

Landcom Proposal

1. Overview

Landcom propose to partner with Byron Shire Council and a Community Housing Provider (CHP) to deliver up to 29 affordable dwellings on land owned by Council at 57 Station Street, Mullumbimby.

2. Project Rationale

Housing affordability is a critical issue for local communities across Australia and particularly in north-east NSW. Enabling people to access homes for rent or ownership is of critical importance to government and requires a coordinated approach from federal, state and local governments.

The Reserve Bank of Australia recently noted that “*well-functioning housing markets that are accessible to all people enhance well-being, support labour mobility and promote an efficient allocation of resources across economies*”.

However, the housing market is not accessible to all. This is increasingly evident with the recent rise of housing prices in north-east NSW. The gap between those who can access the market and those who can't continue to widen with income levels experiencing little growth whilst housing prices increase exponentially. Housing is a market which creates wealth for some and fails others, even in terms of providing shelter. This failure is causing a range of economic and social impacts to local communities and concern to government.

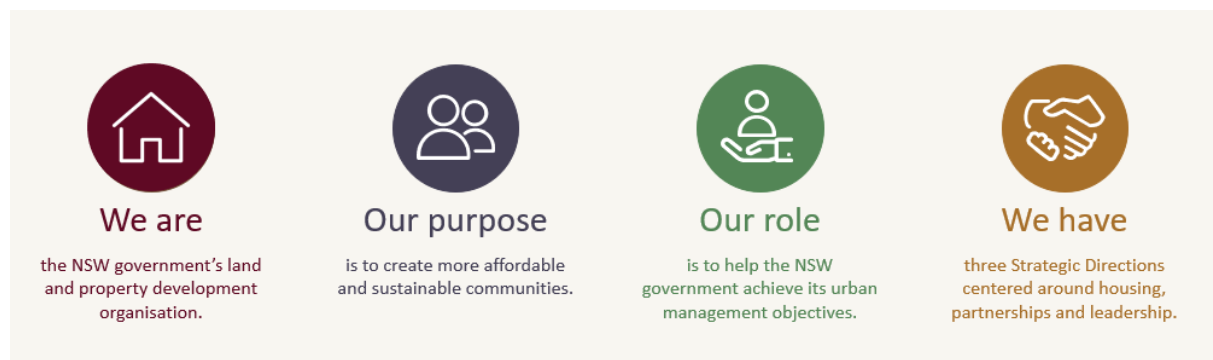
Landcom, as the NSW government's development agency, is in a unique position to work with Council and deliver diverse and affordable housing through its strategic commitments and Ministerial Priorities. Our approach, driven by innovation and partnerships, provides a comprehensive and workable range of development options and models to deliver housing affordability for people on low to moderate incomes, including “key workers”. We have developed financial models and structures to optimise the outcomes for local community's needs and resources.

Driven by our values-based approach to partnership, Landcom believes there is a strong alignment of values with Byron Shire Council and an opportunity to deliver genuine, long-lasting economic and social benefits to the community through the transformation of the property at 57 Station Street, Mullumbimby into 29 affordable housing dwellings.

3. Landcom and Byron Shire Council as Partners

Landcom

Landcom is the NSW Government's land and property development organisation, working with government, the private and not for profit sectors, to deliver exemplary housing projects that provide social and economic benefits to the people of New South Wales.



Established in 1976, Landcom has delivered more than 95,000 homes and created thriving and sustainable communities across New South Wales.

We believe Landcom is the right delivery partner for Council on this project. As the NSW Government's development agency, we bring a unique approach and skillset to deliver affordable projects through a partnership approach with Local Government, the Community Housing Provider (CHP) sector, the National Housing Finance and Investment Corporation (NHFIC) and other government agencies.

Our objectives are as follows:

1. Make it easier for people to own their own home - Home ownership is an important aspiration for Australians. Innovations in design, delivery and financing give people access to new options.
2. Demonstrate new housing typologies to provide a greater choice of homes - Changing demographics and household structures need a greater mix of home types now and in the future.
3. Deliver strategic projects across NSW - Landcom helps deliver projects where development is not proceeding as planned or assistance is required to create new development opportunities.
4. Deliver in partnership; Innovate in design, finance and planning - We work with a range of partners to deliver sustainable projects that improve housing supply, diversity and affordability.

Byron Shire Council

Byron Shire Council has a similar interest and commitment to exploring the delivery of affordable housing within its Local Government Area. Council have adopted a Residential Strategy and policy framework that has multiple innovative housing initiatives aimed at progressing ways to address the housing crisis within the Shire.

In their Regional Housing Taskforce submission, Council noted one of their initiatives as *"establishing relationships and building partnerships with housing providers like Landcom and Community Housing Organisations to support and or undertake joint venture developments for housing."*

We consider there is a genuine alignment of values and objectives between Council and Landcom as demonstrated in the table below:

Alignment	
Byron Shire	Landcom
Byron Shire towns and villages will offer a diversity of housing to meet the needs of its community both now and in the future.	We believe everyone deserves a place to call home. A place that is safe and affordable where individuals, families and communities can thrive, seek comfort and enjoy. A place where people can truly live not just reside.
Residents will be able to find housing that suits their current and future needs in terms of type, tenure, size and cost.	Deliver housing projects that provide social and economic benefits to the people of NSW.
More diverse housing such as town houses, units and apartments will be located in locations with convenient access to shops, services, transport and open space, where it is easy to walk or cycle.	Increasing affordability, supply and diversity of new housing.
Greater housing diversity will create a more self-sufficient Shire so that residents do not have to move outside the Shire to find the housing they want.	Our affordable housing projects focus on low to moderate income households. The make up of these households include many key workers such as nurses, police, paramedics, childcare workers, retail workers and cleaners.
 	

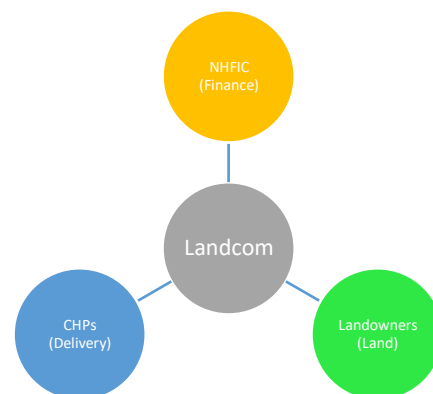
North Coast Community Housing

We note Byron Shire Council have entered a Memorandum of Understanding with North Coast Community Housing (NCCH).

4. Landcom's Unique Approach

Delivering affordable and diverse housing is complex and needs a collaborative approach across government, industry and the community. At Landcom, we are focussed on working in partnership with Local Councils and Community Housing Providers in the innovation and delivery of more diverse and affordable housing. We bring together:

1. **Landowners:** in addition to development on its own land, Landcom offers government, councils and CHP landowners a pathway to unlock their land to deliver financial and social value.
2. **CHPs:** Landcom provides CHPs with attractive delivery models providing flexibility, capital efficiency and development management capability, as well as access to land.
3. **NHFIC:** Unlocking a co-ordinated model with NHFIC to provide financing will provide leverage to fully scale up the delivery model.



As a government agency, Landcom understands the need to balance and optimise the financial and social objectives of the local community. We also understand the challenges in transforming community aspirations into the delivery of community outcomes.

To this end, we have developed a comprehensive and flexible structure which can be tailored to optimise the outcomes for your community's needs and resources. We align Council's financial drivers with the local targeted housing need and work with you to optimise the outcome for each site and find the balance between financial outcomes and community benefits in delivering affordable housing.

Landcom has applied this approach to its projects in Queenscliff and Lachlan's Line.



Image 1: Queenscliff – proposed development targeting women over the age of 55 and at risk of homelessness.



Image 2: Lachlan's Line – proposed 100% affordable housing development.