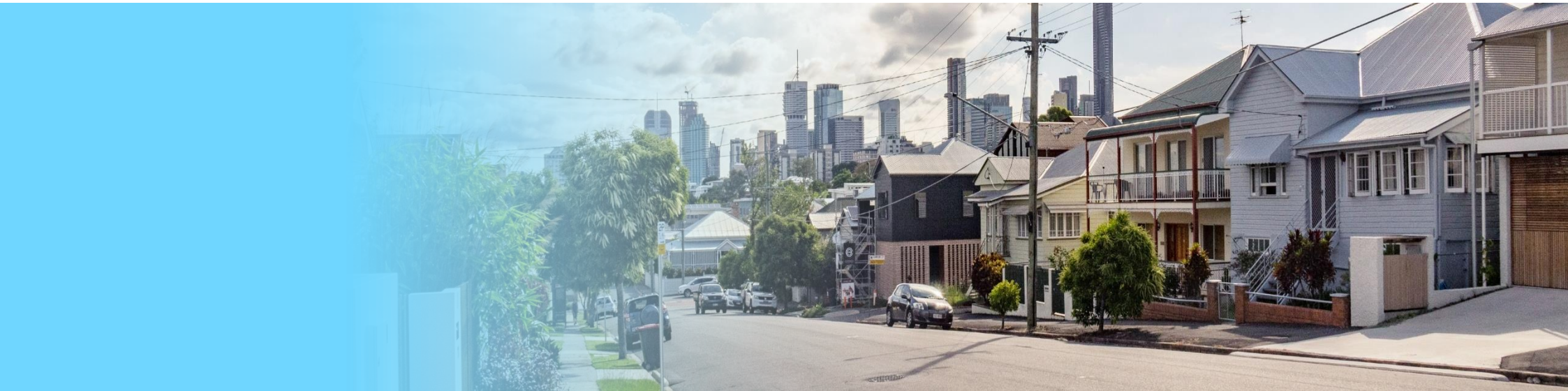


# Major Concurrent 5: New thinking in regional housing

Kayla Clanchy



# It's all cumulative: Re-centring houses as homes and social cohesion in the regions

12 October 2023

Kayla Clanchy

We wish to acknowledge First Nations people and their enduring sovereignty and custodianship of lands and waters in so-called Australia. We pay our respects to Elders past and present.



Shelter  
NEW SOUTH WALES



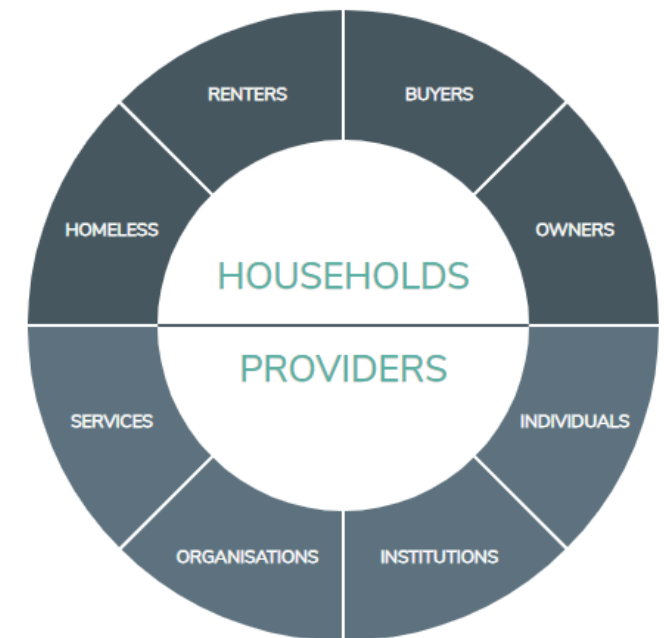
# About Shelter NSW

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Shelter NSW has been advocating for better housing outcomes since 1975. We represent the broad interests of a diverse network of members, partners and aligned industry stakeholders who share our vision of a secure home for all NSW residents.

We are especially concerned with housing insecurity, increasingly experienced by people on low and very low incomes.

**Our research and advocacy covers the full spectrum of the housing system.**



# *It's all cumulative: Re-centring houses as homes and social cohesion in the regions*

## **Session brief: "New thinking in regional housing"**

- Not especially new, but revisiting good public interest land use planning
- Poorly utilised existing housing stock (including whole-home holiday accommodation)
  - We do not refer to this as "short term rental accommodation"
- Underestimating negative social impacts of economic "booms" in the regions

# *It's all cumulative: Re-centring houses as homes and social cohesion in the regions*

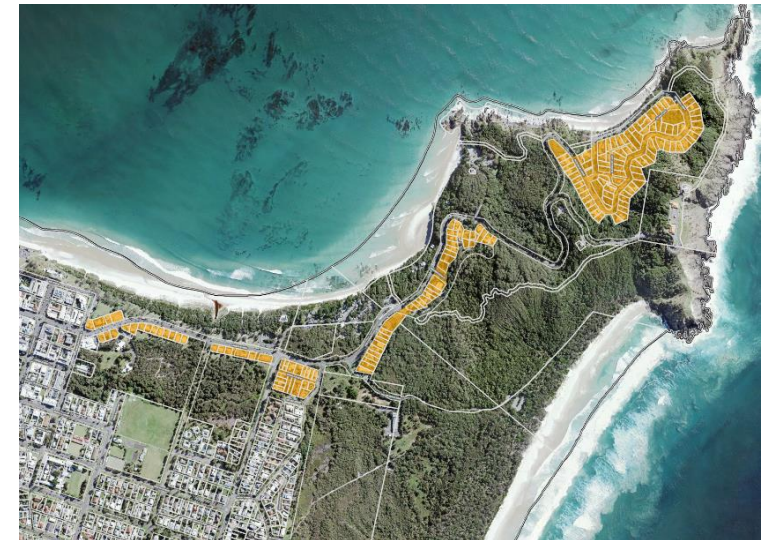
## **Context setting**

*"... Popular tourist destinations (San Francisco, New York, Amsterdam, London, Berlin, Paris, Barcelona, Reykjavick, Vienna, Tokyo, and Hobart) affected by the normalisation of peer-to-peer accommodation such as Airbnb... these destinations experienced reduced quality of life for residents, reduced housing availability, affordability, and changes in the character of neighbourhoods."*

von Briel, D. & Dolnicar, S. (2020).

180-day exempt cap on use in NSW for some jurisdictions; 365 cap elsewhere (unlimited).

RIGHT: exempt from lower 60-cap regulation in Byron Shire



## *It's all cumulative: Re-centring houses as homes and social cohesion in the regions*

### **How are regional areas/regional NSW unique?**

- Unsuitable and sluggish housing stock typology in private housing market
- Limited public housing stock
- High proportion of marginalised, disadvantaged cohorts in private rental market
- Volatile rental vacancy rates
- Digital “disruptors” such as Airbnb; COVID migration
- Local economies reliant on one or two big sectors: tourism and a boom/bust industry

## *It's all cumulative: Re-centring houses as homes and social cohesion in the regions*

### **Why should the problem be solved/addressed in regional areas?**

- Efficient use of the housing stock we have, and how to measure it
- Poor planning frameworks for capturing “cumulative” social impacts in development assessment
  - Big investment projects relying on existing housing stock to absorb workforce growth, and local authorities **overestimating** their existing housing stock’s ability to accommodate workforce growth
- Limited capacity to move “elsewhere” in town for cheaper rent – often have to move several hours away.

RIGHT: One of many poultry operations in/  
around Tamworth NSW





## *It's all cumulative: Re-centring houses as homes and social cohesion in the regions*

### **What approaches are there to solving these issues for regional areas?**

- All levels of Government proactively managing economic growth in the regions, communities demanding more investment in public housing
- Good baseline data
- Regulate and monitor growth of whole-home holiday accommodation conversions
  - Change of use permits; tax levies funding Social and Affordable Housing; well-resourced Councils to do compliance
- Cumulative impact assessment
- Mandatory Inclusionary Zoning (specific regional framework)

**Thank you!**

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