



Key Worker Housing Analysis & preparation of Policy (commissioned by Council)

Scope of work

The key objectives of the study will be to:

1. Demonstrate why affordable housing is needed in the Pittwater LGA/ Northern Beaches Region, taking account (but not limited to) the recent employment forecasting by HillPDA and Forecast ID data
2. Develop a number of options to securing Affordable Housing as part of the Ingleside release area based on approaches being implemented elsewhere in the Sydney Metropolitan Area (include case studies)
3. Develop a strategy of how this can be achieved within the current planning system (including what %) and demonstrate how:
 - this would not adversely affect the feasibility of the land release development for Ingleside and
 - this results in socio-economic benefits for the LGA and broader Region.

Outcomes

A high-level strategy report that outlines the three tasks outlined above, to facilitate discussion with the NSW Department of Planning and Environment and supports Council's request for affordable housing (specifically targeting key worker housing) to be a key element in Ingleside that is delivered through contributions as a result of development uplift.

VARIATION TO THE STUDY

Key Tasks

1. Undertake feasibility modelling in regard to likely contribution for affordable housing that accounts for the various housing typologies and likely retail products marketed within a land release, aimed at achieving feasible development outcome.
 - Assumptions based on work already undertaken by UrbanGrowth NSW for the Ingleside Precinct Project including financial input assumptions.
 - Participate in a meeting with the Ingleside Project Team and, if required, relevant consultants to discuss the modelling outcomes.
2. Update Key Worker Housing in Ingleside report by:
 - Discussing the implications to the feasibility of development in Ingleside and provide a rationale around what percentage affordable housing threshold would be reasonable.
 - Outlining a number of approaches and (if possible) legislative mechanism within the planning system and local government operations, that ensure reflects outcomes from the feasibility testing.
3. Prepare an Affordable Housing Policy for the LGA, undertaking the following (but not limited to) tasks:
 - Participate in a meeting with appropriate representatives from Pittwater Council to determine, policy objectives/deliverables, milestone target dates and available information.

- Review of best practice affordable housing policies and other relevant information, in particular identifying any State and Federal initiatives that will impact on a Pittwater Affordable Housing Policy.

Outcomes

In regard to the Ingleside Precinct, finalise the Key Working Housing in Ingleside Report that addresses the additional tasks, with the view that this report is forwarded to NSW Government in support of Council's request for contribution to be levied for affordable housing in Ingleside.

The Affordable Housing Policy for the LGA is to be completed within 4 months of engagement.