

## MINUTES OF THE AFFORDABLE HOUSING ACTION TASKFORCE

**Meeting Date:** Monday, 22 September 2025  
**Location:** Jervis Bay Room, City Administrative Centre, Bridge Road, Nowra  
**Time:** 4.00pm

The following members were present:

Mayor Patricia White - Chairperson  
Clr Luciano Casmiri  
Clr Jemma Tribe  
Clr Karlee Dunn (Remotely)  
Clr Ben Krikstolaitis (Remotely) – Left at 5:34pm  
Clr Selena Clancy (Remotely)  
Mr Ron Silberberg  
Mr Peter Wells  
Mr Paul Mitchell  
Mr Craig Hadfield  
Mr Graham Sweet  
Ms Kahlia Miller  
Ms Rachel Foster – The Housing Trust  
Ms Sue Brown – Homes NSW  
Ms Jennifer Macquarie - Property Council of Australia  
Mr Eric Coulter – Southern Cross Housing  
Mr Nathan Boulous - Urban Development Institute of Australia (Remotely) – Left at 6:00pm  
Ms Renee Knight - Care South (Remotely)  
Ms Sarah Date – Safe Waters (Remotely) – Left at 5:53pm  
Ms Liza Butler – MP South Coast (Remotely) – Left at 5:43pm  
Mr Ben Folkard – Member for Gilmore Representative

Others present:

Mr Marcus Devenish – Homes NSW (Remotely) – Left at 6:00pm  
Mr Michael Oelfse - Homes NSW (Remotely)  
Mr Gordon Clark – Acting Director City Development  
Mr Matthew Rose – Acting Section Manager – Strategic Planning  
Ms Kristy O'Sullivan - Strategic Planner  
Ms Grace Walker – Strategic Planner

### Apologies / Leave of Absence

Apologies were received from Jenayah Gunson, Alex Pontello, Peter Dover and Fiona Phillips.

### Declaration of Interests

Nil

## REPORTS

### AH25.1 Overview - Shoalhaven Affordable Housing Strategy (2024)

**HPERM Ref:  
D25/400736**

Staff presented to the Taskforce on the current Shoalhaven Affordable Housing Strategy that was adopted by Council in late 2024. The information presented to this Taskforce will be made available on Council's website as an attachment to these minutes.

Discussions focussed on utilising surplus government owned land and land owned by other institutions, the need to increase the supply of all forms of housing, the interactions of the proposed audit of Council land with Council's current land sales program, and the opportunities provided by manufactured home estates (MHEs).

Mr Ron Silberberg offered to draft a discussion paper about the opportunities presented by MHEs, with Council staff noting the NSW Government is reviewing and updating its policies and guidance for MHEs. Mr Silberberg was invited to use the "External Member Report Template" to request the opportunity to present his proposed paper.

In relation to the action in the Strategy regarding a possible Affordable Housing Contributions Scheme Action, Mr Paul Mitchell queried whether there are any estimates of the volume of funds and or assets that may be generated within a reasonable period, and what the potential is for creating social, and or, affordable housing in concert with a Community Housing Provider (CHP).

**Staff advised that this question would be taken on notice and an estimate of potential fundings that could be generated under an Affordable Housing Contributions Scheme will be part of future reports on this action.**

Ms Jennifer Macquarie raised the opportunity for a group of councils (Illawarra-Shoalhaven councils or similar, neighbouring councils) to develop a joint scheme to provide an offering of sufficient scale to attract market investment. This opportunity can be considered when the Taskforce examines the potential work to implement the action requiring the preparation of an affordable housing contributions scheme.

The Taskforce discussed the Short-term actions in the Shoalhaven Affordable Housing Strategy, and members were asked to review the actions following the meeting and respond to the Manager – Strategic Planning with the actions they see as priorities.

The Taskforce noted that the Housing Monitor statistics provided were very helpful and that they would like to receive an update on these statistics as an ongoing agenda item as updates to the data become available. It was also requested that the following link to the housing monitor be provided in the minutes: [Shoalhaven City Council | Housing Monitor](#)

A copy of the Community Infrastructure Strategic Plan 2017-2036 (CISP) will be distributed with these minutes, as requested by the Taskforce. The current CISP 2017-2036 can also be found on Council's website here: [Community Infrastructure Strategic Plan](#). It was also noted that the CISP 2017-2036 is currently under review, with detailed information on project milestones available on the project webpage at: [Community Infrastructure Strategic Plan \(CISP\) Review | Get Involved Shoalhaven](#)

### **Recommendation (Item to be determined under delegated authority)**

That the Taskforce accept this overview report on the current Shoalhaven Affordable Housing Strategy (2024) and the associated presentations for information.

### **RESOLVED (By Consent)**

That the Taskforce:

1. Accept this overview report on the current Shoalhaven Affordable Housing Strategy (2024) and the associated presentations for information.
2. Receive an update in regard to the Housing Monitor statistics and an ongoing agenda item, as

updates to the data become available.

3. Review the Short-term Actions in the Shoalhaven Affordable Housing Strategy and provide any feedback/thoughts on priority Actions to the Manager – Strategic Planning.

CARRIED

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| <b>AH25.2</b> | <b>Delivering Affordable Housing - Roles and Responsibilities of Agencies, Organisations, and other Stakeholders</b> | <b>HPERM Ref: D25/397504</b> |
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Mr Eric Coulter - Southern Cross Housing provided a presentation to the Taskforce about their organisation and the services they provide in relation to social and affordable housing. The information presented to the Taskforce will be made available on Councils website as an attachment to these minutes.

Ms Rachel Foster – Housing Trust provided a verbal presentation to the Taskforce about their organisation and the services they provide in relation to social and affordable housing. The following are some of the key points provided:

- Housing Trust are a CHP in the Illawarra and Shoalhaven who operate in a similar manner to Southern Cross Housing.
- The Housing Trust has received funding from the Housing Australia Future Fund for certain projects.
- As a CHP, the Housing Trust builds with the intent to retain stock, which makes it more expensive to build, but can pay off in future maintenance costs.

Mr Marcus Devenish – Homes NSW provided a presentation to the Taskforce about their organisation and the services and assistance they provide in relation to social and affordable housing. The information presented to the Taskforce will be made available on Councils website as an attachment to these minutes.

**Recommendation (Item to be determined under delegated authority)**

That the Taskforce accept this report and the associated presentations for information.

**RESOLVED** (By consent)

That the Taskforce accept this report and the associated presentations for information.

CARRIED

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| <b>AH25.3</b> | <b>Consideration of Affordable Housing Action Taskforce Terms of Reference</b> | <b>HPERM Ref: D25/399423</b> |
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Members were asked to review the Terms of Reference following this meeting and submit any feedback or suggestions to the Manager – Strategic Planning.

**Recommendation (Item to be determined under delegated authority)**

That the Affordable Housing Action Taskforce receive for information the Council endorsed Terms of Reference provided as **Attachment 1** to this report.

**RESOLVED** (By consent)

That the Affordable Housing Action Taskforce

1. Receive for information the Council endorsed Terms of Reference provided as **Attachment 1** to this report.
2. Review the Terms of Reference and submit feedback or suggestions to the Manager – Strategic Planning.

CARRIED

## GENERAL BUSINESS

### AH25.4 Additional Item - Housing Type Statistics for Affordable Housing - Report Back

Ms Jennifer Macquarie - Property Council of Australia queried whether there is any more detailed information on the type of housing that is most required for affordable housing, noting that it might influence which strategies the Taskforce is prioritising.

**Staff advised that some information may be available on the Housing Monitor; however, they would take this on notice and report back to the Taskforce at a future meeting.**

### Short Term Rental Accommodation & Longer Term Lease

Mr Ron Silberberg queried whether there is Information on the interplay between short term rental accommodation (STRA) and longer term lease?

Staff noted that information on this can be found in the [Short-Term Rental Accommodation Research paper](#).

The Taskforce continued to have a discussion around the complexities that exist in the interplay of STRA , long term lease and affordable housing.

There being no further business, the meeting concluded, the time being 6:01pm.

Mayor Patricia White  
CHAIRPERSON