

What we've heard report

Developing our
Local Housing Strategy

July 2022



An aerial photograph of Albury, Australia, taken at sunset. The sun is low on the horizon, casting a warm, golden glow over the city and the surrounding landscape. The foreground shows a river flowing through a lush green park area with many trees. In the middle ground, there are several large green sports fields and residential areas with houses and buildings. The background features rolling hills and mountains under a sky filled with soft, wispy clouds.

Acknowledgement of Country

AlburyCity acknowledges the Wiradjuri people as the traditional custodians of the land in which we live and work and we pay our respects to Elders past, present and future for they hold the memories, culture, tradition and hopes of Aboriginal and Torres Strait Islander people that contribute to our community.

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Executive Summary

This report provides a summary of the feedback and suggestions provided by our community in response to issues raised in the Housing Discussion Paper as part of the development of the Albury Local Housing Strategy.

What did we do?

A communications and engagement plan was prepared and endorsed at Council meeting September 2021 to guide the community consultation process.

As shown in Figure 1, it is estimated that in total over 300 stakeholders participated across six engagement activities. This included representatives from government agencies, peak bodies, industry groups, community organisations, volunteer committees and members of our community.

Figure 1 Overview of Engagement Activities



What did we learn?

Everyone involved in engagement activities viewed the development of the Albury Local Housing Strategy positively and were encouraged that Council is looking into how it can best address the housing issues identified in the Housing Discussion Paper. Throughout community consultation, almost all the concepts, findings and suggestions for action tested favourably with stakeholders.

Where support for the Strategy was qualified, feedback tended to focus around whether Council is sufficiently motivated, resourced or appropriately placed to directly influence change, especially due to the governance of many areas of housing being the primary responsibility of other levels of Government.

Despite this, there was strong and broad based agreement that Council can play the important role of broker for achieving change. This can be achieved through actions such as leadership, facilitating and coordinating between community, private and public sector organisations.

Aspects of the Housing Discussion Paper that attracted the most comment and interest are outlined in the summary table below:

Table 1: Summary of common issues raised during consultation

Housing Theme	Common issues raised
Vision	<ul style="list-style-type: none"> • General agreement with the overall intent and approach of the housing strategy vision (adapted from our Local Strategic Planning Statement), including acceptance that more concentrated growth will be needed through increased housing densities in the key centres of Albury and Lavington • Need for additional clarity in the vision around defining 'sensitive infill'.
Pillars	<ul style="list-style-type: none"> • General agreement that housing affordability and housing diversity should be the primary thematic focus of the strategy
Supply	<ul style="list-style-type: none"> • The majority of greenfield housing growth is likely to continue in the Thurgoona Wirringa growth area • Infrastructure, facilities and community services, especially green space provision, is not keeping pace with new housing developments • Identified preference for large homes and land blocks that suit the needs of young families • There should be more choice and variety in the housing market than there currently is to better meet the needs of families without children (especially lone persons)

Continued next page...

Table 1: Summary of common issues raised during consultation *continued...*

Housing Theme	Common issues raised
Diversity	<ul style="list-style-type: none"> • There should be a wider housing mix especially medium density typologies like townhouses and duplexes to provide more affordable options for smaller households and households with lower income levels • Desire for strong standards around the quality of built form outcomes for smaller one and two bedroom homes so that they do not impact on the character and amenity of existing neighbourhoods, especially in relation to higher density apartment buildings
Affordability	<ul style="list-style-type: none"> • Support for increased provision of social and affordable housing • More housing is needed that is specially designed and/or made available specifically to meet the differing needs of occupants, particularly disability housing, seniors and aged care housing, student housing and housing for people who are migrating here for employment • There is insufficient private rental housing available and that this is driving the need for more temporary accommodation options and putting people at risk of homelessness • Concern that affordable housing is not being designed appropriately, especially when it comes to accessibility (meeting universal design standards).
Resilience	<ul style="list-style-type: none"> • Support for an increased focus on the environmental sustainability of housing, ensuring that higher quality design outcomes are achieved so that both individual houses and the broader urban area are more resilient to the impacts of a changing climate • Current planning rules (across all levels of government) are not adequately addressing the social and environmental impacts of population and housing growth
Role of Council	<ul style="list-style-type: none"> • Support for Council taking a stronger leadership role and becoming more involved in addressing identified housing issues • Perception that State and Federal Governments are not adequately tackling identified housing issues, especially in regional areas

What's next?

Feedback captured within this report has been used to develop the draft Local Housing Strategy. The suggestions made will inform the recommendations for action, implementation and monitoring for Council's consideration and response.



Introduction

AlburyCity is preparing a Local Housing Strategy that aims to guide future housing directions across the Local Government Area (LGA).

This What We've Heard report documents and summarises the feedback gathered during the community consultation phase of developing the Strategy. The outcomes of this consultation will help ensure that the draft Local Housing Strategy is well informed by a wide range of community inputs and reflect the values and aspirations of people who live, work and visit our City.

As shown in the table below, it is estimated that in total over 300 stakeholders participated across six engagement activities. The body of this report describes the key themes, concerns, opportunities and suggestions raised by these key stakeholders.

Table 2: Summary of engagement activities

Activity	Stakeholders Targeted	Date	Input received
Project Website	Our community	October 2021 to March 2022	1,598 views 898 visitors 279 contributions
Online 'quick poll'	Our community	November 2021 to March 2022	48 responses
Online housing preference survey	Our community	Mid February to end March 2022	215 responses
Interviews	Representatives from Government agencies, peak bodies, industry groups and community organisations	September 2021 to March 2022	17 organisations responded
Housing Industry Forum	Representatives from community housing providers, real estate agencies, land developers and building companies	1 March 2022	55 representatives
Social Media posts	Our community	March 2022	12 comments
Feedback sessions	Our community	17 and 22 March	12 attendees
Discussion Paper Feedback Form	Highly engaged community stakeholders	March 2022	10 submissions

About the Local Housing Strategy

Our Local Strategic Planning Statement (endorsed 14 September 2020) established that “Diverse, well designed and affordable housing” is a planning priority for Albury and set an action to prepare a comprehensive Local Housing Strategy to guide future housing directions across the LGA.

Developing a Local Housing Strategy will provide the opportunity for a detailed planning framework to assist in the delivery of housing that better meets the needs and preferences of our growing population.

The Local Housing Strategy is being delivered in three phases:



Our approach to consultation



Since March 2020, the social and economic impacts of the COVID-19 pandemic have resulted in new and unanticipated pressures across all Australian housing markets, including Albury's local housing market. Throughout the engagement activities, we recognised upfront there is high level of community concern about the impacts of affordability pressures, and a desire from Council to address this.

Before we started consultation, we developed a quantitative analysis of current housing market conditions in the form of a Housing Discussion Paper and "Evidence Base" document. These were utilised as the primary resource for engagement activities.

In our communications material, we clarified upfront that there are relatively limited areas of the housing market which are the primary responsibility of local government (such as zoning) when compared with areas of the housing market that are the primary responsibility of other levels of government (such as social housing provision and housing taxes).

Despite ongoing constraints arising from the COVID-19 pandemic, our monitoring of interest in the project indicated a strong degree of community engagement with the project demonstrated by indicators such as:

- Representatives of stakeholder groups expressed willingness to be interviewed, and were generous in providing comprehensive answers
- High representation of housing industry organisations at Forum event, with expressed desire from attendees for similar events to be held in future
- Feedback session attendees expressed a desire to be kept informed of the project progress and took time to fill out feedback forms
- A high proportion of online survey respondents took the time to answer optional 'open ended' questions.

Consultation Outcomes

This section provides a summary of outcomes from each engagement activity.

Project website

A 'Have Your Say' project website was created for the project in October 2021 and updated regularly. The project website could be accessed either via the AlburyCity homepage, or directly via the 'Have Your Say' homepage.

The project website was the primary form of access to project information, including project related reports, a timeline of key milestones, and place to complete online consultation activities or register for engagement events.

During the period from when the website was 'Live' in October 2021 to the end of March 2022, data indicates it received:

- 1,598 views
- 898 visitors
- 279 contributions.

Visits to the website peaked from mid to late March 2022, which aligns with the promotion of community feedback sessions.

Online surveys

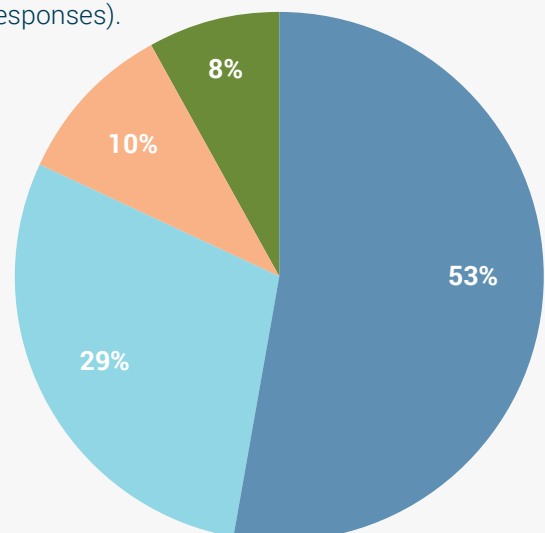
Quick Poll

An online 'Quick Poll' was provided on the project Have Your Say website and remained open throughout November 2021 to March 2022. The poll aimed to assess a prioritisation of the four key housing 'themes'. In total there were 48 responses.

The results indicate there is a clear preference for the local housing strategy to focus on matters of housing affordability (53% of responses) and housing diversity (29% of responses).

Figure 2: What is the greatest housing issue facing Albury?

- The cost of homes to rent or buy **53%**
- The mix of types of housing available **29%**
- The quality of homes **10%**
- The availability of land to build new houses **8%**



Housing Preference Survey

An online survey (See Appendix A) opened in mid February and closed on 31 March 2022. A total of 215 responses were received during this 6 week period and represented a broad range of demographics:

The ideal home

The majority (78.4%) of respondents indicated a strong preference for living in a detached home on its own block of land. 8.5% of respondents expressed a desire to live in a duplex or townhouse, and 6.5% to live in a flat, unit or apartment.

When asked to choose only three top features their ideal home would have, the most popular responses were:

- Environmental sustainability features such as water tanks, solar panels (42%)
- A large outdoor yard (40%)
- Three bedrooms (38%)
- Pet friendly (37%)

The least important features selected were:

- Two or less bedrooms (7.5%)
- Small or no outdoor yard (9.5%)
- Fully accessible homes (15%).

The ideal location

When thinking about preferred location of their ideal home, respondents indicated they would most like their home to be close to:

- A shopping Centre (48%)
- Parks (48%)
- Walking paths (41%)

It was considered less important to be close to bus stops (5%), cycle paths (14%) or hospital and medical services (20%).

Most respondents (69%) said they are happy living in their current home. Of these respondents, most currently live in central Albury near Dean Street (19%), Thurgoona (19%), East Albury (11%) and North or West Albury (9.4% each).

39% of respondents indicated they would prefer to live elsewhere than in their current home. Of these respondents, the most popular areas nominated as being where they would prefer to live were in the central Albury area near Dean Street (48%), Thurgoona (30%) and East Albury (26.5%).

Respondents were least likely to nominate Lavington as their preferred area (6%) or Springdale Heights (8%).

Housing barriers

Thinking about their current household circumstances, respondents identified the following main barriers to living in their preferred home:

- Availability of homes in an affordable price range (42%)
- Availability of blocks of land of appropriate size (11%)
- Availability of homes in their desired location (10.5%)

Demographics

- 90% were residents of Albury, 5% aspire to be residents and the remaining 5% were "other" (e.g., visitors).
- 30% were aged 18 to 34 years, 36% were aged 35 to 49 years and 30% were aged 50 to 69 years. This is considered a good mix of ages, except for an under-representation of young people under the age of 18 (0% respondents) and older people over the age of 70 years (4% of respondents).
- 27% were couples living together without children, 40% were couples living together with children. This is considered a good mix of family types, except for an under-representation of single people with no children (15% of respondents compared with representing 39% of all Albury household types).
- 44% were homeowners with a mortgage, 30% renting their home and 19% own their home outright. This is considered a good mix of tenure types, except for an under-representation of respondents who rent social housing (1% of respondents compared with renting public housing representing 4% of all Albury households)
- There was a low representation of respondents from diverse backgrounds: 6% were university students, 4% were born overseas and recently migrated to Australia, 3% identified as being of Aboriginal or Torres Strait Islander Descent and 4% as having a disability.

Interviews with housing sector stakeholders

A total of 17 semi-structured interviews were undertaken with key stakeholders (listed at Appendix B). These interviews helped provide greater understanding of key issues and opportunities from the perspective of particular sectors in the housing industry, especially the community housing sector.

The interviews aimed to:

1. Raise awareness that Council had committed to undertaking the Local Housing Strategy Project
2. Communicate the project objectives and encourage input to engagement activities
3. Understand early insights that could guide the project team on focus areas for the Housing Discussion Paper.

A summary of issues raised and suggestions made in these interviews is noted in the table below.

Key Issues raised	Suggestions made
Lack of accessible housing stock	<ul style="list-style-type: none"> • Raise accessible housing standards (universal design requirements) • Investigate ways to promote and incorporate higher universal design standards into new development • Address the ageing of social housing properties which have significant maintenance problems
Lack of Specialist Disability Housing stock [SDA]	<ul style="list-style-type: none"> • Provide incentives for developments that include SDA • Support SDA projects through the development approvals process, especially where 'alternative solutions' are proposed
Lack of crisis accommodation options	<ul style="list-style-type: none"> • Help provide/ invest in temporary accommodation, such as upgrades to Albury's Central Tourist Park
Lack of affordable and smaller dwelling stock (one and two bedroom homes)	<ul style="list-style-type: none"> • A proportion of new development should be required to be smaller dwellings • Provide support for more aged care facilities to be built • Use Voluntary Planning Agreements in the rezoning phase to get developer contributions for affordable housing • Financial incentives for developers can provide a market signal that there is market demand for smaller lots • Make it easier to retrofit and refurbish suitable older buildings like motels and shop top housing (brownfill development) • Allow more modular and prefabricated buildings
Lack of housing for Aboriginal people	<ul style="list-style-type: none"> • Investigate methods to address overcrowding of homes and more crisis accommodation • Work with the Local Aboriginal Land Council and Aboriginal Housing Providers to enable new housing development • Advocate for more 'wrap around' service delivery targeted at clients with complex human service needs in conjunction with housing need • Increase access to integrated aged care that meets the needs of Indigenous customers • Address intergenerational inequality by helping Aboriginal people to build wealth/ enable inheritance opportunities including access to information about owning a home/ access funding for home ownership so people have options other than renting

Key Issues raised	Suggestions made
More consideration of alternative tenure options	<ul style="list-style-type: none"> • Educate people about cooperative housing opportunities/ promote as an available model of tenure • Promote cooperative housing structures as an option for smaller developments (15 – 30 dwellings) • Encourage collaborative/ co-design in planning of development projects so sites are established with the end user in mind • Support 'rent to buy' schemes
Severe lack of affordable rental housing. Rental affordability is a growing issue, affecting people who have never needed help before, and migrants who would otherwise relocate here for employment but can't secure any accommodation.	<ul style="list-style-type: none"> • Invest in local infrastructure in 'poorer' suburbs to increase amenity • Build relationships with local real estate agencies to leverage support from them to consider letting rental properties to a wider range of applicants • Encourage local philanthropy, e.g., social enterprise real estates, or landlords asking community housing providers to manage their investment instead of a commercial real estate agent • Increase access to brokerage services, where organisations can cover bond costs and 'vouch' for clients with less competitive rental applications, or head lease properties for their clients • Leverage the Albury Wodonga Regional Deal process to provide housing for core groups such as health workers, Aboriginal housing • Start a scheme where people can rent out their spare bedrooms to students, seniors or other people in need
Housing affordability is a growing issue, and the lack of affordable housing is likely to worsen	<ul style="list-style-type: none"> • Audit/ release government land for affordable housing projects, rent to buy or self build schemes. • Council could act as developer or work with developers (or community housing providers). • Provide developers with incentives, or collect contributions, to ensure more affordable housing is constructed.
Help to grow the Community Housing Provider Sector (CHPs) in Albury	<ul style="list-style-type: none"> • Enable advocacy work and grant applications by providing evidence of need, such as this Local Housing Strategy project • Map or earmark locations that are suitable for affordable housing projects • Ensure people in governance roles engage on the housing issues raised and provide positive leadership against NIMBYism, and form genuine relationships with CHPs • Host networking events that help connect housing providers with homebuilders, real estate agencies and property developers • Encourage the transfer of new social housing dwellings to be managed by CHPs • Help Tier 3 and Tier 2 CHPs improve their capacity to be accredited as Tier 1 providers • Assist CHPs to prepare DA/'shovel ready' projects ready for funding opportunities • Prepare land to be 'development ready' for affordable housing projects in a similar way to the approach used in preparing land for industrial development

Housing Industry Forum

A total of 55 representatives from organisations including community housing providers, community development organisations, real estate agents, land developers, building companies and government departments attended a Housing Industry forum hosted by Council on 1 March 2022 (see Figure 3 and Figure 4).

A recording of event presentations is available on Council's YouTube platform and as at time of writing this report had been viewed 44 times.

Figure 3 Banner image promoting Housing Industry Forum event



Albury Housing Industry Forum 2022

Tuesday 1 March Albury Entertainment Centre

The Australian Housing Crisis
Emeritus Professor Peter Phibbs

Population Growth and Migration in Regional NSW and VIC
Glenn Capuano, .id informed decisions

The Albury Housing Discussion Paper
Elizabeth Griffin, HillPDA

AlburyCity

Emeritus Professor Peter Phibbs

Glenn Capuano, .id informed decisions

Elizabeth Griffin, HillPDA

Figure 4 Images of the Housing Industry Forum held 1 March 2022



A summary of issues raised and suggestions made at the forum is noted in the table below.

Key Issues raised	Suggestions made
The approvals process should be streamlined, there is too much work involved in gaining planning approvals	<ul style="list-style-type: none"> • Approve Development Applications faster • Hire more Council planners • Make it easier to rezone land • Be less risk adverse/ more proactive in approving housing that is not just a single dwelling on a standard block, and be more open to early exploration of alternative solutions with the building sector
It is more difficult to construct smaller dwelling types in NSW	<ul style="list-style-type: none"> • Increase amount of complying development pathways • Better align with Victorian planning systems (perceived as easier to navigate)
Infill development is occurring at a slower pace than greenfield development, perception that “KnockDown rebuilds” are becoming less viable as land prices increase	<ul style="list-style-type: none"> • Provide developer incentives (such as waiving contributions) to encourage infill development • Increase the amount of land zoned for medium density • Review DCP controls to allow more 2 storey developments on existing properties • Simplify requirements and controls for smaller dwellings like granny flats/ dual occupancy
There is a lack of smaller dwelling types and need for more ‘missing middle’ development	<ul style="list-style-type: none"> • Provide developer incentives for smaller dwellings • Simplify planning approvals for developments that propose multiple smaller dwellings • Provide more sites to market for medium and higher density development, especially in locations that are well serviced such as South Albury, along railway line and old highway (Wodonga Place, Hume Street and Young Street)
Poor feasibility for developers to provide smaller dwellings and/ or affordable housing: there is low demand in the private market for this typology	<ul style="list-style-type: none"> • Cut developer contributions requirements • Reduce car parking requirements • Reduce cost of land and infrastructure costs (including private open space requirements) • Provide Floor Space Ratio and/or height incentives • Nominate upfront areas in new estates that should be for affordable housing types
Improving affordability whilst also improving quality of design is difficult	<ul style="list-style-type: none"> • Address the high costs associated with sustainability featured (e.g. subsidies) • Assist developers to meet quality design goals and avoid the need for retrofitting resilience features • Provide education and developer incentives to encourage climate resilient housing • Redevelop older social housing stock and ensure new social and affordable housing is mixed tenure (not built as whole estates)

Key Issues raised	Suggestions made
Access to key infrastructure in Albury is not sufficient to enable people to live in higher density settings	<ul style="list-style-type: none">• Improve access to open space, public transport, social infrastructure, especially in Thurgoona which is very car centric• Earmark land parcels closet to amenities and provide incentives for higher density development on these• Develop town centres in Thurgoona as an anchor for medium and high density housing
It is a high risk in the private rental market for landlords to lease to tenants with complex needs	<ul style="list-style-type: none">• Get community organisations to headlease properties to protect landlords from exposure to risk• Improve landlord rights to evict difficult tenants• Build more social and affordable housing to reduce pressure on the private market



Social Media

A total of 12 housing related comments were received in response to eight posts made to social media (Facebook) during March 2022 (see Figure 5). Sentiment was mostly negative, for example remarks that local homelessness has worsened, it is taking longer and costing more for new homes to be built, there are minimal rentals available both for locals and new residents moving to Albury, and that there is need for improved infrastructure provision in new estates.

Figure 5 Examples of social media posts

 **AlburyCity**
20 Mar 2022 17:00

Raise your hand if you already live in Albury 🙋 or if you want to move to Albury 🙋


We want to hear from YOU! AlburyCity Council is developing a Local Housing Strategy and we're seeking views on people's housing preferences that will guide where and when new housing can be delivered over the next 20 years: It's just 12 multiple choice questions and will take about 10 mins to complete here 📲



FALCN
Housing Preference Survey | Albury Local Housing Strategy
Are you living in your dream home?


👍 31 ⓘ 7 Comments 5 Shares

👍 Like 💬 Comment ➦ Share

 **AlburyCity**
14 Mar 2022 16:35

What do you want for the future of housing in Albury? 🏠

As part of the development of the Albury Local Housing Strategy, we've launch ... [See more](#)



FALCN
Albury Local Housing Strategy
We're taking steps to plan how and where housing will be ...

👍 8 ⓘ 6 Comments 3 Shares

👍 Like 💬 Comment ➦ Share


Drop in feedback sessions

A total of 12 people attended four community feedback sessions held both online and in person to collect community views on the Housing Discussion Paper. All feedback sessions were promoted via social media and traditional media (see Figure 6)

Figure 6

The Border Mail advert appearing Saturday 12 March 2022

Find the Information You Need



Have Your Say - Housing Strategy

We're preparing a local housing strategy and are seeking views on where and when new appropriate, affordable and well-designed housing can be delivered now and into the future. Head to haveyoursay.alburycity.nsw.gov.au to:

- Read and respond to the Discussion Paper
- Complete the Housing Preference Survey
- Register to attend a Community Feedback Session:
 - Thursday 17 March 2022, 2:00 pm [Online]
 - Thursday 17 March 2022, 5:30 pm [In Person]
 - Tuesday 22 March 2022, 10:00 am [In Person]
 - Tuesday 22 March 2022, 5:30 pm [Online]

For further information contact our City Planning Team on 6023 8111.

alburycity.nsw.gov.au

A summary of issues raised and suggestions made during the feedback sessions is noted in the table below.

Key Issues raised	Suggestions made
The planning process needs to be streamlined	<ul style="list-style-type: none"> Make it easier to re-zone land as residential especially close to city centres (leave industrial for the fringe)
Housing needs to be more accessible for people with disability	<ul style="list-style-type: none"> Universal Design standards should be required for new housing Incentives should be offered for developments that include accessible housing types
Lack of smaller dwelling types	<ul style="list-style-type: none"> Housing like villas and terrace housing, suitable for 'downsizers' should be encouraged, especially in new release areas. Developers should be encouraged to build more townhouses and terrace style housing Council should resist NIMBYism and consider changing the LEP to allow smaller subdivisions and reduce restrictions (including narrowing setbacks)
Higher density housing is needed close to central Albury and Lavington	<ul style="list-style-type: none"> Stop expanding suburbia further away from employment Multi storey residential is needed, but as long as it's not 'too' high (responses varied widely but most people expressed a preferred range between 5 to 7 storeys as acceptable especially if close to central services)

Key Issues raised	Suggestions made
Lack of affordable housing, especially rental housing, where discrimination against some applicants for rentals in the private market is a problem	<ul style="list-style-type: none"> • Waive planning fees for affordable housing developments • More housing for seniors/aged care is needed, especially for over 55's who don't own their own home
More social and community infrastructure, parks and public transport is needed to support people to live in higher density settings	<ul style="list-style-type: none"> • Collect more money from developers to ensure services and facilities like parks are provided • Access to services and facilities should be improved • Suitable land parcels should be 'earmarked' to encourage developers to provide higher density in key locations • Create certainty about where residential development should go, and not encroach further on rural lands
New home designs are not prepared for climate change, builders default to minimum standards and cost cutting is lowering standards further	<ul style="list-style-type: none"> • Require more beautification elements such as landscaping, eaves • Resist the 'race to the bottom' and set higher expectations for green space



Discussion Paper Feedback Form

A total of 10 people provided a response via the discussion paper feedback form. These respondents were highly engaged with the discussion paper, providing lengthy answers to the questions posed (see Appendix C).

A high proportion of answers were focused on the theme of 'resilience' with detailed suggestions on how housing could be better adapted to the impacts of climate change.

Key Issues raised	Suggestions made
More focus required on housing resilience	<ul style="list-style-type: none">• Housing vision should include more about urban planning and housing design for climate adaptability and in keeping with the natural environment• Infill development should not compromise efforts to reduce urban heat effects, and new development should not intensify urban heat effects• Work closely with the construction sector to incorporate more climate friendly features into homes• Provide grants and awards to promote architects, business who combat climate change impacts• Use sustainability week as an opportunity to promote resilient housing, educate on the long term benefits to operating costs• More tree planting, eco developments, contiguous open space/ green belts
Need for better strategic planning of housing estates and subdivision design including focus on the cumulative impacts of urbanisation	<ul style="list-style-type: none">• Improved design of residential neighbourhoods in greenfield areas (water sensitive urban design, preservation of natural open space)• Less 'packing in' of houses close to each other• Make sure in housing developments the dwellings don't all look the same, and block sizes are not all the same• Increase green space provision and offset distance minimum requirements• Preserve more land for farms and native environments instead of new housing• More infrastructure upgrades are needed to support the growth in Thurgoona• Address land banking by developers (that results in services and facilities having to run past empty land)• If better public facilities were available in Thurgoona (open space, swimming pools, library, parks etc.) people would not be so reliant on having big backyards (with private pools, play equipment, sheds etc.).• Get rid of old caveats in some large block estates in Thurgoona that discourage subdivision

Key Issues raised	Suggestions made
Need for a mix of homes to suit different family types	<ul style="list-style-type: none"> • Ensure smaller homes meet the needs of seniors, students, low income households, people with a disability etc. • Ensure housing for lone persons does not assume a studio/ 1 bedroom dwelling is sufficient, for example allows for study space and private open space • More higher density apartments needed central to the Albury City Centre, inner South Albury and central Lavington • Apartment dwellings should incorporate common gardens and areas for socialising • Nominate a percentage of development area that needs to be dedicated for smaller dwellings • More terrace and villa style developments, where people still have their own driveway and garage and room for a garden • Incentivise new homes to be built with a granny flat • Recognise that smaller dwellings and townhouses are a reactive response to the housing crisis- people still would prefer to live in their own, larger home
Lack of affordable housing	<ul style="list-style-type: none"> • Provide more wrap around support for people at risk of homelessness including those escaping family violence • Put affordable housing on government land close to city centres • Advocate to Commonwealth Government to increase pension assistance • Look at developer charges, give "social benefit" discounts for developments that provide smaller, cheaper housing • Give low income people the opportunity to buy their home over time, not just rent • Dedicate government land to affordable or social housing projects, partner only with community housing providers that are genuinely client focused • Encourage creative solutions with local banks to enable people to enter the market/ buy land that over time can be used as deposit equity for building a home
Stronger definitions needed of what constitutes "sensitive infill" developments	<ul style="list-style-type: none"> • Include a focus on preserving Albury's architectural heritage • Infill development must cater for seniors, students and people on lower incomes (not just meet the needs of typical families) • Better regulate infill development • Provide density only in key locations that have easy access to services and public transport • Place a cap on how many storeys and dwellings are allowed per square metre • Higher density dwellings create overlooking and shadowing that adversely affects neighbors, we need to preserve the things that made our existing neighbourhoods livable in the first place • Infill is nuanced to each neighbourhood and cannot be covered in DCP only as greenfield sites versus established areas: it needs to be assessed on a case by case basis, set a percentage of a neighborhood that is to be affected rather than whole areas at risk of defaulting to medium and high density by developers

Conclusion

Engagement activities undertaken to help develop the Albury Local Housing Strategy were successful in raising awareness across the community that AlburyCity is looking into issues and opportunities associated with housing delivery, including affordable housing.

The consultation phase heard a range of different stakeholder views including from housing industry experts, the business and community sector, and residents themselves.

Using a range of engagement methods, various opportunities were provided for people to respond to quantitative trends and issues identified in the Housing Discussion Paper. This resulted in substantial anecdotal evidence (outlined throughout this report) that verifies and substantiates the Housing Discussion paper findings, namely community expectations that:

- Ongoing housing demand will be largely met through infrastructure investment and increased housing development in the Thurgoona Wirlinga growth area
- A higher proportion of housing demand needs to be met through increasing densities in established (infill) areas
- Those in greatest need should not be left behind because of increasing housing costs and a tight private rental market.
- A better mix of housing typologies, especially one and two bedroom dwellings, will help meet demand from the growing number of lone person households
- More can be done to ensure dwellings are designed and constructed to adapt to our changing climate.

The development of the draft Local Housing Strategy will take the many ideas raised on possible solutions suggested throughout consultation and provide advice on recommended policy interventions that acknowledge and respond appropriately to these concerns.



Albany Housing Industry Forum, Tuesday 1 March 2022

1. Challenges, solutions and success stories: Feedback session one - Affordability

Do you think housing (for rent or to buy) is still affordable in Albany? Why is this?
What responses do you want Council to consider in the Albany Local Housing Strategy?

Albu

2.

Deliv

How

Albany Housing Industry Forum

4.

Planning for urban growth: F

Where in Albany do you think is the
How should we promote positive

- * High Central p
existing p
attractive d
- * Council Dep
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Albany Local
Housing Strategy:
Discussion Paper
FEBRUARY 2022

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Appendix A – Housing Preference Survey Questions

This Survey (12 questions in total) asks about the housing preferences of people living in Albury.

1. Which of the following best describes your connection to the Albury/Wodonga region?

- a) I am a resident
- b) I would like to be a resident
- c) I often stay/visit here for work or holidays
- d) Other (please describe)
- e) Share housing
- f) Living with parent(s)/ guardians
- g) Living in a lifestyle or retirement village
- h) Jointly own with friends/family or shared ownership
- i) I have no permanent accommodation
- j) Other (please describe)

2. Which age group do you belong to?

- a) Under 18
- b) 18 to 34
- c) 35 to 49
- d) 50 to 69
- e) 70 and over
- f) Prefer not to answer

3. Which of the following best describes your current household?

- a) Single person, no children
- b) Single person living with with children
- c) Couple living together without children
- d) Couple living together with children
- e) Blended family / extended family (living with persons such as grandparents, your sibling or adult children)
- f) Shared or group household (living with unrelated persons such as friends)
- g) Prefer not to answer
- h) Other (please describe)

4. What is the current tenure arrangement of the home you are currently living in?

- a) Owned with a mortgage
- b) Owned Outright
- c) Renting from a private landlord or real estate agent
- d) Renting from a state or community housing provider

5. Please select any of the following that apply to you:

- a) Living with a disability/ need assistance at home
- b) Identify as being of Aboriginal and/or Torres Strait Islander origin
- c) Recently migrated to Australia from overseas
- d) Receive aged pension / Veteran payment
- e) University student
- f) None of the above

6. Thinking about the future, what would be the ideal type of home would you like to live in?

- a) A detached house on its own block of land
- b) A duplex or townhouse
- c) A flat, unit or apartment
- d) A granny flat or tiny home
- e) A share house, boarding house or group home
- f) A lifestyle/retirement village or aged care home
- g) Caravan/mobile home
- h) Other (please describe)

7. Thinking about the future, what top 3 features would be most important for your home to have? (Select 3 only)

- a) Four or more bedrooms
- b) Three bedrooms
- c) Two or less bedrooms
- d) Small (or none) outdoor area
- e) Large outdoor yard
- f) Garage or other carparking cover for two or more cars
- g) Large storage shed for items like boat, sport or camping equipment, household items
- h) Full accessibility (e.g. no steps, wide doorway width, level shower entry)
- i) Pet friendly
- j) Environmental sustainability (e.g. solar panels, water tank, edible plantings)
- k) Other (please describe)

8. Thinking about the future, what top 3 places would be most important for your home to be close to?

- a) Workplace
- b) Friends and family
- c) Bus stops
- d) Walking paths
- e) Cycle Paths
- f) Parks
- g) Childcare or schools
- h) Hospital or medical centre
- i) Shopping centre
- j) Hospitality/entertainment venues
- k) Other (please describe)

9. Thinking about the future, what would be the ideal tenure arrangement of your home?

- a) Mortgaged
- b) Ownership
- c) Renting from a private landlord or real estate agent
- d) Renting from a state or community housing provider
- e) Share housing
- f) Living with parent(s)/ guardians
- g) Living in a lifestyle or retirement village

- h) Jointly own with friends/family or shared ownership/equity
- i) No preference/Other (please describe)

10. Thinking about the future, would you like to stay where you currently live?

- a) Yes, I am happy living in my current area
- b) No, I would rather to move to another area
(skip Logic)

11. In which area do you currently OR would you prefer to live?

- a) Central Albury area (near Dean Street)
- b) Central Lavington area (near Five Ways)
- c) South Albury
- d) West Albury
- e) East Albury
- f) North Albury
- g) Lavington
- h) Glenroy or Hamilton Valley
- i) Thurgoona or Springdale Heights
- j) Table Top or Ettamogah
- k) A Rural area
- l) Wodonga
- m) Outside the Albury/Wodonga region

12. Thinking about your household circumstances right now, what is the biggest barrier you face to being able to live in your preferred home?

- a) Availability of homes in the location or area I want
- b) Availability of homes in a price range I can afford
- c) Availability of the block of land size I want
- d) Availability of the type of house I want to live in
- e) Lack of savings
- f) Insecurity in work/ employment makes it difficult to plan
- g) Difficulties with health/ need for help/ am a carer
- h) Getting approval for my home through the planning system
- i) Other (please describe)

Thank you for completing this survey.

Appendix B – Organisations Interviewed

1. Albury and District Aboriginal Land Council
2. Albury Wodonga Community Working Party
3. Albury Wodonga Aboriginal Health
4. Argyle Housing
5. Australian Unity
6. Capability Network
7. Common Equity
8. Dyiraamalang group
9. Homes Out West
10. Kirinari
11. Multicultural interagency
12. NSW Department of Planning
13. NSW Land and Housing Corporation
14. NSW Department of Communities and Justice
15. Wodonga Council
16. Woomera Aboriginal Corporation
17. YES Unlimited

Appendix C – Discussion Paper Response Form

1. Does the housing vision need any changes or additions?
2. What housing pillar listed is most important for Albury's Local Housing Strategy to address?
3. Where in Albury do you think is the best location for new housing to be built?
4. What is your view on providing a greater variety of housing types and sizes in the Thurgoona Growth Area?
5. What is your view on providing a greater variety of housing types and sizes within our established urban areas such as Lavington and central Albury?
6. Do you think housing (for rent or to buy) is still affordable in Albury?
7. What is your view on Council taking direct action to enable local affordable housing projects for people who are finding it difficult to obtain a home in the private market?
8. How should Council promote positive housing resilience to help combat the impacts of climate change?
9. A range of opportunities have been identified in the discussion paper under each housing theme. Do you agree with these opportunities?
10. What other responses do you want Council to consider in the Albury Local Housing Strategy?

Developing our Local Housing Strategy

July 2022

What we've heard report

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