

Strategy No.	Strategy	Sub-strategy / Action	Short term (1 year) Medium Term (2-4 years) Long term (5-10 years)	Progress comments as at 30 June 2024
Strategy 1	Council adopts and adequately resources implementation of this strategy	Allocate a dedicated staff resource for at least the first 3 years of implementation (for example, a strategic planner for 3 days per week)	Short term	Commenced (ongoing) A strategic planner is allocating 3 days per week to affordable housing work
		Seek funding to support strategies related to the development of Council land for the purpose of affordable housing in partnership with Community Housing Providers, including the development of pilot or demonstration projects (see also Strategies 14-18)	Short term	Funding opportunities are assessed on a case by case basis Following Council advocacy, Regional NSW is developing a feasibility study for build to rent as part of their regional Housing Strategy work Regional NSW are finalising regional housing plans 30/11/23: Followed up regional housing plans with Regional NSW but not finalised / available yet 31/12/23: CEO and Director CEP met with LAHC on 7 November 2023 and expressed strong interest in participating in LAHC modular dwelling pilot
		Convene and resource an Affordable Housing Implementation Group to implement and monitor progress of the strategy, including representation by Council elected representative and staff, community agencies and community representatives, and broadening representation to fill existing gaps, for example, from the Aboriginal community	Short term	Ongoing Membership endorsed by Council 21 September 2022 Meetings held 24 October 2022, 12 December 2022, 13 March 2023 and 22 June 2023 30/6/23: Sub-groups convened and meet as required (ongoing) 31/12/23: Meetings held 12 September and 11 December 2023 30/6/24: Meetings held March and June 2024
		Adopt the definitions and benchmarks for 'affordable housing' as set out in Table 2.1, and ensure that these are updated at least annually in accordance with the Consumer Price Index	Short term	Definitions and benchmarks adopted as part of Council resolution May 2022
Strategy 2	Council adopts an indicative target of 2,500 additional affordable (including social) housing dwellings by 2036, with a priority for very low		Short term	Complete - Indicative target adopted as part of Council resolution May 2022
Strategy 3	Council will monitor the progress of this strategy	Update data and information at least every four years in the Background Report that forms the evidence base for this strategy, and make this publicly available	Medium term	Ongoing activity
		Adopt the following key performance indicators and report progress against relevant strategies and key performance indicators annually to Council and the community: <ul style="list-style-type: none"> Number of affordable rental dwellings for very low and low income households created as a result of partnerships between Council and Community Housing Providers and/or the private sector. Net change (loss/gain) in Social (Public and Community) Housing. Number of affordable rental dwellings for very low and low income households created through other agencies or mechanisms, including Department of Communities and Justice – Housing and local Community Housing Providers. Number of affordable housing dwellings for very low and low income renters and low income purchasers provided through the market. Increase in supply of lower cost housing types/products created through the market. Reduction in local homelessness, including appropriate accommodation of people living temporarily with others, or living in inappropriate, unsafe or severely over-crowded accommodation. Reduction in the proportion of very low and low income households in housing stress. Retention of diverse income, age and employment groups in the Local Government Area. 	Short term	KPIs adopted as part of Council resolution May 2022 Data will need to be sourced from other agencies including DCJ, Homelessness NSW, Implementation Group members and relevant community organisations Reports will be provided to Council every 6 months following Council resolution of September 2022 First 6 monthly report outlining progress to 31 December 2022 was presented to Councillors at the February 2023 meeting Second 6 monthly report outlining progress to 30 June 2023 will be provided to Councillors at August 2023 meeting 30/6/23: Staff have found that data is not available for many of the KPIs in the adopted strategy. Research has commenced on alternative KPIs that relate directly to the aims of the strategy. Council has recently purchased Housing ID which is a product that includes data directly relating to the provision of affordable housing which will be helpful in providing new KPIs. Council staff have also been in touch with staff from Shoalhaven Council who have a similar AHS and have found the same problems in reporting against similar KPIs. Shoalhaven advised they are reviewing their strategy soon and staff will monitor this project in relation to this issue. 31/12/23: Third 6 monthly report outlining progress to date will be provided to Councillors at the February 2024 meeting 30/6/24: Third 6 monthly report tabled at February 2024 Council meeting; next report due in August 2024 for the period 1 January 2024 to 30 June 2024.
Strategy 4	Council advocate to the NSW Government for a significant increase in capital investment in social housing as matter of urgency	Advocate to the NSW Government for a commitment to at least maintain existing amounts of social housing in the Local Government Area.	Short term	CEO, Mayor and Director CEP have ongoing conversations with LAHC and relevant Ministers Social housing stock is discussed regularly at AHIG meetings with LAHC in attendance Ongoing

		Advocate to the NSW Government for a commitment to a publicly available strategic asset management plan that provides for appropriate maintenance and repair of existing stock, including an accelerated repairs and maintenance program by the NSW Land and Housing Corporation and local Community Housing Providers	Short term	Mayor and CEO met with The Hon Natasha Maclaren-Jones, Minister for Families and Communities, and Minister for Disability Services, to advocate for further investment in social housing in the Bega Valley 30/6/23: Director CEP has been engaging with LAHC regarding maintenance of existing stock, however data is not forthcoming 31/12/23: LAHC has provided data on maintenance and turnover timeframes for existing stock. As at 11 December, LAHC had 8 properties that were currently vacant in the Bega Valley Shire, including a vacant land lot in Eden (following a fire). Six (6) were undergoing refurbishment before being re-let and 1 was awaiting funding for a high cost refurbishment. On average, it takes 28 days for refurbishment / change over. As properties are vacated, SCH are notified and they find an appropriate tenant from the DCJ waiting list LAHC has advised that as at 2/7/24: There are currently 15 vacant social homes across the LGA in various 'phases': - 5 restored homes are currently being relet with new tenants by DCJ Housing Services - 3 homes are being restored for future relet - 6 homes are being assessed and scoped for their restoration works - 1 home has been recently vacated and is being handed back by DCJ Housing Services for restoration assessment / works.
		Advocate to the NSW Government for a strategic approach to selective redevelopment of existing stock to better meet current and projected need as part of this publicly available strategic asset management plan	Short term	Underway through conversations with LAHC and relevant ministers; collaboration agreement between Council and LAHC under development BVSC and LAHC collaboration agreement endorsed by Council and executed 30/11/23: LAHC continues to review its portfolio and opportunities to redevelop for higher yield 30/6/24: LAHC is progressing a DA for a site in Eden that will result in 10 units; on track for DA lodgement by early next year.
		Advocate to the NSW Government for the funding of at least 150 new social housing dwellings, and 100 supported dwellings/ accommodation options for those at risk of long-term homelessness as a matter of urgency	Short term	In progress through conversations with LAHC and relevant ministers 30/6/23: Advocacy letters from BVSC CEO sent to Minister Rose Jackson (Minister for Homelessness) re urgent investment needed in social housing and improvements needed to increase potential yield of social and affordable housing as part of government housing projects 30/11/23: Premier and Minister Jackson announced redevelopment of old Bega TAFE site for a mix of social, affordable and market housing on 29 August 2023. Council has been working with LAHC since then to provide information to support the development, and continues to advocate for the former Bega Hospital site to be considered for social and affordable housing; LAHC continues to review its portfolio and opportunities to redevelop for higher yield 31/12/23: Council continues to work with LAHC to support the development 30/6/24: As above. Additionally, Council continues to advocate to the state government on the need for additional investment in social housing housing across the shire
Strategy 5	Council will seek alternative housing options for the growing number of homeless and at risk people in the shire as a matter of urgency	Investigate and advocate with relevant government departments and agencies for temporary/crisis, transitional and/or longer-term accommodation to be provided within redundant and vacant publicly-owned buildings, and/or those awaiting decisions regarding sale and redevelopment ('meantime use'), noting that a range of sites were raised during consultations on the strategy including the former Bega Hospital sites/building, the former St Joseph's Catholic School in Eden, the Roy Wotton facility in Eden, vacant or soon to be redundant motels in the Local Government Area	Short term	In progress; regular conversations with LAHC regarding potential redevelopment of under-utilised government owned sites 30/6/23: CEO and Director CEP met with Bega Chamber of Commerce and their consultant regarding business case for Old Bega Hospital site; Director CEP also participated in community consultation session about this project Ongoing
		Investigate and advocate for the use of vacant and underutilised publicly owned land for the development of an affordable manufactured housing estate, including placement of smaller manufactured homes, managed by a local Community Housing Provider or Not For Profit	Short term	In progress Council staff have identified vacant publicly owned land and advocated for sites such as the old Bega Hospital and old TAFE to be investigated by LAHC and NSW Government for redevelopment for housing Additional analysis of the data is required to determine if further sites are suitable for advocacy At the October 2022 AHIG meeting, a suggestion was raised to expand this action to include vacant 'and underutilised' land - this will need Council endorsement before the change can be made. Recommend this is progressed as part of first report to Council Council endorsed the inclusion of 'underutilised' in this strategy at the February 2023 meeting. This strategy wording has now been updated in this document and the AHS on our website. 30/6/23: CEO and Director CEP met with Bega Chamber of Commerce and their consultant regarding business case for Old Bega Hospital site; Director CEP also participated in community consultation session about this project 30/11/23: Review of Council land underway, noting significant constraints identified; ongoing conversations with LAHC and Crown Lands 30/6/24: Ongoing

		Consult with private caravan park owners to allow vans being used for short-term or crisis accommodation to remain longer than the existing three month limit	Short term	Conversations between SJA and Reflections Caravan Park in Pambula resulted in two further units being available for longer stay accommodation; Council provided planning/building advice Council has had preliminary conversations with Reflections caravan park regarding future possibilities to maximise the site for affordable housing. Outreach to other caravan park owners not yet commenced 30/6/23: Advice provided to DCJ and caravan parks on request
		Investigate and advocate 'pop up' models of crisis or short-term accommodation, for example, a 'Winter Sleep-In' pilot in community or church halls, with appropriate regulatory flexibility	Short term	Council to raise at next quarterly Housing and Homelessness forum to check interest (date TBC, likely early 2022) Have requested DCJ to be on the agenda for the next Housing and Homelessness forum to check interest in progressing this action. Advised next meeting scheduled for June 2023. Preliminary discussions with SHS indicates this is not a priority for them at the moment. Consider making this a medium term strategy in response to requests from the homelessness sector. 30/6/23: AHIG subcommittee met and will undertake an audit of potential facilities suitable for this use so as to be ready for future demand. Audit of Council facilities has been collated; audit of non-Council facilities underway by working group members. 31/12/23: Ongoing 30/6/24: A suitable partner to run a pilot has not been identified. Without a partner, this action cannot progress.
		Review relevant planning legislation and controls with a view to ensuring that developments similar to the Gosford Tiny Homes Foundation project can be undertaken in the Bega Valley Shire	Short term	30/6/23: Completed. Staff have investigated this project and existing planning controls permit a similar project to be approved as either multi-dwelling housing or boarding house. Council is currently pursuing changes to the local planning system that would enable multi-dwelling housing in more areas, however this is yet to be finalised (related to Strategy 9)
		Provide active planning and resourcing support to relevant Not For Profits or Community Housing Providers seeking to engage in adaptive reuse of existing facilities and/or place MHs/tiny homes on Council or other publicly owned or philanthropic vacant land, including fast tracking applications, potential advice or flexibility with regard to standards, etc	Short term	Advice provided as requested SJA work resulted in 2 units installed at Reflections Caravan Park in Pambula for crisis accommodation. Council provided planning advice to SJA and Reflections to support this. Conversations/advice between SJA and Council ongoing regarding additional SJA units in Bega and potentially Eden Council is fast-tracking development applications accordance with Council's priority DA assessment definition Definition of 'Affordable Housing' under development to support prioritisation 30/6/23: Preliminary planning advice provided to a number of organisations 31/12/23: Internal process has been developed and implemented to ensure DAs submitted by accredited community housing providers or government agencies, for the purposes of social, affordable or community housing, are prioritised.
		Seek to obtain NSW Government agreement and funding to renovate existing dwellings that are currently vacant or in poor repair for 'meantime' use or short to medium-term accommodation, managed by a Community Housing Provider or Not For Profit provider	Short term	Not yet specifically commenced (noting this has been advocated for when opportunities present and ongoing conversations with LAHC regarding repair/maintenance of existing stock) 30/11/23: Advocacy to the state government continues

		Develop an awareness campaign on the nature and extent of the increasing homelessness in the Local Government Area in conjunction with relevant Not For Profits and community networks so as to remove discrimination and increase public awareness of the issues, including among developers, real estate agents and the wider community	Short term	Letter sent to all non-residential rate payers who own a dwelling in the shire in October 2022 to encourage them to place their home on the longer-term rental market; supported by media campaign and letter to real estate agents 30 Council will consult with housing and homelessness forum regarding the possibility of developing an infographic or factsheet on the changing face of homelessness Draft action plan developed by subcommittee reps has been circulated for comment amongst sub committee 30/6/23: AHIG subcommittee has met; communication plan under development, including promotion of Homelessness Week in August 2023. Potential for a podcast series is being investigated. DCJ provided an update to the AHIG on their current initiatives in this space and the role of the Assetive Outreach Service, which is already showing some success. This has been distributed to relevant Council officers including rangers and library staff. Council staff have also committed to participating in the DCJ's By Name list project to help bring service providers together and streamline support for those experiencing homelessness. 30/11/23: BVSC promoted Homelessness Week 1-13 August 2023 through social media channels. Links were provided to homelessness australia.org The BVSC Community Directory has been updated with contacts for services who provide information and support for people experiencing or at risk of homelessness. DCJ has established the South Coast Homelessness Collaboration Leadership Group. The purpose of this group is to foster a collaborative partnership approach to improve outcomes for people experiencing homelessness in the Eurobodalla and Bega Valley. BVSC wil participate in this group. A Homelessness streetcount is proposed for 13 February 2024. 31/5/24: Council was successful in receiving funding for the development of a housing and homelessness podcast series, to share experiences and break down stereotypes. More information will be shared with the group as the project plan is developed.
Strategy 6	Council, in partnership with a local Community Housing Provider or Not For Profit, seek to facilitate a pilot brokerage scheme that matches suitable home owners in larger, underoccupied dwellings with suitable tenants/lodgers, including people at risk of homelessness and key workers	This will include: <ul style="list-style-type: none"> • Screening and matching of prospective shared housing participants • Development of appropriate rents, cost sharing agreements, and other administrative arrangements • Provision for support, conflict resolution, etc as required 	Short term	Research undertaken into projects but no successful models identified as yet Council to follow up with Regional NSW on their house sharing initiative Council to raise at next housing and homelessness forum Ongoing investigation of these models is underway. Models identified to date are contingent on state funding and led by the Specialist Housing Sector. 30/6/23: AHIG subcommittee is investigating options for the development of a pilot project targeting older woman. 30/6/24: Engagement with Central NSW Joint Organisation regarding their room sharing investigation ongoing, results will be shared with us
Strategy 7	Council will open up opportunities through the market for an increase in the supply of well-located smaller strata dwellings (Residential flat buildings and Multi dwelling housing) through relevant amendments to its environmental planning instruments	Seek to amend Bega Valley Local Environmental Plan 2013 as follows: <ul style="list-style-type: none"> • Delete the requirement for 250 m2 of site area per dwelling for residential flat buildings and multi dwelling housing in R2, R3 and B4 zones • Restrict the development of single dwelling houses and dual occupancies on R3 and B4 zoned land to encourage appropriate dwelling types and densities 	Medium term	1st point: Implemented. 2nd point: Initial workshop with Councillors undertaken, follow up to occur 3rd point: Council report went to 14 Dec Council meeting; waiting for Minister of Planning to finalise amendment. 30/6/24: Finalisation of Local Environmental Plan is now considered to be imminent
		Seek to amend Bega Valley Development Control Plan 2013 as follows: <ul style="list-style-type: none"> • Amend provisions for Residential flat buildings to match the Apartment Design Guide setback requirements rather than controls likely to be a significant constraint on development of smaller strata dwellings, noting that currently each dwelling at ground level must provide 50 m2 of private outdoor space and each other dwelling must have 20 m2 of communal open space • Amend parking requirements for Multi dwelling housing, Residential flat buildings and Shop top housing within 600 metres walking distance via a Council road or pathway of B2 zones in the town centres of Bega, Eden and Merimbula to reflect actual car ownership rates, and to provide an incentive for development of one bedroom apartments, that is, to 0.5 spaces for one bedroom apartments, 1 space for two bedroom apartments and 1.5 spaces for three bedroom apartments. 	Short term	1st point: Council report went to Dec Council meeting; waiting for Minister of Planning to finalise amendment 30/6/24: Finalisation of Local Environmental Plan is now considered to be imminent 2nd point: Complete. Council report went to Nov Council meeting, some changes were made by Council to minimum car parking approved: 1 space for one bedroom apartments, 1 space for two bedroom apartments and 1.5 spaces for three bedroom apartments

		<p>With regard to zoning, Council will consider:</p> <ul style="list-style-type: none"> Ensuring that sufficient re/developable land in and around centres is zoned B4 and R3 to facilitate construction of Residential Flat Buildings, particularly in areas of existing/older separate housing. 	Short term	<p>Work due to commence Dec/Jan</p> <p>In progress</p> <p>30/6/23: Consultants engaged to deliver Bega and Wolumla structure plans; project has commenced</p> <p>30/11/23: Draft Bega and Wolumla Structure Plans exhibited. Aim to plan for the new urban release areas in Wolumla and identify land south of Bega for future suburbs. Review of zoning around town centres commenced</p> <p>31/12/23: Draft Bega and Wolumla Structure Plans were exhibited and over 500 responses received from the community, including eighty per cent of respondents supporting more housing supply as a priority for the shire. Respondents also supported the need for more diverse housing types, especially dual occupancies (or duplexes), units, apartments, townhouses and villas.</p> <p>31/5/24: Final structure plans being presented to Council for adoption at 12 June 2024 Council meeting; \$250,000 grant received from Round 2 of the NSW Regional Housing Strategic Planning Fund to prepare a Planning Proposal to support Bega Structure plan. The project will rezone land for new urban neighbourhoods that will provide for diversity of housing choice and meet demand for existing and emerging residential accommodation types in the Bega Valley Shire. The planning proposal will facilitate development of around 2,000 dwellings, targeted at the short, medium and long-term supply of housing for the Bega Valley Shire over the next 40 years.</p> <p>30/6/24: Bega and Wolumla Structure Plans adopted by Council on 12 June 2024.</p>
		<p>With regard to Height and floor space ratio, Council will consider:</p> <ul style="list-style-type: none"> Amending controls on R3 zoned land within 600 metres of the B2 zone within the town centres of Bega, Eden and Merimbula, to align with height and floor space ratio in B4 zoned areas; Increasing Height in B2 zones by an equivalent of one storey, which may improve the viability of shop top housing development. 	Short term	<p>In progress, however may need consultant and budget to be able to complete this action</p> <p>31/6/24: Preparatory work completed; Strategic planning staff drafting a brief to engage an architect to provide input into the project when funding becomes available.</p>
Strategy 8	Council will seek to encourage and prioritise development of 'affordable housing' development in accordance with benchmarks in Table 2.1	<p>Develop an internal processes that can fast track or prioritise 'affordable housing' developments by private, public and/or community sector/Not For Profit proponents.</p> <p>Ensure that this process is applied to those providing genuinely 'affordable housing', for the purpose of Strategy 8 being housing that will be available for rent at the benchmarks in Table 2.1 and that will be undertaken and/or managed by social (community or public) housing providers, Not For Profits including Aboriginal organisations, and/or private developers who have entered into a memorandum of understanding or similar to provide a reasonable proportion of a development as 'affordable rental housing' to be managed by a social housing provider or other Not For Profit for not less than 10 years (ongoing)</p>	Short term	<p>In progress</p> <p>30/11/23: Complete. Internal process has been developed and implemented to ensure DAs submitted by accredited community housing providers or government agencies, for the purposes of social or affordable housing, are prioritised.</p>
		Provide advice and support on relevant aspects of affordable housing policy, models, planning and development, including on its website and through dedicated/trained Council staff	Short term	Advice provided as requested
		Actively link potential private sector developers, Community Housing Providers/Not For Profits and philanthropists, for example, in the development of New Generation Boarding House development/management	Short term	Ongoing
Strategy 9	Council will seek to ensure increased housing diversity and affordability in Greenfield areas and on infill sites through relevant provisions in	<p>Seek to amend Bega Valley Local Environmental Plan 2013 as follows:</p> <ul style="list-style-type: none"> Provide for a development standard that enables the concurrent construction and subdivision of more than two dwellings at a time in R2 and 	Medium term	<p>Included in Housing Diversity Council report at 14 Dec Council meeting; waiting for Minister of Planning to finalise amendment</p> <p>30/6/24: Finalisation of Local Environmental Plan is now considered to be imminent</p>
		<p>Seek to amend Bega Valley Local Environmental Plan 2013 as follows:</p> <ul style="list-style-type: none"> Allowing Multi dwelling housing in R2 zones, with appropriate Development Control Plan controls Allowing Multi dwelling housing in suitable areas of the seweraged villages zoned RU5, with appropriate Development Control Plan controls, given the 	Medium term	<p>1st and 2nd points: included in housing diversity Council report at 14 Dec Council meeting; waiting for Minister of Planning to finalise amendment 3rd point: Initial workshop with Councillors undertaken, follow up to occur</p> <p>30/11/23: Work on potential application of R1 zone underway</p> <p>30/6/24: Finalisation of Local Environmental Plan is now considered to be imminent</p>
		Investigate, and where relevant support, alternative housing models on greenfield sites and/or rural zoned land with Community Housing Providers and Not For Profits including Aboriginal agencies and networks, including:	Medium term	
Strategy 10	Council will actively support the development of high quality New Generation Boarding Houses and/or Co-housing	<p>Ensure that New Generation Boarding Houses and/or Co-housing continues to be permissible within all residential and commercial zones where 'Boarding Houses' are currently permissible (that is, in R2, R3, B1, B2, B4 and R5 zones), including following gazettal of Housing State Environmental Planning Policy 2021</p>	Medium term	<p>Included in Council report that went to 14 Dec Council meeting; waiting for Minister of Planning to finalise amendment.</p> <p>30/6/24: Finalisation of Local Environmental Plan is now considered to be imminent</p>
		Actively promote and support the development of high quality, 'New Generation' Boarding Houses (and Co-housing) in locations within 400 metres of B2 or B4 zoning in Bega Valley Local Government Area, including through educational workshops with developers and the community, publication of guidelines, production of promotional material, and favourable consideration of compliant applications.	Medium term	<p>30/6/23: An amendment was made to the Housing SEPP in May 2023 that prohibits boarding houses in the R2 Low Density Residential zone unless they are within 400m walking distance of land in Zone E1 Local Centre, Zone MU1 Mixed Use, Zone B2 Local Centre or Zone B4 Mixed Use, or an equivalent land use zone. This is prohibitive for some sites within the shire.</p>

		Consult with major private and public sector employers and tertiary educational institutions about the opportunities provided by New Generation Boarding Houses and/or Co-housing, and promote this form of accommodation as an opportunity to increase flexible, affordable rental to low income workers and students in the Local Government Area.	Medium term	
		Consult with Department of Planning and Environment on the development of guidelines to support the development of good design and management of 'New Generation' Boarding Houses taking into account local needs and the housing market context, and make these publicly available (see Outline of Consideration for Guidelines at Attachment A).	Medium term	
		Actively link private developers and Community Housing Providers with a view to developing local pilot demonstration development management partnership NGBH development.	Medium term	
Strategy 11	Council will seek to increase the supply of long-term affordable sites and dwellings in caravan parks and manufactured housing estates	Consult with relevant State Government departments on the development of guidelines to encourage a higher proportion of permanent sites within caravan parks and manufactured housing estates that are principally tourist-oriented developments, and provide for a higher proportion of such sites in licensing arrangements	Medium term	
		Identify potential sites for additional private caravan parks and manufactured housing estates, and seek to develop private sector investment through appropriate zoning and other supporting planning controls or through planning proposals and/or planning agreements delivering affordable housing as a public benefit.	Medium term	
Strategy 12	Council will develop a Planning Agreement Policy under section 7.4 of the Act, whereby Council can capture part of the uplift associated with land value uplift arising from Planning Proposals to amend Local Environmental Plan provisions, and/or proposed variations to planning controls	Council will consider two broad approaches: <ul style="list-style-type: none"> • Conduct economic modelling and set target contribution rates associated with increased height, density or rezoning, and have a preferred rate across precincts/sites, or • Council could calculate value uplift on a case by case basis, and take a reasonable part of the uplift (generally 50% of additional profit) as an affordable housing contribution, either in cash or in kind, noting that this is the preferred method due to the highly differentiated local housing market. 	Medium term	The development of a new infrastructure contributions plan will contribute to achieving this action Likely 12 months until new plan is completed Underway 30/6/23: Consultant engaged to develop new infrastructure contributions plan, including to investigate the feasibility of affordable housing contributions scheme and project commenced 30/11/23: Awaiting feasibility report from consultant 31/5/24: Feasibility report completed and to be considered at Council meeting 12 June 2024. Feasibility study and memo provided to AHIG 22 May 2024. 30/6/24: Feasibility study noted by Councillors and approval to develop an affordable housing contributions policy received at 12 June 2024 Council meeting.
Strategy 13	Council will implement Recommendation 5.2 from the Regional Housing Taskforce Recommendations report in relation to short term rental accommodation	Recommendation 5.2: review the short- and longer-term impacts on regional housing outcomes of recent and planned reforms, such as the Housing State Environmental Planning Policy 2021, Design and Place State Environmental Planning Policy 2021, infrastructure contributions reform and the regulation of Short Term Rental Accommodation	Short term	Need an external consultant and budget allocation to be able to complete this action No budget currently allocated
Strategy 14	In the medium-term (once the significant local impacts of COVID have ceased), Council will undertake a socio-economic impact assessment of the impacts of short term rental accommodation in the Bega Valley Shire, with the purpose of reviewing whether it is appropriate to limit or restrict short term rental accommodation in certain locations, and request inclusion in the Housing State Environmental Planning Policy 2021 as a "prescribed area". Consideration could also be given to gaining approval for a shorter time, such as 90 days in a 365 day period		Medium term	30/6/24: Council has not been in a position to implement strategies 14, 15 and 16 due to the ongoing impacts of COVID-19 on regional housing and tourism markets, the limitations and excessive administrative burden of trying to amend the existing state-wide STRA regulatory framework as it applies to the Bega Valley Shire, the significant cost involved in producing the studies required to implement any amendments to the local planning scheme, the uncertainty of whether the NSW Government will support any proposed changes and the lack of evidence of the effectiveness of any such measures to increase the amount of long-term rental properties available.

Strategy 15	Council will consider opportunities for rate rebates and waiving of other relevant fees and charges for permanent rental accommodation to encourage long-term rental accommodation.		Medium term	31/12/23: Advocacy through LGNSW annual conference 2023 included request for state government to provide information to councils on levers to incentivise longer term rentals, as well as the development of a pathway for STRA providers to pay rates or levies to create parity with toher business holiday accommodation and further incentivise longer term rentals. Minister Scully's response stated that the state government will shortly begin a review of the STRA planning policy framework to balance the benefits of STRA to local tourism and the economy with the availability of rental housing. 30/6/24: Submission regarding NSW Government's discussion paper on short and long term accommodation submitted March 2024. Staff also participated in online roundtable with the department. Discussion paper included reference to levies, taxes, etc.
Strategy 16	Council will consider opportunities for conditions of consent on secondary dwellings to constrain use of these dwellings as short term rental accommodation.		Medium term	
Strategy 17	Council notes the preliminary economic analysis in the Background Report, and consider the development of a Housing State Environmental Planning Policy 2021 Affordable Housing Contributions Scheme	In conjunction with any proposed rezoning, as outlined above, conduct further detailed investigations into the viability of a Housing State Environmental Planning Policy 2021 Affordable Housing Contributions Scheme, noting that need and viability requirements are likely to be met on preliminary investigations	Short term	Will be included in review of Local Infrastructure Contributions Plan, likely 12 months until this is complete Underway 30/6/23: Consultant engaged to develop new infrastructure contributions plan, including to investigate the feasibility of affordable housing contributions scheme and project commenced 30/11/23: Awaiting feasibility report from consultant 31/5/24: Feasibility report completed and to be considered at Council meeting 12 June 2024; feasibility study provided to AHIG 22 May 2024 30/6/24: Affordable Housing Contributions Feasibility study noted by Councillors at 12 June 2024 meeting and endorsement received to prepare an affordable housing contributions policy
Strategy 18	Council will mandate housing diversity in well-located areas	Mandate a proportion of dwellings in Shop top housing and Residential Flat Buildings within 400 metres of Bega, Eden and Merimbula B2 zones, and other town centres as appropriate, as smaller one bedroom and two bedroom apartments (sizes no more than 5 m2 above the minimums in the Apartment Design Guide), with one bathroom and reduced parking requirements. This will include at least 20% of dwellings as one bedroom apartments in developments of 5 or more dwellings with the number rounded up; and at least 20% as two bedroom apartments in developments of 5 or more dwellings with the number rounded up.	Medium term	Included in Housing Diversity Council report at 14 Dec Council meeting; waiting for Minister of Planning to finalise amendment 31/5/24: Finalisation of Local Environmental Plan is now considered to be imminent
Strategy 19	Council will seek to create affordable rental housing in perpetuity on Council and other publicly owned land	Seek to identify and dedicate at least four Council-owned sites for the purpose of affordable housing partnerships as the strategy is rolled out, ensuring that sites are: <ul style="list-style-type: none"> • well located with regard to transport and/or services • maximise the yield of social and affordable rental housing • are multi-tenure developments, and • are able to achieve favourable economics (at least break even in the first year). Note that a list of sites ranked in order from most to least favourable for development is provided at Appendix B of the Background Report, but that other sites may become redundant or otherwise available over the life of the strategy (for example, well-located carparks, where councils have constructed affordable housing in the 'airspace' above, whilst retaining car parking) The developments on Council-owned land will include: <ul style="list-style-type: none"> • An affordable caravan park or manufactured housing estate • Two multi-tenure development targeting smaller households, with a mixture of studios or New Generation Boarding House/Co-housing rooms; on and two bedroom apartments at social and affordable rents, and purchase by low income people including shared equity arrangements • An affordable seniors' development 	Short term	Council undertook a surplus land review a few years ago and many of the sites with housing potential were sold off. A further review of Council's land portfolio could be undertaken but it is considered unlikely there are 4 sites suitable. If sites are indentified, additional resources and/or partnerships will be required to enable developments on this land to progress. A desktop review of all Crown land in BVS has been undertaken and follow up meeting with Crown land has been held. A final list of potential sites and constraints has been identified and discussed with LALCs Potential for future depot relocation (pending funding) which could free up land for affordable housing in Bega - very early idea only. Narira Village Sale has been completed, SCH now owner and will be retained as community housing in perpetuity, BVSC income from the sale has been reinvested in SCH to put towards another social and affordable housing development in BVS (approx \$900,000 from Council). 30/6/23: Council has commenced work to investigate 4 large BVSC land holdings for further development potential. An environmental consultant has been engaged to prepare a biodiversity constraints report on each parcel which will form the basis of the investigations. 30/11/23: Initial report into 4 large BVSC landholdings completed. Findings have shown the potential of 1 large BVSC owned landholding in the South Pambula area may have potential but recommendations/actions are still being review/finalised. Further investigations into other BVSC landholdings are continuing. 31/12/23: SCH has lodged DA for 60+ affordable dwellings in Bega, includes Council investment from sale of Narira Village 30/6/24: SCH DA under assessment and associated planning proposal received 30/6/24: As per update on 30/11/23, review of Council land has identified 1 parcel that may have potential as a housing development. Council will commence investigations into this parcel for suitability as an affordable housing project in conjunction with a registered social housing provider or not-for-profit organisation. If this land is found to be unsuitable for an affordable housing project, a new subdivision development application could be commissioned that maximises the dwelling yield from the site and incorporates opportunities for a range of lot sizes in line with the proposed amendments to the Bega Valley Local Environmental Plan 2013. Pending a future Council resolution, any proceeds from the sale of land (if any) could be put towards an affordable housing project. Potential future depot relocation still being considered.

Strategy 20	Council will seek to facilitate the development of an affordable caravan park /manufactured housing estate in partnership with a registered Community Housing Provider or other Not for Profit on Council-owned land demonstrating best practice in the development and management of affordable manufactured housing estates	The development will be mixed tenure, and allow for the rental of sites with owner occupied homes (owner-renters), as well as the rental of both manufactured homes and sites (renter-renters). Rents of sites and sites with homes are to be affordable to a mixture of very low and low income households.	Medium term	Due to constraints with a lack of Council-owned land suitable for housing, Council staff are expanding this strategy to consider other publicly owned land including working with Crown land on suitable options to meet this strategy. Council held initial conversation with Crown Lands regarding the holiday park in the Pambula township to assess whether it had any potential as a housing site. Crown Lands analysis found that a manufactured home park could return approximately 14% yield, noting that the site would require rezoning. Crown Lands cannot undertake land development so it needs to partner with an entity that can – either Council, LAHC or Landcom. 30/11/2023 Investigations into suitability of several Crown land sites underway. 31/12/23: SCH has lodged DA for 60+ affordable dwellings in Bega, includes Council investment from sale of Narira Village 30/6/24: No suitable Council land available. Close this action.
Strategy 21	Council will seek to facilitate a multi-tenure development on Council-owned land within or in close proximity to Bega, Eden, Pambula or Merimbula town centre in partnership with a registered Community Housing Provider (Community Housing Provider) and/or other Not For Profit (Not For Profit) service provider in the short-term	This development will be a multi-tenure development and will be targeted to very low and low income renting households and to low income purchasing households, and will seek to include: • A portion of dwellings as a New Generation Boarding House/Co-housing providing rental accommodation to very low income renting lone person or couple households • One and two bedroom apartments providing affordable accommodation to very low income and low income renters who are older people, lone person, couple and smaller family households • Up to one-third of apartments available for purchase by low income households, possibly including some shared equity purchase with the equity partner being a Community Housing Provider • Adequate provision for Adaptable Dwellings per AS 4299. Council will seek to develop the site through a competitive tendering process (an expression of interest) or preferred partnering arrangement with a registered Community Housing Provider that clearly specifies requirements for the site including maximisation of affordable rental housing yield, indicative dwelling type and tenure mix, risk apportionment and long-term management and maintenance arrangements.	Medium term	Due to constraints with a lack of Council-owned land suitable for housing, Council staff are expanding this strategy to consider other ways to achieve this including the sale of Narira Village in Cobargo which resulted in Council contributing approx \$900,000 to another affordable housing development with SCH LAHC has advised their proceeds of sale from the Narira Village sale will be reinvested in social housing in NSW 30/6/23: Council, Crown and LAHC continuing discussions about potential redevelopment of under utilised government owned land 30/6/24: See update against strategy 19
Strategy 22	Council will seek to dedicate two further sites to multi-tenure affordable housing development within or in close proximity to Bega, Eden, Pambula or Merimbula town centres	The other two Council sites will be identified by Council, and likewise be developed in partnership with a registered Community Housing Provider and/or appropriate Not For Profit under an expression of interest or preferred partnering arrangement per Strategy 15 above. One of these developments will be an affordable seniors' development, with studio and one bedroom apartments affordable to older people and those with a disability on pensions and benefits.	Long term	Potential for future SCH and LAHC developments in Bega to include seniors living 31/12/2023: LAHC redevelopment of old Bega TAFE site will include approx 20 seniors dwellings; SCH DA for development in Bega will include seniors dwellings 30/6/24: See update against strategy 19
Strategy 23	Council will continue discussions with NSW Government authorities that were commenced during the preparation of this strategy with regard to developing a Register of Public Land that can be made available for additional affordable housing partnership developments, such as those outlined in Strategies 15-17 above	This will include: • An assessment of the suitability and ranking of public land on this Register with regard to locational criteria and constraints, and identification of at least three suitable sites for affordable housing developments • Zoning and controls required to facilitate development • Preliminary assessment of economic feasibility and anticipated yield	Short term	A desktop review of all Crown land in BVS has been undertaken and follow up meeting with Crown land has been held 30/6/23: Staff have begun the classification process to identify suitable sites, expected completion by end September 2023 7/12/23: Initial classification/ranking process complete and site visits to commence in January

		<p>Development of an appropriate mechanism for development and/or dedication of land or dwellings, which may include:</p> <ul style="list-style-type: none"> • Partnership development with a Community Housing Provider, with land dedicated free of charge or with value recouped through sale of some dwellings; and/or • Development of a Planning Agreement to provide for dedication of a reasonable proportion of dwellings as affordable rental housing; and/or • a Housing State Environmental Planning Policy 2021 Affordable Housing Contribution Scheme if preferred and/or to accompany the lodgement of a Planning Proposal for rezoning of the land. <p>Of these three developments on other publicly-owned land, Council seek to will give priority to:</p> <ul style="list-style-type: none"> • An affordable manufactured housing estate with mixture of owner-renters and renter-renters per strategy 14 above; • A well-located multi-tenure development; and affordable seniors' development per Strategies 16 and 17 above. 	Medium / Long term	
Strategy 24	Council will seek to ensure that there is an increase in appropriate social housing dwellings to meet existing and projected needs, and to ensure the long-term viability of such housing stock	Continue to explore opportunities with NSW Land and Housing Corporation, Department of Communities and Justice and local Community Housing Providers for the selective redevelopment of older concentrations of social housing in Bega and Eden (see Section 1.27 Appendix B of Background Report for list of sites), including for smaller, more diverse housing types and multi-tenure development including social, affordable and private market housing to meet changing needs	Medium term	In progress, conversations with LAHC ongoing Southern Cross Housing presented to Councillors 30 November 31/12/23: LAHC continues to review its portfolio and opportunities to redevelop for higher yield
		Ensure that there is no net loss of social housing dwellings as a result of any regeneration activities	Short term	Ongoing advocacy
		Advocate to State Government on behalf of local Community Housing Providers for a transfer or title and/or long-term (50-year lease) on existing public housing on contiguous sites in appropriate areas to facilitate the redevelopment of selected stock through increased economic viability for Community Housing Providers	Short term	Not yet commenced Council to engage with Southern Cross Housing to discuss 30/6/23: Ongoing; initial conversation held between Director CEP and SCH
		Review zoning and controls in precincts targeted for estate regeneration or selective redevelopment to support density	Short term	Work due to commence Dec/Jan Underway 30/6/23: Staff have commenced identification of potential upzoning locations within Bega, Eden and Merimbula (including rezoning, site ratio controls and height of buildings limits)
		Seek to ensure that senior Council staff are included in planning, round-table discussions and/or negotiations with relevant government departments on decisions affecting the supply of affordable (including social) housing	Short term	Ongoing 30/6/24: Senior Council staff have been included in a number of roundtables and meetings with Ministers, government departments and peak bodies (e.g. LGNSW) on affordable housing, STRA and potential changes to the LG Act regarding moveable dwellings
		Seek to obtain NSW Government agreement and funding to renovate existing dwellings that are currently vacant or in poor repair for 'meantime' use or short to medium-term accommodation, managed by a Community Housing Provider or Not For Profit provider.	Short term	Not yet commenced 30.6.23: Included in advocacy and discussions with state government
Strategy 25	Council support and help to facilitate tangible outcomes to increase access to appropriate, secure and diverse housing options for local Aboriginal people, and actively support communities in addressing long-term	Work with Local Aboriginal Land Councils (LALCs) to identify suitable Crown Land that is capable of being rezoned prior to land being handed back to ensure effort is directed to feasible sites	Short term	Initial land analysis completed Council, LALCs and Crown Lands meeting held 1 November 2022 30/6/23: Council supporting DPE pilot project with Eden LALC 30/6/24: Advocacy with state government is ongoing regarding the need to return land that is economically viable or rezoned prior to exchange, and to support the LALCs to activate their land
		Provide Aboriginal organisations with an interest in progressing demonstration projects on freehold or Crown Land with resources to assist with town planning, feasibility analysis and development	Short term	Ongoing
		Facilitate discussions between Aboriginal organisations and relevant Government authorities to identify and gain access to/gain consent in relation to such demonstration projects	Short term	
		Investigate whether a local Community Housing Provider may also be a beneficial partner in the provision of culturally appropriate housing for Aboriginal people, given the likelihood that their waiting list will have a reasonable proportion of Aboriginal applicants	Short term	Not yet commenced 30/6/23: Commitment to work together to address affordable housing for Aboriginal people has been identified in the draft MOU between Bega, Eden and Merrimans LALCs and Council.

		Provide a dedicated resource within Council for Aboriginal organisations to provide planning support and analysis	Short term	Ongoing
		Consider fee waivers in relation to development applications by Aboriginal organisations	Short term	Council endorsed fee waivers for a number of identified LALC housing projects in March 2022
		Advocate on behalf of Aboriginal housing providers with state government agencies including Land and Housing Corporation and the Aboriginal Housing Office for improved maintenance of existing stock to bring it up to a habitable standard; and the co-design with Aboriginal communities of new housing to ensure cultural appropriateness of future accommodation	Medium term	30/6/23: Bega LALC has been liaising with the University regarding options for cultural design (co-design)
		Assist Aboriginal communities and organisations to conduct a more detailed housing needs analysis in relation to issues outlined above, including the following options: <ul style="list-style-type: none"> • Co-design of culturally appropriate housing location, forms and configuration • Affordable, well-located seniors' accommodation • Affordable accommodation for single people/smaller households, including those with more complex needs • Micro-housing clusters, and other innovative solutions • Potential for other more flexible living arrangement on large lots and/or rural zoned land such as 'sweat equity' and multiple occupancy developments, including under State Environmental Planning Policy Primary Production 2021 (Schedule 5 Rural Land Sharing Communities). • Shared equity pilot scheme to support affordable home ownership and/or development as part of a land trust model or manufactured housing estate (where the home is owned and the land held under shared or community title) • Improved maintenance, upgrade and/or regeneration of existing larger social housing dwellings; and examining the potential for secondary dwellings and/or dual occupancies on larger/consolidated lots • Other housing provision in accordance with needs identified in close consultation with Aboriginal communities and organisations. 	Short term	To be discussed with BEM Committee 30/6/23: Commitment to work together to address affordable housing for Aboriginal people has been identified in the DRAFT MOU between Bega, Eden and Merrimans LALCs and Council. 30/6/24: BEM endorsed draft updated MOU at June 2024 meeting
Strategy 26	Council will establish required administrative mechanisms to ensure proper monitoring, management and administration related to the strategy, and any Affordable Housing Program resulting from this	This will include: <ul style="list-style-type: none"> • Annual reporting against key performance indicators • Transparent processes for the selection of affordable housing partners, whether on the basis of competitive tendering on individual projects, or a preferred partner basis • The establishment of a separately accounted and reported Affordable Housing Trust Fund to hold any resources generated through the strategy (for example, affordable housing units created in perpetuity). 	Short term	6-monthly reports will be provide to Council as per Council resolution; first report to cover to 31 December 2022 First report provided to Council in Feburary 2023, reporting on progress to 31 December 2022 30/6/23: Second report will be provided to Council in August 2023, reporting on progress from 1 January 2023 to 30 June 2023 30/11/23: Second progress report provided to Council at August 2023 meeting. Next report will be provided in Feburary 2023, for the period from 1 July 2023 to 31 Dec 2023. 30/6/24: Third progress report provided to Council at February 2024 Council meeting. Next report to Council in August 2024 for the period 1 January 2024 to 30 June 2024.
Strategy 27	Council will ensure that partnering and management arrangements with a registered community housing provider include adequate budgetary provision and planning for maintenance and facilities management	This will include: <ul style="list-style-type: none"> • Responsive maintenance within the required timeframe • Recurrent maintenance, such as minor works, gardening, etc to ensure high quality amenity; and • Planned maintenance, such as external painting, roof and fence replacement, including a planned maintenance schedule and regular asset condition audits. 	Short term	Not yet commenced as no partnerships yet identified Initial discussions held with LAHC re possibility entering into a partnership agreement BVSC and LAHC collaboration agreement endorsed by Council and executed Agreement in place through DCJ to manage Council's investment in Southern Cross Housing development 30/6/24: Affordable Housing Contributions policy will include clear direction how affordable housing contributions will be managed

Other related activity				<p>30/6/23: CEO and Mayor advocacy to:</p> <ul style="list-style-type: none"> - Paul Scully, Minister for Planning and Public Spaces, re housing crisis, need for greater flexibility and guidance regarding temporary and low cost housing, including clearer definition of moveable dwellings and how they can be approved and regulated; investment in planning; STRA review and guidance; better protection for tenants with respect to 'no fault' termination of leases; Housing SEPP amendments (seniors housing) - Tara Moriarty, Minister for Regional NSW – housing crisis, need for greater flexibility and guidance regarding temporary and low cost housing, including clearer definition of moveable dwellings and how they can be approved and regulated - Ron Hoening, Minister for Local Government – skills shortages in planning and certification <p>Engagement with DPE and other regional councils regarding opportunities to improve complying development pathways; advocacy through CRJO; advocacy with DPE and research with other councils regarding moveable dwelling definitions and approval pathways</p>
				<p>31/12/23: Key advocacy including:</p> <ul style="list-style-type: none"> - Council submission on the Australian Government's National Housing and Homelessness Plan Issues Paper submitted 17 October 2023 - Meeting with Kristy McBain, Southern Cross Housing and Council (18 August 2023) re broad affordable housing issues, NIFC and Housing Fund, underutilised sites, Crown land - Meeting with Minister Jackson, Mayor and CEO held 26 October 2023; social and crisis housing raised as key issues that need urgent state government investment - Motions from Bega Valley Shire Council about affordable housing, STRA, funding for homelessness services, improved public housing and funding for planning and strategy development submitted to LGNSW annual conference 2023 (held in November). Follow up advocacy with LGNSW following Minister Scully's response that the government will 'shortly begin a review of the STRA planning policy framework' to advocate to bring this forward as a matter of urgency - Meeting with LAHC re modular dwelling pilot held 7 November 2023; CEO advocated for Bega Valley to be included in the pilot - Council submission on the state government's review of the caravan parks, camping grounds, manufactured home estates and moveable dwellings legislation was submitted 15 December 2023 2023; Council staff also participated in broader consultation with other councils that contributed to LGNSW's submission on the same paper
				<p>30/6/24: Key advocacy including:</p> <ul style="list-style-type: none"> - Submission to the state government inquiry into historical development consents in NSW submitted 11 June 2024 - Inquiry into the planning system and the impacts of climate change - CEO, Mayor and Director CEP attended as witnesses at a hearing on 2 May 2024 - Submission regarding NSW Government's discussion paper on short and long term accommodation submitted March 2024 - Advocacy to Ministers (particularly Rose Jackson) through Country Mayors Association meeting in April on housing, as well as with DPHI Secretary Keirsten Fishburn and Homes NSW CEO Rebecca Pinkstone.
				<p>30/6/24: Other actions</p> <ul style="list-style-type: none"> - Review of Shoalhaven's updated draft Affordable Housing Strategy - Review of Eurobodalla Shire Council's draft housing strategy