



APPENDIX A - DISCUSSION OF PROPOSED CHANGES

Waverley Affordable Housing Contributions Scheme PP

Part 6 Additional Local Provisions

6.13 Affordable housing

Proposal

To add 6.13 Affordable housing as a new clause to Part 6 Additional Local Provisions.

Background and rationale

In early 2019, DPIE announced that, under SEPP 70, all Councils were eligible to impose a condition of consent on new development for contributions to affordable housing. To do this, Council must have an affordable housing contributions scheme referenced in the LEP to give the Waverley Council Affordable Housing Contributions Scheme (the Scheme) legislative weighting.

There is an undeniable need to provide affordable housing within the Waverley LGA for low-moderate income households. In Waverley the household income to house price ratio has risen from 4 in 1994 to 12 in 2016. Furthermore, Waverley's rent (for all dwellings) is 130% higher than the Sydney average. In order to reduce the impact of this exacerbation Council needs to be able to increase the supply of dedicated affordable housing available to low-moderate income households.

Proposed amendment

Part 6 Additional local provisions

6.13 Affordable housing

- (1) 1. The consent authority may impose a condition requiring a contribution equivalent to the affordable housing contribution levy being:*
 - a. for residential flat building, shop top housing or mixed use development with a residential accommodation component, 1% of the total gross floor area of the residential component.*
 - b. for development where a change in Waverley Local Environment Plan 2012 creates additional residential floor space on the land, 10% of the total gross floor area of the residential component.*
- 2. A condition imposed under this clause must satisfy the affordable housing levy contribution –*
 - a. by way of a monetary contribution to the Council that is the per square metre value calculated in accordance with subclause (1) and subclause (3), or*
 - b. by way of a dedication in favour of the Council of land comprising 1 or more complete dwellings (each having a total gross floor area of no less than 50 square metres).*
- 3. For the purposes of this clause, the per square metre monetary value is to be calculated in accordance with the Waverley Affordable Housing Contributions Scheme*
- 4. This clause does not apply to development for the purposes of any of the following –*
 - a. development for the purposes of residential accommodation that is used to provide affordable housing or public housing*
 - b. development for the sole purposes of generating employment.*