy
Helen Bradley	Resource Recovery Planning Manager
Colette Goudin	Acting Manager Strategy and Policy
Job Stiebel	Manager – Urban Sustainability

### Sydenham to Bankstown Working Group

Karen Campbell  
 Mark Skelsey  
 Peter Clive  
 Paul Moritmer  
 Terri Southwell, Inner West Council  
 Renata Ferreira, Inner West Council

### Council Advisory Committee Members #1

Mr Mark Clancy  
 Michael Blackmore  
 Nicole Boyd  
 Sarah Mandelson  
 Angelo Arulanandam  
 Jo Blackman  
 Ali Wright  
 Ray Stevens  
 Heather Davie  
 Carolyn Smith  
 Robert Helstroom  
 Yolanda Gil  
 Marie-France Stockdale

**Council Advisory Committee Members #2**

Michael Zanardo

David Collins-White

Ashvin Parameswaran

Lynne Barwick

Steve Cohen

Vera-Ann Hannaford

Trina Supit

Susan Griffiths

Glenn Redmayne

Angelo Arulanandam

Charlie Murray

Hannah Solomons

Terri Southwell, Inner West Council

Barbara Becker, Inner West Council

Ben Werner

Samuel Johnson

**Focus group 2**

Justin Simon

Justine Kinkade

Philip George

Zico Gonsalvez

Katrina

Komal

Alison Windmill

**Focus group 3**

Anita Batho

John Clark

David Medhurst

Andrew Thomas

Ruby O'Rourke

Justin Roberts

Joyce Takoiee

**A-2 Focus group participants****Focus group 1**

Angela Dunnett

Jaki King

Galini Amanatidis

Alex Van Vucht

Dawn Tuften

**A-3 Stakeholder interviewees**

Sector	Organisation	Contact
Architect	The Agency Project	Guy Luscombe

Sector	Organisation	Contact
Architect	Benson McCormack Architecture	Glenn McCormack
Community Housing Provider	Link Housing	Andrew McNaulty
Community Housing Provider	Bridge Housing	Christopher Dib
Developer	EG Funds	Grant Flannigan
Developer	DEICORP	Andrew Coleman
Planner	Chapman Planning	Garry Chapman
Planner	Genevieve Slattery Urban Planning	Genevieve Slattery
Real Estate Agent	Raine & Horne Marrickville	Youseff Chmait

# B Workshop agendas

## B-1 State agency

Project	Inner West Local Housing Strategy State Agencies Workshop		Date	Tuesday 4 December 2018
Venue	Inner West Council Ashfield Service Centre, Level 6 – Meeting Room 1		Time	11:00 – 13:00
Purpose	» Review regional, district and local housing expectations » Investigate servicing and capacity required to accommodate increased housing/people » Provide insight into Inner West local housing constraints, barriers and opportunities			
Attendees	Ian Cady, UrbanGrowth NSW Development Corporation Lila Malmberg, UrbanGrowth NSW Development Corporation Tim Lisle-Williams, Greater Sydney Commission Jeffrey Horn, Department of Planning and Environment Amanda Harvey, Department of Planning and Environment Ted Plummer, Sydney Airport Navin Prasad, Roads and Maritime Services Aleksandar Tancevski, Roads and Maritime Services		Suzanne Gleeson, Sydney Local Health District Pam Garrett, NSW Health Dina Madanovic, Family and Community Services Lee Herold, Family and Community Services Terri Southwell, Inner West Council Cheramie Marsden, Elton Consulting Brian Elton, Elton Consulting Apologies: Elizabeth Rush, Transport for NSW Ishtar Malki, Sydney Water	
Time	Item	Discussion Point	Lead	
11:00	1.	Welcome and introductions	David Milliken, Manager Urban Strategy, Inner West Council Brian Elton, Facilitator	
11:10	2.	Overview and context of the Inner West Local Housing Strategy (LHS)	Workshop facilitator, Brian Elton Workshop SME, Cheramie Marsden All participants	
11:20	3.	Overview of state-led initiatives	Workshop facilitator, Brian Elton Workshop SME, Cheramie Marsden All participants	
11:50	4.	Land use and housing constraints, barriers and opportunities	Workshop facilitator, Brian Elton Workshop SME, Cheramie Marsden All participants	
12:30	5.	Managing local housing growth well	Workshop facilitator, Brian Elton Workshop SME, Cheramie Marsden All participants	
12:45	6.	Identifying gaps	Workshop facilitator, Brian Elton Workshop SME, Cheramie Marsden	
12:55	7.	Next steps and close	Terri Southwell, Team Leader – Urban Strategy, Inner West Council	

## B-2 Council staff

<b>Project</b>	Inner West Local Housing Strategy Staff Workshop		<b>Date</b>	Thursday 6 December 2018
<b>Venue</b>	Ashfield Service Centre, Activity Room 4 Irene Williams Room (Ground floor)		<b>Time</b>	10:00 – 13:00
<b>Purpose</b>	» Provide project overview » Identify local housing challenges and opportunities » Identify elements of a local housing vision » Identify potential areas for local housing growth		» Contribute to scenario and options development » Identify local heritage and character areas	
<b>Attendees</b>	Selected staff from Inner West Council		Cheramie Marsden, Elton Consulting Jacqui Salter, Elton Consulting	

Time	Item	Discussion Point	Lead
10:00	1.	Welcome and introduction to workshop	Renata Ferreira, Inner West Council
10:10	2.	Overview and context of the Inner West Local Housing Strategy (LHS)	Workshop facilitator, Cheramie Marsden Workshop support, Jacqui Salter All participants
10:40	3.	Developing local housing goals and vision	Workshop facilitator, Cheramie Marsden Workshop support, Jacqui Salter All participants
11:30	Morning tea		
11:45	4.	Identifying land use and housing constraints and opportunities	Workshop facilitator, Cheramie Marsden Workshop support, Jacqui Salter All participants
12:25	5.	Taking a precinct approach	Workshop facilitator, Cheramie Marsden Workshop support, Jacqui Salter All participants
12:55	6.	Next steps	Renata Ferreira, Inner West Council

## B-3 Sydenham to Bankstown

<b>Project</b>	Inner West Local Housing Strategy Sydenham to Bankstown Working Group Workshop	<b>Date</b>	Wednesday 5 December 2018
<b>Venue</b>	Level 3 - Function Room (Ngara), Petersham Service Centre, 2-14 Fisher Street, Petersham	<b>Time</b>	18:00 – 20:00
<b>Purpose</b>	» Provide project overview » Identify local housing challenges and opportunities » Identify elements of a local housing vision		
<b>Attendees</b>	Sydenham to Bankstown Working Group Renata Ferreira, Inner West Council	Cheramie Marsden, Elton Consulting Samantha Weir, Elton Consulting	

Time	Item	Discussion Point	Lead
18:00	1.	Welcome and introduction	Renata Ferreira, Inner West Council
18:10	2.	Overview and context of the Inner West Local Housing Strategy (LHS)	Workshop facilitator, Cheramie Marsden Workshop support, Samantha Weir All participants
18:30	3.	Developing a local housing vision and goals	Workshop facilitator, Cheramie Marsden Workshop support, Samantha Weir All participants
19:15	4.	Identifying housing constraints and opportunities	Workshop facilitator, Cheramie Marsden Workshop support, Samantha Weir All participants
19:45	5.	Next steps	Renata Ferreira, Inner West Council
20:00	6.	Workshop close	

## B-4 Advisory Committees

<b>Project</b>	Inner West Local Housing Strategy Advisory Committee Members Workshop	<b>Date</b>	Monday 10 December 2018
<b>Venue</b>	Inner West Council Ashfield Service Centre, Level 6 – Meeting Room 1	<b>Time</b>	18:00 – 20:00
<b>Purpose</b>	» Provide project overview » Identify local housing challenges and opportunities » Identify elements of a local housing vision		
<b>Attendees</b>	Inner West Council Advisory Committee Members Renata Ferreira, Inner West Council Terri Southwell, Inner West Council	Cheramie Marsden, Elton Consulting Bec Mouy, Elton Consulting	

Time	Item	Discussion Point	Lead
18:00	1.	Welcome and introduction	Workshop facilitator, Cheramie Marsden
18:05	2.	Overview and context of the Inner West Local Housing Strategy (LHS)	Workshop facilitator, Cheramie Marsden Workshop support, Bec Mouy All participants
18:20	3.	Developing a local housing vision and goals » 18:20 – Hopes and fears » 18:45 – Housing types » 17:00 – Housing likes and dislikes	Workshop facilitator, Cheramie Marsden Workshop support, Bec Mouy All participants
19:40	4.	Identifying housing constraints and opportunities	Workshop facilitator, Cheramie Marsden Workshop support, Bec Mouy All participants
19:55	5.	Next steps	Renata Ferreira, Inner West Council
20:00	6.	Workshop close	



## C Focus group run sheet

Time	Activity
<b>17:30</b> [30 mins]	<b>Room set up and preparation</b>
<b>18:00</b> [5 mins]	<p><b>Welcome and introduction</b></p> <p><b>Purpose:</b> To set ground rules and welcome participants</p> <p>Good evening and thank you all for coming along this evening.</p> <p><b>I would like to start by acknowledging the Gadigal and Wangal peoples of the Eora nation who are the traditional custodians of this land. I would also like to pay respect to Aboriginal Elders, past and present, and acknowledge their young people who will be our future leaders.</b></p> <p>My name is Sam Weir and I'm from engagement, planning and research consultancy, Elton Consulting.</p> <p>Also here with me today is Hannah Bubb from Elton Consulting and Renata Ferreira, Executive Planner—Urban Strategy from Inner West Council. <a href="#">[Acknowledge Renata and Hannah.]</a> They'll be supporting the focus group tonight.</p> <p>Inner West Council is currently preparing a <b>Local Housing Strategy for the Inner West local government area</b>. <a href="#">[Show map of LGA so people understand extent of LGA.]</a></p> <p>The Strategy will set a clear plan for housing in the area for the next five, 10 and 20 years. This includes how the area will accommodate housing growth over this time. It will also include a 'local housing vision', to be developed with input from the community. It is a requirement of the NSW Government.</p> <p>Elton Consulting has been engaged by Inner West Council to explore your experiences of living in the Inner West, what you value about living here and your ideas about future housing needs for the area.</p> <p>For this focus group, no technical knowledge is required—we're just seeking your frank and honest feedback. However, if you have any questions as we go along, please feel free to stop me and ask.</p> <p><b>Confidentiality</b></p> <p>We will be taking written notes and an audio recoding of this discussion to help us prepare a report for Inner West Council. These notes and recording will not be circulated to anyone outside this room. I just want to check this is OK with everyone.</p> <p>All the information you provide today will be treated confidentially. This means that topics discussed and some direct quotes will be included in our report, but no participant will be identified.</p> <p><b>Housekeeping</b></p>

Time	Activity
	<p>As we begin our evening together, a few quick housekeeping items:</p> <ul style="list-style-type: none"> <li>» First, please turn your phone to silent.</li> <li>» The toilets are located [advise] and the nearest fire exist is [advise].</li> <li>» This will be an informal evening so please don't hold back!</li> <li>» We have a lot to get through, so I apologise in advance if I have to move the discussion along during the session—we want to get you away on time.</li> <li>» Having said that, I want to emphasise that this is a discussion between yourselves. I'll be listening and supporting, but won't be doing much speaking at all.</li> <li>» If you have any thoughts that come to mind during the session, but we're running short of time, please feel free to jot them down on a post-it note and give them to me at the end of the session.</li> <li>» Finally, there are no right or wrong answers! If you find yourself having a different reaction or opinion to other people in the room, that is fine. Please speak up because chances are you'll be representing the thoughts and views of a sizeable portion of people in the community who don't happen to be in this group tonight. And if you don't speak up, then an important view won't be represented.</li> </ul>
<b>18:05</b> [5 mins]	<p><b>Icebreaker</b></p> <p><b>Purpose:</b> To help participants relax and ease into conversation.</p> <p>To start, I'd like you to please introduce yourself, tell us where you live and one favourite things about where you live. It could be your street, your home, your neighbours or your local shops; it's up to you.</p> <p>Please take a minute to write it on a post-it note and then we'll go around the table and hear from everyone.</p> <p>[Invite everyone to participate in turn. Collect post-it notes at the end.]</p>
<b>18:10</b> [20 mins]	<p><b>Creating a housing vision (creative exercise)</b></p> <p><b>Purpose:</b> To identify patterns and themes in what people value and want to preserve about their neighbourhoods. Obtain input to key themes for the Inner West housing vision. Identify housing hopes and concerns.</p> <p>First a bit of background to housing in the Inner West and housing and why we're today... State Government projections are that the Inner West will accommodate around 2,000 additional people each year to 2036 (around 1,000 dwellings a year).</p> <p>The Local Housing Strategy will look at this from a local perspective in terms of how this might be able to occur in a way that doesn't detract from the things that make the area great.</p> <p>One of the key elements of the Local Housing Strategy is to develop a <b>local housing vision</b> for the Inner West and we'd like your input to this vision here today. To give you an idea of what a vision looks like, here is the vision that was developed in consultation with the community for the Inner West Community Strategic Plan [show slide with vision if necessary]</p>

Time	Activity
	<p>To start, I'd like you to close your eyes and imagine it's 2036—so around 20 years from now. I'd like you to visualise that you're walking through your neighbourhood, down your street, or to the local shops. What type of houses would you like to walk past? What would you like the streets to look like? What is that journey like? What do you experience as you walk along? Who lives here?</p> <p>[Give people one minute to close their eyes and visualise]</p> <p>Thank you everyone!</p> <p>Now open your eyes and turn your attention to the table in front of you where you'll see magazines, scissors and glue sticks.</p> <p>I'd like you to create a montage that best represents what you just visualised when you closed your eyes using the photos, drawings and words from the magazines.</p> <p>It doesn't have to be neat or carefully composed! Just have fun and do your best to capture the essence of what you just visualised.</p> <p>[Prompt: It might be family, streetscapes, community parks, casual interactions with neighbours or a trip to the local shop. There are no right or wrong answers.]</p> <p>Ask people to show and describe their montages and how they relate to their vision of their neighbourhood in 2036. Collect collages.]</p>

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Time	Activity
<b>18:30</b> [20 mins]	<b>Identifying housing hopes and fears (group discussion)</b> <p>Purpose: To identify patterns and themes in what people want preserved and conversely what they'd like to see change about housing in their area.</p> <p>Thank you for sharing your collages and vision for the area in 2036.</p> <p>Still thinking about housing and neighbourhoods, we're keen to explore what it is about your neighbourhood [e.g. Marrickville, Annandale, Newtown and Tempe] that you'd like to preserve and what you'd like to see change in the future.</p> <p>So use the post-it notes in front of you to jot down '<b>what you love about your area</b> and <b>what you want to preserve for the future</b>' [yellow post-it notes] and also '<b>what are you less keen on</b> and <b>what would you like to see changed</b>'. [red or pink post-it notes]</p> <p>Once again, we're thinking about this from a neighbourhood perspective so don't feel that you have to comment on the whole of the Inner West area, it's fine to keep it local to where you live.</p> <p>[Ask people to write each of their responses on a post-it note and place on either side of butchers' paper under 'keep' and 'go' and to explain what they do/don't like about it and why.</p> <p>Prompts: Think about what the barriers might be to preserving what you love and what the opportunities are for delivering what you want to keep in 2036.]</p>
<b>18:50</b> [20 mins]	<b>Identifying preferred options (ranking exercise)</b> <p>Purpose: To identify the types of housing and housing growth that people feel are suitable for their area.</p> <p>The next activity is for you to think about how your neighbourhood will change over the next 20 years, and how it will accommodate more people and housing growth.</p> <p>We have sets of 10 or so picture cards here and we'd like you to have a look at them and then rank the cards from what you think is most desirable to have in your neighbourhood and what you think is least desirable. Then we'll report back and talk about how and why you've ranked them this way.</p> <p>We've also included some blank cards in case there's anything we've missed or that you may want to add.</p> <p>Again, there is no right or wrong answer here. Your answers will help inform the vision and objectives for the Inner West Local Housing Strategy.</p> <p>[Show selection of pre-prepared A5 cards depicting different types of housing and community attributes (e.g. low-rise medium density, open space and parks, local neighbourhood streets, neighbourhood shop).</p> <p>Think about what is important to you and what you value for future housing and neighbourhoods; e.g. close to transport, nearby local shops, opportunities for socialising and incidental interactions when you walk out of your house.</p> <p>[Ask people to discuss their individual ranking—what did they choose as most important and why did they choose that? What did they like and dislike about their top and bottom 2-3 and why?]</p> <p>[How did you make your choice? Why did you rank them the way you did? How difficult was it to choose and rank them? Why was it difficult? What are the 'non-negotiables' and what are the 'nice to haves'?]</p> <p>[Test a range of elements such as location, housing type, how and where growth could occur in their neighbourhood.]</p>

Time	Activity
<b>19:10</b> [15 mins]	<b>Neighbourhoods or precincts that have managed growth well (mapping exercise)</b>  Before we wrap up tonight, we'd like you to think about neighbourhoods, suburbs or areas of Sydney that you think have managed housing growth well – even particular development examples.  These could be anywhere, not just in the Inner West or your neighbourhood. Are there any places that have good examples of housing developments or growth—could be neighbourhood/precinct or suburbs. Could even be something you've seen or heard about overseas.  [Test a range of elements, such as what people like/don't like about these areas; how they think the lessons of these growth areas could be applied to Inner West; how these fit with their housing vision above and hopes and fears for the Inner West.  Have A2 LGA map available in case people want to mark specific areas in and around Inner West with post-it notes.]
<b>19:25</b> [5 mins]	<b>Summary and close</b>  Reflecting on everything we've discussed tonight, what is the single most important thing you'd like us to take away from this discussion and consider when developing the Local Housing Strategy for the Inner West for the next 20 years?  [Final discussion and summary.]  <b>Next steps</b>  Thank you so much for your input tonight. It will be considered by Council and the Elton Consulting team as we prepare the Draft Inner West Local Housing Strategy. The draft Strategy will be placed on public exhibition, expected to be in April next year, and the community will have another opportunity then to review and provide feedback on the Strategy.



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