



Fact Sheet

Housing

Housing Supply & Options

One way of addressing the affordability of housing in the Nambucca Valley is increasing housing supply and providing a variety of housing types.

Currently it is permissible for a range of housing types on lots within residential zones under the Nambucca Local Environmental Plan 2010 (LEP). These include single dwellings, multiple dwellings on one lot, granny flats, moveable dwellings, residential flat buildings, boarding houses, co-living housing, group homes and seniors housing.

It is also permissible for up to two dwellings on lots within rural or conservation zones under the LEP where the lot has a dwelling entitlement, or on any lot within the large lot residential zone.

Why provide for different types of housing?

It is important to provide different housing types to ensure there is a choice in the market which caters for the occupants' relevant stage of life. For example, if we only provide for three bedroom dwellings on large lots it can result in housing being too cost prohibitive for some; while also resulting in wasted space for those who don't need large houses or lots.

How does the planning system allow varying housing types?

The current planning system enables varying sizes of dwellings, multiple dwellings to be erected on one lot and in some circumstances; the subdivision of land into multiple lots below minimum lot size thresholds where land sharing is not desired.

The Nambucca Valley currently has large areas of greenfield land zoned for the establishment of new residential developments. We also have flexible planning controls which facilitate the infill of existing residential areas with increased density of housing. This infill development makes efficient use of existing services, while enabling more people to contribute to the availability of new housing within the area.

What else is Council doing to improve affordability?

Developer contributions are not imposed on granny flats that have a floor area of less than 60m².

What is a moveable dwelling?

A moveable dwelling includes a tent, caravan, other similar portable device for human habitation or a manufactured home.

Approval is required from Council before the use of any moveable dwelling within the Nambucca Valley except for within caravan parks.

There are some manufacturers who sell moveable dwellings and advertise Council approval is not required. This is incorrect and can lead to compliance action and additional unexpected costs to the purchaser, especially when it does not comply with the required construction standards.

A moveable dwelling can only be considered a caravan when it is capable of being registered and remains in its registered form during its use. This means it is not installed on footings or have decks, awnings or carports attached. A caravan should be on a trailer and be able to be towed off site with short notice.

Moveable dwellings come in a range of shapes and sizes and are an affordable way of providing increased housing supply. Nambucca Valley Council supports the use of moveable dwellings and acknowledges their popularity in the evolving housing supply within the valley.

What is affordable housing?

Affordable housing is housing that has been developed with some assistance from the local, State and/or Commonwealth Governments. This assistance can be in the form of grants, land contributions or through planning incentives.

Affordable housing includes a range of housing types and sizes, from single units to houses and apartments, and is usually managed by non-profit community housing providers.

Affordable housing is designed to make rents more affordable to people on low to moderate incomes, so that people can also meet other

basic living costs such as food, clothing, transport, medical care and education.

A period in affordable housing can also assist households to save money and move to alternative accommodation or even home ownership in the future.

As a rule of thumb, housing is usually considered affordable if it costs less than 30% of gross household income.

Most tenants seeking affordable housing will need to enter into a fixed term lease and tenants must continue to meet eligibility criteria through the duration of the tenancy.

Further Information

Please call Council on (02) 6568 2555 or email council@nambucca.nsw.gov.au.