

Item 11: Community

11.1 Key Worker Housing Project

REPORT BY THE DIRECTOR COMMUNITY
TO 21 SEPTEMBER 2022 ORDINARY MEETING
GOV400098, P1369111

RECOMMENDATION

That Council:

1. **receive the report by the Director Community on the Key Worker Housing Project;**
2. **provide in principle support for the Key Worker Housing Project;**
3. **support the concept plan for Key Worker Housing on the old Bowling Club site at 10-12 Burrundulla Avenue Mudgee; and**
4. **provide an initial budget of \$500,000 for the 2022/23 financial year for the Key Worker Housing Project to be funded from the Land Development Reserve.**

Executive summary

This report seeks to update Council on plans for the Council owned site at 10-12 Burrundulla Avenue in Mudgee. These plans form part of Council's response to concerns over a range of issues related to housing in the region and across the State. Specifically, this project is designed to provide a range of affordable housing options for key workers needed in the Region.

Disclosure of Interest

Nil

Detailed report

The need for more affordable housing has been a key concern for Council and the community over many years. There are a number of significant construction projects happening or planned across the region over the next few years. In particular, the impact of the Renewable Energy Zone (as well as the construction of numerous other renewable projects) will be considerable. The amount of accommodation required for these projects over the next decade will have a massive influence of the residential rental market as well as the tourist accommodation market.

One of the major concerns is ensuring that there is affordable accommodation available for our expanding need for a range of key worker positions. This would include occupations such as teachers, nurses and police, but is not limited to these professions. There is already anecdotal evidence of people wanting to move to the area to take up new positions but being unable to find affordable rental accommodation.

By undertaking a project that focuses on the delivery of around 50 dwellings that can be rented by these key workers, Council is looking to make a significant investment in the future of the region to ensure that those positions that impact on the liveability of the region are supported. It is intended that this will also mean there is a positive flow on effect for other community members who are seeking rental accommodation by increasing the stock available.

In terms of addressing community concerns over the question of affordable and available accommodation for residents and construction workforces, this Key Worker Housing project is only a part of the overall solution that will be needed over the next decade. However, it is a demonstration of Council's intent to seek solutions to the problems that are being faced and to utilise Council owned land for the overall benefit of the community.

The Burrundulla site was the former home of the Mudgee Bowling Club. Council purchased the property in 2016 and it is now believed to be the right time for a development of the site.

Council has engaged an architect to develop a concept for the Burrundulla site. This is attached for the consideration of Council. The concept provides a range of studio, 1, 2 and 3 bedroom options across the 1.67 Ha site.

With Council's in principle support for this project, further work will be undertaken in relation to planning and approval processes. The majority of the site is zone RE2 Private Recreation with a small portion of R3 Medium Density Residential Zoning. The site is completely surrounded by R3 land and the intention would be for this land to be zoned R3 Medium Density Residential as well.

Preliminary discussions have also been held with the State Government with regard to possible funding opportunities for this project.

This is a project of critical importance to Council and the community. It is vital that as the region continues to grow there is accommodation options available that are affordable for residents.

This concept plan for Key Working Housing is recommended to Council for support with an initial budget provided to begin the necessary planning works. This will include the necessary business case and Capital Expenditure Review that is appropriate for a project of this scale.

Community Plan implications

Theme	Looking After Our Community
Goal	Effective and efficient delivery of infrastructure
Strategy	Provide infrastructure and services to cater for the current and future needs of our community

Strategic implications

Council Strategies

Community Plan

Council Policies

Affordable Housing Policy

Legislation

Local Government Act 1993

Mid-Western Regional Local Environmental Plan 2012

State Environmental Planning Policy (Housing) 2021

Financial implications

If this project comes to fruition, it will be one of the largest pieces of infrastructure undertaken by Council. Initially a contribution of \$500,000 is sought from Council's Land Development Reserve. However, it is likely that the project will cost in excess of \$20 million. Grant funding will be sought and loans will also be considered.

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2022/23	X	-	-
Future Years	-	-	-

Associated Risks

It is important that time is taken to undertake the relevant business case for this project and that the Council and the community can have assurance that the project will have a positive impact on both the economy and the liveability of the region. If the project does proceed to construction, then the relevant risk management processes will be undertaken.

SIMON JONES
DIRECTOR COMMUNITY

22 August 2022

Attachments: 1. Key Worker Housing_Burrundulla Rd.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Mudgee - KEY WORKER HOUSING

Mid Western Regional Council



Mudgee - KEY WORKER HOUSING

Mid Western Regional Council



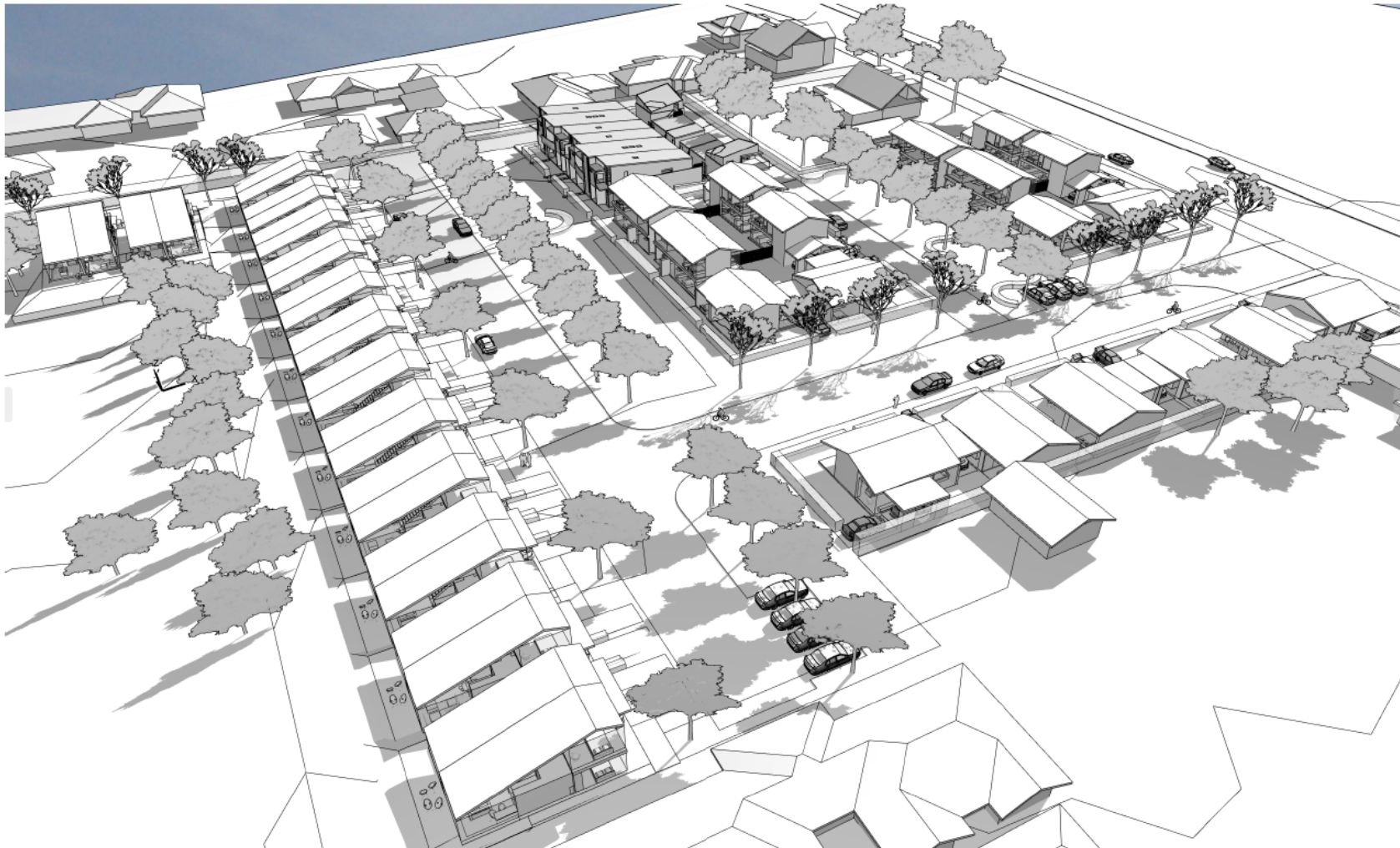
Mudgee - KEY WORKER HOUSING

Mid Western Regional Council



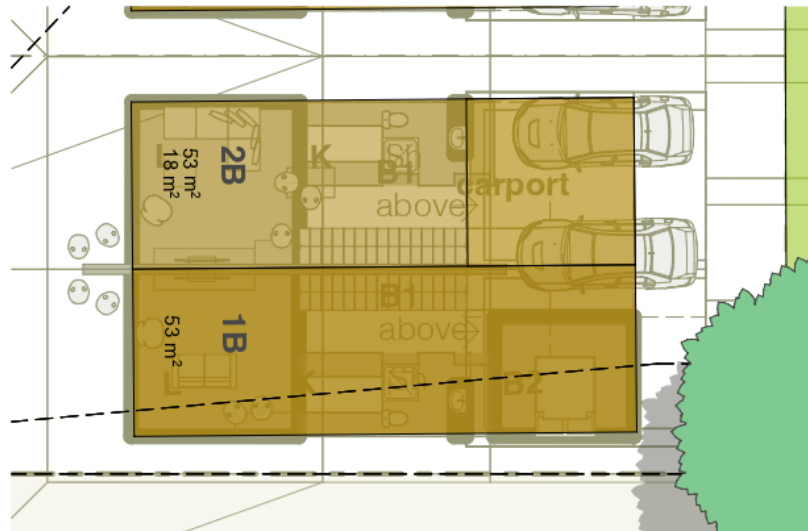
Mudgee - KEY WORKER HOUSING

Mid Western Regional Council



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Mudgee - KEY WORKER HOUSING

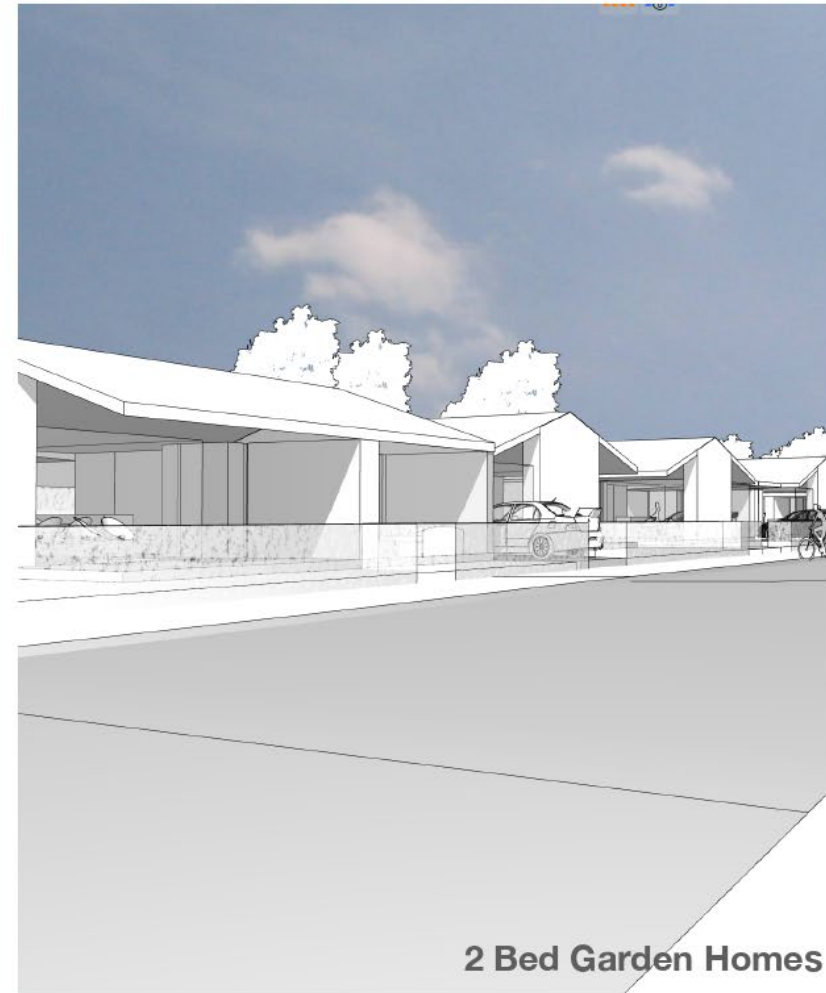
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2&3 Bed Terrace Homes & Studio

Mudgee - KEY WORKER HOUSING

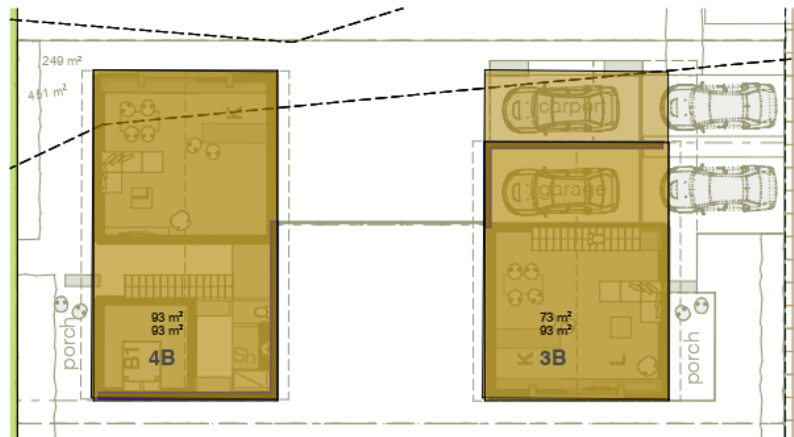
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2 Bed Garden Homes

Mudgee - KEY WORKER HOUSING

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Mudgee - KEY WORKER HOUSING

Mid Western Regional Council



Mudgee - KEY WORKER HOUSING

Mid Western Regional Council

SCHEDULE

- 10 x 2B Garden Homes @ ~ 83m² + carport
- 4 x 3B Zipper Homes @ ~ 122m² + garage
- 4 x 4B Zipper Homes @ ~ 186m² + carport
- 4 x 2B Terrace Homes @ ~ 121m² + garage
- 2 x 3B Terrace Homes @ ~ 162m² + double garage
- 2 x 1B Studios @ 40m² + garage
- 14 x 2B Lofted Homes @ ~ 71m² + partial carport
- 14 x 1B Lofted Homes @ ~ 53m² + partial carport

54 Dwellings Total