



AFFORDABLE HOUSING FORUM

An initiative of SSROC, Planning Institute of Australia & Community Housing Providers

Aerial Function Centre UTS, 24 July 2017, 8.30am to 5.00pm

The Affordable Housing Forum will focus on how investors, community housing providers, property developers, planners, government and the community can better work together to deliver housing stock that is affordable to lower income earners.

HOSTS



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Time	Session overview
8.30am	REGISTRATIONS
9:00am	WELCOME TO COUNTRY AND OPENING REMARKS Uncle Ray Davison, Welcome to Country Jenny Rudolph, Partner Elton Consulting, Forum Chair
9:10am	FORUM INTRODUCTION Cr Sally Betts President SSROC, Mayor Waverley Council
9:15am	FORUM OPENING The Hon Anthony Roberts MP, Representing the Premier of NSW Minister for Planning, Minister for Housing, Special Minister of State
9:30am	SETTING THE SCENE: AFFORDABLE HOUSING IN NSW Panel Facilitator: Jenny Rudolph Heather Nesbitt Social Commissioner, Greater Sydney Commission Cr Sally Betts President SSROC, Mayor Waverley Council Steven Mann CEO Urban Development Institute Australia Wendy Hayhurst CEO NSW Federation of Housing Associations Dr Marcus Spiller Principal & Partner, SGS Economics and Planning Prof Hal Pawson City Futures Research Centre, University of New South Wales
10:30am	Morning Tea
10:45am	ROLE OF LOCAL GOVERNMENT AND PLANNING MECHANISMS Facilitator: Jenny Rudolph Partner, Elton Consulting Local government and affordable housing: Issues and opportunities Tony McNamara Director, Planning & Environment, City of Canada Bay Affordable housing: Role of planning mechanisms and value capture Dr Judith Stubbs Principal, Judith Stubbs & Associates Effective council and community housing provider collaboration Rebecca Richardson Managing Director, Urbanista Affordable housing and the case for reform of planning mechanisms John Brockhoff Principal Policy Officer, Planning Institute Australia
12:00pm	URBAN RENEWAL AND AFFORDABLE HOUSING: OPPORTUNITIES AND TARGETS Facilitator: Jenny Rudolph Property developer perspective Richard McLachlan Development Director, Frasers Property Australia The Affordable Housing program at the City of Sydney Monica Barone CEO, City of Sydney Urban renewal and affordable housing: UrbanGrowth NSW experience Steve Driscoll Head of CBD Projects, UrbanGrowth NSW Urban renewal and affordable housing: the evolving Sydenham-Bankstown experience Ann-Maree Carruthers Director, Urban Renewal, Department of Planning & Environment

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Time	Session Overview
1:15pm	Lunch
2:00pm	FINANCING AND FUNDING: HOW TO MAKE IT HAPPEN LOCALLY Facilitator: Jenny Rudolph Value capture, planning mechanisms & the market Dr Marcus Spiller Principal & Partner, SGS Economics and Planning Financing and Funding Affordable Housing in NSW: Recent developments Prof Hal Pawson City Futures Research Centre, University of New South Wales The Greater Sydney Commission and affordable housing opportunities Troy Daly Senior Adviser, Affordable Housing, Greater Sydney Commission Community Housing Providers sector perspective on housing finance Scott Langford & John Nicolades Community Housing Provider CEOs
3.45pm	Afternoon Tea
4.00pm	FORUM WRAP UP AND REVIEW Jenny Rudolph Forum Chair
4.15pm	PRESENTATION OF FORUM COMMUNIQUE Communique Panel Tony McNamara Key Issues: Setting the Scene Helen Sloan Key issues: Local Government & Affordable Housing Mechanisms Wendy Hayhurst Key Issues: Urban Renewal & Affordable Housing John Brockhoff Key Issues: Financing & Funding Affordable Housing
4.55pm	VOTE OF THANKS AND CLOSURE Helen Sloan Program Manager, SSROC



COMPLETE OUR EVALUATION SURVEY

A link will be sent to you to complete electronically

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FORUM INFORMATION

You are invited to join leading professionals from the affordable housing and planning industry in a day of engaging sessions to find real-world solutions to Sydney's affordable housing crisis.

Key objectives of the Forum include, develop collaboration between local government and the community housing sector; advocate for affordable housing targets in major development precincts and sites; explore best practice models; and establish coherent strategies for negotiating affordable housing contributions.

By focusing on the supply of affordable housing stock, the forum will cover a subset of the broader issue of housing affordability.

Who Should Attend?

Planning, housing, community development, and related professionals, practitioners and project staff, including:

- Property development and investment professionals
- Local government, community development and project staff
- State government
- Community housing providers
- Planners and consultants
- Academics and students with a research focus or interest in affordable housing, planning, or related fields

Forum Materials

A delegate pack will be available at the registration desk on the day. Further information and materials will be provided to all attending delegates.

Catering

Morning tea, lunch, and afternoon tea will be supplied to all attending delegates. Special dietary requirements need to be notified when registering or directly with the Forum organisers.

Forum Organisers

The Affordable Housing Forum has been organised by Southern Sydney Regional Organisation of Councils (SSROC); the Planning Institute of Australia (PIA); and community housing providers from the Sydney region, who are members of the NSW Federation of Housing Associations.

Enquiries to:

Kate Toohey
Program & Advocacy Officer
SSROC Inc.
kate.toohey@ssroc.nsw.gov.au
02 8396 3811

Lorraine Hendry
PIA Events
Planning Institute of Australia
nswevents@planning.org.au
02 7200 0810

At the event: 0410 349 133

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SPECIAL GUESTS

The Hon Anthony Roberts MP



Minister for Planning, Minister for Housing, Special Minister of State

The Hon Anthony Roberts MP is the NSW Minister for Planning, Minister for Housing, and Special Minister of State. Elected as the Member for Lane Cove in 2003, Anthony previously served as the NSW Minister for Industry, Resources and Energy from December 2013 to January 2017 as well as the Minister for Fair Trading from March 2011 to December 2013.

Prior to becoming a Member of the NSW Parliament, he served as Mayor of Lane Cove Municipal Council and was an adviser to former Prime Minister John Howard. A former Captain in the Australian Army Reserves, Anthony proudly served in peace keeping operations in Bougainville as part of Operation Bel Isi.

Heather Nesbitt



Social Commissioner, Greater Sydney Commission

Heather Nesbitt has over 30 years' experience in social sustainability, social housing, community infrastructure planning and social impact assessment. She has primarily worked on major greenfield and urban renewal projects, including public/social housing for government, non-profit and the private sector.

Heather is committed to researching and delivering social outcomes which improve quality of life and well-being. She has significant experience in ensuring stakeholder and community consultation outcomes are considered in all projects.

PRESENTERS

Ann-Maree Carruthers



Director, Urban Renewal (Sydney Metro), NSW Department of Planning & Environment

Ann-Maree Carruthers was appointed to the role of Director, Urban Renewal (Sydney Metro) at the NSW Department of Planning & Environment in 2015, following nine years of service at the Department.

With over 18 years' experience in town planning and environmental science, Ann-Maree has extensive state government and private sector experience in urban renewal, strategic planning and development assessment.

Ann-Maree's role focuses on the delivery of strategic planning frameworks and unlocking land for more new homes and jobs in urban renewal corridors and Priority Precincts.

Prof. Hal Pawson



City Futures Research Centre, University of New South Wales

Hal Pawson joined UNSW in 2011 as a Professor of Housing Research and Policy at the City Futures Research Centre. His key interests include the governance and management of social housing, private rental markets and urban renewal.

Formerly a researcher at Edinburgh's Heriot-Watt University (1995-2011), Hal's prolific record of academic publication includes numerous journal papers and three co-authored books – most recently *After Council Housing: Britain's New Social Landlords* (2010). He is a member of the Australasian Housing Institute, a Fellow of Chartered Institute of Housing, and Managing Editor (Australasia) for the leading international journal *Housing Studies*.

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Jenny Rudolph



Partner, Elton Consulting

Jenny Rudolph is a Director, and partner, of Elton Consulting and leads the growing urban and regional planning practice, particularly in Sydney, Canberra and Darwin. She is a town planner with over 26 years of experience and has worked in both the public/government and private sectors. Jenny has extensive experience in strategic and statutory planning, project management and facilitation of small and large projects in both greenfield and infill development. She also undertakes community and stakeholder consultation as part of the project implementation.

Jenny provides strategic advice to progress projects as well as best the planning pathway. She has been involved in the preparation and co-ordination of planning policies and major strategic planning studies, including affordable housing, growth management strategies and town centre master plans.

John Brockhoff



Principal Policy Officer, Planning Institute Australia

John is a strategic planner and policy advisor on infrastructure, housing policy and governance. John has managed the development of PIA's housing policy positions in NSW on affordable housing, value capture and reform of the planning system.

John has led the technical development of Sydney's Metropolitan Strategy. This included building an evidence base for the distribution of settlement and employment based on the economic performance of alternative pathways for Sydney's growth.

John has contributed to NSW Government policy for infrastructure funding in growth centres and urban renewal areas and prepared the State's Integrating land use and transport policy package. In private practice John has contributed to the assessment and mapping of social infrastructure and affordable housing needs in partnership with SSROC. Qualifications: BSc(hons), Master of Environmental Planning, Executive Master of Public Administration

John Nicolades



Chief Executive Officer, Bridge Housing Limited

John has led Bridge Housing Limited since 2006, growing the organisation from 650 to 1,857 properties. He has led the transformation of the company from a property manager to one that undertakes property procurement and development, raising \$25m in debt to finance its development activities. As CEO, he provides the strategic focus for the company's direction.

Prior to joining Bridge Housing, John held senior positions in NSW Government and the community services sector. He led affordable housing policy development in the NSW Department of Housing and Department of Planning, and was Community Services Manager with the Uniting Church Board for Social Responsibility. He has also advised federal and state governments on housing policy.

John has a Bachelor of Arts, Bachelor of Social Work, and a Graduate Diploma in Applied Finance and Investment (FINSIA). John is a former Chairperson of the NSW Federation of Housing Associations and is the NSW Region Director of the national Community Housing Industry Association (CHIA).

Dr Judith Stubbs

Principal, Judith Stubbs & Associates

Judith has over 35 years of experience in housing planning and policy development, social and economic impact assessment, strategic planning, evaluation, community engagement and the arts.

She is an internationally acknowledged expert in research, consultation, planning and development of innovative affordable housing solutions in diverse housing markets and jurisdictions, and has undertaken successful projects for a wide range of local and state government bodies, private and community sector clients and PPP consortia. Working from a strong academic and evidence base, she specialises in

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developing and implementing practical, feasible strategies tailored to specific market and regulatory contexts.

Dr Stubbs holds an inter-disciplinary PhD in housing policy, land economics and planning law from RMIT Melbourne (Faculty of the Constructed Environment). She currently holds, or has held a number of honorary positions, including Chairperson of the Illawarra Legal Centre, Board Member of the Property Council of Australia (NSW), and is a Full Member of the Planning Institute of Australia.

Marcus Spiller



Principal & Partner, SGS Economics and Planning

Dr Marcus Spiller is a Principal, Partner and Director of SGS Economics & Planning Pty Ltd. His consulting experience spans land economics, regional development, housing policy, infrastructure funding and policy co-ordination systems. He has taken up secondments as lecturer in urban economics at Melbourne University, adviser to the Minister for Planning and Housing in Victoria and senior executive in the Queensland Department of Housing, Local Government and Planning. He is an Adjunct Professor at RMIT University and at the University of NSW, an Associate Professor at the University of Melbourne, a former member of the National Housing Supply Council and a former National President of the Planning Institute of Australia.

Monica Barone



Chief Executive Officer, City of Sydney

Monica has been the Chief Executive Officer of the City of Sydney since 2006. In this time, she has overseen the development and implementation of the City's long-term vision for Central Sydney - Sustainable Sydney 2030.

She manages approximately 2000 staff, an annual Capital expenditure and Operational expenditure budget of approximately \$880 million and \$11.6 billion dollars of net assets including the Council's commercial property portfolio. The City will be providing for a capital works program of \$1.8 Billion over the next 10 years. In 2016 the City of Sydney processed over five billion dollars of new development. The City's major projects are the CBD Light Rail (initiated and partially funded by City of Sydney but now managed by Transport for NSW) and the \$13 billion Green Square Urban Renewal site. Since her appointment, the City has completed hundreds of infrastructure projects including active transport, community facilities and parks - winning over 90 national and international awards. Monica holds a Masters in Creative Arts, was a 2014 '100 Women of Influence' finalist, is a member of the Australian Institute of Company Directors and a member of Chief Executive Women.

Rebecca Richardson



Managing Director, Urbanista

Rebecca Richardson is Managing Director of Urbanista, an urban policy and planning consultancy with a focus on building sustainable communities and a commitment to improving housing outcomes, particularly for those in greatest need.

Combining professional qualifications in environmental planning, law, management and financial analysis, with extensive experience in affordable housing and urban affairs, allows Rebecca to work across diverse fields. She has worked with government agencies, developers, investors, non-profit organisations, peak agencies and local communities to mobilise available resources to achieve desired outcomes in a range of challenging areas.

Rebecca is Convenor of the NSW Federation of Housing Associations' Planning Network, Chair of My Credit Union Limited and a Director of City West Housing Company.

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Richard McLauchlan



Development Director, Frasers Property Australia

Richard McLauchlan has led the Frasers Property (formerly Australand) NSW Acquisitions team since 2005, not including time spent managing Queensland acquisitions from 2009-2011, and leading the Clemton Park Village (740 dwellings, retail and aged care) development team in 2012-2013. Significant recent successful projects have included the \$1b Edmondson Park Town Centre project in NSW, comprising over 1400 dwellings and a significant shopping centre, a large 4000 dwellings master planned estate in south west Sydney and the Hamilton Reach master planned 800-unit estate on the riverfront in Brisbane. Richard has also led Frasers Property's bids in the NSW Communities Plus program for mixed tenure market social and affordable housing. Prior to Frasers Richard worked managing acquisitions and projects for Mirvac's Land and Housing division, and in Architectural Consultancy.

Cr Sally Betts



SSROC President, Mayor, Waverley Council

Mayor of Waverley, Sally Betts is the longest serving councillor on Waverley Council having been elected in 1995 for the first time. Sally has been Mayor for nearly eight years and lived in Waverley most of the time since she migrated from South Africa in 1974.

Sally's background is in Tourism, which included working for I.A.T.A. for 16 years as well as Qantas Holidays and Sabre Pacific until 2005. She then spent six years as the Whip's Assistant to the then Opposition Whip, Hon Don Harwin MLC in State Parliament before moving to work part-time in the electorate office of the Prime Minister and Federal Member for Wentworth, Hon. Malcolm Turnbull MP.

Sally has been heavily involved in Charity work since 1988 when she became the first women Area Chair of the Salvation Army Red Shield Appeal. She joined WAYS Youth Services as a member in 1988 and is now on the Management Committee. Sally has run the Eastern Suburbs Cancer Council Relay for Life for a few years and still supports their many activities. The main focus of Sally's interests lie in assisting young people, the need for affordable housing and the improving the environment but has worked hard to ensure that the best outcomes and services can be delivered to the whole community in Waverley.

Scott Langford



Group Chief Executive Officer, SGCH (St George Community Housing)

Scott is an established leader in housing and development with a passion for creating opportunity by providing great places to live, learn, work and play. He is the CEO of SGCH Group which is recognised as one of Australia's largest Community Housing Providers with 4,500 dwellings providing a home for 8,500 people and a \$260m development pipeline.

Scott has served as General Manager of Housing & Urban Development at Junction Australia, applying a business head and a social heart to lead significant growth in their housing portfolio. Prior to this, he served three years as the Executive Director of Habitat for Humanity's Australian program, making the transition into the commercial for purpose sector having previously worked in private sector roles in the property development and construction industry.

With strong national and international networks, Scott served as Chairman of PowerHousing Australia for four years and is currently Chair of the International Housing Partnership. He is a Chartered Surveyor (MRICS) with a specialisation in housing management and development, holds an MBA and a postgraduate qualification in property development. Scott is also a Graduate and Member of the Australian Institute of Company Directors and a Fellow of the Australian Institute of Management. He specialises in affordable housing development and management; strategic innovation; partnering arrangements; project management; complex multi-party negotiations; housing policy; capital raising.

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Steve Driscoll



Head of CBD Projects, UrbanGrowth NSW

Steve joined UrbanGrowth NSW in July 2004 and was appointed Head of CBD Projects in September 2016, where he is responsible for overseeing the delivery of several major projects within the urban transformation portfolio.

Steve has 25 years' experience across the property and government sectors, working for state and local government organisations including Blacktown City Council, the Department of Planning and Environment and UrbanGrowth NSW. Steve's most recent role was as General Manager, UrbanGrowth NSW Development Corporation. He has also previously worked in sustainability, project planning and town planning roles at a senior management level.

Steve has a Bachelor of Town Planning (Honours 1; University Medal) from the University of NSW.

Steven Mann



Chief Executive Officer, National | Chief Executive Officer, Acting NSW Urban Development Institute of Australia

Steve Mann has been part of the Property Fund Management and Development sector for 27 years working in senior roles with Stockland, Westpac Property, Schroders and Aevum Limited. He has been managing development projects across Australia in a broad range of sectors including office, industrial, retail, residential, retirement living, airport and civic buildings.

Most recently Steve has been working in the Public Sector as the Manager Property and Business Development at Wyong Shire Council, where he managed the strategic planning economic and property development teams. Steve has recently commenced as the UDIA National CEO as well as the acting NSW CEO.

Tony McNamara



Director, Planning & Environment, City of Canada Bay

Tony McNamara is Director of Planning and Environment at the City of Canada Bay Council. He has been in the position for twelve and a half years and in that time his Council has had gazetted the first LEP using the new standard template and subsequently updated with a second version.

Prior to Canada Bay Tony was a partner with Environmental Resources Management, a consulting firm specialising in environmental impact assessment and contaminated site management. As a planner Tony was involved in the assessment of a number of linear projects including the Pacific Highway upgrade, power transmission projects, and a gas line project in China. Currently Tony is a Vice President of the Planning Institute of Australia NSW Division.

Tony has previously been Chair Local Government Planners Network, and National Councillor representing NSW. He has worked for a total of five Councils and has a good appreciation of the issues facing Councils from a city, coastal and regional perspective. In recent times, Canada Bay Council has focused on the issue of provision of Affordable Rental Housing.

Tony has facilitated the acquisition of approximately 30 affordable housing units through use of Voluntary Planning Agreements and is currently addressing the adoption of Inclusionary Zoning mechanisms to generate Affordable Housing within areas of urban renewal. Qualifications: MELGLaw, BA, Dip U.S, Dip LGMgt, Cert LG planner, RLFPIA.

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Troy Daly



Senior Adviser, Housing Affordability, Greater Sydney Commission

Troy has a diverse career across banking, infrastructure and property development industries of more than 25 years - he is qualified in economics and urban planning. Over the last 11 years, Troy has worked on a series of challenging greenfield and urban renewal projects around Australia in development management, specialist consulting and sustainability manager roles - almost all with varied affordable housing requirements.

Most recently, Troy worked for UrbanGrowth NSW as the Program Director for the Central to Eveleigh and Waterloo Urban Transformation Programs. These programs will deliver smart city development outcomes especially in relation to diverse housing supply, social housing renewal and new approaches to housing affordability.

Currently, Troy is working for the Greater Sydney Commission to advise on delivery of the 5-10% Affordable Rental Housing Targets put forward in the District Plans, together with broader initiatives to support a more affordable housing system in Sydney.

Wendy Hayhurst



Chief Executive Officer, NSW Federation of Housing Associations

Wendy Hayhurst, CEO, represents the Federation in public and with external agencies and participates in a range of advisory, regulatory and consultative bodies. Wendy has broad experience in senior managerial roles and as a non-executive director in a wide range of housing provider organisations, regulatory bodies, specialist consultancies and performance benchmarking organisations. She has in-depth knowledge and experience of the NSW, national and international community housing sector through her work with the NSW Regulator, in shaping and administering the National Regulatory System and her work in the United Kingdom.

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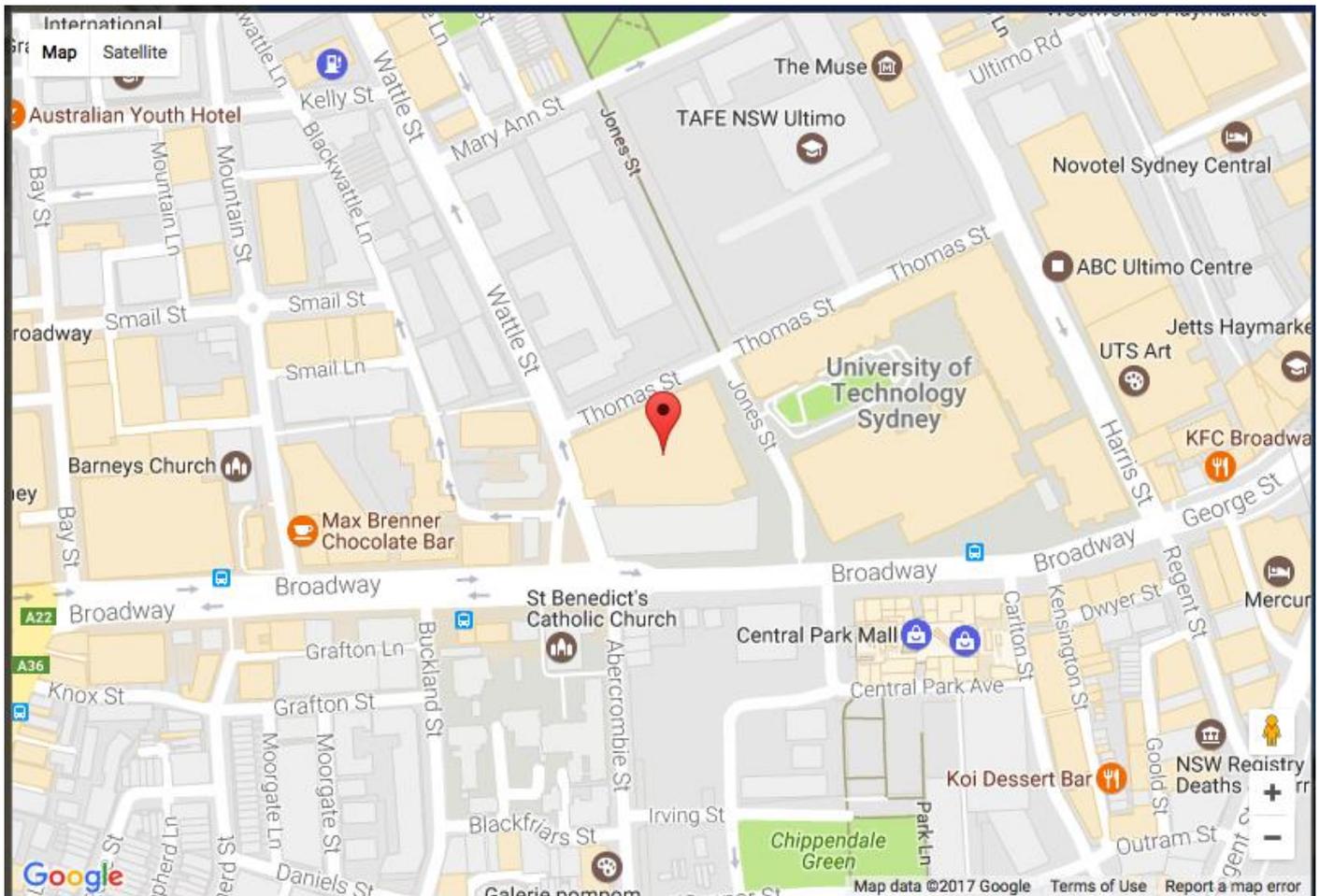
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VENUE INFORMATION

The Affordable Housing Forum is to be held at the Aerial Function Centre UTS, located within UTS Building 10 on Level 7, 235 Jones Street, Ultimo.

Find the Aerial Function Centre here:



There are a number of building and grounds works being undertaken at this time, please note that you can get to all buildings, and that there is signposting to Building 10 to assist you.

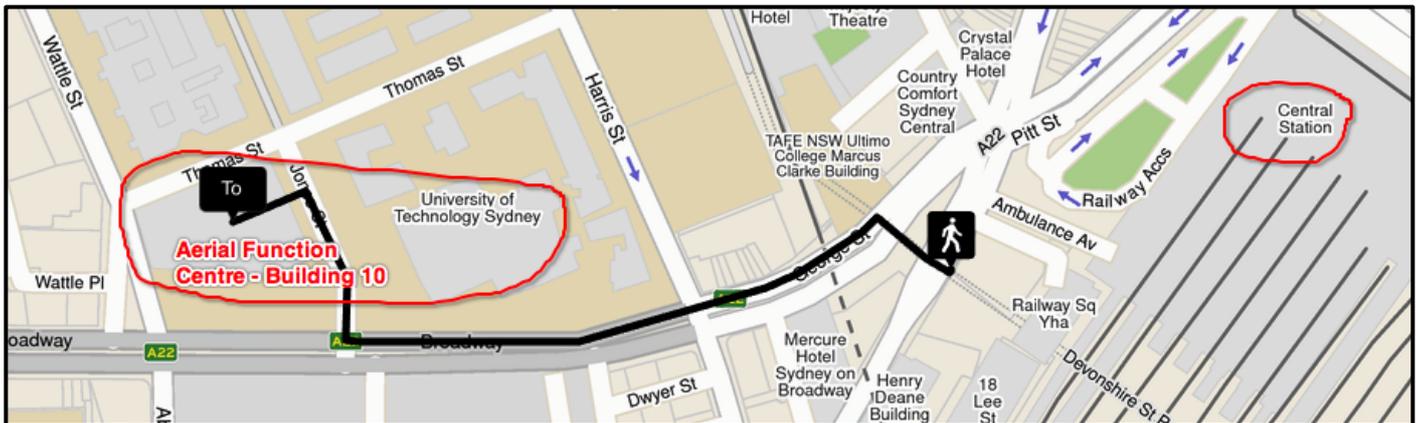
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GETTING THERE

You can download a UTS Transport Access Guide for the [City campus](#) which shows the transport options for getting to UTS.



Trains

- UTS City campus is a 10-minute walk from Central station, the hub of all train lines in Sydney.
- For more information about train travel visit <http://www.sydneytrains.info>.

Buses

- To find the most appropriate bus route to the UTS City campus, use the [Sydney Buses University of Technology Sydney Transport Guide](#).
- Find out bus departure and arrival times courtesy of [Sydney Buses Online Timetables](#).

For more public transport information, network maps, and trip planners in and around Sydney view the [Transport NSW Trip Planning](#) site.

Bicycling

- Bike racks and showers ([see Access and amenities](#)) are available at several locations on campus.
- Information about official bike routes is available from the [Sydney Cycleways](#) website.

Parking

Other than parking for people with disabilities and those with special permits, parking at the UTS City campus is limited to street meter parking and user pay parking stations. Nearby parking stations:

- InterPark parking – Corner of Jones and Thomas Streets, Haymarket
- Novotel Sydney Central Car Park – 69-179 Thomas Street, Haymarket